Executive Director's Recommendation
Commission Meeting: July 11, 2013

PROJECT
Phase 2 (South Campus), Centrum
Intelligence Community Campus - Bethesda
(MP7257)
4600 Sangamore Road
Bethesda, MD

SUBMITTED BY
United States Department of Defense, Army Corps of Engineers on behalf of the Defense Intelligence Agency

REVIEW AUTHORITY
Federal Project in the Environs
Per 40 U.S.C. 8722(b)(1)

NCPC FILE NUMBER
7326

NCPC MAP FILE NUMBER
3101.10(64.00)43808

APPLICANT'S REQUEST
Final approval of site and building plans

PROPOSED ACTION
Approve as requested

ACTION ITEM TYPE
Staff Presentation

PROJECT SUMMARY

The United States Department of Defense, Army Corps of Engineers, on behalf of the Defense Intelligence Agency, has submitted final site and building plans for the Centrum building on the Intelligence Community Campus - Bethesda (ICC-B) South Campus. The Centrum is the first project for the redevelopment of the ICC-B South Campus. The Centrum will provide campus-wide amenities, additional office space and serve as the main circulation spine that ties together three existing buildings into one common, interconnected complex for use by the United States Intelligence Community. As designed, the Centrum has a building footprint of approximately 61,000 square feet and consists of approximately 220,000 gross square feet on four, above-ground levels plus a full basement. The height of the Centrum will rise 60 feet above grade to the building's parapet. The Centrum project incorporates sustainable stormwater management strategies such as micro-bioretention areas, a green roof, and a cistern for capturing and reusing runoff for internal building system needs, and has been designed to meet federal stormwater requirements under Section 438 of the Energy Independence and Security Act of 2007 and the state requirements contained in the *Maryland Stormwater Guidelines for State and Federal Projects*.

KEY INFORMATION

- The Centrum is the first project for redevelopment of the ICC-B South Campus.
- The Centrum will be a four-level, 220,000 gross square foot structure that will provide several campus amenities, tenant office space, and serve as the central circulation spine for the ICC-B.
- The Centrum is part of an overall South Campus architecture and campus-wide landscape concept that the applicant has developed to help guide the remaining build out of the ICC-B.

- The project is not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.
- On May 2, 2013, the Commission reviewed the preliminary site and building plans for the Centrum. The applicant has responded to the Commission's suggested plan modifications made at this preliminary review as summarized below:
  - The applicant has reduced the number of Centrum penthouse enclosures from three to two, and has reduced the footprint of the remaining two. The applicant notes that the use of smaller HVAC units was explored but that they found no other equipment that met program requirements at a smaller scale. The proposed height of the penthouse enclosures has remained the same to minimize the visibility of the HVAC units.
  - The applicant has not expanded the area of the green roof nor has the applicant increased the depth of the green roof. The applicant states that an expanded green roof system would require substantial structural upgrades to the Centrum building. The applicant also states that to design the proposed green roof to the greatest depth possible would require a vertical expansion of the height of the green roof structure as it would need to occur above the structural roof slab of the floor below. The applicant states that it will continue to evaluate whether additional green roof areas could be incorporated into other South Campus buildings as part of a future fully-funded South Campus project. The applicant further notes that from a stormwater perspective, it is more cost effective to treat stormwater at grade level than on occupied structure.
  - The applicant has not increased the storage capacity of the proposed cistern. The applicant notes that the Centrum project includes a 20,000 gallon cistern appropriately sized for the collection and treatment of rainwater for flushing of water closet fixtures. A larger grey water system is not included in the Centrum project due to the anticipated life-cycle costs and the extended pay-back period. The applicant states that it will continue to evaluate whether additional rainwater collection cisterns could be incorporated into Erskine Hall as part of a future fully-funded South Campus project.
  - The applicant states that in conjunction with the overall stormwater study and related site work including final site landscaping for the entire ICC-B site, additional micro-bioretention areas may be added to the Centrum project area to achieve the highest practicable rainfall treatment in future South Campus projects. The applicant also notes that the Centrum project, as currently designed, exceeds the required stormwater management targets.
  - The applicant has eliminated the previously proposed Wellness Garden and anti-climb fence and will use this area for additional pervious surface and placement of the planned environmental site design (ESD) stormwater management.
  - The applicant has significantly reduced the amount of pedestrian pavement for paths, plazas, and courtyards (in particular, the removal of the Wellness Garden and the removal of paving near the North Entry Court and South Ceremonial Entrance have resulted in a reduction of approximately 14,500 square feet of

pavement). In addition, where feasible, the applicant will utilize a system of impermeable pavers with open sand joints to permit the infiltration of surface stormwater.

- The applicant has provided the following information with its submission for final review as requested by the Commission:
  - Responses to comments provided by the Montgomery County Planning Board and/or the Maryland-National Capital Park and Planning Commission staff.
  - An updated stormwater management plan and narrative for the Centrum project, prepared in accordance with the Commission submission guidelines for final plan submissions and including final documentation of proposed ESD capacity / sizing and Maryland Department of the Environment (MDE) and Section 438 of the Energy Independence and Security Act of 2007 (EISA) compliance.
  - A campus-wide stormwater management plan showing ESD opportunities and potential capacities on the North and South Campuses and documentation, prepared in accordance with the EPA's guidance, addressing compliance with EISA.
- The applicant has made considerable progress toward finalizing a Memorandum of Intent (MOI) between the Intelligence Community and the National Park Service. The MOI defines the working relationship between the two agencies for correcting downstream channel erosion and sedimentation on adjacent National Park Service property. A draft MOI has been prepared and is currently under final review by the NPS and DIA. (Note that the MOI was formerly referred to as a Memorandum of Understanding during the Commission's preliminary review of the Centrum project.)

RECOMMENDATION

The Commission:

Notes that the applicant continues to work with interested and affected federal and state agencies, and interested community stakeholders, to address offsite stormwater runoff erosion and sedimentation damage caused during the previous occupancy of the site.

Notes that the Defense Intelligence Agency and the National Park Service are finalizing a Memorandum of Intent to address pre-existing offsite erosion and sedimentation issues on adjacent National Park Service property.

Approves the final site and building plans for the Intelligence Community Campus – Bethesda, Phase 2 (South Campus), Centrum project.

PROJECT REVIEW TIMELINE

Previous actions	**February 2012** – Approval of master plan for the Intelligence Community Campus-Bethesda as a guide for future reviews of individual site and building projects. (NCPC File No. MP7257). **July 2012** – Approval of preliminary and final site and building plans for ICC-B, Phase 1 (North Campus). (NCPC File No. 7326). **October 2012** – Executive Director approval of final site development plans for ICC-B, Phase 1 (North Campus). (NCPC File No. 7326). **May 2013** – Approval of preliminary site and building plans for ICC-B, Phase 2 (South Campus), Centrum. (NCPC File No. 7326).
Remaining actions (anticipated)	No remaining actions for the Centrum project. Preliminary and final approval of site and building plans for other Phase 2 (South Campus) projects are forthcoming. These reviews include reconstruction of the façades of Roberdeau and Erskine Halls, and site work including final site landscaping.

Prepared by Jeff Hinkle
July 3, 2013

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Figures and Maps

I. PROJECT DESCRIPTION

Site

The Intelligence Community Campus – Bethesda (ICC-B) is located at 4600 Sangamore Road, Bethesda, Maryland. The Campus encompasses approximately 30 acres and primarily consists of large office buildings and surface parking, which result in approximately 20 acres of impervious surface, or 67% of the site area. (Figure 1) Primary buildings on the site include Erskine Hall, Roberdeau Hall, Maury Hall, and Abert Hall. (Figure 2) Among these buildings, Erskine Hall and Roberdeau Hall have been determined to have historic significance. A historic landscape also exists in the southeast portion of the site.

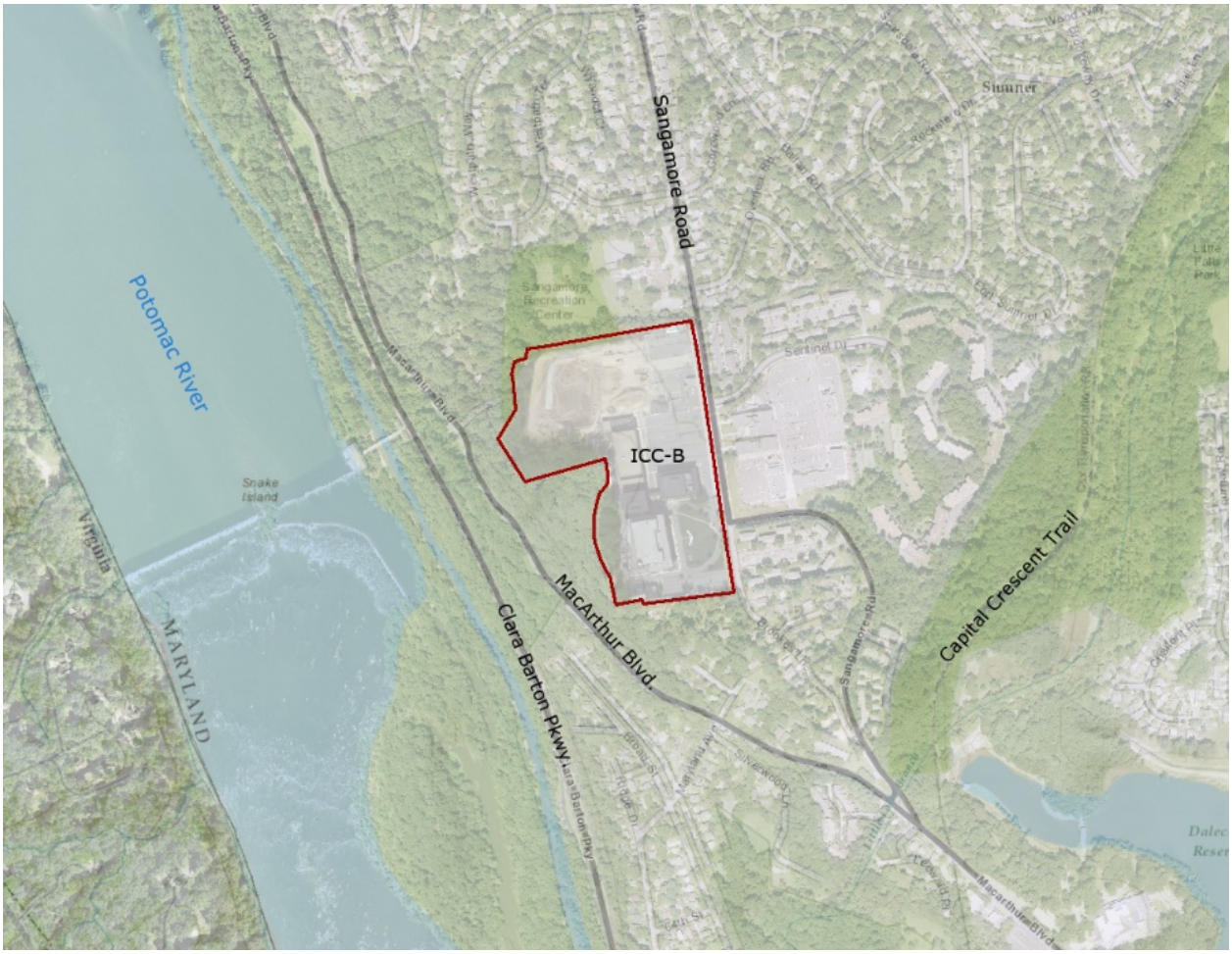

Figure 1: Topographic map showing location of ICC-B and vicinity

The ICC-B's immediate surroundings include a private school and local park to the north that is accessed via a public trail that runs along the north boundary of the Campus, undeveloped land and residential uses to the south, and multi-family residential and a large retail development to the east across Sangamore Road. The entire western boundary of the ICC-B is steeply sloping,

forested land that is owned by the United States Government, under the jurisdiction of the National Park Service (NPS). The NPS land extends nearly a quarter mile westward from the ICC-B to the Potomac River, approximately 150 vertical feet below the ICC-B, and includes sections of the Clara Barton Parkway, part of the George Washington Memorial Parkway (GWMP), the Chesapeake and Ohio Canal National Historic Park, and MacArthur Boulevard. A small residential neighborhood, accessed from MacArthur Boulevard via Wapakoneta Road, also exists to the northwest of the Campus. The areas beyond the ICC-B's immediate surroundings to the north, south, and east are primarily composed of moderate density, single-family detached neighborhoods. The Dalecarlia Reservoir, another federal facility, and the Capital Crescent Trail is located approximately one half mile southeast of the ICC-B.

Background

The ICC-B site has been a federal facility used for Department of Defense related purposes since 1945, when the site was originally deeded to the U.S. Government during World War II to serve as the headquarters of the Army Map Service. Over the course of its 70 year history, the size of the facility grew in land area to approximately 30 acres and in building area to approximately 715,000 square feet. Currently the site is largely unoccupied having been vacated by its previous tenant, the National Geospatial Agency (NGA), as a result of the 2005 Base Realignment and Closure which relocated NGA to Fort Belvoir.

Figure 2: Aerial photo showing ICC-B existing conditions and Centrum project area
North Campus parking garage under construction (Image date: unknown)

Following the departure of NGA, the United States Army Corps of Engineers (USACE) and the Defense Intelligence Agency (DIA) began planning the redevelopment of the site for use by the United States Intelligence Community, a collection of 17 agencies and organizations that work to gather the intelligence necessary to conduct foreign relations and national security activities. A first step in USACE's process was developing an installation master plan for the ICC-B that is intended to guide the long-term redevelopment of the site. The master plan, approved by NCPC in

February 2012, separates the redevelopment effort into two phases, the North Campus and the South Campus, and includes the creation of up to 850,000 square feet of secure office space. Through renovation and new construction, the master plan also includes the consolidation of the existing surface parking into a new 1,800 space parking garage, and significant site improvements that will replace the impervious surface parking with landscape. Full build out of the master plan will accommodate a maximum personnel load of 3,000 employees, building staff, and visiting students.

At its July 2012 meeting, NCPC approved the preliminary and final site and building plans for the ICC-B North Campus. This phase of the ICC-B redevelopment, which encompasses approximately 12 acres, is currently under construction with completion expected by fall 2013. (Figure 2) The North Campus phase includes construction of the parking garage, a vehicle inspection station, a visitor control facility and small visitor parking lot, and various site and security improvements, and will reduce impervious surface on the North Campus from 8.2 acres to 4.3 acres (approximately 43%).

The redevelopment of the ICC-B South Campus will be carried out with multiple projects, with the current submission of the Centrum being the first. Construction of the Centrum is anticipated to begin early-Fall 2013 with completion in January 2015. The project is estimated to cost approximately $65 million and is fully funded.

Proposal

The United States Department of Defense, Army Corps of Engineers, on behalf of the Defense Intelligence Agency, has submitted preliminary site and building plans for the ICC-B (South Campus) Centrum project. The Centrum will provide campus-wide amenities, additional office space, and, most importantly, serve as the main circulation spine by tying together three existing buildings thereby creating one common, interconnected complex for use by the United States Intelligence Community.

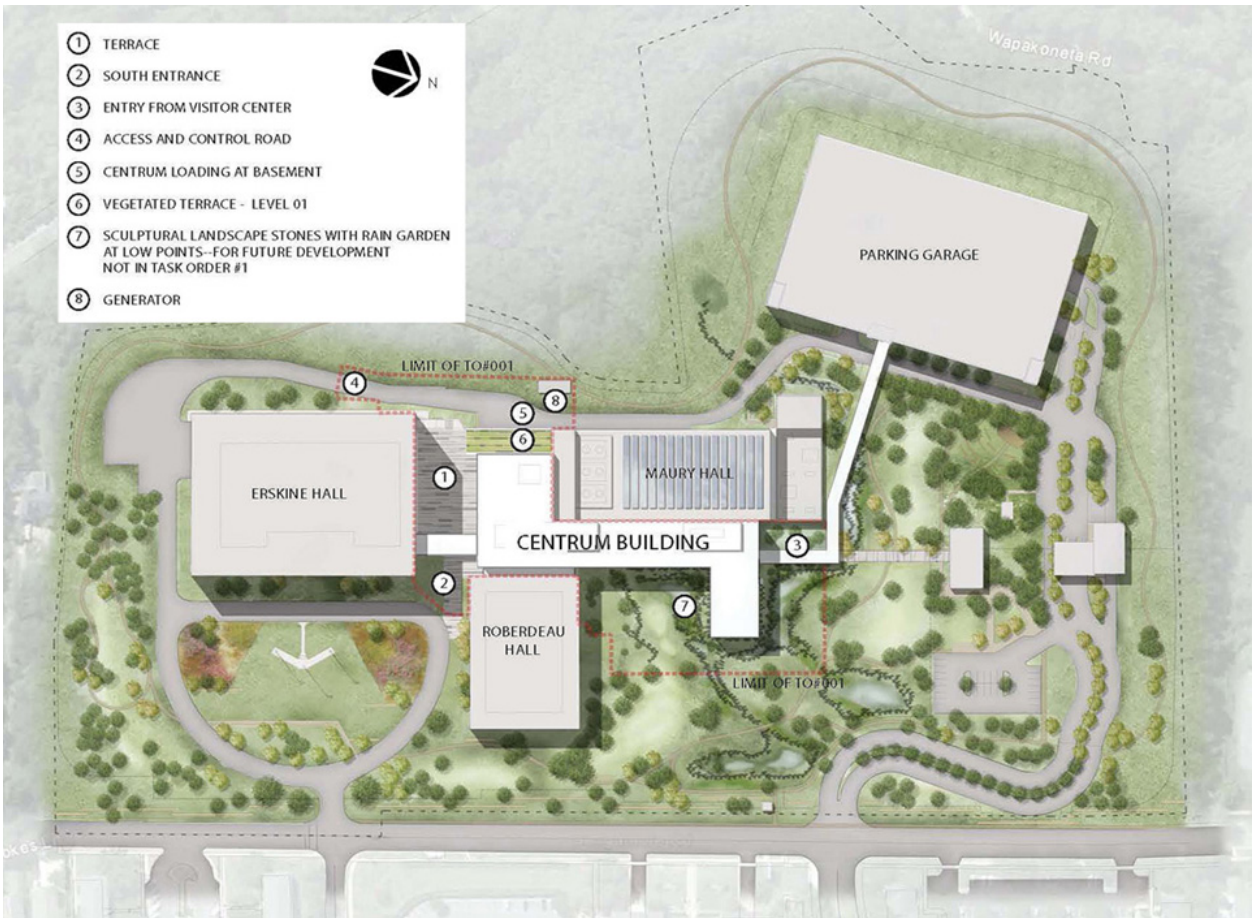

Figure 3: Site plan of Centrum with the project's limit of disturbance
(Image date: June 6, 2013)

The proposed Centrum is oriented along a north-south axis with east-west wings at either end of the axis. The north wing extends eastward towards Sangamore Road and the south wing extends westward overlooking the Potomac River. (Figure 3) The Centrum is located primarily along what is now an internal campus roadway that runs between Roberdeau Hall, Maury Hall, and Abert Hall. The total area of disturbance for the project is approximately 130,000 square feet, 80% of which is impervious surface. To construct the Centrum, Abert Hall, a non-historic structure, will be demolished. As currently designed, the Centrum has a footprint of approximately 61,600 square feet and contains approximately 220,000 gross square feet on four, above-ground levels plus a full basement. An enclosed walkway will connect the Centrum to

Erskine Hall on all levels. The height of the Centrum will rise 60 feet above grade to the parapet (312 feet above mean sea level (msl), and 72 feet to the top of the mechanical penthouse (324 feet above msl). The current Centrum design will reduce impervious surface within the project's area of disturbance, provide several campus amenities, and contain office space for approximately 356 employees.

