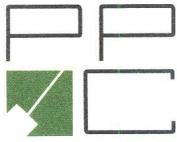


MN
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Prince George's County Planning Department
Community Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco
301-952-3972

February 6, 2013

MEMORANDUM

TO: Andrea Harrison, Chair, Prince George's County Council

FROM: Howard Stone, Chairman, Joint Base Andrews Joint Land Use Study (JLUS) Implementation Committee

SUBJECT: **Joint Base Andrews JLUS Implementation Committee Annual Report**

The Joint Base Andrews Joint Land Use Study (JLUS) Implementation Committee is pleased to transmit to the County Council the second Annual Report on the committee's activities from October 2011 through December 2012. Established under CR-30-2010 and CR-52-2010, the committee has been meeting monthly since September 2010 to oversee, direct, and assist in obtaining resources to implement the recommendations of the *2009 Joint Base Andrews Naval Air Facility Washington Joint Land Use Study (JLUS)*.

The JLUS was initiated in 2008 to bring together the base, county and community to address issues of encroachment identified in the recently updated Air Installation Compatible Use Zone (AICUZ) study. The goal of the AICUZ is to protect the mission of base by promoting compatible land development in areas subject to aircraft noise and accident potential in proximity to military air installations.

In response to a request from Joint Base Andrews, the Council directed the Planning Department to prepare the Joint Land Use Study. As envisioned by the JLUS program, the planning process involved a policy committee established by the council, a technical committee, and an extensive community outreach and participation effort. The council reviewed and endorsed the completed JLUS in 2009. Based on the recommendations of JLUS, the Implementation Committee has worked to develop strategies for mitigating base area noise impacts, resolving potential building height conflicts, addressing land use encroachments, promoting base area economic development, and protecting environmental and historic assets. These efforts and proposed legislation for interim land use controls were presented to the Council in January 2012.

Since that presentation, the Implementation Committee has focused on development of the Interim Land Use Control (ILUC), temporary land use requirements that limit the intensification of development in the JLUS accident potential, height, and noise areas while the Committee develops permanent development controls and economic development initiatives. This annual report discusses the outreach and development of the ILUC, recognizes the Council's work in adopting the legislation, and presents the next steps and pending issues in moving forward with further implementation of the JLUS.

The committee is continuing to work with both residential and commercial real estate professionals, as well as commercial property owners, to develop Military Installation Overlay Zone legislative package to permanently address issues around Joint Base Andrews. The attached report provides a chronological summary of the committee's activities as carried out in monthly meetings, a description of implementation activities to date, and a glimpse of pending issues and activities to be tackled in the upcoming year.

cc: Council Members
County Executive
Planning Board
Committee Member

JLUS Implementation Committee Annual Report

January 2013

Introduction and Background

The Joint Base Andrews Joint Land Use Study (JLUS) Implementation Committee was established under CR-30-2010 and CR-52-2010 to oversee, direct, and assist in obtaining resources to implement the recommendations of the *December 2009 Joint Base Andrews Naval Air Facility Washington Joint Land Use Study*. Established for a five year term, the committee's 17 members were brought together to represent elected officials, business organizations, development industries, and residents in the JLUS study area. Staff assistance is provided by the Community Planning Division of the Prince George's County Planning Department.

The JLUS was initiated in 2008 as partnership between the base, Prince George's County, and the local community to address the encroachment issues brought on by development around the base and the impact of airport activity on surrounding property. The JLUS recommended strategies seek to address incompatibilities between operations on the base and land uses in the immediate vicinity of the base. The JLUS recommended creation of the committee to ensure that progress is made on recommendations and to provide a forum for public input and discussion of these recommendations and their potential impacts. This report highlights the activities of the committee over the past year and provides an overview of programs that form the basis of JLUS implementation activities.

The AICUZ Program

Recognizing increasing development pressures around many of its military installations, the United States Department of Defense created programs to address incompatibilities between military bases and adjacent communities. These include the Air Installation Compatible Use Zones (AICUZ) and the JLUS programs, both of which began as measures to help bases work cooperatively with their nearby communities and local government to establish and implement land use policies and noise restrictions that minimize conflicts between the community and base operations and balance base missions and community needs.

