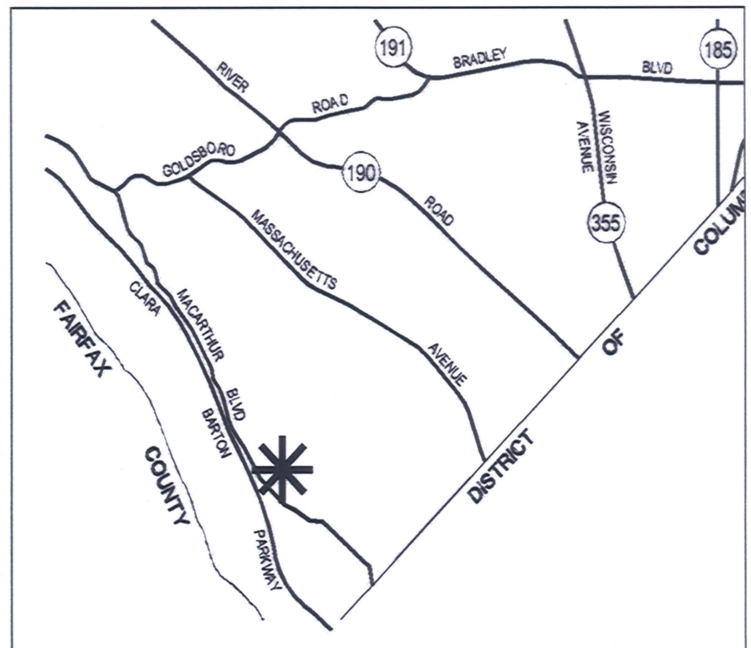


**Intelligence Community Campus-Bethesda (ICC-B) :South Campus Improvements; Submittal #1, The Centrum Building and Illustrations of Future Submittals #2 and #3; Voluntary Submittal Following Mandatory Referral  
MR No. 2011105-MDP-4**

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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

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<b>Description</b>	<ul style="list-style-type: none"><li>• The Centrum Building and the ICC-B Campus</li></ul>
<b>Purpose of Review</b>	<ul style="list-style-type: none"><li>• Planning Board and NCPC Request</li><li>• Relationship to the NCPC Reviews of the ICC-B</li></ul>
<b>Outreach and Issues</b>	<ul style="list-style-type: none"><li>• Summary of Community Outreach and Key Issues</li></ul>
<b>Analysis</b>	<ul style="list-style-type: none"><li>• The New Design Concept</li><li>• The Centrum Building Detailed Design</li><li>• Previews of Future Submittals #2 &amp; #3</li></ul>
<b>Comments to Transmit</b>	
<b>Attachments</b>	<ul style="list-style-type: none"><li>A. Comments from Planning Board to NCPC on the Site Development Guide- September 30, 2011</li><li>B. DIA Letter of Commitment – January 30, 2012</li><li>C. DIA Stormwater Management Supplemental; Letter of Commitment - July 6, 2012</li><li>D. NCPC Action May 2, 2013</li></ul>

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## 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 Shoppes 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.*