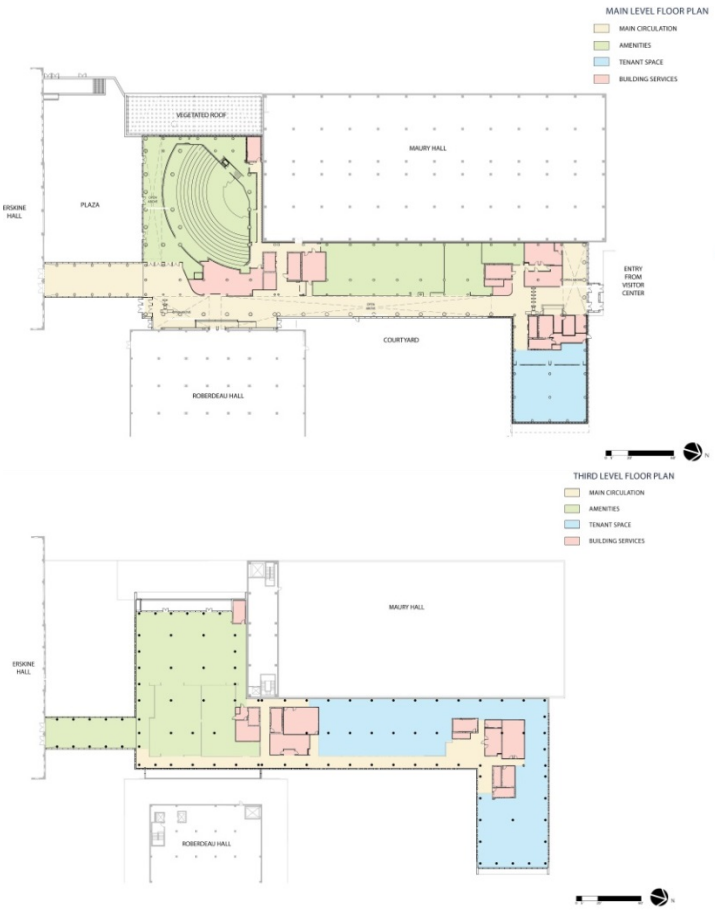

Figure 4: Main and third levels of Centrum
(Image date: June 6, 2013)

The basement level will primarily contain building support space and a small amount of tenant space. This level will also contain a 20,000 gallon cistern that will capture stormwater runoff from the Centrum's roof for internal building system reuse. Above the basement, a small mezzanine level will provide access to a loading area located at the rear (west) of the Centrum. Other than providing space for loading and unloading, the mezzanine provides minimal circulation space for purposes of connecting to the Centrum's vertical circulation (stairwell and elevator core). The main level will contain the primary building entry / security post located at the north end of the Centrum facing the Visitor Control Facility and employee parking garage. A north-south circulation corridor will lead from the building entrance to Erskine Hall with entrances to campus amenities and tenant space off the corridor. The majority of the main level will contain amenities including a 100-seat conference center and 500-seat auditorium that will be available to onsite staff and outside entities. (Figure 4) The conference center will be located in the Centrum's south wing with the conference center located off of the main corridor. This level will also contain a small amount of tenant space located in the Centrum's northern wing.

The second level will consist primarily of secure tenant space located in the north and south wings. The east side of the second level circulation corridor will be open to the main floor below. The third and fourth levels of the Centrum will provide secure tenant space and a cafeteria. The 560 seat cafeteria will serve campus employees, student tenants, and users of the auditorium and conference rooms. (Figure 4) With its location in the south wing of the Centrum, cafeteria patrons will be afforded westerly views towards the mature parkland and the Potomac River, which can be enjoyed indoors or from the outdoor dining area.

The roof level of the Centrum will contain two, 12-foot high mechanical penthouses. Based on the drawings submitted by the applicant, the penthouses will be setback from the exterior walls of the Centrum distances greater than or equal to the penthouse height with the exception of the area adjacent to Maury Hall.

The applicant envisions that the exterior design of the Centrum will establish an overarching architectural baseline for the rest of the ICC-B South Campus redevelopment. (Figure 5)

Figure 5: Aerial perspective of Centrum
Looking southwest from above Sangamore Road. Renovation of Erskine and Roberdeau Halls and campus site improvements shown for context purposes and are not included in the current submission (Image date: June 6, 2013)

The Centrum's finish palette has been selected to mimic natural colors and materials, enhancing the connection of the building to the natural environment. Along the first two levels of the Centrum, where the intended building program does not permit full transparency, a combination of vision glass curtain wall and natural stone façade will be utilized to meet program needs and blend in with the surrounding landscape. (Figures 6 and 7) The stone façade will be composed of locally quarried charcoal grey slate panels measuring 8" x 30" and mounted horizontally to help anchor the Centrum to its site and contrast with the vertical orientation of the building's upper levels. On levels three and four, the building will be clad in a prefinished aluminum panel wall system. The aluminum panels will be finished in a variegated copper color range of three or four custom earth tones. The panels will be oriented in narrow, vertical proportions punctuated by patterned openings to maintain visual connections to the exterior and permit natural light to interior workspaces. Finally, at the Centrum's roof level, a high-reflective ballasted roof membrane will be used on almost the entire roof, with the exception of the area above the loading dock. This area will utilize an inverted roof membrane assembly to accommodate a green roof system, approximately 3,650 square feet in size, which will reduce the amount of

impervious surface on the site. The roof top mechanical enclosures will utilize a metal screen wall system that recalls the horizontal pattern and color of the building's natural stone base.

Figure 6: View of Centrum – North Wing
Looking southwest from Sangamore Road toward micro-bioretention areas (Image date: June 6, 2013)

Figure 7: View of Centrum – South Wing (green roof, cafeteria, and Assembly Court)
Looking northeast toward Sangamore Road (Image date: June 21, 2013)

Regarding site improvements, while the scope of the current submission is limited to the area of the Centrum project, the applicant has developed a campus-wide site design concept that is intended to guide site improvements throughout the redevelopment of the ICC-B, including those for the Centrum project. The landscape concept extends the characteristics of the park land, located to the west, through the site towards Sangamore Road, while maintaining integrity of the historic landscape east of Erskine Hall. The goal of the landscape concept is to establish the ICC-B complex within a park-like campus environment using native vegetation, local bedrock in terraces and low stone walls, and native hardwoods for site furnishings. A series of gentle topographic rises and depressions will accentuate the park-like environment in which campus buildings will sit. These depressions will provide a variety of spaces throughout the site that will allow for the collection, retention and infiltration of stormwater, while rises and slopes will provide views of native meadow and lawn. In all, these spaces will recall the drainage patterns of the site that existed prior to the site's development and can be used for sustainable approaches to stormwater management.

As stated previously, the proposed Centrum site improvements are informed by the ICC-B landscape concept. Within the landscape of the Centrum project there will be three paved plazas, as follows: located at the main entrance on the north side of the Centrum (North Entry Court), on the east side of the enclosed walkway to Erskine Hall (South Ceremonial Entrance), and in the courtyard created between the Centrum and Erskine Hall (Assembly Courtyard).

Figure 8: View of Centrum Entry Court
(Image date: June 6, 2013)

The plazas will be constructed of a stone that is similar to native stone outcroppings. The North Entry Court will serve as the main point of entry for visitors and employees (Figure 8), while the

South Ceremonial Entrance, adjacent to the historic formal landscape in front of Erskine Hall, will provide a ceremonial entry for visiting dignitaries and special events that are held in the Centrum or within the Assembly Courtyard. The Assembly Courtyard, which faces west towards the adjacent park land, will provide an outdoor space for employees to gather and a venue for events and graduations (Figure 9).

Sculptural landscape stones of the same type used on the plazas will be integrated into three micro-bioretention areas, or rain gardens, located on east and north sides of the Centrum. This sculptural element will be designed to convey stormwater runoff to low points within micro-bioretention areas that will also support a palette of native species and a variety of wildlife. The micro-bioretention ponds will serve as collection basins for runoff from the site and building roofs where water can percolate into the ground water. The total surface area of the three micro-bioretention ponds is approximately 48,000 square feet.

Figure 9: View of Centrum Assembly Court
(Image date: June 6, 2013)

II. PROJECT ANALYSIS / CONFORMANCE

Executive Summary

Staff recommends that the Commission approve the final site and building plans for the Intelligence Community Campus – Bethesda (South Campus), Centrum project. As noted in the project's preliminary review, the applicant has developed an architectural concept for the ICC-B South Campus that will transform a collection of inefficient and outdated buildings with monolithic, program-driven designs into a modern, interconnected complex that provides aesthetic interest while still satisfying secure mission requirements. (Figure 10) The Centrum project is the first step towards implementing this concept, and as the primary circulation spine of the ICC-B building complex is critical to being able to carry out the rest of the South Campus redevelopment. Overall, the Centrum height, mass, and bulk are consistent with the existing ICC-B buildings and does not create any adverse effects on the surroundings, nor does the proposed palette of façade treatments. Staff is also largely supportive of the proposed site improvements that are part of the Centrum project. The various plazas mark important entries into the complex and provide places for employees to socialize and events to be held.

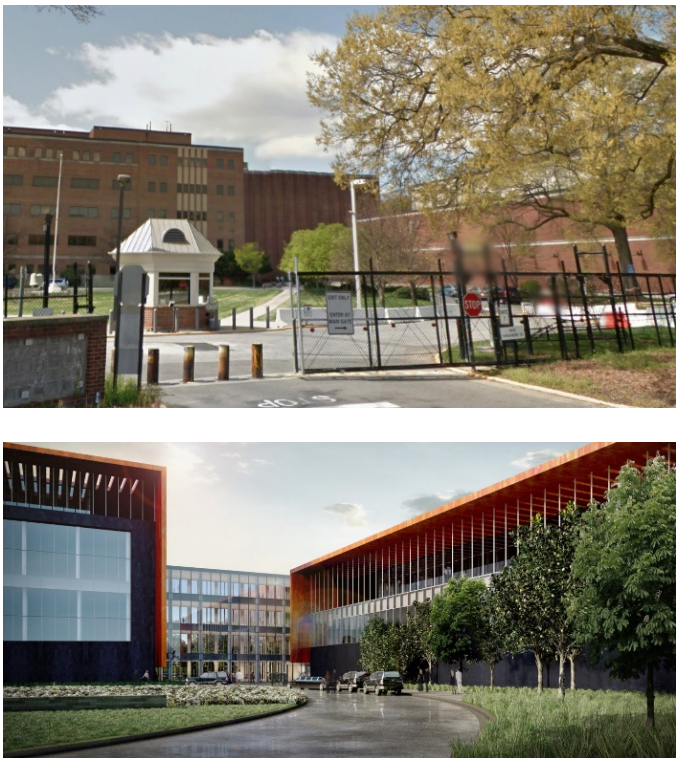

Figure 10: Existing and proposed view of ICC-B South Campus ceremonial entry
(Image date: top, unknown; bottom, April 17, 2013)

Staff does note that development of the South Campus concept occurred after development of the North Campus design, and therefore, while they are both modern they do have different architectural design styles. Since an important objective of the ICC-B Master Plan is to develop an integrated campus environment, staff reminds the Commission that during preliminary review the Commission encouraged the applicant to integrate elements of the South Campus concept into the North Campus architecture where possible, in order to establish a cohesive campus-wide aesthetic. In response, the applicant notes its intent to include design elements of the South Campus into the North Campus during final site work. Conversely, the applicant notes that it is considering constructing a green screen on the existing substation on the South Campus. The green screen will be similar to the green screens being constructed on the south, west and north facades of the parking garage, which is on the North Campus.

With regard to stormwater management, the Centrum project has been designed in accordance with applicable federal and state requirements, and staff reminds the Commission that during preliminary review it found that the project complies with the federal stormwater requirements of Section 438 of the Energy Independence and Security Act of 2007 and the state requirements contained in the *Maryland Stormwater Management Guidelines for State and Federal Projects*. As discussed in detail below, not only does the project comply with these requirements, it does so entirely through the use of ESD strategies such as micro-bioretention areas, a green roof, and a cistern used to capture and reuse runoff for internal building system needs.

Centrum Building

The overall height, mass, and bulk of the Centrum building is compatible with the South Campus buildings that will remain throughout the ICC-B redevelopment effort which include Erskine, Roberdeau, and Maury Halls.

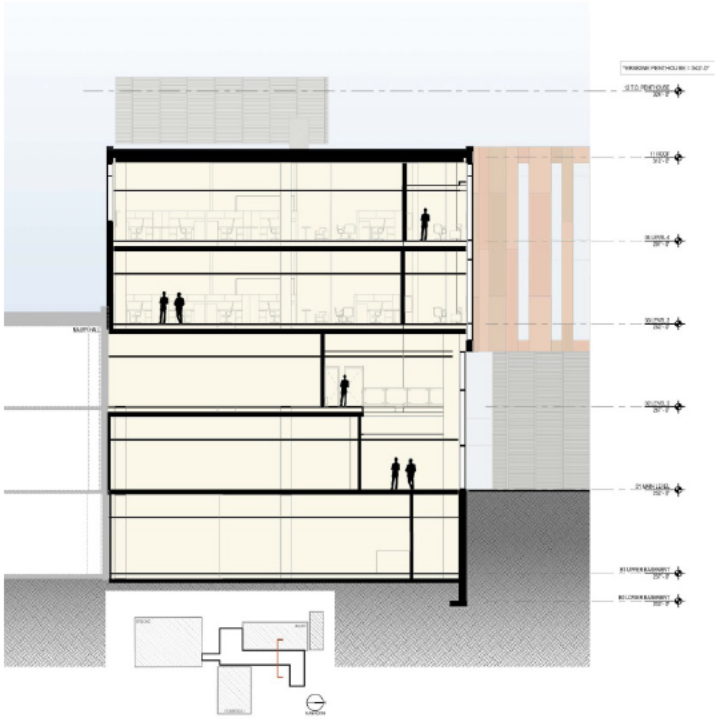

Figure 11: East-west cross-section of Centrum
(Image date: June 6, 2013)

As currently designed, the height of the Centrum measured from grade to the parapet will be 60 feet, and 72 feet to the top of the mechanical penthouse. (Figure 11) This is consistent with the height of Roberdeau Hall and below that of Erskine Hall. In terms of impacts to views, it is helpful to compare the Centrum to Erskine Hall, the tallest building on the site. Following construction, the top of the Centrum penthouse will rest at 324 feet above mean sea level (msl). Meanwhile, the Erskine Hall penthouse has an elevation of 342 feet above msl, 20 feet higher than the Centrum. The end result as it pertains to visual impacts should be that views from the east along Sangamore Road, and from the north and south will not be adversely impacted since the height and massing of the Centrum are consistent with existing buildings. In addition, there will be several instances where views of the Centrum will be blocked by existing buildings or in some cases dominated by Erskine Hall.

Views of the site from the west deserve special attention considering the sensitive nature of the Potomac River gorge, C&O Canal National Historic Park, and the Clara Barton Parkway. It is important that all efforts are made to avoid and/or minimize impacts to this scenic environment. When viewed from across the Potomac River at a point approximately 1.3 miles south near Chain Bridge, Erskine Hall is visible, and in particular the smoke stack and its mechanical penthouse. (Figure 12) Additional visual impacts from the Centrum are not expected since its overall height is lower than Erskine Hall and will largely be blocked by Erskine Hall from this vantage point. Visual impacts to the C&O Canal National Historic Park and the Clara Barton Parkway are also not expected due to the Centrum's distance from the west property line and the existence of Maury Hall, the existing tree canopy, and the difference in elevation.