Established in 1973, the Air Installation Compatible Use Zone (AICUZ) program “promotes compatible land development in areas subject to aircraft noise and accident potential.”¹ This program is the fundamental basis for a JLUS study of air bases and the studies provide key technical information to local officials when they prepare land use and development plans for areas surrounding military installations. Under the program, the Department of Defense performs these studies for all military air installations, focusing on areas near base runways and aircraft accident potential zones. AICUZ studies examine noise levels, existing community land uses, and building heights near air bases, and makes recommendations that will minimize base impacts on civilian areas and promote compatible public and private land uses in the vicinity of an air base. Each AICUZ study is periodically updated (approximately every 10 years) to account for changes in military technology and aircraft operations that may have new impacts on nearby communities.

Five AICUZ studies have been prepared for Joint Base Andres since the program's inception in 1973; the most current one was prepared in 2007. Each study provides updated technical information and recommendations when appropriate. New AICUZ data reflect changes to air base operations including the use of different aircraft types, numbers of flights, modifications to flight tracks. Technical improvements to the noise model used in determining the extent of noise exposure areas may also impact AICUZ data.

The Air Force's AICUZ program designates three safety zones: CZ (Clear Zone), APZ (Accident Potential Zone) I and APZ II. CZ has the highest potential for accidents, since it is closest to the runways and takeoff and landing operations. AICUZ recommends that these areas remain clear of any use or structure. These areas are generally located wholly on base property. APZ I has less accident potential than CZ, though it is still fairly significant. AICUZ promotes land uses in APZ I that do not attract high concentrations of people such as warehousing, transportation and light industrial and discourages all residential land uses and places of assembly. APZ II is less critical than APZ I, though there is still some accident potential. Compatible land uses include single family dwellings (at a low density) and low intensity retail and commercial uses. High

¹ *Air Installation Compatible Use Zone Study: Andrews Air Force Base, Maryland* (December 2007), p. 1-1.

intensity uses such as theatres, churches, schools and restaurants are not considered appropriate in this zone. A JLUS typically relies on data generated for an AICUZ report as a basis for many of its recommendations. The land use guidelines in the 2007 AICUZ report served as a starting point for the JLUS.

The Joint Land Use Study (JLUS) Program

In 1985, the Department of Defense initiated the Joint Land Use Study Program (JLUS) to encourage cooperative planning between military installations and local governments. The JLUS program is a regionally coordinated effort between the Department of Defense's Office of Economic Adjustment (OEA); state, county, and municipal officials; and local citizens and business leaders to help resolve existing incompatibilities that have developed over time between military installations and surrounding communities and to avoid future conflicts. The primary objectives of the JLUS program are to:

- a. Encourage cooperative land use planning between military installations and the surrounding community.
- b. Seek ways to reduce the operational impacts of military bases on adjacent land.

The JLUS program has a broader focus than the AICUZ program. Whereas the Department of Defense develops AICUZ studies internally and provides them to local jurisdictions, a JLUS is a joint planning effort that builds on data generated for an AICUZ report as a basis for many of its recommendations. A Joint Land Use Study proposes to regulate land uses and development in areas exposed to above average accident potential. The Air Force addresses safety issues through land use planning and local zoning regulations.

Joint Base Andrews Joint Land Use Study

The Joint Base Andrews Naval Air Facility Washington Joint Land Use Study was initiated in 2008 in a cooperative effort to address encroachment issues that impacted the base and the communities surrounding the base and to identify strategies that balance the needs of the base with long-term development plans and the economic viability of the surrounding communities.

Goals of the JBA JLUS include:

1. Ensuring local land use controls promote development that is compatible with the base mission and air operations.
2. Addressing encroachment issues including noise, traffic, pollution, and impacts on environmental and cultural resources.
3. Identifying opportunities for economic and community revitalization around the base.
4. Identifying needed traffic and transportation improvements.
5. Increasing communication and strengthening relationships between the base, the county, and surrounding communities.

The Prince George's County Planning Department convened two advisory bodies, the Technical Committee and the Policy Committee, to assist in the preparation of the JLUS document. Representatives from federal, state, and local governments with the base's military and civilian leadership, and representatives of the local residential and business communities formed a Policy Committee. This committee oversaw the JLUS process, reviewed draft reports, evaluated proposed policies and recommended the final JLUS to those state, local and military officials responsible for its implementation. The Technical Committee was comprised of

technical and professional staff from M-NCPPC, Prince George's County government agencies, and Joint Base Andrews.

