Integrating Federal Facilities with Local Communities
Makeover Montgomery Conference
May 9, 2014

Karen Handsfield
Carlton Hart
Bradley Provancha

Moderator:
Julia Koster

General Services Administration
National Capital Planning Commission
Department of Defense

National Capital Planning Commission
385,000 federal employees = 12% of regional employment

40% federal employees on Metro during peak hours

1/3 federal impact on 2013 regional economy

14% federally-controlled land in the National Capital Region

60 billion dollars in 2013 federal procurement spending
FDA White Oak  
Carderock  
NSAB and NIH
Planning with Partners

GSA’s Urban Development / Good Neighbor Program
The Opportunity: 360 Million SF
The Opportunity: 10.4 Million RSF
Good Neighbor Policy: In Support Of Local Communities

- Federal Urban Land Use Act
- Public Buildings Amendments of 1988
  - collaborative design
  - landscape + building design
- Executive Orders 12072/13006
  - downtown locations
  - historic buildings + districts
- Public Buildings Cooperative Use Act
  - commercial, cultural, educational, recreational activity
  - shared public use + liveliness
Government should show Leadership....

Design, construct, maintain, and operate high performance sustainable buildings in sustainable locations; strengthen the vitality and livability of the communities in which Federal facilities are located; ... advance regional and local integrated planning by:

participating in regional transportation planning and recognizing existing community transportation infrastructure;

ensuring that planning for new Federal facilities or new leases includes consideration of sites that are pedestrian friendly, near existing employment centers, and accessible to public transit, and emphasizes existing central cities and, in rural communities, existing or planned town centers ...
GSA’s Urban Development/Good Neighbor Program

Strategically Locate & Design

Renovate & Participate

Manage for Public Use & Openness
Planning and Outreach: Providence, RI

**GSA**
- SSA/IRS lease exp 2013, 130k sq. ft. in downtown
- Expertise on PV
- Transit ridership info for civic planning purposes
- Contract for BID services

**U.S. Courts**
- Courthouse tours and events

**HUD/DOT**
- $1M grant for planning
- $700K bus corridor planning

**NEA**
- $200k grant for programming Kennedy Plaza

**Preservation Group**
- Regular public tour of Courthouse

**City of Providence, RI**
- Transit agency computers from GSA schedule
- GSA tenant feedback on neighborhood amenities
Managing for Public Use
Tools and Measures: How can we improve?
Tools and Measures: How can we improve?
Karen Handsfield
Program Analyst
Tel: 202.208.2444
Email: karen.handsfield@gsa.gov

Urban Development | Good Neighbor Program
U.S. General Services Administration
Washington, DC 20405

Web: www.gsa.gov/urbandevelopment
Twitter: @GSA_UrbDev
National Capital Planning Commission

Carton Hart
Makeover Maryland Presentation
May 9, 2014
National Capital Planning Act of 1952
Main Responsibilities:

1. Comprehensive Plan for the National Capital
2. Federal Capital Improvements Program
3. Plan and Project Review in DC and the National Capital Region (NCR)
**12 Commissioners**

Meets monthly to adopt, approve, or provide advice on plans and projects

**Commission Staff**

Works to develop recommendations for Commission actions

---

**NCPC Organization**

- Presidential Appointees
- Congressional Representatives
- Federal Agency Representatives

- Mayoral Appointees
  - Mayor
  - Chair of the DC City Council

- 34 design, planning, public affairs and technology professionals
Design Review

Types

*Installation Master Plans and Federal Projects*

*Memorial site + design*

*District of Columbia Government Projects*

Conformance

*Comprehensive Plan Policies*

*NCPC Approved Installation Master Plan*

*Applicable federal regulations*
Installation Master Plans

**Impacts**
- Transportation
- Historic Preservation
- Land Use
- Environment
- Security

60-day referral to MD Clearinghouse
Projects

2-Step Process

- Concept (not required)
  1. Preliminary Design (35%)
  2. Final Design (65%)

60-day referral to MD Clearinghouse

Requirements

- National Environmental Policy Act
- Section 106 of National Historic Preservation Act
- Transportation Management Plan
Project Installations

- National Institutes of Health
- Naval Support Activity-Bethesda
  (Walter Reed National Naval Medical Center)