Figure 12: Existing view of ICC-B from Chain Bridge
(Image date: unknown)

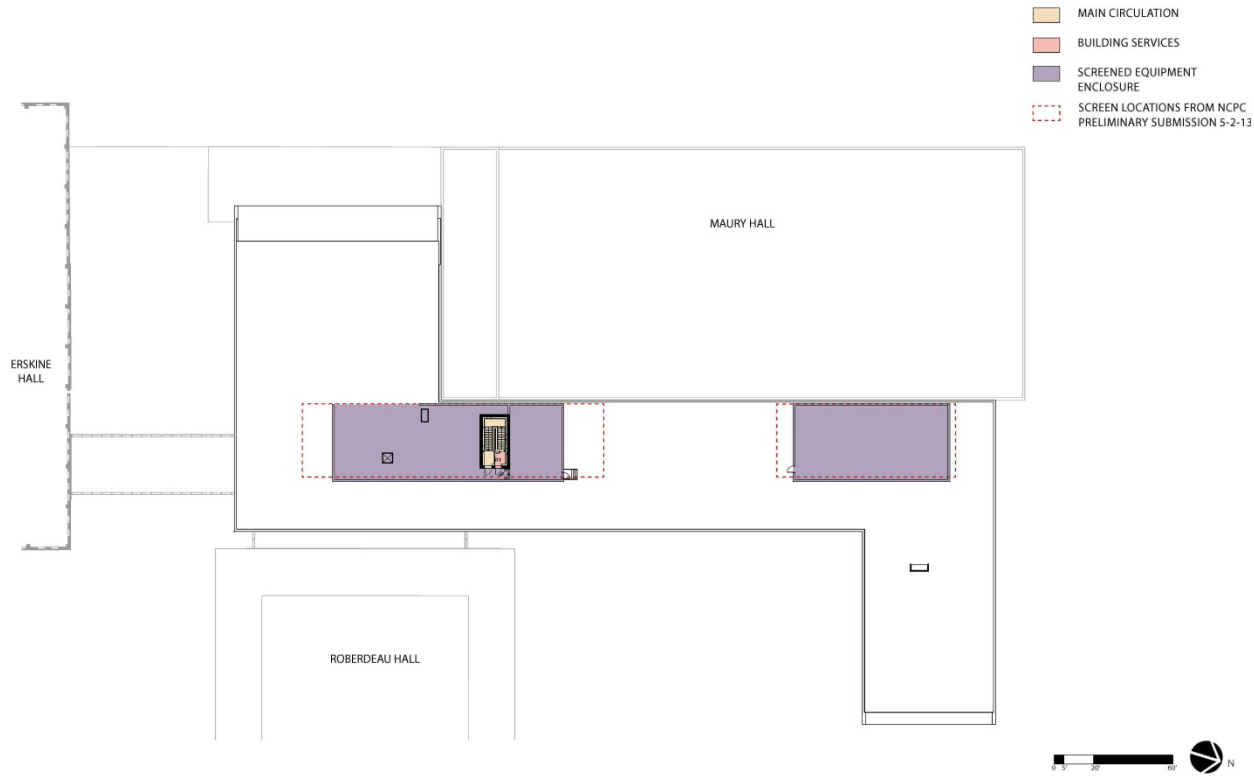

Figure 13: Roof plan of Centrum
(Image date: June 6, 2013)

In regards to the mechanical penthouses proposed for the Centrum, within its preliminary review, the Commission requested that the applicant evaluate whether any reductions in the penthouse height and massing can be made, and to evaluate setting back the penthouses from all exterior walls a distance greater than or equal to their height in order to further minimize any potential views of the penthouses from the west, and strengthen the architectural presence of the Centrum when viewed from the east. In response, the applicant was able to eliminate the northeastern-most penthouse, which provided roof access, by replacing it with a roof hatch. In addition, the applicant reduced the footprints of the remaining two penthouses by reducing their north / south lengths. This, in turn, has reduced their respectable distances from both the north and south walls of the Centrum. (Figure 13) However, the applicant notes in their final submission materials that the use of smaller HVAC units was explored but that they found no other equipment that met program requirements at a smaller scale. As, such, the proposed height of the penthouse enclosures has remained at 12 feet, as presented in the preliminary review, to minimize the visibility of the HVAC units. (Figure 14)

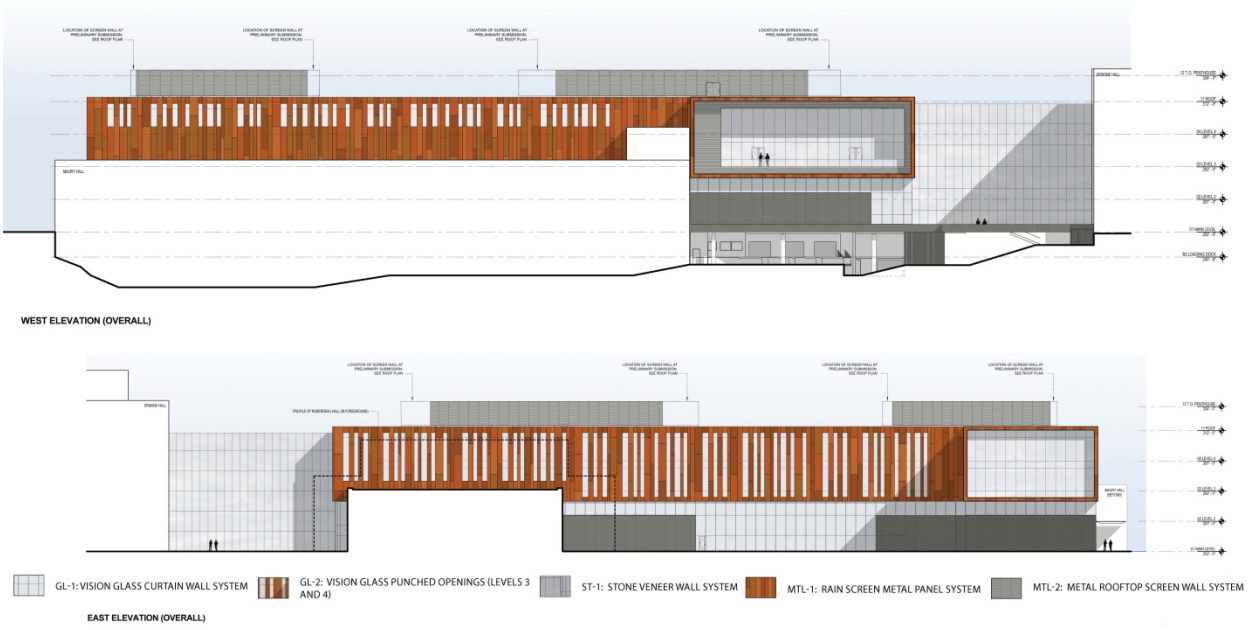

Figure 14: West and East elevations of Centrum
(Image date: June 6, 2013)

Staff commends the applicant for its use of a green roof over the loading dock, and a cistern to capture and reuse runoff from a portion of the Centrum's roof. Staff supports the use of ESD strategies to manage stormwater to the maximum extent feasible, and notes the added benefits that these strategies have beyond reducing runoff. For example, the benefits to a green roof system are well documented, and include:

- Mitigation of urban heat island effects
- Prolongation of roofing membranes and other building systems
- Improved air quality
- Reduced energy consumption
- Increased biodiversity

The proposed green roof is only located over the loading dock, an area of approximately 3,600 square feet. (Figure 15) This is a relatively small portion of the total Centrum roof area which measures approximately 41,000 square feet. The Commission, at its preliminary review of the project, requested that the applicant consider expanding the area of the proposed green roof and to design the system to the greatest depth possible. In response, the applicant states that an

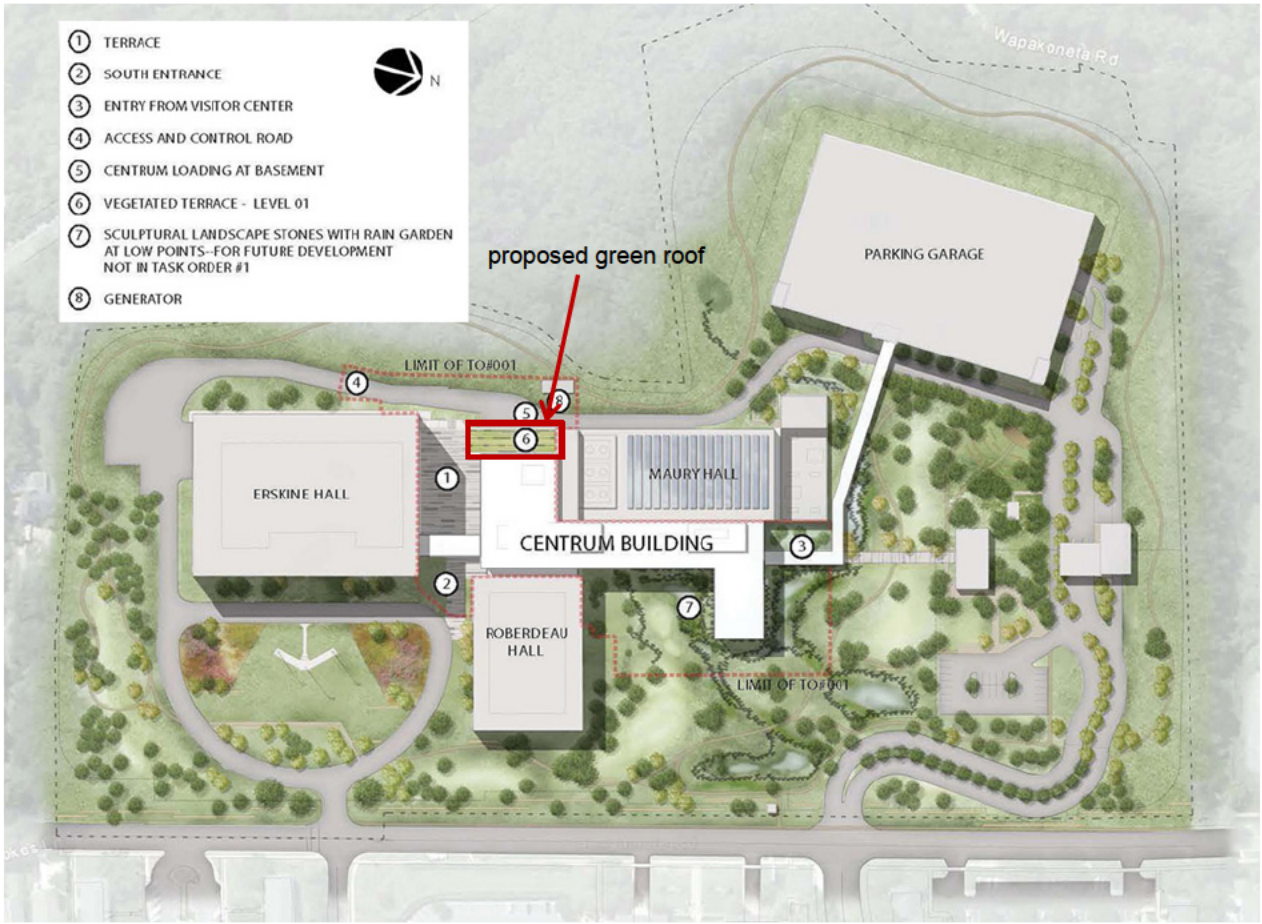

Figure 15: Location of Centrum's green roof
(Image date: June 6, 2013)

expanded green roof system would require substantial structural upgrades to the Centrum building and that to design the proposed system to the greatest depth possible would require a vertical expansion of the height of the green roof structure because it would need to occur above the structural roof slab of the floor below. The applicant also notes that from a stormwater perspective, it is more cost effective to treat stormwater at grade level than on occupied structure, but will continue exploring additional stormwater management opportunities that are both

practical and attractive with the issuance of future task orders for South Campus design and construction.

In regards to the cistern, the Commission, at its preliminary review of the project, requested that the applicant take into consideration the total estimated South Campus rooftop runoff volume and anticipated building greywater reuse need when determining the final storage capacity of the cistern. The applicant has not increased the storage capacity of the proposed cistern with this final submission. The applicant notes that the Centrum project includes a 20,000 gallon cistern sized appropriately for the collection and treatment of rainwater for the flushing of building's water closet fixtures. The applicant further notes that it studied a larger grey water system but did not include one in the Centrum project due to the anticipated life-cycle costs and the extended pay-back period. The applicant states that it will continue to evaluate whether additional rainwater collection cisterns could be incorporated into Erskine Hall as part of a future fully-funded South Campus project.

Site Improvements

Despite the Centrum's footprint occupying the majority of the Centrum's project area, the applicant has taken steps to maximize the functional, programmatic, and aesthetic value of the site improvements that are being proposed. The two entry plazas, the North Entry Court and the South Ceremonial Entrance, are appropriately located and both provide dignified entry points into the South Campus complex. The North Entry Court will serve as the primary entrance for employees who park in the garage and visitors that are screened through the Visitor Control Center. The South Ceremonial Entrance will be used during events and to receive important guests and high-ranking officials. Given the South Ceremonial Entrance's intended use, its location adjacent to the historic landscape in front of Erskine Hall and proximity to the Assembly Courtyard is fitting. The applicant is also doing a commendable job of combining landscape form and function by providing micro-bioretention areas that will collect and treat stormwater runoff from the Centrum while at the same time provide aesthetic value and support indigenous vegetation and a variety of wildlife. The aesthetic value of the micro-bioretention areas will be increased through the use of sculptural flagging of the same native stone used on the plaza areas which will be designed to convey runoff to low points of the bio-retention areas.

At the time of its preliminary review of the project, the Commission requested that the applicant consider eliminating the Wellness Garden that was proposed within a northern court area between the Centrum and Roberdeau Hall, and to utilize this area for additional pervious surface or ESD stormwater management (or at a minimum eliminate the proposed anti-climb fence and find a less intrusive way to secure this area). The applicant has responded to this request by eliminating from the Centrum project both the Wellness Garden and the associated anti-climb fence. This area will be used for additional landscaping—including additional pervious surfaces.

In addition, at the time of preliminary review of the project, the Commission requested that the applicant consider using permeable pavements on all pedestrian paths, plazas, and courtyards where feasible. The applicant has responded by significantly reducing the amount of pedestrian pavement for paths, plazas, and courtyards. In particular, the removal of the Wellness Garden

and the removal of paving near the Main Entry Court and South Ceremonial Entrance have resulted in a reduction of approximately 14,500 square feet of pavement. (Table 1) In addition, where feasible, which is primarily along the pedestrian pathways, the applicant will utilize a system of impermeable pavers with open sand joints to permit the infiltration of surface stormwater.

Paver area	Preliminary review (sf)	Final (sf)	Reduction (sf)
Wellness Garden	5,825	0	-5,825
North Entry Court	5,372	1,998	-3,374
South Ceremonial Entrance	8,636	3,295	-5,341
		Total reduction	**-14,540**

Table 1: Summary of Centrum project reduction in pedestrian pavement (from preliminary to final review)

Storm Water Management

State of Maryland Regulations

At the time of preliminary review of the project, the Commission found that the plans and supporting information for the Centrum project exceed applicable state stormwater management regulations. The state regulations that apply to this project are found in the "Maryland Stormwater Management Guidelines for State and Federal Projects," which supplement the 2000 Maryland Stormwater Design Manual and all subsequent revisions, and provide the minimum stormwater management requirements for plans submitted by state and federal agencies to the Maryland Department of the Environment (MDE). These guidelines exist to "protect, maintain and enhance the public health, safety, and general welfare by establishing minimum requirements and procedures to reduce the adverse impacts associated with increased stormwater runoff," and require management of stormwater through environmental site design (ESD) to the maximum extent practicable (MEP). The guidelines define maximum extent practicable as "designing stormwater management systems so that all reasonable opportunities for using ESD planning techniques and treatment practices are exhausted and only where absolutely necessary, a structural best management practice (BMP) is implemented."

Pursuant to the state regulations, since the percentage of impervious surface within the Centrum's limits of disturbance (LOD) is greater than 40 percent, the applicant is required to meet the stormwater management standard established for *redevelopment* projects. For redevelopment projects, the stated goal of the regulations is to gain water quality treatment on existing developed lands while supporting initiatives to improve urban areas. In order to meet this goal, the regulations require that stormwater management be addressed according to the following criteria:

- Reduce existing impervious area within the LOD by at least 50%; or
- Implement ESD practices to the MEP to provide water quality treatment for at least 50% of existing impervious area within the LOD; or

- Use a combination of impervious area reduction and ESD implementation for at least 50% of existing impervious areas.

At the time of the Commission's preliminary review, the applicant provided to the MDE information for the management of the Centrum's stormwater. This information showed that the Centrum project would reduce the amount of impervious surface within the LOD by approximately 14,430 square feet, or 12 percent. As this does not meet the 50% reduction threshold, the applicant is required, to the MEP, to design a stormwater management plan that utilizes ESD capable of managing the runoff volume (ESDv) for at least 50% of the existing impervious area in the LOD using a target rainfall of one inch. According to the applicant's Stormwater Management Concept Report, which was submitted to, and accepted by, MDE, the Centrum LOD at the time measured 128,452 square feet, of which 103,475 square feet is impervious surface. With these numbers, by using half of the existing impervious surface (51,738 square feet), a rainfall target of one inch, and a constant runoff coefficient, the required ESDv for the Centrum project equates to 2,948 cubic feet (cf). As described below, the applicant's current proposal exceeds the required ESDv.