Key recommendations of the JLUS are:

- Acquire all the property and relocate businesses located in the Clear Zone on the north side of the base. The study recommends that acquisition costs be borne by the federal government and gives the highest priority to this task since the zone has the highest potential for an aircraft accident.
- Explore interim measures to address development in the Clear Zone. To avoid new development on properties in the Clear Zone while a Military Installation Overlay Zone (MIOZ) is considered, an interim measure such as a moratorium should be explored and developed.
- Establish a Military Installation Overlay Zone that regulates land use and density. The overlay zone would prohibit certain uses that typically attract high densities of people and are generally considered incompatible with base aircraft operations.
- Retain all existing zoning except when rezoning is pursued comprehensively within an impacted area.
- Document and standardize noise attenuation requirements.
- Establish height limits that recognize the JBA flight patterns.
- Create a JLUS Implementation Committee.

Given the fact that most land around the base is currently developed and is located in visible areas near key transportation routes, including the Capital Beltway, a strict application of the AICUZ land use guidelines was determined to be infeasible in most areas around the base. The APZ I and APZ II land use guidelines recommend the prohibition of land uses that:

- Promote the concentration of large gatherings of people on a regular basis, such as theaters, community centers, hospitals, schools, churches, and government office uses.
- Specifically cater to people who may not be able to respond to an emergency situation such as children, the elderly, the disabled, and those requiring medical attention.
- Create a potential hazard to the public by involving the storage or use of explosive, flammable or toxic material in outdoor above ground storage tanks.

In addition to prohibiting specific uses in APZ I and APZ II, the JLUS recommends setting density limits on most allowable land uses in order to reduce the number of people that regularly congregate in the safety zones. The JLUS does not make any specific recommendations to change any zoning in the APZ or CZ zones.

2012 Implementation Committee Highlights

This Annual Report covers the activities of the Implementation Committee from November 2011 through December 2012 including the Interim Land Use Control (ILUC) from initial introduction in November 2011 through its adoption in November 2012. In that time, the committee has also continued to fulfill several JLUS short term recommendations that include research of economic development incentives and coordination between the County and the base. The individual meeting topics are attached as Appendix B.

The brief outline below identifies achievements of the broad JLUS recommendations. The specific status of tasks that have been undertaken over the past year is included in the Status of Implementation Matrix attached as Appendix C.

Figure 1 - JLUS Achievements 2012

Implementation Leadership	
	<ul style="list-style-type: none"> • JLUS Implementation Committee continued regular monthly meetings
Land Use	
	<ul style="list-style-type: none"> • Passage of the Interim Land Use Control (ILUC) • Public Outreach Program to notify residents, business owners, and property owners • Military Installation Overlay Zone in progress • Update of JLUS statistics and demographics
Transportation	
	<ul style="list-style-type: none"> • Opening of Pedestrian Gate • Inclusion of Route 4 intersections on Capital Improvement Plan
Economic and Community Development	
	<ul style="list-style-type: none"> • Formation of the Andrews Working Group • 2011 Small Business Summit sponsored by Joint Base Andrews • Land use planning in Central Branch and Green Line Plans • Research and cataloging economic incentives
Environmental and Natural Resources	
	<ul style="list-style-type: none"> • Oil/water Separator on Piscataway Creek • Update to Arbor Plan • Development of the Installation Complex Encroachment Management Action Plan (ICEMAP) • Cap on Landfill 5
Historic and Cultural Resources	
	<ul style="list-style-type: none"> • Belle Chance Historic Property Restoration • Tree Survey • Cultural Resources Management Plan

The work of the Implementation Committee in 2012 focused on the introduction, development and adoption of the Interim Land Use Control (ILUC). Introduced as a legislative package that accompanied the 2011 Annual Report, the ILUC established prohibitions on intensifying development in the JLUS area while the Military Installation Overlay Zone (MIOZ) is being developed. Originally envisioned as a three- or four-month project before moving on to the important work of the MIOZ, the ILUC took on a life of its own and occupied the committee for the entire year.

In its final form, the ILUC establishes several major controls to limit the intensification of development in the JLUS area. Controlling for height, no development may exceed the imaginary surfaces. For noise, new dwellings in all noise contours must noise attenuate and development in the highest noise contours must conform to AICUZ.

The ILUC treats all the Safety Areas as one. In the consolidated area, no development is permitted on vacant property, commercial properties cannot expand gross floor area, and no new residential units are permitted. Additionally, storage of above ground explosives is prohibited, as are 24 specifically named uses. The prohibited uses include theaters, schools, day cares, places of worship, and eating and drinking establishments.