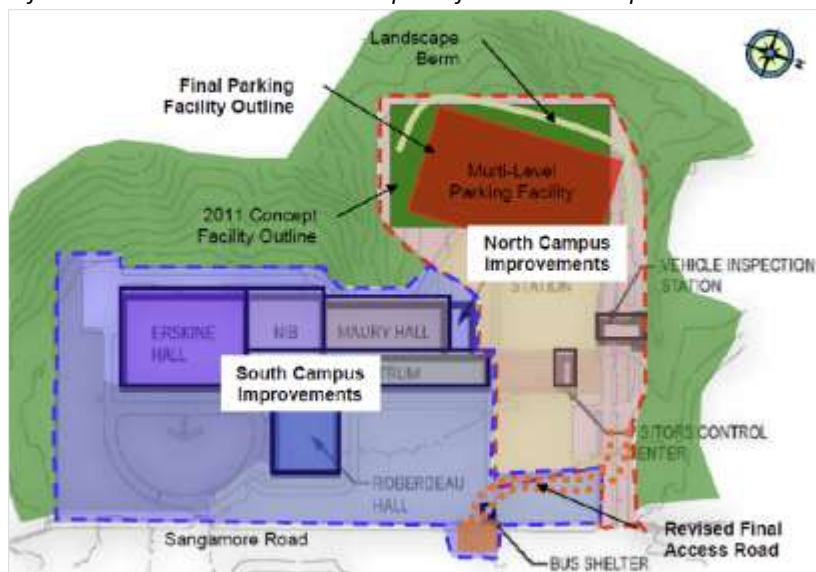
The site was recently home to the National Geospatial Intelligence Agency (NGA) once known as the Defense Mapping Agency (DMA). Approximately 3,000 people worked on the secured site and there were 1,800 parking spaces in a paved surface parking lot. Vehicle parking on the site absorbed nearly half of 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.

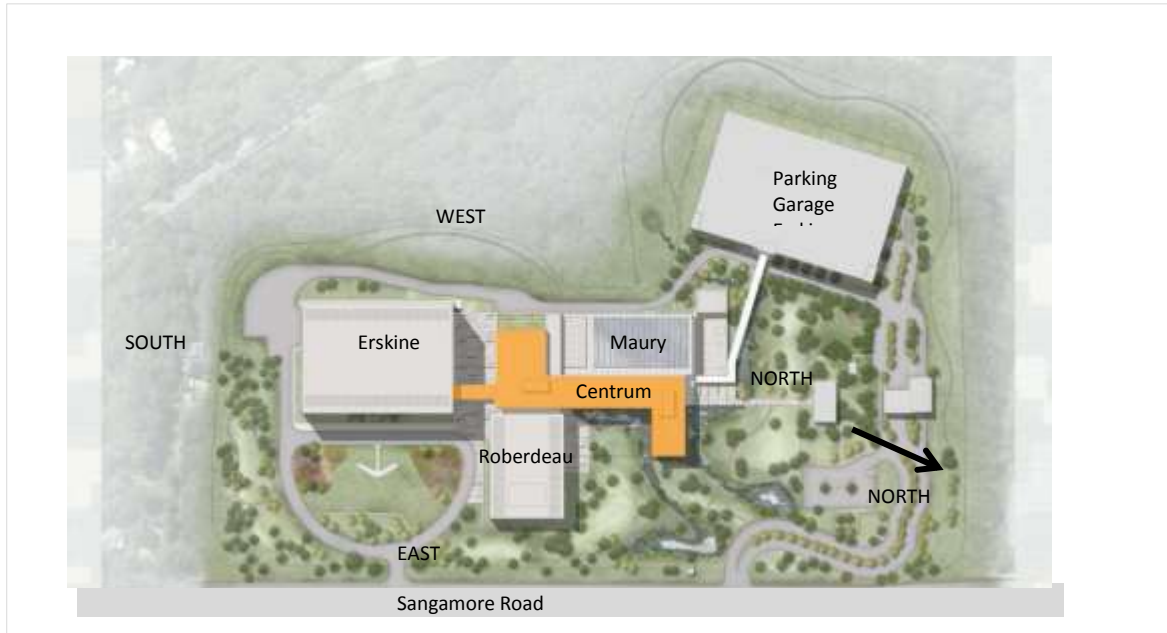
The new design concept incorporates natural stone at the base of the facades where security precautions preclude transparency. The natural stone is selected to blend with the site landscaping materials carrying out the theme of tying the entire campus to a naturalistic landscape typical of the community. 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.



