

JLUS Implementation Committee Appendices

Appendix A - Implementation Committee Roster

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Appendix C - Status of Implementation Matrix

Appendix A - Implementation Committee Roster

Name	Legislatively Assigned Position (CR-30-2010)
Stone, Howard Chairman	Representative of the County Council (1 of 2)
Bailey, Dorothy Vice-Chair	Representative of the Prince George's County Planning Board
Estep, James R. Chair Pro-Tem	Representative of a business, trade or commercial organization
Iannucci, David	Representative of the Office of the County Executive
Horton-Hodge, Betty	Representative from the United States Congress (Office of Rep. Donna Edwards)
McDunough, Caitlyn	Representative of the Maryland State General Assembly (Office of Thomas V. Mike Miller State Senate)
Urtso, Col. Greg	Representative of the leadership of Joint Base Andrews
Shaener, Marc	Representative of the business industry
Aylward, Thomas	Representative of the development industry
Woepke, Julie	Representative of Maryland DBED, Office of Military and Federal Affairs
Plumer, Wanda	Representative of the Prince George's County Economic Development Corporation
Musil, Jeanette	Representative of the United States Department of Defense (Office of Economic Adjustment)
Duke, Redell	Representative from a civic association, North (Westphalia Sector Development Advisory Council)
Turner, Leon	Representative from a civic association, South (Camp Springs Civic Association)
Johnson, Nell	Citizen Representative
Cavitt, Sarah	Citizen Representative
Vacant	Representative of the County Council (2 of 2)
Graziano, Mike	Advisory Member (Prince George's County Association of Realtors)
Harley, James Fred	Advisory Member (Office of Councilmember Mel Franklin)

Appendix B - Review of Meeting topics

This section will review the topics of discussion for each of the Committee's meetings in the 2010-2011 committee year. Initial meetings in 2010 were scheduled bi-monthly. In developing the Committee's work plan and ambitious goals, a monthly schedule was needed. This started in January 2011.

September 2010 - Full day orientation meeting for the Implementation Committee. PowerPoint overview of the 2009 Joint Land Use Study; presentation and discussion of work program and proposed schedule, presentation of committee operations and bylaws.

October 2010 - Bus Tour of JBA and surrounding area, including clear zone.

November 2010 - Discussion of a grant from the Office of Economic Adjustment for Dower House Road design and planning efforts along Central Branch Avenue. Initial discussion on Real Estate notification.

December 2010 - No meeting.

January 2011 - Video presentation of Transit Oriented Development from Arlington, Virginia. Continued discussion of Real Estate notification issues. The committee also agreed to hold monthly meetings due to the amount of work that needed to be accomplished.

February 2011 - Real Estate notification discussion with representatives from Prince George's County Association of Realtors (PGCAR). PGCAR introduced the Committee to several hurdles to notification and provided insight on the standard documents used in the sale of residential property.

March 2011 - Discussion and vote on recommendations for Real Estate notification pertaining to residential purchases. The Committee decided to work with the PGCAR to improve the notification that currently exists in the PGCAR standard documents for transfer of residential property. Further notification requirements will be examined again as part of the MIOZ. Introduction of tentative schedule for Military Installation Overlay Zone

April 2011 - Discussion of recommendations for real estate notification pertaining to residential leases and commercial purchases. After hearing a description of the characteristics of commercial property sales (individually negotiated, uniquely tailored documents) the committee determined that a different approach from residential sales would be necessary. This approach will be developed as part of the MIOZ.

May 2011 - Introduction to the Military Installation Overlay Zone with presentation of basic overlay zone concepts and outline for issues to be discussed.

June 2011 - Introduction to Noise issues. A presentation on the proposed noise model impacting properties neighboring the base followed by a discussion of Committee questions and issues for further research.

July 2011 - Introduction to Height issues. A presentation on the proposed height limits surrounding the base with discussion of Committee questions and issues for further research.

August 2011 - Introduction to Safety issues. A presentation on the proposed safety zones coming off the base at either end of the JBA runways with discussion of Committee questions and issues for further research.

September 2011 - Cancelled due to flooding.

Appendix C - Status of Implementation

This is the matrix of recommendations from the JLUS. The matrix shows the current status of each recommendation from the JLUS, including those tasks that are complete, those that are underway, and those where no activity has been undertaken.