Using 2012 to develop the interim ordinance was extremely and uniquely productive in two ways:

1) Public education of JLUS issues. The ILUC provided an invaluable way to educate the public about the impacts of Joint Base Andrews. In addition to an extensive Public Outreach Program, there have been requests from media for more information about the ILUC. The real estate community and the legal community are recognizing the importance of ILUC and advising clients.

2) Lessons learned for the MIOZ. Issues that had not arisen in developing the JLUS came to the fore in developing the ILUC. For example, the ILUC draft that was reviewed by PZED in April included a prohibition on uses that increased the number of parking spaces. Based on feedback from representatives of property owners, this prohibition was shown to be extraordinarily complex when dealt with in terms of a commercial real estate transaction. In short, the ILUC saved the committee from a number of obstacles in the MIOZ.

Future Implementation Issues.

Over the course of the next year, the Implementation Committee will be primarily engaged in the development and adoption of the MIOZ. Based on the sunset date of the ILUC in December 2013, the Committee will be establishing an aggressive outreach and legislative schedule. This is possible because of the ILUC. Most significantly, the Committee has identified the following actions to be accomplished:

Harmonizing MIOZ with established plans and entitlements. The majority of exceptions that were recommended for adoption by the Committee in the final draft of the ILUC dealt with properties where some development or plan had already been approved. There was a question of fairness in applying a temporary control on property owners who had received approval. This issue will become more acute in the permanent MIOZ.

Increasing understanding of MIOZ limits and boundaries. In discussing the ILUC with the public, most property owners' and residents' first concern was how their property would be impacted by the new controls. Simple, clear maps made a huge difference in allaying fears and simplifying the discussion. However, the most effective means of getting the public's interest - television news and word of mouth - do not include detailed maps. Further efforts in education and outreach will have to simplify the complex issues and focus on areas most impacted by the proposed laws.

Continued leadership coordination. JLUS is, first and foremost, a joint effort of the federal facility and the jurisdiction that surrounds it. As such, a number of recommendations in JLUS are not within the power or

authority of the Committee to implement. This is recognized in the study by assigning tasks to different organizations and agencies. In the 2011 Annual Report, this issue was discussed in terms of the Clear Zone. However, in developing the ILUC, the Committee discovered the need to coordinate leadership in all parts of fulfilling the JLUS recommendations. To that end, the Committee made significant strides in 2012 to bring together the leadership of the areas affected by the JLUS. In addition to leadership meetings between the County and the base, the Implementation Committee introduced the ILUC issues before the County's legislative delegations in Annapolis, brought together representatives of State agencies, and made outreach efforts to Federal elected officials.

JLUS Implementation Committee Appendices

Appendix A - Implementation Committee Roster

Appendix B - Review of Meeting Topics

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 F. Vice-Chair	Representative of the Prince George's County Planning Board
Estopp, 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)
Hoyt, Sarah	Representative of the Maryland State General Assembly (Office of State Senator Thomas V. Mike Miller)
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
Treanor, Lt. Col. Edward D. (Don)	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 (Office of Councilmember Derrick Leon Davis)
Cavitt, Sarah A.	Citizen Representative
Vacant	Representative of the County Council (2 of 2)
Harley, James Fred	Advisory Member (Office of Councilmember Mel Franklin)
Graziano, Mike	Advisory Member (Prince George's County Association of Realtors)

Appendix B - Review of Meeting topics

This section will review the topics of discussion for each of the Committee's meetings from October 2011 through December 2012. Each agenda includes time for information sharing between the members of the committee and public information time allowing members of the public to address issues and concerns with the committee.

October 2011 – Review of development issues and public outreach plan. Citizens voiced uncertainty about developing in the areas around JBA in light of the potential MIOZ. The committee discussed issues of intensification and a range of options from “doing nothing” to moratoria. The committee requested interim measures be drafted for review at the following regular meeting.

November 2011 – Introduction of the Interim Land Use Control (ILUC) including a projected legislative process and schedule. Staff identified major issues surrounding an interim ordinance and the overall goal of preventing intensification in the JLUS area while the MIOZ was being developed.

December 2011 – Review of draft language for ILUC and introduction of the Public Outreach Program. Due to the complex nature of the ILUC, the Committee requested an intensive outreach process, including adoption of the Public Outreach Program by Council resolution. Staff also presented a final prepared annual report and legislative package for presentation to the County Council.