In order to meet the required ESDv the applicant is utilizing three micro-bioretention areas and a green roof. The three micro-bioretention areas will be located along the eastern side of the Centrum in an area that is currently surface parking. According to the applicant's most recent calculations, the three facilities have been sized to provide a combined minimum ESD volume of 4,146 cf. The green roof, located on the west side of the Centrum project over the loading dock, has a proposed surface area of approximately 3,650 square feet. As shown in Table 2, the project design exceeds the total ESDv required by MDE by 1,545 cf, per the applicant's Stormwater Management Concept Report.

ESD Strategy	Dimensions*	Area Treated (SF)*	ESDv Provided (cf)*
Green Roof	36.5' x 100'	3,650	347
Micro-bioretention 1	40' x 80'	20,830	1,581
Micro-bioretention 2	40' x 85'	21,665	1,885
Micro-bioretention 3	25' x 50'	7,945	680
Total		**54,090**	**4,493**
****Cistern**	--	--	2,674
		ESDv Required	**2,948**
		ESDv Provided	**4,493**
		ESDv Provided w/ cistern	**7,167**

Table 2: Summary of Centrum project ESD stormwater storage capacity
** Numbers subject to change as project design is further developed*
*** Cistern not required to achieve required MDE ESD treatment volume*

It is important to note that while the MDE regulations allow for the capture, treatment, and release of stormwater runoff, effectively known as detention, the ESDv being provided by the micro-bioretention areas and green roof is being retained onsite. Both of the proposed ESD strategies will be designed to capture the required ESDv and allow it to infiltrate or evaporate

while an under drain network will provide dewatering and conveyance of large storm flows partially to an internal system that will use the additional runoff in the Centrum's mechanical functions. Staff also notes that for purposes of MDE compliance, the additional 2,674 cf of ESDv provided by the proposed cistern is not necessary to meet MDE requirements.

Since the Commission's preliminary review of the Centrum project, and as noted above, the applicant has significantly reduced the amount of pedestrian pavement for paths, plazas, and courtyards within the Centrum project (in particular, the removal of the Wellness Garden and the removal of paving near the North Entry Court and South Ceremonial Entrance has resulted in a reduction of approximately 14,500 square feet of pavement). As such, the MDE required ESDv will be reduced, resulting in a project design that will exceed the total ESDv required by an even greater amount than the 1,545 cf calculated above. The applicant is currently working with the MDE to revise its stormwater plan to reflect the reduced amount of pedestrian pavement that is proposed with this final project review submission for the Centrum.

Federal Regulations

At the time of preliminary review of the project, the Commission found plans and supporting information submitted for the Centrum project slightly exceed applicable federal stormwater regulations. The federal stormwater regulation that applies to the project is found in Section 438 of the Energy Independence and Security Act of 2007 (EISA) which requires "the sponsor of any development or redevelopment project involving a federal facility with a footprint that exceeds 5,000 square feet to use site planning, design, construction, and maintenance strategies for the property to maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the property with regard to the temperature, rate, volume, and duration of flow." In 2009, Executive Order 13514 was issued by President Barack Obama which included a requirement for the Environmental Protection Agency (EPA), in coordination with other Federal agencies, to issue guidance on the implementation of EISA. The EPA's guidance, entitled "Technical Guidance for Implementing the Stormwater Runoff Requirements for Federal Projects under Section 438 of the Energy Independence and Security Act" was issued in December 2009.

The EPA guidance, provides a performance-based approach to stormwater management in lieu of a prescriptive requirement in order to provide site designers maximum flexibility in selecting control practices appropriate for a given site. The guidance provides two options for complying with EISA. The first option, requires project sponsors to design, construct, and maintain stormwater management practices that manage rainfall onsite, and prevent the off-site discharge of the volume of rainfall runoff attributable to the 95th percentile rainfall event to the maximum extent technically feasible (METF). The second option allows sponsors to "design, construct, and maintain stormwater management practices that preserve the pre-development runoff conditions following construction."

For the Centrum project, the applicant is utilizing the first option and therefore is designing a stormwater management system that will be capable of retaining the volume of runoff from the 95^{th} percentile rainfall event, which according to the guidance is equivalent to 1.7 inches. In

order to calculate the target storage volume, the applicant is using the TR-55 method for calculating runoff. This method, which was developed by the National Resource Conservation Service, is acknowledged by the EPA guidance as an acceptable method for estimating runoff and placing onsite control measures to capture the 95th percentile rainfall event. As calculated at the time of the Commission's preliminary review, application of the TR-55 method to the Centrum project would result in an EISA required storage volume of 7,041 cf. As currently designed, the three ESD strategies being employed for the Centrum project will be capable of retaining slightly more than this EISA required storage volume. As shown in Table 2, the combined storage volume of the proposed micro-bioretention areas, green roof, and cistern equals 7,167 cf, which is 126 cf greater than what is required under EISA. In addition, on April 22, 2013, NCPC staff met with an EPA representative that was involved in the development of the EISA guidance. After discussing the project and reviewing the preliminary project plans and supporting information, the representative indicated that the applicant's approach to complying with EISA Section 438 is in line with the procedures described in the guidance.

Further, and as noted above, since the Commission's preliminary review of the Centrum project the applicant has significantly reduced the amount of pedestrian pavement for paths, plazas, and courtyards within the Centrum project by approximately 14,500 square feet of pavement. As such, the EISA required storage volume will be reduced from what was previously calculated, resulting in a project design that will exceed this requirement by an even greater amount than the 126 cf discussed in the previous paragraph. The applicant is currently working to recalculate the Centrum project's EISA required storage volume to reflect the reduced amount of pedestrian pavement that is proposed with this final project review submission.

Other ICC-B Stormwater Related Issues

Campus-wide Stormwater Management Plan

As requested by the Commission in its preliminary review of the Centrum project, the applicant has provided within its final submission a campus-wide stormwater management plan. The campus-wide plan contains rough order of magnitude calculations on required storage / treatment volume under EISA and MDE regulations, which provide an estimate regarding what is necessary to achieve compliance with applicable state and federal stormwater regulations campus-wide, and will be used to guide the design of more detailed stormwater management plans for future individual projects. The calculations within the plan on required storage / treatment volume under EISA and MDE regulations will also be valuable benchmarks when reviewing the build out of the South Campus and overall ICC-B site improvements. The campus-wide stormwater management plan was made publicly available at the Little Falls Library conference room on both June 27, 2013 and July 2, 2013, where community members reviewed the plan.

Analysis of Pre-existing Off-site Erosion and Sedimentation on NPS Property

On September 4, 2012, the applicant was informed by the Maryland Department of the Environment that final approval of its North Campus stormwater management plan will include a

condition that would require the Defense Intelligence Agency (DIA), or its agent, to address the significant erosion and stability problems for which the campus is at least partially responsible. The condition, which was included in MDE's final approval dated January 14, 2013, reads as follows:

> *"This approval is contingent upon DIA, or its agent, investigating, designing and constructing repairs to stabilize the downstream channel(s). The repairs should, at a minimum, be commensurate with the level of responsibility of the campus' contribution to the channel's issues."*

As a first step toward fulfilling the MDE condition, the applicant commissioned a study to investigate the potential downstream drainage channel impacts resulting from development of the ICC-B site over time. The study was completed in early-April 2013 with input provided by MDE, National Park Service, the National Geospatial Agency (NGA), as former operator of the site, and the Department of the Army. The applicant also afforded members of the community that are particularly interested ICC-B stormwater issues an opportunity to review the scope of work for the study and comment on the final report. The applicant delivered the final report to MDE on April 11, 2013 and is now awaiting comments.

NPS and DIA Memorandum of Understanding

Consistent with the Defense Intelligence Agency's (DIA) commitments to the community made on January 30, 2012, DIA and the U.S. Army Corps of Engineers have been cooperating with NPS to support the correction of off-site historical erosion. DIA has also had discussions with the Department of the Army and NGA regarding the obligation of funds to construct the necessary corrections. As requested by Commissioner Peter May, representing the United States Department of the Interior, at NCPC's March 7, 2013 information presentation on the Centrum project, the applicant has made considerable progress toward finalizing a Memorandum of Intent (MOI) between the Intelligence Community and the National Park Service for purposes of defining the working relationship between the two agencies for correcting downstream channel erosion and sedimentation to adjacent National Park Service property. A draft MOI has been prepared and is currently under final review by the NPS and DIA; as such, **staff recommends that the Commission notes that the Memorandum of Intent is being finalized by the DIA and NPS.** (Note: the MOI was formerly referred to as a Memorandum of Understanding during the Commission's preliminary review of the Centrum project.)

Comprehensive Plan for the National Capital

Staff has determined the project to be not inconsistent with the polices of the Federal Elements of the Comprehensive Plan for the National Capital, and specifically those policies contained in the Federal Workplace and the Federal Environment Elements. With regard to the location of federal workplaces, the Comprehensive Plan encourages federal agencies to reuse existing buildings or sites before purchasing or leasing additional land or building space in part to minimize the development of open space. It also supports modernization, repair, and rehabilitation of existing facilities over developing new facilities. The Centrum is the first project of the ICC-B South

Figure 16: Illustrated overview of the completed ICC-B Campus
Looking southwest (Image date: June 6, 2013)

Campus redevelopment effort which, together with the active North Campus redevelopment effort, will transform an inefficient and outdated federal facility into a sustainable, state-of-the-art, interconnected workplace that fosters a secure and collaborative environment in which the U.S. Intelligence Community can carry out its important mission. The modernized campus will also provide a primary facility that will establish an architectural identity for the Intelligence Community, starting with the Centrum project, which can create a sense of pride, purpose, and dedication in employees. (Figure 16)

Finally, the Federal Workplace Element encourages federal agencies to consult with local agencies to ensure that federal workplaces enhance the design qualities and vitality of their communities and are compatible with the character of the surrounding properties, where feasible. Staff notes that the applicant has met with the Maryland-National Capital Planning Commission (M-NCPPC) staff to discuss the project and has made a formal presentation to the Montgomery County Planning Board on June 20, 2013. This dialogue is further discussed below under the Coordination section.

The Federal Environment Element contains the Commission's planning policies related to the maintenance, protection, and enhancement of the National Capital Region's environment. The element provides an overall framework from which NCPC evaluates the environmental implications of federal projects. The element contains specific policy areas that address air quality, water quality and supply, land resources, and human activities. The policy area that is most germane to the proposed Centrum project is the one dealing with water quality considering the significant amount of impervious surface that currently exists on the ICC-B. The extensive surface parking, roadways, and building area on the ICC-B has resulted in substantial increases in stormwater runoff volume and flow rate that has caused considerable stream channel erosion on adjacent National Park Service (NPS) property and sedimentation in the C&O Canal National Historic Park. However, over time this condition can be significantly improved through the redevelopment of the ICC-B in accordance with the Commission approved master plan, and the applicant's continued efforts to work with affected federal and state agencies, and interested members of the community, to fulfill its commitments to the larger community and correct the damage to NPS property.

The plans for the Centrum project adhere to several of the water quality policies contained in the Federal Environment Element through the employment of several sustainable stormwater management strategies. The Comprehensive Plan encourages the use of innovative and environmentally friendly best management practices (BMPs) in site and building design and construction to reduce stormwater runoff and erosion, avoid impacts to surface waters and off-site water quality, and facilitate the natural recharge of groundwater; and to implement these BMPs in accordance with applicable federal, state, and/or local requirements.

As discussed above, the current proposal utilizes three micro-bioretention areas, a green roof, and a cistern to treat stormwater runoff within the Centrum project's area of disturbance. Based on the information contained in the applicant's final submission materials, these ESD best management practices have been designed in accordance with state and federal stormwater requirements. In addition to the benefits of these BMPs on stormwater runoff, erosion, and water quality, they will also have the added benefit of reducing ICC-B generated wastewater through the reuse of rainwater captured in the cistern for landscape irrigation and/or to fulfill certain internal building system needs. Finally, the project will result in a reduction in impervious surface through the replacement of a portion of the surface parking located within the Centrum area of disturbance to vegetated micro-bioretention areas and the use of a small green roof. As supported by the Comprehensive Plan, these areas will utilize native trees and vegetation which, in addition to fulfilling a stormwater management function, will also help moderate urban heat island effects and provide habitat for wildlife.

Federal Capital Improvements Program

The Centrum project is not included in the Federal Capital Improvement Program (FCIP).

Relevant Federal Facility Master Plan

The project is consistent with the NCPC approved Intelligence Community Campus – Bethesda Master Plan (April 2012). According to the Master Plan, a focus of the ICC-B redevelopment is

to redefine the existing facility to serve the operational and secure space needs of the National Intelligence Community in the National Capital Region in a manner that is context sensitive and environmentally friendly, and includes planning objectives that address improving campus connectivity and incorporating sustainable site and building design. The Master Plan presents the Centrum project as a key component to overcoming space utilization and circulation shortcomings of the existing buildings by envisioning an infill building that would tie together Erskine, Roberdeau, and Maury Halls into one interconnected structure. The Plan even envisions the architectural design of the Centrum as having a high-tech aesthetic appearance that uses a metal panel and glass curtain wall system.

Programmatically, the proposed Centrum is consistent with what is contemplated in the ICC-B Master Plan, the current proposal maintains the same points of employee and visitor arrival as well as amenities such as the auditorium, amenity spaces, cafeteria, and building support spaces. The overall height, mass, bulk, organization, orientation, and exterior materials of the current proposal are also consistent with what is contemplated in the ICC-B Master Plan, although further refined. As currently designed, the Centrum will appear to have minimal mass, and therefore be less visually intrusive on the site and neighborhood, compared to what is presented in the Master Plan. Rather than designing the Centrum to create the sense of one building mass, the current proposal maintains the massing of the existing buildings, responds to the development pattern across Sangamore Road, and allows the Centrum to have its own identity. (Figure 17)

National Environmental Policy Act (NEPA)

The Centrum project was included in an Environmental Assessment (EA) prepared by the

Figure 17: Comparison of ICC-B Master Plan (left) and South Campus concept (right)
(Image date: left, September, 2011; right, June 6, 2013)

applicant during the development of the ICC-B Master Plan. The EA was prepared in accordance with NEPA and regulations promulgated by the White House Council on Environmental Quality, the Department of Defense, and the Department of the Army. Overall, the EA identify several short-term, minor, adverse environmental impacts primarily associated with construction related activity. The EA identified potential for long-term, minor, adverse impacts to air quality, cultural resources, and soils resulting from the redevelopment of the Campus. In addition, several long-term, beneficial impacts we identified such as to surface waters, drainage, stormwater management, vegetation, wildlife, and traffic. The EA analysis did not identify any potential for

significant direct, indirect, or cumulative environmental impacts, and therefore, the applicant completed the NEPA process with the issuance of a Finding of No Significant Impact (FONSI) on September 8, 2011.

Pursuant to the National Capital Planning Act, NCPC's review authority over federal projects outside the District of Columbia is advisory, and therefore, in carrying out its review of the Centrum project NCPC does not have an independent NEPA obligation.

National Historic Preservation Act (NHPA)

The applicant's NHPA Section 106 obligation for the Centrum project is considered fulfilled pursuant to the Memorandum of Agreement established on October 14, 2011 between the Maryland Historic Trust and the Defense Intelligence Agency for the implementation of the ICC-B Master Plan. During the Section 106 consultation process for the ICC-B Master Plan, it was determined that implementation of the Master Plan would have adverse effects on Erskine Hall, which is eligible for listing in the National Register of Historic Places. The stipulations of MOA require the applicant to retain Erskine, Maury, and Roberdeau Halls (excluding the brick facades) In addition, the applicant is required to maintain the setting of the Flagpole and Globe Memorial located to the east of Erskine Hall. The Centrum project will not impact the applicant's ability to adhere to these stipulations.

Pursuant to the National Capital Planning Act, NCPC's review authority over federal projects outside the District of Columbia is advisory, and therefore, in carrying out its review of the Centrum project NCPC does not have an independent obligation to satisfy the requirements of Section 106 of the NHPA.

III. CONSULTATION

Coordination with Federal, State, and Local Agencies

The applicant has coordinated the Centrum project with all applicable federal, state, and local agencies either as required or as a continuation of its commitments made during the development of the ICC-B Master Plan.

National Park Service

The applicant has met with NPS several times to discuss efforts to study and correct pre-existing erosion and sedimentation damage to the adjacent NPS parkland (Table 3). According to the applicant, several meetings have taken place since January 2013 to go over aspects and receive comments on the "ICC-B Redevelopment Outfall Channel Study," and to discuss the Memorandum of Intent (MOI) that is being developed between the Defense Intelligence Agency and the National Park Service that will guide the process for correcting the downstream stormwater runoff damage to NPS property. As noted above, a draft MOI has been prepared and is currently under final review by the NPS and DIA. (Note: the MOI was formerly referred to as a Memorandum of Understanding during the Commission's preliminary review of the Centrum project.)

Meeting Date	Meeting Focus
January 29, 2013	· MDE Phase 2 drawings and report
February 12, 2013	· Channel study statement of work
February 22, 2013	· Channel study preliminary results
March 21, 2013	· Channel study draft report
April 9, 2013	· Draft MOU
April 15, 2013	· Channel study final report
June 3, 2013 (conference call)	· MOI

Table 3: Summary of meetings with the National Park Service (as of July 2, 2013)

Maryland Department of the Environment

As required by the Code of Maryland Regulations and the *Maryland Stormwater Management Regulations for State and Federal Projects,* on January 29, 2013, the applicant submitted a stormwater management concept report for the Centrum project to the Maryland Department of the Environment. By memorandum dated February 4, 2013, MDE deemed the concept acceptable and provided several questions / comments which the applicant is in the process of addressing. In addition, on March 26, 2013 the applicant submitted its first sediment and erosion control permit application which MDE provided comments on April 5, 2013. According to the Maryland Stormwater Management Regulations, the permit process consists of three stages: concept plan, site development plan, and final stormwater management plan.