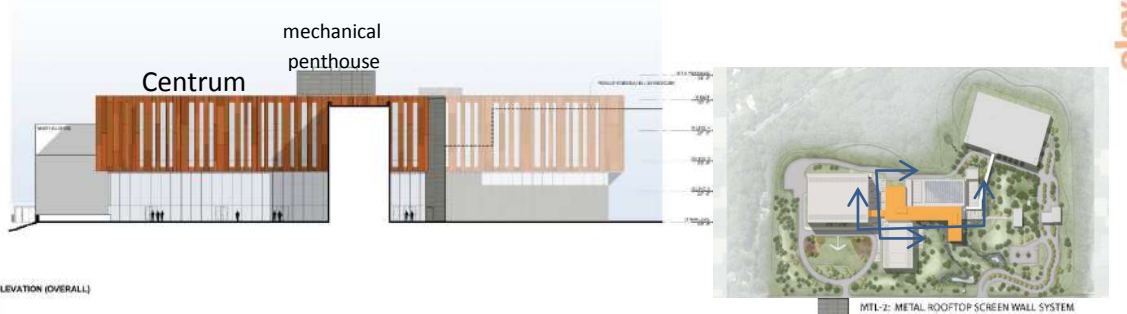
The campus is in the R-90 Zone where the maximum building height allowed for private development is 3 stories or 40 feet (Section 59-C-1.327). However, public facilities are exempt from the development standards in the zone. Most of the existing buildings on the campus already exceed 40 feet in height 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.

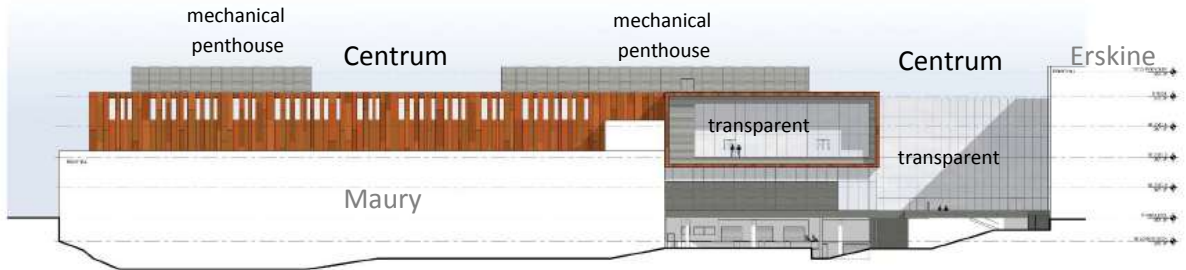
EAST ELEVATION - Facing Sangamore Road



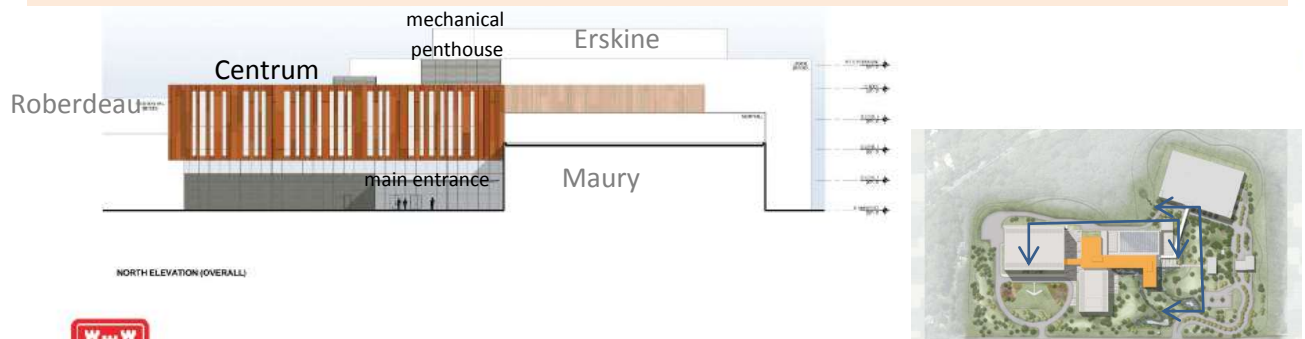
SOUTH ELEVATION – Not visible from outside the campus due to the location of Erskine Hall