  Challenges
  - How to accommodate new growth?
  - What are the security requirements?
  - How can this site encourage multimodal facilities to reduce traffic impacts?
  - Where can we accept greater heights?
  - What is the campus density and is this appropriate?
Project Installations

White Oak Federal Research Center – FDA
Consolidated Campus

Challenges
Is there a way to promote transit use although this is not near transit?
What will be the impacts to the local community?
How can we protect the historic resources?
What will the impacts to natural resources?
Contact information

Carlton Hart
Carlton@ncpc.gov
202.482.7200
401 9th Street NW
North Lobby, Suite 500
Washington, DC 20004

www.ncpc.gov
Makeover Maryland 2

Integrating Federal Facilities and Local Communities

9 May 2014

Bradley E. Provancha SES, CHE
Deputy Director, FSD
At the Pentagon – Why we care about facilities, passionately!

First we shape our buildings; thereafter, they shape us.

...Winston Churchill
OVERVIEW/AGENDA

- DoD Presence in the National Capital Region
- Introduction to Washington Headquarters Services
- Current WHS NCR Space Portfolio and Maps
- Base Realignment and Closure (BRAC) 2005 Act – Strategies, Timeline, and Post-BRAC Portfolio
- Current Planning Initiatives
- Recent DoD Case Study – ICCB Project
- Planning, Programming, Budgeting, and Execution Cycle
- DoD Installation Master Planning Guide
- Ongoing WHS Activities
Military Departments: Army, Navy, Air Force, WHS

Garrisons: 9 [Army (3), Navy (3), Air Force (1), WHS (2)]

Population: nearly 188,000

Facilities: more than 800

Square Footage: more than 48,000

Acreage: more than 16,000

Historic Acreage: more than 200

FY13-18 FCIP: 79 (of 129) Projects; $1.85B (39% of $4.78B)

Washington Headquarters Services (WHS) is a Defense Field Activity with some global and some regional responsibilities
Established in October 1, 1977 as part of a DoD Headquarters streamlining initiative
Organizationally aligned under Director of Administration and Management in Office of the Secretary of Defense (OSD)
In the NCR, WHS / Facilities Services Directorate (FSD) manages facilities and administrative space not on Military Installations (except the Fort Belvoir Mark Center Campus) that includes the Pentagon Reservation, DoD leased facilities, and GSA leased space delegated to WHS / FSD
WHS manages 16.8M GSF and houses about 67,000 DoD Employees

**WHS OWNED PORTFOLIO**
- About 7.5M GSF, about 29,000 Employees
  - Pentagon Reservation – 6.34M GSF, about 23,000 Employees
  - Mark Center – 1.7M GSF, about 6,000 Employees
- About $356 million per year in Rent

**LEASED AND MANAGED PORTFOLIO**
- About 9.3M GSF, about 38,000 Employees
- About $293 million per year in Rent
- Pentagon in Arlington
- Mark Center in Alexandria
- Leased Facilities in MD and VA
- Other Federally-Owned Facilities in DC & VA

- Tenants: Office of the Secretary of Defense, Joints Chiefs of Staff, Military Departments, Defense Agencies, and Defense Field Activities

- 100+ leases
- 100+ locations
- 67,000+ people

Maryland
484,834 USF
600 DoD personnel
$10.3 million per year in Rent

Space Types: Office, Industrial, and Warehouse

FCIP 2013-18: 31 Proposed Federal Agency Projects, Montgomery & Prince George’s Counties, $1.7 billion (est)
## BRAC05 “DISPERsal” PLANNING

### BRAC 2005

<table>
<thead>
<tr>
<th>Recommendations</th>
<th>Worldwide</th>
<th>NCR</th>
<th>%age</th>
</tr>
</thead>
<tbody>
<tr>
<td>198</td>
<td>22</td>
<td></td>
<td>11%</td>
</tr>
</tbody>
</table>

### NCR Leased Portfolio 2005

<table>
<thead>
<tr>
<th>GSA &amp; CoE Leases</th>
<th>170</th>
<th>BRAC’d</th>
<th>74%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Locations</td>
<td>116</td>
<td>71</td>
<td>61%</td>
</tr>
<tr>
<td>Sq/Ft of Assigned Space</td>
<td>8.2M</td>
<td>5.7M</td>
<td>70%</td>
</tr>
<tr>
<td>Personnel (Estimated)</td>
<td>67.0K</td>
<td>38.2K</td>
<td>57%</td>
</tr>
<tr>
<td>DoD Components</td>
<td>40+</td>
<td>15</td>
<td>~38%</td>
</tr>
</tbody>
</table>