Maryland National Capital Park and Planning Commission

On April 29, 2013, the applicant met with staff from the Maryland National Capital Park and Planning Commission (M-NCPPC) to discuss the Centrum project design and any other related issues. The focus of the meeting was to review the building and landscape designs for compatibility with the surrounding community in the areas of building massing, articulation, and materials, landscape design, and screening. In addition and as noted above, the applicant made a formal presentation to the Montgomery County Planning Board (Board) on June 20, 2013. This presentation is consistent with the notation made in the Commission's final action on the ICC-B Master Plan in which it acknowledged the applicant's commitment to submit plans for each ICC-B phase to M-NCPPC for review of building massing, articulation, and materials, landscape design, and screening. The Board is expected to submit to NCPC its comments prior to the Commission's July 11, 2013 meeting. The Board's comments generally reflect the Commission's comments at it the preliminary review of the Centrum project. Using an advance copy of the Board's comments, the applicant has provided a response to the Board, as requested by the Commission at its preliminary review of the Centrum project.

Washington Suburban Sanitary Commission

The applicant has met with the Washington Suburban Sanitary Commission (WSSC) to discuss the Centrum project. According to the applicant, after discussions with the WSSC Development Services group, it was determined that because the reconfiguration of the on-site water and sanitary sewer system does not require connection to or modification of existing connections to

the WSSC services located under Sangamore Road, WSSC review and approval is not required. This exception from review and approval is in accordance with the 2011 WSSC Plumbing Code.

Coordination with Local Community

Since NCPC's approval of the ICC-B Master Plan, the applicant has done a commendable job in maintaining its outreach and coordination efforts with the local community and making arrangements to provide access to information that is not able to be publicly distributed.

As part of the applicant's ongoing participation in a community led Joint Traffic Committee, which has met five times since September 2012, the applicant has held several public meetings to discuss the ongoing North Campus construction and planning activities associated with the South Campus, including the Centrum Project.

The applicant has also hosted four "community leaders" meetings, attended by representatives of several local condo, neighborhood and civic associations. These meetings tend to be more detailed and focused on discussing and resolving more specific planning issues such as tree removal, stormwater management, and correction of pre-existing off-site erosion and sedimentation damage on adjacent National Park Service property.

The applicant also provided regularly scheduled opportunities for community members that are particularly interested in ICC-B stormwater issues to review stormwater management plans, compliance documents, and other related studies or correspondence.

Finally, the applicant also informs the community of significant construction activities on a regular basis through a USACE email letter and updates to the USACE Baltimore District website.

A summary of community meetings and key discussion topics is included in Table 4.

Meeting	Number of Meetings	Most Recent	Key Topics
General Community	5	February 7, 2013	· South Campus concept · Centrum project
Community Leaders	4	April 29, 2013	· Centrum project design · Offsite erosion correction · NCPC submission
Stormwater Document Review	16	July 2, 2013	· Offsite erosion correction · Outfall study · campus-wide stormwater management plan
Traffic Committee	5	June 24, 2013	· Construction activity

Table 4: Summary of community coordination meetings (as of July 2, 2013)

As the applicant has coordinated the Centrum project with all applicable federal, state, and local agencies either as required or as a continuation of its commitments made during the development of the ICC-B Master Plan, **staff recommends that the Commission notes within its action that the applicant continues to work with interested and affected federal and state agencies and the community to address offsite stormwater runoff erosion and sedimentation damage caused during the previous occupancy of the site.**

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item No. 9
Date: 06-20-13

Intelligence Community Campus-Bethesda (ICC-B) :South Campus Improvements; Submittal #1, The Centrum Building and Illustrations of Future Submittals #2 and # 3; Voluntary Submittal Following Mandatory Referral MR No. 2011105-MDP-4

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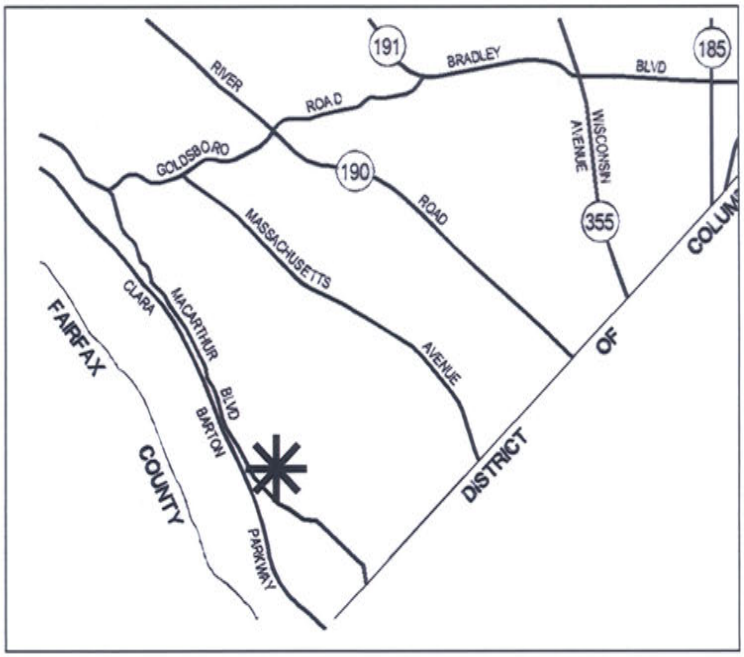
Description

This is an advisory review of a *voluntary* submittal of design work to implement the master plan of the *Intelligence Community Campus-Bethesda (ICC-B)*, an existing Federal Facility that is being retrofitted by the Defense Intelligence Agency and United States Army Corps of Engineers (DIA/USACE). The campus is located at 4600 Sangamore Road and is approximately 30 acres. It is in the R-90 Zone within the Bethesda-Chevy Chase Master Plan area. This design work focuses on the South Campus. It includes conceptual designs for all future phases of the campus improvements as well as detailed designs of the Centrum Building (The Centrum). The latter will function as the main spine for internal circulation connecting all buildings. It will be approximately 225,000 square feet and provide campus-wide amenities and additional office space. This submittal was made April 12, 2013.



The Planning Board is being asked to provide advisory comments on the Centrum project for consideration by the DIA/USACE. The Centrum design has far reaching implications for the compatibility of the entire campus with nearby neighborhoods, adjacent parkland and the scenic Potomac River Gorge. It will be the first stroke in a new design concept that will establish the character for all future design improvements to the campus. For this reason, this voluntary submittal includes illustrations of how design of the South Campus could evolve. These are necessary to understand the Centrum's design. They will also inform the design of features to incorporate in the North Campus projects already under construction. The main design concept derives from the character of the original site. Its intent is to create a setting similar to that of the river bluff before its development. The building design is to fit into the re-naturalized setting, creating many connections to nature, while fulfilling many program objectives. A primary objective is the creation of an iconic architecture that represents the primary mission of the ICC-B. There are also other major issues associated with the retrofitting of this campus. In addition to compatibility and character, they include tree preservation, stormwater management and traffic. As a result, changes were made to the North Campus design during that review process. Extensive coordination continues with the community, its leaders and representatives, and multiple public agencies at all levels of government. The significant progress that has been made reflects a high level of commitment by those involved.

ORGANIZATION OF STAFF REPORT

Description	• The Centrum Building and the ICC-B Campus
Purpose of Review	• Planning Board and NCPC Request • Relationship to the NCPC Reviews of the ICC-B
Outreach and Issues	• Summary of Community Outreach and Key Issues
Analysis	• The New Design Concept • The Centrum Building Detailed Design • Previews of Future Submittals #2 & #3
Comments to Transmit	
Attachments	A. Comments from Planning Board to NCPC on the Site Development Guide- September 30, 2011 B. DIA Letter of Commitment – January 30, 2012 C. DIA Stormwater Management Supplemental; Letter of Commitment - July 6, 2012 D. NCPC Action May 2, 2013

Description

The Centrum Building and the ICC-B Campus

This 30 acre campus sits above the Potomac River on a river bluff. The drop to the Potomac River is approximately 150 vertical feet on the west side, or rear, of this site. The slope and the mature forest cover on the land managed by the National Park Service along the Potomac filter views of the structures on the site from below. The campus shares its northern boundary with the Waldorf School which rents a Montgomery County public school site. It also shares a northern boundary with Sangamore Local Park which is owned by The M-NCPPC. Across the street is a neighborhood of townhouses and beyond them garden apartments. Also across the street is a local shopping center, the Shops at Sumner Place previously known as Little Falls Mall? Next to the shopping center are the Sumner Highlands garden apartments. The only access to the campus for vehicles and pedestrians is from Sangamore Road.

This aerial photograph shows clearly the pattern of development near the site which includes the Waldorf School and Sangamore Local Park to the north and the Shoppes of Somerset Place and garden apartments to the east. The Little Falls Dam, the white line across the Potomac River is a landmark in the Potomac River Gorge.

The site was recently home to the National Geospatial Intelligence Agency (NGA) once known as the Defense Mapping Agency (DMA). Approximately 3,000 people worked on the secured site and there were 1,800 parking spaces in a paved surface parking lot. Vehicle parking on the site absorbed nearly half of the overall area (approximately 14 acres.) The NGA workforce has been moved to a new location, and the campus is in the process of being retrofitted to serve as one of the newly formed

federal Intelligence Community Campuses. It will have approximately the same number of employees on site as when the NGA was present.

The existing campus includes large areas of surface parking. Little Falls Dam is visible beyond the site. The Potomac River is approximately 150 vertical feet lower than the forested back edge of the site.

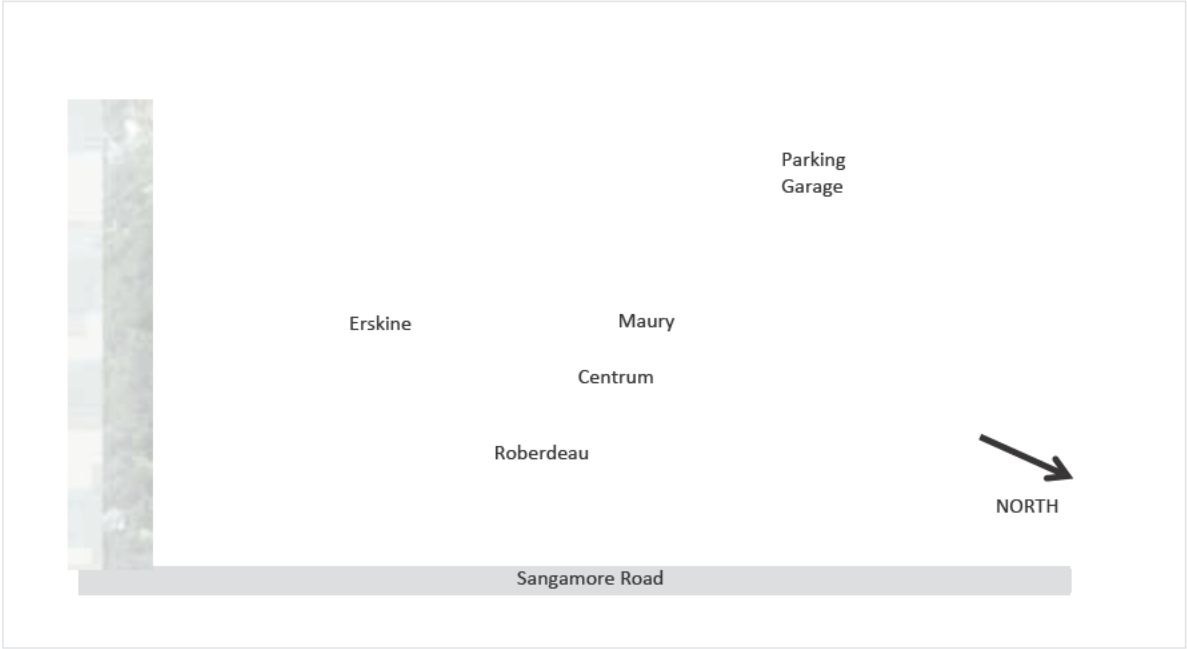
The campus improvements are divided into 'North Campus Improvements' and 'South Campus Improvements' as shown in this diagram. The Site Development Guide, the master plan for the entire campus guides individual projects. The North Campus Improvements are under construction and include a new above-ground parking garage. This review focusses on the Centrum which is part of the South Campus.

To accommodate the new use, the existing office structures will be connected to function more as a single unified building. This involves renovating and upgrading existing buildings, including

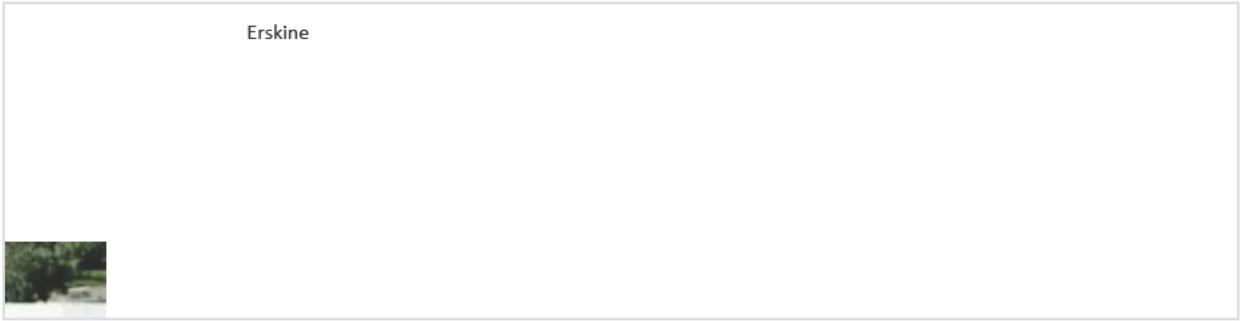
improvements for security, and removing two buildings closest to the perimeter. Construction on the improvements began with the North Campus and includes a new above ground parking garage.

The Centrum Project covers 132,600 square feet. The footprint of the building itself will be 40,470 square feet. It will provide a means of joining the existing three buildings: Erskine, Roberdeau and Maury Halls. The northern wing provides a prominent façade for the main building entry and lobby. The north and south wings are designed as ' tree houses', presenting a smaller scale building form framed by trees, visible from Sangamore Road to the east and facing the woods to the west.

The new Centrum is shown in orange and connects existing buildings that will remain, shown in gray. The new above ground parking garage under construction is in the upper right corner.



The east side of the campus facing Sangamore Road shows the incorporation of the Centrum with re-faced existing buildings and surface parking converted to landscaped areas.



The west face, overlooking the Potomac. The Centrum is on the left with a glass connection to Erskine.

The south face viewed from Erskine.

Patterns on the façade reference trees in a grove.

Naturalistic, Varied & High Tech

A comparison to earlier design studies for the ICC-B campus shows the shift in the design concept in response to issues concerning compatibility and character.

Earlier study: Formal, Grand &High Tech

Earlier studies - without showing the proposed landscape

Purpose of Review

On September 22, 2011 the Planning Board reviewed the Site Development Guide (SDG) which is the master plan for this campus. On September 30, 2011, The Chair sent the National Capital Planning Commission the Planning Board's comments. That letter is Attachment A. At that time, the Planning Board requested the opportunity to review site and landscape designs for each phase of the project as follows:

> Comment # 5 *"Submit site and landscape designs for mandatory referral review for each phase of the project. At that time, address consistency with the development standards in the zoning ordinance and, in consultation with the neighboring communities, the compatibility of the design with the community character. Include:*
>
> - *Massing articulation and materials of the visible buildings;*
> - *Landscape design to include the proposed fence;*
> - *Streetscape design subject to approval of the Montgomery County Department of Transportation;*
> - *Setbacks and screening of views from the residential property to the south."* [note: High Acres Limited Site Plan Amendment 82006022A May 2, 2013 Agenda]

The NCPC responded by conveying and supporting that request. The Defense Intelligence Agency/United State Army Corps of Engineers (DIA/USACE) agreed to voluntarily submit the designs for each phase of the project to the Planning Board for review.

National Capital Planning Commission (NCPC) Actions and Agreed Process

The NCPC has taken the following actions to date:

When	DIA/DOA Submittal	NCPC Action Taken
February 2012	Required	Approval of the Site Development Guide, master plan, for the ICC-B as a guide for future reviews of individual site and building projects.
July 2012	Voluntary	Approval of preliminary and final site and building plans for ICC-B Phase 1, the North Campus with Parking Garage
October 2012	Voluntary	Executive Director Approval of final site development plans for ICC-B Phase 1, North Campus with Parking Garage
May 2013	Voluntary	Preliminary Review with comments - South Campus The Centrum Building

In the course of the review process with NCPC, The DIA/ACE agreed to participate in a multi-step review process as pieces of the larger project are funded. DIA/USACE has agreed to bring designs for

each portion to the NCPC for a preliminary review and then to return to the NCPC for a final review. The Planning Board will also receive an opportunity for review of each project.

The Centrum Building went to the NCPC for Preliminary Review on May 2, 2013. At that time the NCPC provided comments to inform the final plans that are scheduled for their review in early July. NCPC asked that DIA/USACE respond also to the Planning Board's comments that result from this review. The following is the schedule for all the South Campus Submissions and Reviews which are all voluntary.