The committee has, to the extent of its authority, started with the short timeframe land use compatibility issues. This choice emphasizes the need to identify the area for regulation prior to shifting resources to other tasks. Other initiatives in transportation, historic resources, and economic development are dependent on the prior approval of land use controls. Therefore, activity has focused on the regulatory scheme up front. Recommendations for complete removal of structures from the clear zone are outside of the power for the regulating authority, and therefore set aside for the time being, as discussed below.

Strategy Number(s)	Action	Implementation Partners	Timeframe	Status and comments
Implementation Leadership				
1	Create an implementation committee responsible for coordinating the strategic planning needed to implement JLUS recommendations.	Prince George's County Planning Board and County Council, Andrews Air Force Base	Short	Complete
Land Use Compatibility				
General				
1	Establish a <i>Military Installation Overlay Zone District</i> as a new zoning overlay district.	Planning Board, County Council	Short	Underway. The Implementation Committee undertook a summer study session and will present a proposed work plan to the Council in Fall 2011.
Clear Zone				
2	Remove all buildings and structures from the Clear Zone.	Department of Defense, JBA	Long	The Air Force funded a "Brief Planning Study" with the US Army Corps of Engineers (USACOE) to identify the number and potential value of the properties in the north Clear Zone (CZ). That study should be final by the end of CY 2013.
3	Consider the possibility of a moratorium on new development while Clear Zone properties are being acquired.	Planning Board, County Council	Short	Underway as part of the MIOZ
4	Relocate businesses from the Clear Zone.	Prince George's County EDC	Long	No Activity- See Upcoming Issues

Strategy Number(s)	Action	Implementation Partners	Timeframe	Status and comments
5	Obtain federal funding for Clear Zone property acquisition and business relocation.	Andrews AFB, Department of Defense, Prince George's County	Short	The Air Force funded a "Brief Planning Study" with the US Army Corps of Engineers (USACOE) to identify the number and potential value of the properties in the north Clear Zone (CZ). That study should be final by the end of CY 2013.
6	Identify the Clear Zone on future land use maps used in county plans, studies, and reports.	Prince George's County Planning Department, Planning Board, County Council	Short	Complete and continuing - JLUS maps were included in Subregion 6 Master Plans and shall be included in future documents.
APZ I and APZ II				
7	Prohibit specific land uses in APZ I and APZ II to minimize public safety risks.	Planning Board, County Council	Short	Underway as part of the MIOZ
8	Limit the density of non-residential uses in APZ I and APZ II.	Planning Board, County Council	Short	Underway as part of the MIOZ
9	Establish a notification requirement at real estate sale and lease execution.	Planning Board, County Council, Prince George's County Association of Realtors	Short	Underway as part of the MIOZ
10	Formalize the development review process between Andrews AFB and the county.	Prince George's County Planning Department, JBA	Short	Underway as part of the MIOZ
APZ I				
11	Do not allow additional residential development in APZ I.	Prince George's County Planning Department, Planning Board, County Council	Ongoing	Underway as part of the MIOZ
12	Work towards rezoning residential land to employment zoning districts in the long term.	Prince George's County Planning Department, Planning Board	Ongoing	Several rezonings were made as part of the Subregion 6 Master Plan. Further rezoning is not proposed at this time.

Strategy Number(s)	Action	Implementation Partners	Timeframe	Status and comments
13	Discourage additional commercial retail zoning in APZ I.	Prince George's County Planning Department, Planning Board, County Council	Ongoing	Underway as part of the MIOZ
APZ II				
14	Allow existing residential development to remain.	Prince George's County Planning Department	Ongoing	Underway as part of the MIOZ
15	Do not allow increased permitted residential density in APZ I and APZ II.	Prince George's County Planning Department, Planning Board, County Council	Ongoing	Underway as part of the MIOZ
Noise				
1	Create an aggressive public awareness and outreach program that emphasizes aircraft noise as an integral part of living or working near an Air Force base.	JBA, Prince George's County Health Department, Prince George's County Association of Realtors	Short	Underway as part of the MIOZ
2	Seek compatibility with future military operations.	Planning Board, County Council	Ongoing	Underway as part of the MIOZ
3	Promote compatible development in the 75 dB and above noise zones.	Prince George's County Planning Department, Prince George's County	Ongoing	Underway as part of the MIOZ
4	Ensure noise attenuation for development in all noise zones greater than 65 dB.	Prince George's County Planning Department	Ongoing	Underway as part of the MIOZ
Height of Structures				
1	Add a maximum height requirement to the Prince George's County zoning code that applies to designated areas within	Planning Board, County Council	Short	Underway as part of the MIOZ