January 2012 - Continuing review of the Public Outreach Program and ILUC. Based on internal review, the ILUC was redrafted to include separate zoning and subdivision bills. This change was introduced and explained to the Committee. The Public Outreach Program was reviewed and inclusion of elected officials at the State and Federal levels was recommended.

February 2012 - Continuing ILUC development. The Committee reviewed the introduction of the ILUC to the County Council and the subsequent legislative schedule. Further additions were made to the Public Outreach Program, including a meeting in Westphalia.

March 2012 - Introduction of Economic Development Toolbox. Following review of recent amendments to the ILUC, the Committee heard a presentation on economic development incentives that are offered at the local, state and federal levels. The Committee discussed ways of applying these incentives to fulfill JLUS recommendations.

April 2012 – Review outcomes of public outreach program. The Implementation Committee heard and discussed the analysis of comments that came from the public meetings held in February and March. The Committee recommended further actions to follow up on the public concerns.

May 2012 - Discussion of PZED follow-up. The Committee discussed the compiled list of questions about ILUC that were raised at the meeting of the Council’s Planning Zoning and Economic Development committee.

June 2012 - No meeting.

July 2012 - ILUC update and discussion. Following an update on the status of the ILUC, the Committee began review of several proposed exemptions to be added to the bills. These exemptions addressed the specific issues raised at PZED. The committee also discussed the need for further coordination between the county government and the JBA leadership in issues related to JBA encroachment.

August 2012 - No meeting.

September 2012 - ILUC update and discussion. The committee reviewed the text of the amendments proposed to make several exemptions in the ILUC area.

October 2012 - ILUC update and discussion. The committee heard a proposed amendment to the ILUC concerning parking structures in the Clear Zone, but requested further information before making a recommendation. Based on concerns raised by the public, the committee discussed several alternatives for places of worship in the Safety Zones, including exemptions or removing their prohibition.

November 2012 - ILUC update and discussion. In preparation for Council action, the Committee reviewed potential amendments dealing with parking structures in the Clear Zone and revisited the discussion of places of worship. The Committee also heard efforts to update statistics and demographics in the JLUS.

December 2012 - Final ILUC status update and discussion. The Committee reviewed the work to follow up on the Council's action to adopt the ILUC on November 20. A draft of the Annual Report for 2012 was reviewed. The Committee heard a presentation from representatives of Joint Base Andrews on the Installation Complex Encroachment Management Action Plan (ICEMAP) project.

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 January 2012	Status and comments December 2012
<i>Implementation Leadership</i>					
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	Complete
<i>Land Use Compatibility</i>					
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.	Issues were included as part of ILUC and will continue forward as part of the MIOZ.

Strategy Number(s)	Action	Implementation Partners	Timeframe	Status and comments January 2012	Status and comments December 2012
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 2012.	No easements currently exist which limit land uses in the Clear Zone. All existing aviation easements are related to prohibiting obstructions to air operations and restriction of vegetation height, not use on the ground. The USACOE Study concluded that acquisition of incompatible properties in the north Clear Zone would cost approximately \$35 M. This does not include vacant properties which are currently compatible but are zoned to permit incompatible uses.
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	ILUC submitted and adopted by the County Council.
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 January 2012	Status and comments December 2012
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.	No easements currently exist which limit land uses in the Clear Zone. All existing aviation easements are related to prohibiting obstructions to air operations and restriction of vegetation height, not use on the ground. The USACOE Study concluded that acquisition of incompatible properties in the north Clear Zone would cost approximately \$35 M. This does not include vacant properties which are currently compatible but are zoned to permit incompatible uses. County and base leadership are coordinating to work with state and federal officials to identify funding sources.
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.	JLUS issues were included in Sub 6, CBA and Green Line plans.
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	Issues were included as part of ILUC and will continue forward as part of the MIOZ.

Strategy Number(s)	Action	Implementation Partners	Timeframe	Status and comments January 2012	Status and comments December 2012
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	Issues were included as part of ILUC and will continue forward 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	Voluntarily included as part of Realtor's Association (PGCAR) notification and will continue forward 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	Issues were included as part of updated Mandatory Referral Process and will continue forward 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	Issues were included as part of ILUC and will continue forward 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.	The Subregion 6 Master Plan was remanded by the Circuit Court on October 26, 2012. Council review is currently underway.
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	Underway as part of the MIOZ.