### WEST ELEVATION - Facing the Potomac



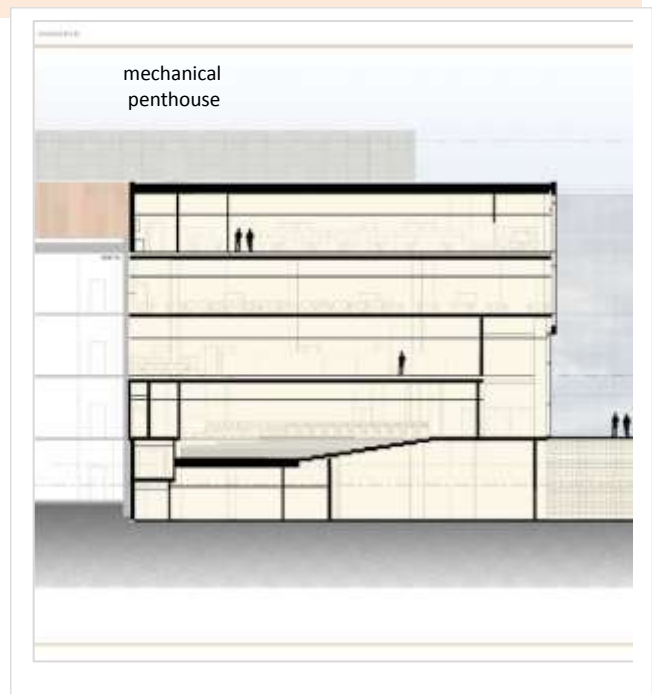
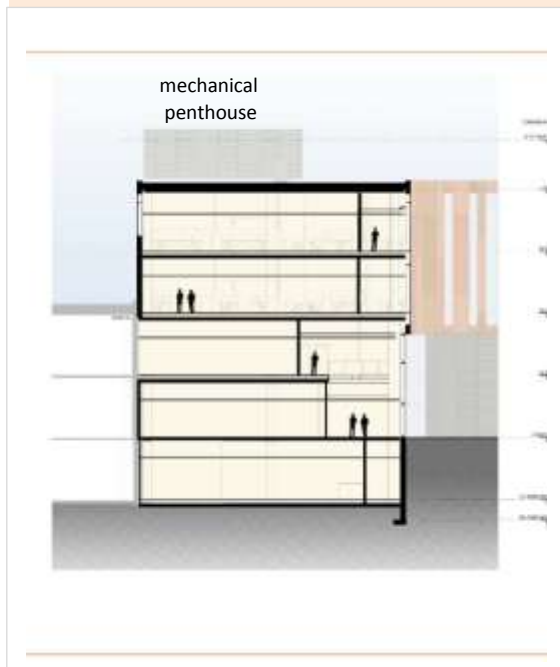
### NORTH ELEVATION - Facing the Entry Drive



NORTH ELEVATION (OVERALL)



### 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 focus 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 efficiency, 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 occurring 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.
- The 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 9<sup>th</sup> 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*

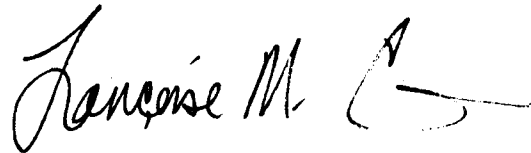
ATTACHMENT A

*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.

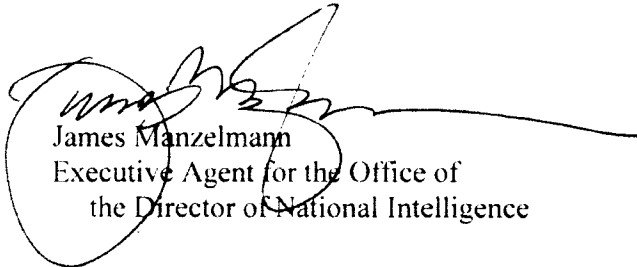
(5) There will be no helipad at the ICC-B site.