Strategy Number(s)	Action	Implementation Partners	Timeframe	Status and comments
	the new overlay zone around Andrews AFB.			
2	Refer to federal and state aviation regulations in the Prince George's County zoning code.	Planning Board, County Council	Short	Underway as part of the MIOZ
3	Increase public awareness of the height issue around Andrews AFB.	Prince George's County Planning Department	Short	Underway as part of the MIOZ
4	Require consideration of building heights by M-NCPPC and Andrews AFB when reviewing proposed development projects near the base.	Prince George's County Planning Department, JBA	Short	Complete and continuing. JBA receives referrals from Development Review Division for applications within an established boundary. This will continue.
Transportation				
1	Work cooperatively to support important road projects near Andrews Air Force Base.	Prince George's County Planning Department, JBA, DPW&T, SHA	Ongoing	Joint Base Andrews (JBA) applied for Defense Access Roads (DAR) funding for Dower House Road Projects. One intersection, Dower House Road and Woodyard Road (MD 223), was certified by the Military Surface Deployment and Distribution Command (SDDC) as eligible for DAR funding. JBA will program the project as part of the Military Construction (MILCON) funding program for execution by the Federal Highway Administration (FHWA). The Maryland State Highway Administration has started surveying and design work for the following road improvements on Allentown Road: MD 337 @ I-495/I-95 off-ramp from the Outer Loop; I-495/I-95 off-ramp to Forestville Road from the Inner Loop; and MD 337 @ Suitland Road/JBA Gate.

Strategy Number(s)	Action	Implementation Partners	Timeframe	Status and comments
2	Seek grant funding to supplement state and local funds for roadway projects.	DPW&T, SHA, FHWA	Ongoing	No Activity
3	Continue to work with members of the Westphalia development team to ensure Westphalia development coordinates with necessary road improvements.	Prince George's County Planning Department, Westphalia development team	Short	No Activity
4	Work with Andrews AFB and WMATA to improve transit service to the base area.	Prince George's County Planning Department, DPW&T, Andrews AFB, WMATA	Short	JBA worked with the Washington Metro Area Transit Authority (WMATA) to provide a K12 Metro route stop adjacent to the JBA Visitor Control Center (VCC) as an interim step to decrease the walk distances for pedestrians accessing the Base. An enhanced base shuttle is operating to provide a connection between the VCC and on-base facilities. A pedestrian gate is under construction which will provide transit rider access to the Base immediately adjacent to the new Jones Building, and within walking distance of a number of base facilities (e.g. Medical Complex, other administrative buildings, dorms, Temporary Lodging Facility, etc.).
5	Support light rail/bus rapid transit extension with access to JBA	JBA, Maryland Transit Administration	Short	No Activity
6	Support longer-term mass transit extension plans, such as the Green and Purple Lines, to serve the base and surrounding community.	FTA, JBA, Maryland Transit Administration, DPW&T	Ongoing	No Activity
7	Expand pedestrian, bicycle, and transit opportunities to connect the base with the surrounding community.	Prince George's County Planning Department, DPW&T, JBA	Short	No Activity