**BRAC-129** Andrews Air Force Base MD  
**BRAC-130** Army National Guard Readiness Center, Arlington, VA  
**BRAC-131** Marine Corps Base Quantico VA  
**BRAC-132** Fort Belvoir VA  
**BRAC-133** Fort Belvoir VA  
**BRAC-134** Fort Belvoir VA  
**BRAC-135** Aberdeen Proving Ground MD  
**BRAC-136** Redstone Arsenal AL  
**BRAC-137** Defense Logistics Agency, 3900 East Broad Street, Columbus, OH  
**BRAC-138** Fort Meade MD  
**BRAC-139** Scott Air Force Base IL  
**BRAC-140** Fort Knox KY  
**BRAC-141** Fort Meade MD  
**BRAC-142** Fort Sam Houston TX  
**BRAC-143** Arlington Service Center (Tentative)  
**BRAC-144** Anacostia Annex (Tentative)  
**BRAC-145** Relocate to 3 Field Service Centers  
**BRAC-146** Lackland Air Force Base San Antonio, TX  
**BRAC-147** Dover Air Force Base DE  
**BRAC-148** Edgewood Chemical Biological Center, Aberdeen Proving Ground, MDMD  
**BRAC-149** Edgewood Chemical Biological Center, Aberdeen Proving Ground, MDMD  
**BRAC-150** Force-protected installation within the National Capital Region  
**BRAC-151** ATFP / Interim Moves  
**BRAC-152** New Prospectus Projects
The Mark Center – BRAC 133
Alexandria, VA

• 1.7 million GSF, 3.2M with Garages (2)
• Houses 6,409 personnel, from 22 DoD Agencies, 30 locations
• Utilizes Smart Wall tenant planning system
• Awarded LEED Gold
• Multiple other Awards
• Tallest building erected by US Army Corps of Engineers
• Total cost - $1.3B
Defense Health Headquarters – BRAC 198
Falls Church, VA

- Co-location of Army, Navy, and Air Force Surgeon General Offices
- 661,801 SqFt
- Houses 3,050 personnel
- Lease Terms - 15 years
- Occupied: Summer 2012
BRAC STRATEGIES AND TIMELINE

Major Activities


Consolidate

Disperse

BRAC 2005

Optimize
1. **Stay in Place**
   - 53 Locations
   - 2.7M SF

2. **Retain/Right Size**
   - 21 Locations
   - 1.8M SF

3. **Return**
   - 49 Locations
   - 5.6M SF

---

The chart above indicates the quantities and locations affected by previous strategies (As of 2011)

4. **Acquire New AT/FP-Compliant Facilities**: house Post-2005 non-BRAC growth at 22 Locations, 2.4M SF. Minimize disposal, relocation, & AT/FP costs wherever possible.
➢ OMB “Freeze the Footprint” Initiative

➢ Secretary of Defense 20% Space Reduction Initiative – Leased Facilities
  ➢ About 627,000 USF
  ➢ Phased in over FY15-19

➢ Climate Adaptation Planning

➢ Post-BRAC (Base Realignment and Closure) Era
Intelligence Community Campus – Bethesda
Bethesda, MD

- Design-Construction Agent: United States Army Corps of Engineers, on behalf of Defense Intelligence Agency
- Houses 17 agencies, 3000 occupants, about 854,000 GSF
- Phase One - North Campus: 12 Acres, 103,000 SqFt
- Phase Two - South Campus: 28 Acres, 137,800 SqFt
INTELLIGENCE COMMUNITY CAMPUS-BETHESDA

ICCB Master Plan

- Exterior: Unify architecture of building facades
- Interior: Standard finishes, offices, IT, utilities, etc.
- Add 2 new buildings (Centrum and VCC)
- Add 1 new structure (VIS)
- “Green” and energy efficient design
- Replaces surface parking with garage
- Demolishes 3 existing structures
- Renovates 3 existing buildings
- Provides common architecture