Submission	Name	Funding	Stage	Review Agency	Date
#1	The Centrum Building	YES	Preliminary	NCPC	May 2, 2013
				M-NCPPC	June 20, 2013
			Final	NCPC	July 11, 2013
#2	Roberdeau/Erskine Facades	YES	Preliminary	M-NCPPC	TBD
				NCPC	TBD
			Final	NCPC	TBD
#3	Site Work The Landscape Plan	Pending	Preliminary	M-NCPPC	TBD
				NCPC	TBD
			Final	NCPC	TBD

Outreach and Issues

Summary of Community Outreach and Key Issues

The Defense Intelligence Agency/United State Army Corps of Engineers (DIA/USACE) has held a series of outreach meetings. These began shortly after the September 2011 public hearing at the Planning Board on the Site Development Guide, which is the campus master plan. The outreach has since included regular meetings with a group of community leaders as well as other regular meetings with a separate Traffic Committee. Large public meetings for the entire community are also held at key points in the process. In addition, during construction, the community is being sent regular e-mail

letters with information about significant construction activities. The information is also posted on the USACE Baltimore District website: http://www.nab.usace.army.mil/Missions/MilitaryPrograms/ICCB.aspx. Additionally, Mr. Manzelmann, Executive Agent for the Office of the Director of the DIA, is available monthly at the site for community outreach. The following is a summary of community outreach to date:

Meeting Type	Number	When	Key Topics
General Community	5	October 5 2011 November 29 2011 January 12 2912 February 7, 2013	North Campus-size and location of garage – compatibility & tree preservation South Campus concept Centrum Project
Community Leaders	4	June 21, 2012 August 17, 2012 November 8 2012 April 18, 2013	Tree Preservation Centrum Project design Offsite erosion correction NCPC submission
Stormwater Document Review	10	Most recent: April 19, 2013	Offsite erosion correction Outfall Study
Traffic Committee	4	Sept 24 2012 Oct 22, 212 Nov 27 2012 January 28,2013	Construction Activity

There are several Key Community Issues:

1. Environmental Impacts: Tree impacts, stormwater management, proposed erosion and sediment control and restoration within three different drainage areas: re, C&O Canal, Potomac River Gorge and associated neighborhood.
2. Character and Visual Impact - Sangamore Road and Wapokoneta neighborhoods and Potomac River Gorge.
3. Traffic Impacts – Sangamore Road and circulation pattern.

Analysis

The following analysis takes into consideration the customary role of the Planning Board in representing the interests of Montgomery County through the mandatory referral review process, as well as the unique review process for this complex retrofit project.

As stated earlier, NCPC is not required to conduct a mandatory referral review for a project if the project is consistent with a previously reviewed master plan. The ICC-B Site Development Guidelines which serve as the master plan are already through review and in place. This is the document that the Planning Board reviewed in September 2011. No further referrals are required for individual projects for the ICC-B Campus, provided each project is consistent with the Site Development Guidelines.

Therefore, this is a voluntary submittal for review, initiated as a result of the mandatory referral review process of the Site Development Guidelines. It is important to note that in the mandatory referral review process of individual projects the Planning Board customarily considers the following:

- Community Vision as it relates to the local Montgomery County Master Plan for the area where a project is located. This includes character and compatibility.
- Neighborhood Fit as it relates to the development standards that would apply to private sector development on that site and its surroundings, as well as compatibility.
- Significant environmental concerns such as tree preservation and stormwater management.
- Traffic Impacts in coordination with MCDOT.

The review of each individual project was requested in 2011 by the Planning Board in order to focus specifically on massing, articulation, materials and landscape design. Because of the significant involvement of the community since the Planning Board held its public hearing, this review will also address any additional issues generally covered in a mandatory referral review as appropriate.

The analysis is divided into three sections:

1. The New Design Concept
2. The Centrum Building Detailed Design (Submittal #1)
3. Previews of Future Submittals #2 and #3: Roberdeau and Erskine Facades (#2) and Site Work and Landscape Plan (#3)

The New Design Concept

The new design concept is appropriate for the entire campus and its location in the Potomac Palisades. It is consistent with the vision expressed in the Bethesda Chevy Chase Master Plan which calls for the predominantly green and natural character of the Potomac Palisades to continue as follows (page 64):

> *"This Plan recommends preservation of the Potomac Palisades' unique environmental features of steeply wooded slopes, vistas, and the perpetuation of the open space character established in the area."*

The materials are selected to reference natural colors and natural materials, providing a visual connection of the building to the natural environment.

Through the provision of transparency through the use of glass, views are provided through parts of the building east to west to the Potomac River Gorge beyond. The generous incorporation of transparency helps to create connectivity between all the buildings without creating the look of one large monolithic building. Such a substantial and imposing building would be at odds with the

community's character. However, there are some major concerns that should be addressed associated with the use of transparent glass. These include reflectivity and the potential for glare from key viewing locations and the threat of bird deaths due to collisions with the glass.

On upper levels of structures, the design concept is to clad portions of the buildings in prefinished aluminum panels in a variegated copper color range. The custom coloring and patterning to evoke tree trunks in woodland is an excellent concept and it results in a handsome design in the renderings. However, there are two concerns:

1. The inspiration for the patterning should be based on native trees that are common in this area rather than birch trees which are not found in the associated Potomac River stream valley buffer.

2. The coloring and patterned finish of the aluminum could produce unintended and unattractive results if not properly researched and tested thoroughly before hand, and adjusted accordingly.

The aluminum panels raise similar issue to that of the glass walls in terms of visibility. Color changes in appearance depending on the time of day and weather conditions. The design team has said that they will be testing the colors on the site and getting input from the community. Looking for built examples using similar materials and color variations for viewing at different times and under different conditions would be useful and is one way to see how color on a test panel might look when applied to a building.

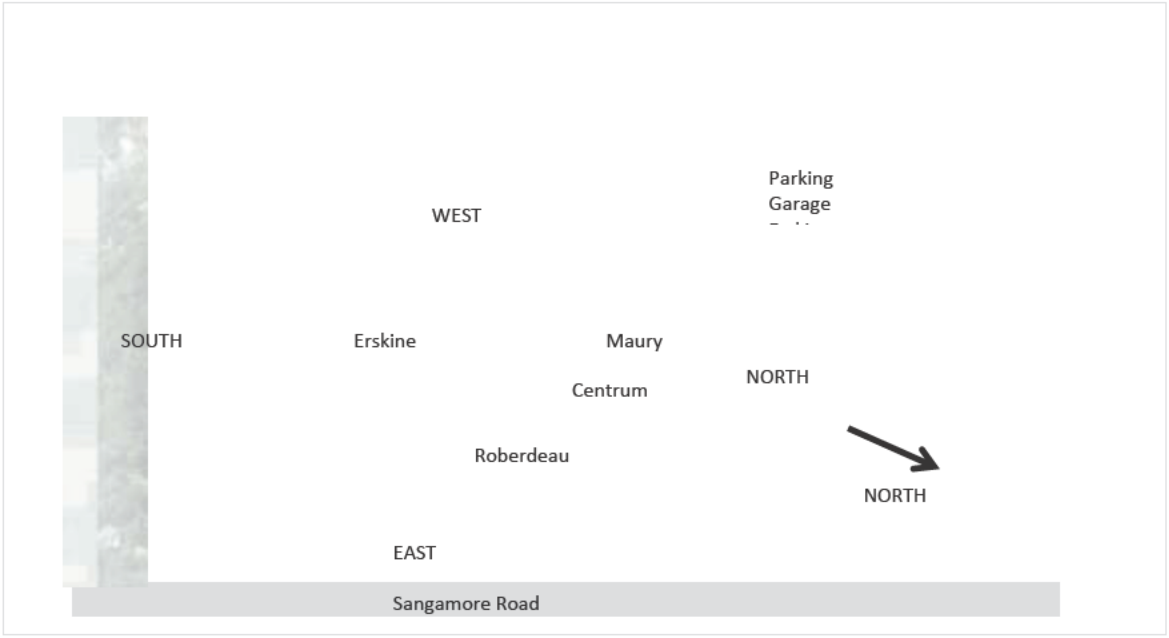
The new design concept incorporates natural stone at the base of the facades where security precautions preclude transparency. The natural stone is selected to blend with the site landscaping materials carrying out the theme of tying the entire campus to a naturalistic landscape typical of the community. This is an excellent idea and stone should be locally sourced either from a quarry or from a demolition project if possible.

The Centrum Building Detailed Design

This analysis is of specific design features of the Centrum Building itself. NCPC prepared a detailed analysis of the Centrum Building height relative to that of other existing campus buildings:

> *"As currently designed, the height of Centrum measured from grade to the roof level will be 60 feet, and 72 feet to the top of the mechanical penthouse. This is consistent with the height of Roberdeau Hall and below that of Erskine Hall. In terms of impacts to views, it is helpful to compare Centrum to Erskine Hall, the tallest building on the site, in terms of elevation above mean sea level (msl). Following construction, the top of the Centrum ['s* mechanical] *penthouses will rest at 324 feet above msl. Meanwhile, the Erskine Hall* [mechanical] *penthouse has an elevation of 342 feet above msl, 20 feet higher than the Centrum [mechanical] penthouse."*

The following illustrative shows the location of Erskine and Roberdeau Halls relative to the Centrum. The Centrum is lower than Erskine Hall. The Centrum is consistent with the height of Roberdeau which is the building nearest to Sangamore Road.



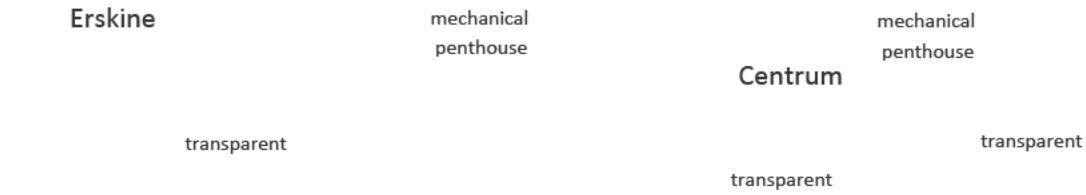
The aerial perspective below shows the campus relationship to the Potomac River Gorge and Little Falls Dam. The relative heights of the existing buildings can be seen. Erskine will remain and be reskinned. It is the tallest building and only partially visible from the Potomac River Gorge. The existing Abert Hall will be removed and the incorporated into the new design of the Centrum.

The below image is an illustration of what the campus could look like facing Sangamore Road and much of the existing neighborhood using the architectural design concept established in the Centrum project.

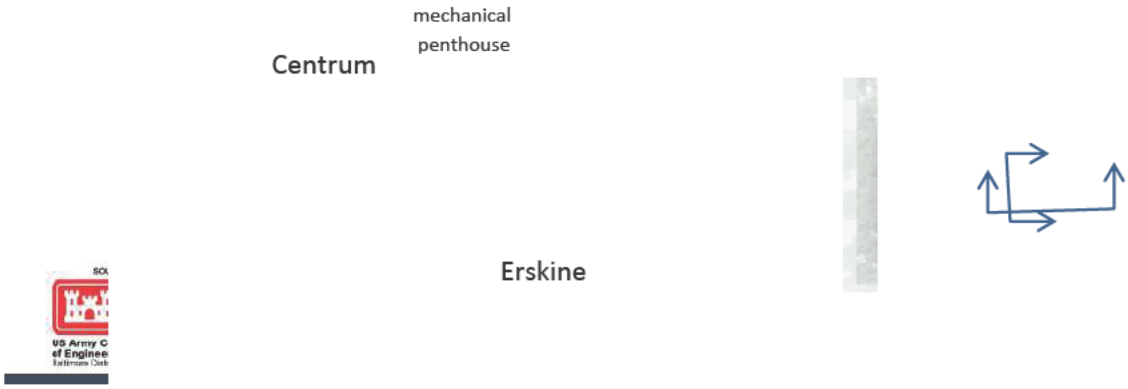
The campus is in the R-90 Zone where the maximum building height allowed for private development is 3 stories or 40 feet (Section 59-C-1.327). However, public facilities are exempt from the development standards in the zone. Most of the existing buildings on the campus already exceed 40 feet in height and will remain. In terms of compatibility, the Centrum is an appropriate height for an infill building on this campus. It is lower than Erskine Hall and similar in height to Roberdeau. The proposed transformation of the landscape between the buildings and Sangamore Road will contribute to the successful incorporation of the campus into the existing community. It will be a significant improvement to the existing conditions where large parking lots line Sangamore Road and there are few trees.

The following illustrations show the Centrum relative to Erskine Hall which is taller. There are two mechanical penthouses on the Centrum whose visibility should be minimized. This is also an NCPC recommendation.

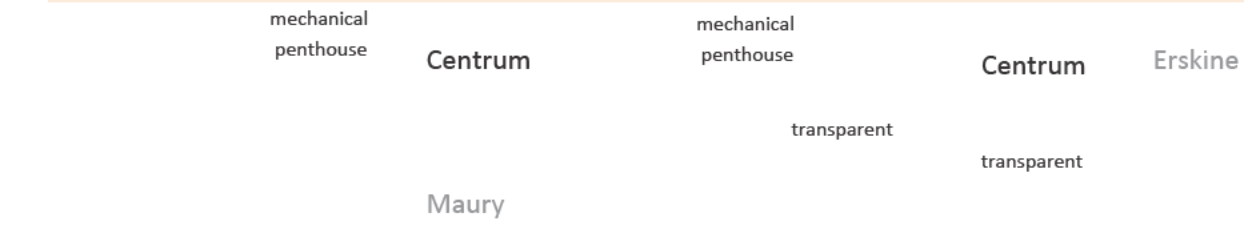
EAST ELEVATION - Facing Sangamore Road



SOUTH ELEVATION – Not visible from outside the campus due to the location of Erskine Hall



WEST ELEVATION - Facing the Potomac



NORTH ELEVATION_- Facing the Entry Drive

SECTIONS

The mechanical penthouses appear to add another full story to the building. They appear to run half the length of the Centrum. Consistent with the NCPC recommendation, the mechanical penthouses on the roof should be made less visible. There are a number of ways this could be achieved, including:

- Creating several penthouses instead of two long ones
- Placing mechanical equipment on a lower level roof
- Camouflaging the penthouses with a green vegetated screen or an appropriately patterned artful screen

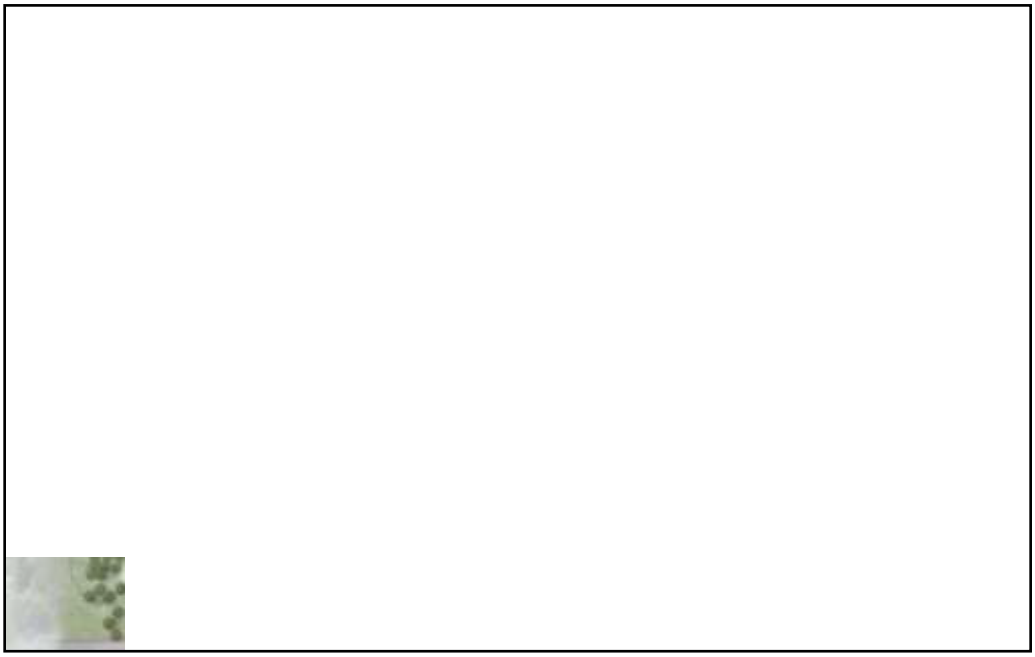
Environment - Stormwater Management (SWM)
The stormwater management for the campus is of critical importance in two ways: it provides much needed treatment of the runoff from the existing campus; and it provides remediation from offsite damage done in the past as the result of inadequate stormwater management. The DIA/USACE, the National Park Service and community representatives are continuing to work on maximizing stormwater treatment. The M-NCPPC staff has participated in this process and strongly supports the proposed approaches and any additional stormwater treatment that exceeds the minimum compliance standards.

The following diagram shows the relationship of the stormwater management (SWM) study boundary for the North Campus with that for the Centrum project. The DIA/USACE has agreed to prepare and implement a coordinated overall SWM concept for the entire campus.That demonstrates the integration of all stormwater systems and quantifies the total stormwater treated.

This analysis focusses on the Centrum project only. It is important to state that the imperviousness overall for the entire campus will be reduced. The imperviousness within the limit of disturbance of the Centrum project which is the fovus of this review, will increase by 31,557 square feet (0.72 acres. [page 7 "US Army Corps, W912DR-12-C-0021]. Although stormwater management is proposed, the majority of treatment will be on the ground surface in the form of bioretention systems. While staff supports these features, the proposed green roof (3,650 square feet or 0.08 acres) is extremely small

for the amount of new roof space proposed. A larger green roof would be in compliance with Section 438 of the Energy Independence and Security Act of 2007 (EISA), improve energy effciency, reduce the size of surface bioinfiltration needs, reduce heat island effect, provide beneficial pollen and food for birds and insects, and lower maintenance and replacement needs of the proposed roof.

This diagram shows the location and size of the green roof in the current proposal for the Centrum. Additional areas of green roof would be beneficial.