Strategy Number(s)	Action	Implementation Partners	Timeframe	Status and comments
8	Improve multi-modal transportation options with more sidewalks, pathways, and bicycle routes.	Prince George's County Planning Department, DPW&T	Short	No Activity
<i>Economic and Community Development</i>				
Employment and Business Growth				
1	Encourage more contractors doing work for Andrews AFB to locate near the base.	DOD, Air Force, EDC, ABCA	Short	JBA Business Advisory Section sponsored a Small Business Summit on November 10, 2011. Held at The Club at Andrews, the summit featured discussions on procurement and contracting opportunities.
2	Seek to attract uses in the base vicinity that would better serve base personnel and the local community.	EDC, ABCA, JBA	Ongoing	Central Branch Avenue Corridor Revitalization Plan is underway which develops vision for the Allentown Road area.
3	Publicize business opportunities with Andrews AFB to local businesses.	EDC, JBA, ABCA	Short	See Small Business Summit above.
Revitalization and Development				
4	Give priority to the implementation of relevant economic development recommendations in county plans.	EDC, Prince George's County Planning Department, ABCA, RA, and DHCD (state and county)		The Prince George's County Executive has convened a new Andrews Working Group, which has held several meetings to coordinate business, government, and military issues in the vicinity of JBA. The Central Branch Avenue Corridor Revitalization Plan and The Green Line Corridor Action Plan are underway with components related to economic development. The Melwood Plan is being completed with economic development recommendations.
5	Focus economic development incentive programs on growing existing businesses and attract new businesses to the base vicinity.	EDC, DHCD (state and county), DBED, SBA	Ongoing	Research is underway cataloging all of the economic and business incentives available to county businesses and residents.

Strategy Number(s)	Action	Implementation Partners	Timeframe	Status and comments
<i>Environmental/Natural Resources</i>				
1	Coordinate with the base to improve water quality and watershed health.	DER, JBA, Prince George's County Planning Department	Ongoing	Repair of the large oil/water separator facility on Piscataway Creek is underway (Nov 2011). JBA is in the final stages of design and regulatory approval for a project to restore Meetinghouse Branch to a natural stream bed. Reconstruction of the West Runway and future reconstruction of other airfield pavements will result in stormwater improvements as JBA meets new Maryland Department of the Environment (MDE) stormwater quality regulations. JBA is pursuing a number of projects to restore stormwater BMPS and retrofit pre-BMP impervious surface areas.
2	Work jointly to protect and enhance Green Infrastructure in and around the base.	JBA, M-NCPPC, DER, DOD	Short	JBA recently completed an update to its Arbor Plan (June 2011) which identifies area for enhanced tree planting and locations for tree mitigation for base construction projects.
3	Ensure that future development in the vicinity of Andrews AFB does not attract birds and/or waterfowl.	M-NCPPC, JBA CEAO	Ongoing	As the result of a new Air Force initiative, funding was recently received to prepare an Installation Complex Encroachment Management Action Plan (ICEMAP) for JBA. One component of the plan will be to identify strategies that will minimize Bird Strikes and other natural encroachments.
4	Address groundwater contamination concerns and issues associated with the former landfill near Foxley Road.	Andrews AFB, DER, Prince George's County Health Department	Short	The cap for Landfill 5 on the base was recently completed and a groundwater remediation system installed. The contamination and remediation system is actively monitored. Negotiations are currently underway with off-site land owners to allow monitoring on their properties.
<i>Historic and Cultural Resources</i>				
1	Continue to work cooperatively to preserve historic sites on and surrounding the base.	JBA, Planning Department, Maryland Historic Trust	Ongoing	Belle Chance, the only Federally designated historic site on base, has recently been restored to serve as a residence. Work was recently

Strategy Number(s)	Action	Implementation Partners	Timeframe	Status and comments
				completed to repair the foundation at Chapel 2 to ensure its continued longevity.
2	Investigate the possibility of improved public access to on-base historic properties.	Prince George's County Planning Department, MHT, JBA	Short	No Activity
3	Manage vegetation growth north of the base that may interfere with aircraft flight patterns.	JBA, National Park Service	Ongoing	The US Army Corps of Engineers (USACOE) recently completed a tree survey to identify penetration of the flight surfaces at both ends of the runways at JBA. Based on that survey, trees were cut to eliminate all penetrations to the Approach/Departure Imaginary Surface, except for two on National Park Service (NPS) property. Negotiations are on-going with NPS to permit those trees to be trimmed. Numerous penetrations to the Approach Light Plan exist on private property north of the NPS property, including on land owned by Prince George's County. JBA is in the process of notifying these property owners of the intent to exercise existing easements and begin trimming these trees.
4	Continue to maintain the Andrews AFB Integrated Cultural Resources Management Plan (ICRMP).	JBA, Planning Department, MHT	Ongoing	The JBA Integrated Cultural Resources' Management Plan (2009) is current. It is updated on a 5 year cycle. An update will be programmed for FY 13 to be completed in 2014. The plan is used on a regular bases during facility siting and construction to ensure that cultural resources are preserved and appropriately managed.