(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 intend 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

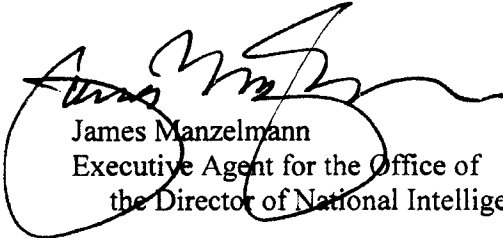
phase. In lieu of forcing further retention on Phase 1, we will invest in preliminary engineering designs exploration and geotechnical study to maximize retention or use of environmental site designs (ESD's) on the Phase 2 portion of the site. This effort will be a holistic evaluation of retention, detention, 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 7<sup>th</sup> 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



## Commission Action

May 2, 2013

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<b>PROJECT</b> <b>Intelligence Community Campus – Bethesda (South Campus), Centrum</b> Intelligence Community Campus – Bethesda (MP7257) 4600 Sangamore Road Bethesda, MD	<b>NCPC FILE NUMBER</b> 7326
	<b>NCPC MAP FILE NUMBER</b> 3101.10(38.00)4372
	<b>APPLICANT'S REQUEST</b> Preliminary approval of site and building plans
<b>SUBMITTED BY</b> United States Department of Defense, Army Corps of Engineers on behalf of the Defense Intelligence Agency	<b>ACTION TAKEN</b> Approve with comments
	<b>REVIEW AUTHORITY</b> --Federal Project in the Environs Per 40 U.S.C. § 8722(b)(1)

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The Commission:

**Approves** the preliminary site and building plans for the Intelligence Community Campus - Bethesda (South Campus), Centrum project.

**Commends** the applicant on the architectural concept it has developed for the ICC-B South Campus and **encourages** the applicant to integrate elements of this concept into the North Campus architecture, where possible, in order to establish a cohesive campus-wide aesthetic.

**Commends** the applicant for its use of environmental site design (ESD) strategies to manage stormwater runoff within the Centrum project's area of disturbance and **finds** 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*.

**Requests** the applicant to consider the following site and building plan modifications prior to submitting for final review:

- Reduce the height and mass of the Centrum penthouse enclosures, and setback penthouses from all exterior walls a distance greater than or equal to their height.
- Expand the area of the green roof and design the system to the greatest depth possible.
- Take into consideration the total estimated South Campus rooftop runoff volume and anticipated building greywater need when determining the final storage capacity of the cistern.
- Expand the capacity of the micro-bioretenion areas by designing them to store the highest rainfall target technically feasible.

Attachment D

- Eliminate the Wellness Garden and utilize the 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.
- Utilize permeable pavements on all pedestrian paths, plazas, and courtyards where feasible.

**Requests** the applicant to provide the following information with its submission for final review:

- Responses to the Commission's suggested site and building plan modifications.
- Responses to any 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 MDE and EISA compliance.
- A campus-wide stormwater management plan showing ESD opportunities and potential capacities on the North and South Campuses, potential outfall volumes and channel capacities, if available, and documentation, prepared in accordance with the EPA's guidance, addressing compliance with Section 438 of the Energy Independence and Security Act of 2007.

**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 applicant has recently completed a study to ascertain the impacts of offsite stormwater runoff erosion and sedimentation to adjacent National Park Service property pursuant to a Maryland Department of the Environment condition imposed upon the ICC-B North Campus final stormwater permit which requires the Defense Intelligence Agency, or its agent, to investigate, design, and construct repairs to downstream channels of the ICC-B.

**Notes** that progress is being made toward establishing a Memorandum of Understanding between the owner of the ICC-B site 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 and **encourages** the applicant to finalize the Memorandum of Understanding prior to submitting the Centrum project for final review

**Notes** that the Defense Intelligence Agency has reaffirmed its commitment to seek all necessary funding to repair erosion and sedimentation damage to adjacent federal park land caused during the previous occupancy of the ICC-B site, and intends to make this commitment a part of the Memorandum of Understanding established with the National Park Service.

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