The following analysis and recommendations apply not only to the Centrum project but to the campus as a whole and should also inform future submittals:

- Sizing the cistern designed to capture runoff from the non-vegetated rooftop, include volumes needed for irrigation and other grey water uses in addition to the following:

- Providing long-term and routine maintenance of the cisterns, green roof, and all bioinfiltration systems. They are prone to failure resulting from the frequently occuring problem of inadequate maintenance.

- Using the permeable pavements that the DIA/USACE has indicated they are interested in incorporating, on **all** pedestrian paths, plazas, and courtyards. For courtyards and plazas, consider increasing the underlying gravel reservoir to capture larger runoff volumes. Consider permeable pavement for surface parking areas and drives.

  As recommended by the NCPC, the Wellness Garden could be incorporated into the overall landscape design without fencing.

The site plan shows the project limit of disturbance for the Centrum project in red.

Stormwater Management Off Campus- The M-NCPPC staff supports the offsite channel study which is underway. The study will analyze the drainage areas into the channels and determine if channel erosion is caused by the ICC-B campus. In addition to providing a report to the Maryland Department of the Environment (MDE) and the stakeholders, staff recommends mitigation occur for any and all damage caused to the stream channel due to untreated stormwater runoff from the ICC-B property. The DIA/USACE is asked to provide the M-NCPPC an updated stormwater management plan and narrative for the Centrum project, prepared in accordance with Maryland Department of the Environment (MDE) and the Energy Independence and Security Act (EISA).

Previews of Future Submittals #2 and #3: Roberdeau and Erskine Facades (#2) and Site Work and Landscape Plan (#3)

The M-NCPPC staff agrees with the NCPC comments concerning visually breaking up the massing of the facades of Erskine and Roberdeau that are facing Sangamore Road. Various techniques including the incorporation of more window openings might be considered. As mentioned earlier, the design of exposed glass walls should take into consideration reducing hazard for birds.

The design concept is excellent. It is based on creating an approximation of the form of the original river bluff at the time of development, through grading and using characteristic native vegetation and rock. The success of the entire campus concept is heavily dependent on the success of the landscape plan. The placement of plantings will contribute significantly to diminishing the mass of Erskine and Roberdeau as seen from Sangamore Road.

Efforts should be made to establish the new landscape as soon as possible. Due to the locations of utility lines, it is logical to wait until most of the site work is completed. The design concept for the entire landscape will also incorporate the bio retention facilities and should do so seamlessly as part of

the overall aesthetic. The M-NCPPC should be consulted as early as possible concerning the landscape design. Views from the Sangamore Local Park are of interest in addition to the final planting schemes for screening the parking garage. In the future submittal of the Landscape Plan, provide details of the perimeter fencing. It is currently proposed to have a varied path to better incorporate it into the design.

North Campus Coordination

While the North Campus has already been through review and is in the process of construction, staff agrees with the NCPC recommendation that some features be added to carry the overall design concept of the South Campus to the North Campus in order to unify the entire site. We understand that the DIA/ USACE are receptive to this idea and look forward to seeing a creative and attractive approach to using some of the same architectural vocabulary as is being used on the South Campus. This would necessitate addressing the parking structure, and the entry buildings. The entry road for the site should also reflect in its landscape design and qualities that tie it in with the entire landscape design for the campus.

Comments to Transmit

The Planning Board agrees with the NCPC analysis and Commission Actions of May 2, 2013 (See Attachment D) and:

Commends

- The DIA/USACE work with the community, the DIA letters of commitment and the continued efforts to address outstanding issues, in particular compatibility and the prevention and remediation of stormwater management damage.

- The excellent new design concept which is appropriate for the entire campus and its location in the Potomac Palisades of the scenic Potomac River Gorge.

- **T**he preparation of the offsite channel study which is underway; and supports the full mitigation of damage caused to the stream channel due to untreated stormwater runoff from the ICC-B property, per the Letter of Commitment from DIA/USACE. The channel study report should be provided not only to the Maryland Department of the Environment, but to the community, the Planning Department and other interested stakeholders.

Recommends

1. Basing the inspiration for the patterning of the colored aluminum panels and the spacing and form of window openings on the facades, on native trees that are common in this area. The design should be carefully researched and tested locally before fabrication for construction. It should be adjusted as needed to ensure the desired results: attractive and not visually intrusive.

The design team should find ways to properly test and adjust the color. This should include testing both glass and aluminum panels and their appearance. Sharing built examples that use similar materials and color variations for viewing at different times and under different conditions is recommended.

2. Reducing the visibility of the mechanical penthouses, consistent with the NCPC recommendation; there are a number of ways this might be achieved. They include:
   - Creating several smaller dispersed penthouses instead of the two larger ones ;
   - Placing some mechanical penthouse functions on a lower level roof ;
   - Incorporating an expanded green roof in a manner that provides screening; and
   - Artfully camouflaging the mechanical penthouses. Consider a living green screen.

3. Providing the landscape plan to M -NCPPC for review and begin to establish the landscape as soon as possible.

4. Continuing engagement of National Park Service relative to the protection of views from both sides of the River toward the site.

5. Addressing concerns related to light and glass:
   a. About glass walls and windows being hazardous to birds by incorporating proven methods of design to prevent bird from hitting these hard surfaces.
   b. About glare, reflectivity and interior lighting making the building highly visible at night from the Potomac River Gorge, nearby neighbors and the community in general.

6. Making the green roof larger to increase energy efficiency and to reduce the size of surface bio-infiltration areas.

7. Sizing the cistern designed to capture runoff from the non-vegetated rooftop taking into account the water volumes needed for irrigation and other grey water uses.

8. Providing a long-term and routine management plan for the cistern(s), green roof, and all bio-infiltration systems.

9. Utilizing permeable pavements on all pedestrian paths, plazas, and courtyards. For courtyards and plazas, consider increasing gravel reservoir to capture larger runoff volumes.

10. Incorporating the Wellness Garden into the overall landscape design without fencing, consistent with the NCPC recommendation.

11. Artfully adding some features from the South Campus design to the North Campus in order to unify the campus. Consider enhancements to the parking garage and other structures as well as the design details for the entry drive and its 'streetscape.'

Attachments

A. Comments from Planning Board to NCPC Chair on Site Development Guide- September 30, 2011

B. DIA Letter of Commitment – January 30, 2012

C. DIA Stormwater Management Supplemental; Letter of Commitment - July 6, 2012

D. NCPC Action May 2, 2013

MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OFFICE OF THE CHAIR

September 30, 2011

L. Preston Bryant, Jr., Chairman
National Capital Planning Commission
401 9th Street, NW, Suite 500
Washington, DC 20004

RE: Intelligence Community Campus – Bethesda, Site Development Guide
Final Draft May 21, 2011

Dear Chairman Bryant:

At our regular meeting on September 22, 2011, the Montgomery County Planning Board conducted a public hearing and completed its advisory review of the Site Development Guide for the Intelligence Community Campus-Bethesda, 4600 Sangamore Road, Bethesda, Maryland. The Commissioners voted 4-0 to transmit comments to the National Capital Planning Commission for consideration at the upcoming public hearing on the project which is scheduled for October 6, 2012. Those present at our meeting, in addition to myself, were commissioners Amy Presley, Casey Anderson and Marye Wells-Harley. The Commissioners heard public testimony from members of the community at that time, as well as from our staff and Department of the Army staff. Please consider this letter and the following comments as the Montgomery County Planning Board's testimony and recommendations for the official record.

1. *Revise the Draft Transportation Management Plan provided August 31, 2011, to include additional strategies to achieve the National Capital Planning Commission's (NCPC) recommended maximum of 1 parking space for every 1.5 employee.*
2. *Ensure that access into and out of the site at the new entrance on Sangamore Road is safe and adequate for pedestrians, bicyclists, and vehicles. Ensure that adequate vehicular, bicycle and pedestrian access is maintained for residents of nearby neighborhoods to exit their neighborhoods, paying particular attention to those who access Sangamore via Sentinel Drive and those who live directly across from the proposed new entrance and may have heightened problems entering and exiting their community as a result of the new traffic pattern. Verify that any traffic studies being done account for those residents and for the traffic patterns related to the nearby elementary school. In addition, consider providing good bicycle and pedestrian access between the site and nearby trails, such as the C&O Canal Trail, the Capital Crescent Trail and the Little Falls Trail. To achieve these aims, work with the agencies that have jurisdiction, such as the Montgomery County*

8787 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

ATTACHMENT A

Department of Transportation, the Montgomery County Parks Department, the National Park Service, and the State Highway Administration.

3. *Minimize the disturbance of the forested steep slopes near the proposed location of the new parking structure.*
4. *Screen views of the new parking structure from the adjacent Sangamore Local Park. Coordinate with the Montgomery County Parks Department (part of the M-NCPPC) to provide additional trees and shrubs along the shared northern boundary.*
5. *Submit site and landscape designs for mandatory referral review for each phase of the project. At that time, address consistency with the development standards in the zoning ordinance and, in consultation with the neighboring communities, the compatibility of the design with the community character. Include:*
    - *Massing, articulation and materials of the visible buildings;*
    - *Landscape design to include the proposed fence;*
    - *Streetscape design subject to approval of the Montgomery County Department of Transportation;*
    - *Setbacks and screening of views from the residential property to the south.*

The Montgomery County Planning Board appreciates the opportunity to participate in this advisory review and to assist in the resolution of outstanding issues. We look forward to receiving more detailed site and landscape designs for Phases One and Two of this project.

Sincerely,

Françoise M. Carrier
Chair

Enclosures:

Staff Report for 9/22/2011 M-NCPPC Public Hearing
Correspondence

cc: Jeff Hinkle, National Capital Planning Commission
Linda C. Janey, JD, Assistant Secretary for Clearinghouse and Communications
Bob Rosenbush - Clearinghouse Contact
Larry Eastman, Chief, Planning and Environmental Services Branch
Department of the Army
Major Rich Wulff
Mr. Michael Schuster, Project Manager, Department of the Army

DEFENSE INTELLIGENCE AGENCY
WASHINGTON, D.C. 20340-5100

JAN 30 2012

U-007-12/DA

To: The Bethesda Maryland Communities of:
Glen Echo Heights Citizens Association
The Civic League of Brookmont and Vicinity
Sumner Citizens Association
Ft Sumner Civic Association
Brooke's and Locust Lane Civic Association
Cabin John Citizen's Association
Sumner Square Civic Association
Sangamore Court Town Homes
Sumner Village Community Association

Subject: Commitment of Design Modifications to the Original Master Plan Presented to the National Capital Planning Commission, December 1, 2011

1. The Defense Intelligence Agency (DIA) as Executive Agent on behalf of the Office of the Director of National Intelligence (ODNI) confirms our commitment to implement the design modifications and actions as defined below to the Master Plan for the Intelligence Community Campus-Bethesda (ICC-B) (the former National Geospatial Intelligence Agency (NGA) Campus). These solutions have been worked in concert with the neighborhood organizations to address concerns raised from the U.S. Army Corps of Engineers (USACE) National Capital Planning Commission (NCPC) presentation on December 1, 2011 and the Site Development Guide and Site Master Plan. The Executive Agent, on behalf of ODNI, will direct the USACE to implement the design changes listed below and this letter will be attached to the Site Master Plan and Site Development Guide as well as planning documents for Phase 1 and 2 that are submitted to the NCPC for review.

2. The design modifications to the Site Master Plan and Phase 1 construction plans, as well as planned engagement actions, include the following:

a. Parking.

(1) We will reduce the capacity of parking spaces in the garage from the 2,240 spaces to 1,800 spaces - thereby reducing the physical size of the parking garage from the original size of 510 feet x 250 feet to 386 feet x 248 feet for an overall footprint reduction of 25%.

(2) We will construct a surface parking area for visitors not to exceed 25 spaces.

Attachment B

(3) The parking garage will have six levels of parking.

(4) The Executive Agent and USACE agree to adjust the location of the garage by moving the southern edge of the parking garage northward from the location shown on the January 12, 2012 USACE Community Brief (posted by the USACE on its website) by approximately 48 feet as a result of reducing the size of the garage below the size and footprint shown in that January 12, 2012 Community Brief. A drawing depicting this change is attached to this letter. Detailed engineering drawings of the garage submitted to NCPC will be provided to the community separately.

(5) As part of the Phase 1 plan presented to the NCPC, Executive Agent and USACE agree to evaluate the ability to move the southern edge of the parking garage as far northward (beyond the location indicated in the previous paragraph) as feasible in order to reduce forest loss on the southern end, taking into account constraints, including those raised by tree buffers and forest loss on the northern and western sides of the garage, denial barriers, entrance slopes, and visual impact on the homes in the surrounding neighborhood. The Executive Agent and USACE will review those findings with the neighborhood organizations and the NCPC and relocate the garage if it is reasonable to do so, in light of these constraints.

(6) Upon full occupancy of the site, if an independent traffic engineering study confirms with objective evidence the need for additional on-site parking beyond 1,825 spaces (1,800 in the garage, plus 25 visitor spaces), and then the Executive Agent may determine after consulting with the communities through the Joint Traffic Committee (JTC), that it is necessary to create additional parking capacity. In determining this need, the Executive Agent will take into consideration the potential increase in traffic congestion and the affect on pedestrian safety. If additional parking is necessary, the Executive Agent will locate an additional 200 surface parking spaces on a non-forested area of the site to accommodate needed parking for 3,000 staff. The study will take into account the effectiveness of reasonable programs to encourage alternative transportation, telecommuting, staggered work hours, and other programs to reduce the need for parking, and it will be submitted to NCPC for review.

b. Forest Conservation.

(1) Disturbance of the existing forest on the site shall be minimized to the fullest extent possible. Disturbance on the west side of the site will be minimized to the edge work for the berm and we will minimize any impact on the south side of the garage to the absolute extent possible. (less than one acre) No specimen trees (i.e., more than 30 inches diameter) shall be cut on the site. An inventory of all large trees (i.e., more than 6 inches diameter) to be cut also shall be indicated on the engineered drawing. Engineering drawings are being prepared that show the benefits of a smaller garage and resulting preservation of trees. It is our joint goal to minimize the impact to the existing trees to the maximum extent possible.

(2) A reverse berm of 10-15 feet in elevation will be constructed along and including the current western edge of the parking lot. To the fullest extent possible existing trees on and

adjacent to the berm will not be disturbed. Evergreen trees that are tall and dense upon maturity – preferably native, such as spruce, or a combination of species – shall be planted on the berm along the entire western side of the garage. The recommended plantings on the berm shall be presented to the community for review and comment. Trees shall be at least 12-14 feet tall at the time of planting. They shall be planted as soon as possible after completion of the parking garage construction and at a time of the year that is optimal for survival and they shall be replaced if they do not survive.

(3) A green screen shall be installed on the west and south sides of the parking garage as soon as feasible after completion of the construction of the garage.

(4) To the extent possible, all temporary and permanent storm water management facilities shall be designed and constructed with the intent of minimizing the removal of trees in order to accommodate said facilities. No specimen trees will be cut to accommodate the construction or operation of storm water management facilities. The design plan for all stormwater management facilities will be presented to the community for comment and to the Maryland Department of Environment for review.

(5) The project final design will convert approximately seven acres of asphalt paving to permeable surface and restore this to landscaping with new trees – approved by NCPC.

c. Traffic.

(1) A representative of the Executive Agent shall participate in a JTC, along with representatives from the Communities and the Montgomery County Department of Transportation (MCDOT) shall act as an Advisory Board.

(2) The Executive Agent shall provide an accessible "community liaison," who will represent the campus occupants as a designated point of contact to traffic, transportation, and pedestrian safety issues. The community liaison will be a member of the JTC.

(3) The JTC will monitor, analyze and evaluate the traffic congestion and pedestrian safety impacts of the ICC-B site and the Naval Facilities-administered sites at the former NGA facilities on MacArthur Blvd. This analysis and evaluation will include consideration of alternative transportation and other programs of the occupant to decrease the need for additional surface parking; traffic, transportation, and pedestrian safety issues, with the goal of limiting the off-site impacts on the broader community, including nearby roads (i.e., Sangamore Rd., MacArthur Blvd., and other area streets and transportation routes).

(4) The JTC also will participate in making recommendations to the Executive Agent with regard to the planning and evaluation of any independent traffic study designed to determine the need for additional surface parking spaces.

(5) The Executive Agent shall undertake shuttle program, incentives for van/carpooling, incentives for bicycle and pedestrian commuting within federal guidelines. The Executive Agent will also establish any additional policies and measures as needed to ensure that employees and visitors will not park off-site in the neighborhood and to minimize the need for additional surface parking spaces. The JTC will monitor these policies and measures, and will recommend improvements to these programs.

(6) ODNI shall discourage employees from commuting on Brookes Lane by issuing a policy that explains the negative impact on the community and on community-agency relations.

(7) To avoid local congestion at the entrance to the site, the Executive Agent will work with MCDOT to recommend inspectors be added as necessary to ensure that queued vehicles will not back up on Sangamore Road.

d. Storm Water Management.

(1) The Executive Agent and USACE shall provide an overview of storm water management plans for the site (including the complete revised Maryland Department of Environment (MDE) permit application packages) to the Communities in a timely manner before the NCPC meeting for Phase 1 approval for their review and comment. All efforts will be made to minimize impact to the existing forested areas.

(2) The Executive Agent and USACE shall comply with all local, state, and federal requirements for storm water management, to include capture, treatment, and release of storm water. Further, the Executive Agent and USACE shall work with the MDE, the National Park Service, and the NCPC to assure all storm water management issues are properly managed and resolved.

(3) Storm water retention shall include the construction of one or more cisterns to capture storm water for reuse on the site. Some captured storm water will be used in a grey water system and the rest will be used to maintain plantings on the site. USACE's feasibility study of storm water capture and reuse systems is not yet complete. As the design for the overall facility progresses, the design concepts will be shared with the community for comment.