ICCB Phase I – North Campus Reducing Transportation Impacts
Challenges

- Minimize Deforestation
- Storm Water Management (SWM)
- Traffic & Transportation
- Community Engagement (including Lighting Pollution)
- Site Planning
- Environmental Compliance, Erosion, & Sedimentation

Solutions & Outcomes

- Reduced tree removal from 3 down to 0.45 acres
- Exceeded MDE SWM requirements by over 100%
- Reduced surface parking by 400 spaces
- Achieved nearly 100% Community HOA Support
- Minimized visual impacts through landscaping and green screens
- Increased pervious surfaces by 50%
DOD Planning, Programming, Budgeting, and Execution (PPBE) Process
An Executive Primer

What PPBE looked like to NCPC
Title: Unified Facilities Planning Criteria 2-100-01, Installation Master Planning (May 2012)

Produce 20-year planning horizon Installation Master Plans for each Installation and update them every 5 years

Promotes Urbanism for DoD Installations:

- Transit-Oriented Development
- Walkable Neighborhoods Linked by Transit
  - Transportation Plan, Pedestrian and Bikeway Plans
- Low Impact Development and Storm Water Management
- Building Envelope, Street and Landscape Standards
- Horizontal and Vertical Mixed-Uses
Promotes Urbanism for DoD Installations (Cont’d)

- Defensible Planning
  - Antiterrorism and Critical Infrastructure Protection
- Compact Development
- In-fill Development
- Land Conservation
- Energy Conservation
Vision Plan

- Constraints and Opportunities Map
- Installation Street and Transit Plan
  - Regulating Plan
- Framework Plan – Historic
- Green Infrastructure Plan
- Developable Area Map
- Primary Utility Plan
ONGOING WHS ACTIVITIES

- Pursuit of LEED Certifications
- Compliance with NCPC Requirements: IMP, TMP, TDMP, NEPA, and NHPA (Section 106)
- Multiple DoD Policy-making Councils
- Congressional Interfaces
## LEED Scorecard Stats from WHS Projects

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Metro Entrance Facility</th>
<th>Pentagon Athletic Center</th>
<th>Remote Delivery Facility</th>
<th>W2</th>
<th>W3</th>
<th>Pentagon Library Conf Center</th>
<th>W4</th>
<th>W5</th>
<th>BRAC 133 Mark Center</th>
<th>Pentagram Emergency Response Center</th>
<th>Secure Access Lane</th>
<th>DARPA</th>
<th>Total Project SF: ~8.5 million square feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waste Diverted from landfills</td>
<td>NA</td>
<td>94%</td>
<td>NA</td>
<td>59%</td>
<td>NA</td>
<td>77%</td>
<td>75.9%</td>
<td>78%</td>
<td>96%</td>
<td>92%</td>
<td>75</td>
<td>75%</td>
<td></td>
</tr>
<tr>
<td>Water Use Reduction</td>
<td>NA</td>
<td>40%</td>
<td>35%</td>
<td>NA</td>
<td>27%</td>
<td>32%</td>
<td>26.5%</td>
<td>40%</td>
<td>20%</td>
<td>40%</td>
<td>40</td>
<td>40%</td>
<td></td>
</tr>
<tr>
<td>Optimizing Energy Performance</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>20%</td>
<td>15%</td>
<td>27.5%</td>
<td>15%</td>
<td>20%</td>
<td>20</td>
<td>30%</td>
<td></td>
</tr>
</tbody>
</table>

Projects highlighted in RED denote ‘In Progress’
SUMMARY

- DoD Presence in the National Capital Region
- Introduction to Washington Headquarters Services
- Current WHS NCR Space Portfolio and Maps
- Base Realignment and Closure (BRAC) 2005 Act – Strategies, Timeline, and Post-BRAC Portfolio
- Current Planning Initiatives
- Recent DoD Case Study – ICCB Project
- Planning, Programming, Budgeting, and Execution Cycle
- DoD Installation Master Planning Guide
- Ongoing WHS Activities

Point of Contact
David Mayberry
Director of Space Portfolio and Management Division
703-614-6399
THE END
Integrating Federal Facilities with Local Communities
Makeover Montgomery Conference
May 9, 2014

Karen Handsfield
Carlton Hart
Bradley Provancha

General Services Administration
National Capital Planning Commission
Department of Defense

Moderator:
Julia Koster

National Capital Planning Commission