(4) Historical erosion and sedimentation: USACE and the Executive Agent shall work to remediate historical erosion and sedimentation problems on the site as part of the ICC-B redevelopment project. USACE and the Executive Agent shall work with the National Park Service (NPS), the Department of Defense (DoD), the NGA, the U.S. Congress, Montgomery County, and the Communities to obtain funds to be used to correct off-site historical erosion and sedimentation problems.

(5) The Executive Agent and USACE shall work in cooperation with NPS and the Communities to support the correction of off-site historical erosion.

e. Lighting, noise, and electromagnetic emissions.

(1) All lighting on the site shall be such that minimal light spills out of the property boundary.

(2) Except as required by code, there shall be no pole-mounted lights on the top level of the parking garage. Only wall-mounted or short bollard pedestrian step lights may be installed as required by building codes, however lighting design will ensure there is no light trespass or light pollution.

(3) The amount of light emitted from the garage will be minimized to the extent feasible. In evening hours only the three lowest levels behind the berm will be illuminated. (Except as required by applicable code)

(4) Garage perimeter walls and west and south screening (preferably natural, such as green screens and planted berms) shall be provided to minimize the impact of vehicle lights on adjoining properties.

(5) There will be no helipad at the ICC-B site.

(6) Noise from denial barriers and other security devices shall be minimized.

(7) Design will include an improved landscape buffer on the northern boundary.

(8) The Executive Agent does not intent to emit any electromagnetic (or other) signals that interfere with neighborhood electronic devices and will not emit any signals that jeopardize public health.

3. In summary, these modifications, goals, and actions will be executed in good faith and as a good neighbor in order to mitigate the concerns expressed by the community to this point. We want the community just as proud of this project as we are. Additionally we plan to partner with the community by establishing a monthly neighborhood leadership meeting to convey activity, solutions, and provide opportunity to discuss improvements through construction. We look forward to the support of the neighborhood organizations for these initiatives.

James Manzelmann
Executive Agent for the Office of
the Director of National Intelligence

cc:
NCPC

DEFENSE INTELLIGENCE AGENCY

WASHINGTON, D.C. 20340-5100

U-12-250/DA

JUL 6 2012

To: The Bethesda Maryland Communities of:
Glen Echo Heights Citizens Association
The Civic League of Brookmont and Vicinity
Sumner Citizens Association
Ft Sumner Civic Association
Brooke's and Locust Lane Civic Association
Cabin John Citizen's Association
Sumner Square Civic Association
Sangamore Court Town Homes
Sumner Village Community Association

Reference: DIA letter dated January 30, 2012

Subject: Storm Water Management Supplemental to the Community Commitment Letter dated January 30, 2012

1. This letter will serve to confirm the modification of the storm water management solutions as a supplement to the above referenced letter. These solutions were discussed and developed with community leaders on June 21, 2012 to address ongoing community concerns about storm water management on the project site that may affect the adjacent park land. It is our collective objective to remediate past erosion and prevent future erosion of park land streams. Solutions include the following:

a. The Project Management Office (PMO) led by Bobby Bourgeois, PE will work with the National Park Service (NPS) by providing design data as NPS evaluates the north channel in concert with the Phase 1 design. This evaluation will determine the adequacy of the channel and confirm the prevention and mitigation plan to prevent future erosion. Bobby Bourgeois will coordinate any necessary remediation solutions with NPS as a part of our commitment to help with remediation through the Army Base Realignment and Closure Office (BRAC). It is anticipated that NPS will execute remediation solutions and Army BRAC will help to resource. NPS will share their design solutions with the community before implementing.

b. The PMO led by Bobby Bourgeois working with the U.S. Army Corps of Engineers will explore the value of moving the north discharge lower downhill to minimize the potential for future stream erosion and sedimentation. This solution option will be brought back to community leaders for future discussion. Any developed solution will also balance the considerable effort to save trees and recognize that moving the discharge further downhill may adversely impact that significant goal.

c. Since Phase 1 is the smallest site portion of the overall project and is subject to topographic and geotechnical constraints, we have limited options to increase retention on this

Attachment C

phase. In lieu of forcing further retention on Phase 1, we will invest in preliminary engineering designs exploration and geotechnical study to maximize retention or use of environmental site designs (ESD's) on the Phase 2 portion of the site. This effort will be a holistic evaluation of retention, detention, ESD's along with capacity analysis of the mid-site stream in compliance with State and Federal laws. Those solution options will be presented to the community leaders prior to Phase 2 National Capital Planning Commission review.

d. When complete (estimated to be mid-July) the Maryland Department of Environment Storm Water Management permit set will be made available to community leaders and NPS for review.

e. On-site storm water management has been provided in accordance with State and Federal laws, however, should discharge from the site result in erosion and sedimentation we will work with the NPS as it remediates the damage. On a periodic basis the PMO will walk the park land channels with NPS to validate that improvements are working as designed.

2. For written confirmation of the verbal response provided at the June 7th NCPC Hearing, we will lower the photo voltaic (PV) panels from the 10'-0" to 18'-0" above the top parking level to 1'-4" to 7'-2" (4 rows)/8'-2" (2 rows) above the top parking level. Additionally, panels are centered internally on the top parking surface and approximately 120' away from the garage west 4' high parapet edge. As a result panels will not be visible from residences west of the project.

3. I trust this is a fair and accurate summation of our June 21, 2012 resolutions and with its supplemental attachment to my January 30, 2012 commitment letter will engender your support for Phase 1 of the project.

James Manzelmann
Executive Agent for the Office of
the Director of National Intelligence

cc:
NCPC
NPS

MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OFFICE OF THE CHAIR

July 3, 2013

L. Preston Bryant, Jr. Chairman
National Capital Planning Commission
401 9th Street, NW, Suite 500
Washington, DC 20004

Re: NCPC Proposed Action Item for July 11, 2013
NCPC File #7326: Intelligence Community Campus-Bethesda, Montgomery County, Maryland – Phase 2: (South Campus), Centrum Building
Also referenced as: M-NCPPC June 20, 2013 Planning Board Item #9: Intelligence Community Campus-Bethesda (ICC-B: South Campus Improvements; Submittal #1, The Centrum Building and Illustrations of Future Submittals #2 and # 3; Voluntary Submittal Following Mandatory Referral MR No. 2011105-MDP-4

Dear Chairman Bryant:

At our regular meeting on June 20, 2013, the Montgomery County Planning Board conducted a public hearing and completed its advisory review of the referenced submittal. The Board also did an initial review of the illustrations of Future Submittals #2 and #3 and the stormwater management plan for the entire campus.

In addition to myself, Commissioners Amy Presley, Casey Anderson, Marye Wells-Harley and Norman Dreyfuss participated in the public hearing. The Commissioners heard testimony from Planning Staff and from the Defense Intelligence Agency and United States Department of the Army staff. The Commissioners voted 5-0 to transmit comments to the National Capital Planning Commission for consideration at their public hearing scheduled for July 11, 2013. Please consider this letter and the attachments as the Montgomery County Planning Board's testimony and recommendation for the official record.

The Planning Board agrees with the NCPC analysis and Commission Actions of May 2, 2013, and wishes to commend the following:

- The DIA/USACE work with the community, the DIA Letter of Commitment to the community and the continued efforts to address outstanding issues, in particular compatibility and the prevention and remediation of stormwater runoff damage.

8787 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

- The excellent new design concept which is appropriate for the entire campus and its location in the Potomac Palisades of the scenic Potomac River Gorge.

- The preparation by DIA/USACE of an offsite channel study, and a stormwater management concept for the entire campus. Further, the Planning Board supports the full mitigation of damage caused to the stream channel due to untreated stormwater runoff from the ICC-B property, per the Letter of Commitment to the community from DIA/USACE, and appreciates that it will receive copies of the work to be done, as will the Maryland Department of the Environment, the community and other interested stakeholders.

The Planning Board recommends the following:

1. Basing the inspiration for the patterning of the colored aluminum panels and the spacing and form of window openings on the facades on native trees that are common in this area. The design should be carefully researched and tested locally before fabrication. The patterning should be adjusted as needed to ensure the desired results: attractive and not visually intrusive.

   The design team should find ways to properly test and adjust the color. This should include testing both glass and aluminum panels and their appearance. Sharing built examples that use similar materials and color variations for viewing at different times and under different conditions is recommended.

2. Reducing the visibility of the mechanical penthouses, consistent with the NCPC recommendation; there are a number of ways this might be achieved. They include:
   - Creating several smaller dispersed penthouses instead of the two larger ones ;
   - Placing some mechanical penthouse functions on a lower level roof ;
   - Incorporating an expanded green roof in a manner that provides screening; and
   - Artfully camouflaging the mechanical penthouses. Consider a living green screen.

3. Providing the landscape plan to M -NCPPC for review and beginning to establish the landscape as soon as possible.

4. Continuing the engagement of the National Park Service relative to the protection of views from both sides of the river toward the site.

5. Addressing concerns related to light and glass:
   a. Incorporate proven methods of design to prevent birds from hitting glass walls and windows.

b. Minimize glare caused by reflectivity and interior lighting which tend to make the building highly visible at night as seen by nearby neighbors and the community in general.

6. Making the green roof larger to increase energy efficiency and to reduce the size of surface bio-infiltration areas.

7. Correctly sizing the cistern designed to capture runoff from the non-vegetated rooftop, taking into account the water volumes needed for irrigation and other grey water uses.

8. Providing a long-term and routine management plan for the cistern(s), green roof, and all bio-infiltration systems.

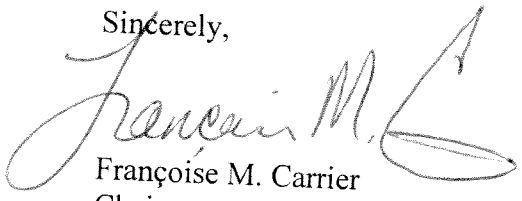
9. Utilizing permeable pavements on all pedestrian paths, plazas, and courtyards. For courtyards and plazas, consider increasing the gravel reservoir to capture larger runoff volumes.

10. Incorporating the Wellness Garden into the overall landscape design without fencing, consistent with the NCPC recommendation.

Artfully adding some features from the South Campus design to the North Campus in order to unify the campus. Consider enhancements to the parking garage and other structures as well as the design details for the entry drive and its 'streetscape.'

The Montgomery County Planning Board appreciates the opportunity to provide comments and to assist in the resolution of outstanding issues. We look forward to further reviewing the preliminary Submittals #2 and #3 of the South Campus Improvements and the Stormwater Management Concept for the entire site.

Sincerely,



Françoise M. Carrier
Chair

Enclosures

1. M-NCPPC Staff Report June 20, 2013 which includes:
   a. MNCPPC Planning Board Letter - September 30, 2011
   b. Letter of Commitment to the Community from DIA/USACE January 30, 2012 with Storm Water [sic] Management Supplemental dated July 6, 2012
2. M-NCPPC Planning Director Letter with Response – June 5, 2012

DEPARTMENT OF THE ARMY
BALTIMORE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 1715
BALTIMORE, MARYLAND 21203-1715

REPLY TO
ATTENTION OF

28 June 2013

Real Property Services Field Office

SUBJECT: ICC-B Centrum, Bethesda, MD – Responses to MNCPPC Staff Report dated 20 June 2013

The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board
Attn: Margaret Rifkin
8787 Georgia Ave
Silver Spring, MD 20910

Dear Ms. Rifkin:

The intent of this letter is to provide the Maryland-National Capital Park and Planning Commission with responses to the (11) eleven MNCPPC comments provided to the USACE's Design Build Team resulting from the June 20, 2013 Commission Meeting for the voluntary ICC-B Centrum Submission.

1. Basing the inspiration for the patterning of the colored aluminum panels and the spacing and form of window openings on the facades, on native trees that are common in this area. The design should be carefully researched and tested locally before fabrication for construction. It should be adjusted as needed to ensure the desired results: attractive and not visually intrusive. The design team should find ways to properly test and adjust the color. This should include testing both glass and aluminum panels and their appearance. Sharing built examples that use similar materials and color variations for viewing at different times and under different conditions is recommended.

   While the original inspiration was based on birch trees, the final design will be based on native trees that are common to the surrounding area.

2. Reducing the visibility of the mechanical penthouses, consistent with the NCPC recommendation; there are a number of ways this might be achieved. They include:
   - Creating several smaller dispersed penthouses instead of the two larger ones ;
   - Placing some mechanical penthouse functions on a lower level roof ;
   - Incorporating an expanded green roof in a manner that provides screening; and
   - Artfully camouflaging the mechanical penthouses. Consider a living green screen.

The D-B team has considered other rooftop package HVAC units in order to reduce the height and footprint of the overall penthouse enclosures (North and South). The penthouses have been refined from the NCPC March 07 Information Only presentation and the May 03 Preliminary Submission presentation in order to minimize their height and footprint. The selected HVAC units are at the minimum size possible while still meeting the requirements of the project. In addition to the HVAC units, there are other Government required roof level program spaces, which also have been reduced and in one case, at the North Penthouse, have been eliminated. The Centrum Project Team has also reviewed and strategically positioned other roof level appurtenances and equipment as to minimize their presence at the roof level. In one case, HVAC equipment has been combined with the South Penthouse thereby minimizing the number of roof elements all together

3. Providing the landscape plan to M -NCPPC for review and begin to establish the landscape as soon as possible.

   The project team has developed a campus SWM concept plan and have forwarded to the MNCPPC staff. Our goal is to further develop the SWM concept plan into a 35% design for the campus final site work which includes SWM, landscaping, utilities, lighting, security, fences, etc. It is our intent that as projects are completed and equipment and material staging area is no longer required to proceed with greening the site.

4. Continuing engagement of National Park Service relative to the protection of views from both sides of the River toward the site.

   Will continue to work with NPS to protect views from both sides of the Potomac River toward the site.

5. Addressing concerns related to light and glass:
   a. About glass walls and windows being hazardous to birds by incorporating proven methods of design to prevent bird from hitting these hard surfaces.
   b. About glare, reflectivity and interior lighting making the building highly visible at night from the Potomac River Gorge, nearby neighbors and the community in general.

   The design team is considering the impact of the design on birds as well as glare, reflectivity and interior lighting making the building highly visible at night.

6. Making the green roof larger to increase energy efficiency and to reduce the size of surface bioinfiltration areas.

   It was a desire of the Government to have a green roof that was both practical and added to the attractiveness of the new intelligence campus. The current design achieves this goal without being technically unfeasible and without reducing program requirements. Increasing the depth of the green roof system would actually increase the over-all height of the Centrum building since the ceiling height and structural system of the occupied space below are at the minimum while achieving the Government's program goals. Therefore, the vertical expansion growth needed to

increase the depth of the growing media (soil) would need to occur above the structural roof slab thereby increasing the overall height of the structure.

Additionally, the existing building structure would need to be upgraded substantially to afford the load increase from the deeper depth of the soil medium. From a stormwater management perspective, it is more cost effective to treat stormwater at grade level than on an occupied structure. There is a strong desire by the Government to continue exploring additional stormwater management opportunities that again satisfy both practical and attractiveness goals with the issuance of future Task Orders, beyond the Centrum project.

7. Sizing the cistern designed to capture runoff from the non-vegetated rooftop taking into account the water volumes needed for irrigation and other grey water uses.

   The Centrum project already has included a 20,000 gallon cistern for collection and treatment for rainwater for flushing of water closet fixtures. A grey water system is not included in the Centrum Project due to the anticipated life cycle costs and extended pay-back period. We will continue to evaluate in the future, in conjunction with the overall site Stormwater study, whether an additional rainwater collection cistern(s) could be located in Erskine Hall as part of a future fully-funded Task Order. Landscaping will be selected to minimize irrigation per LEED objectives

8. Providing a long-term and routine management plan for the cistern(s), green roof, and all bioinfiltration systems.

   Facilities Management will incorporate maintenance of the cistern, green roof and bioretention systems into the campus Operations & Maintenance (O&M) contract.

9. Utilizing permeable pavements on all pedestrian paths, plazas, and courtyards. For courtyards and plazas, consider increasing gravel reservoir to capture larger runoff volumes.

   It is the goal of the Centrum Project Team to minimize pavement areas. Where pavements are required, impermeable pavers with open 1/8" sand joints will be implemented to the greatest degree possible in order permit infiltration of surface rainwater at paver joints and to minimize the potential risk to pedestrian safety. The Government has expressed concerns with permeable pavers as they will increase operational costs and maintenance challenges over the life of the building. To that end, the removal of the plaza at the Wellness Garden, the reduction in the main north entrance area and the reduction in the Ceremonial south entrance area achieve a generous reduction of impermeable paving

10. Incorporating the Wellness Garden into the overall landscape design without fencing, consistent with the NCPC recommendation.

    We are in agreement with NCPC's conclusion regarding the Wellness Garden. Given the strict security protocols of the campus, the USACE's D-B team was attempting to provide an outdoor green space to building occupants without having to leave the building's secured perimeter and reenter at the Centrum main north lobby. We believe there are other ways of

achieving that, so we are removing the wellness garden and anti-climb fence at the east courtyard.

11. Artfully adding some features from the South Campus design to the North Campus in order to unify the campus. Consider enhancements to the parking garage and other structures as well as the design details for the entry drive and its 'streetscape.'

It is our intent to include elements of South Campus into North Campus to unify the architecture of the campus. This work could occur during the final site work phase of the project. Conversely, we are considering constructing green screen on the Substation similar to that being constructed on south, west and part of north façade of the parking garage.

Thank you and the Board for the opportunity to present the Centrum project on June 20th. Please contact me at 410-854-0716 if there are any questions regarding this information.

Sincerely,

Jack Connolly
Project Manager
Real Property Services Field Office