Strategy Number(s)	Action	Implementation Partners	Timeframe	Status and comments January 2012	Status and comments December 2012
APZ II					
14	Allow existing residential development to remain.	Prince George's County Planning Department	Ongoing	Underway as part of the MIOZ	Issues were included as part of ILUC and will continue forward 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	Issues were included as part of ILUC and will continue forward 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	Public outreach has been concluded for ILUC. A new public outreach and education program will continue forward as part of the MIOZ.
2	Seek compatibility with future military operations.	Planning Board, County Council	Ongoing	Underway as part of the MIOZ	ILUC provides some compatibility for 12-18 mos, and will continue forward 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	Issues were included as part of ILUC and will continue forward as part of the MIOZ.

Strategy Number(s)	Action	Implementation Partners	Timeframe	Status and comments January 2012	Status and comments December 2012
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	Issues were included as part of ILUC for new residential development and will continue forward as part of the MIOZ.
<i>Height of Structures</i>					
1	Add a maximum height requirement to the Prince George's County zoning code that applies to designated areas within the new overlay zone at Andrews AFB.	Planning Board, County Council	Short	Underway as part of the MIOZ	Issues were included as part of ILUC and will continue forward as part of the MIOZ.
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	Issues were included as part of ILUC and will continue forward 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	Public outreach has been concluded as part of ILUC. A new public outreach and education program will continue forward 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.	Issues were included as part of ILUC and will continue forward as part of the MIOZ.

Strategy Number(s)	Action	Implementation Partners	Timeframe	Status and comments January 2012	Status and comments December 2012
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.	The \$1.8 M DAR intersection project has been programmed for Military Construction (MILCON) funding, although no execution year has been approved by HQ Air Force. The MD State Highway Administration (SHA) has completed 65% designs for Exit 9 from I-495, and the Allentown/Suitland/Main Gate intersections.
2	Seek grant funding to supplement state and local funds for roadway projects.	DPW&T, SHA, FHWA	Ongoing	No Activity	Requests for funding improvements to priority intersections have been forwarded to State Highway for inclusion in the capital budget.

Strategy Number(s)	Action	Implementation Partners	Timeframe	Status and comments January 2012	Status and comments December 2012
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	Construction is underway or imminent in Westphalia sites. Certain approvals have been made conditional to road improvements.
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.	The pedestrian gate providing access to Allentown Road, across from the Jones Building, is complete and operational. The WMATA bus stop was moved from the Visitor Center to the new pedestrian gate once it opened.
5	Support light rail/bus rapid transit extension with access to JBA	JBA, Maryland Transit Administration	Short	No Activity	No Activity

Strategy Number(s)	Action	Implementation Partners	Timeframe	Status and comments January 2012	Status and comments December 2012
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	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	The pedestrian gate providing access to Allentown Road, across from the Jones Building, is complete and operational. The WMATA bus stop was moved from the Visitor Center to the new pedestrian gate once it opened.
8	Improve multi-modal transportation options with more sidewalks, pathways, and bicycle routes.	Prince George's County Planning Department, DPW&T	Short	No Activity	The Central Branch Avenue Sector Plan and the Green Line Metro Station Action Plan are moving forward and include proposed improvements to multi-modal and pedestrian facilities.
<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.	Coordination between JBA, EDC and the Business Roundtable continue.

Strategy Number(s)	Action	Implementation Partners	Timeframe	Status and comments January 2012	Status and comments December 2012
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.	District Council approval of the Central Branch Avenue Plan is anticipated in March 2013.
3	Publicize business opportunities with Andrews AFB to local businesses.	EDC, JBA, ABCA	Short	See Small Business Summit above.	Coordination between JBA, EDC and the Business Roundtable continue.
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 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.	The Central Branch Avenue Sector Plan and the Green Line Metro Station Action Plan are moving forward and include proposals to economic development in the area of JBA.
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.	Complete and presented to the Committee

Strategy Number(s)	Action	Implementation Partners	Timeframe	Status and comments January 2012	Status and comments December 2012
<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.	The oil/water separator project has been completed. The West Runway was re-opened for operation in Dec 2012. Stormwater and wetland mitigation activities will continue when warm weather returns. Designs and environmental assessments for reconstruction of Taxiways Whiskey and Sierra are underway. Additionally, a comprehensive airfield drainage reconstruction design project is underway.
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.	The June 2011 Arbor Plan is being used to identify tree mitigation sites for current development projects.

Strategy Number(s)	Action	Implementation Partners	Timeframe	Status and comments January 2012	Status and comments December 2012
3	Ensure that future development in the vicinity of Andrews AFB does not attract birds and/or waterfowl.	M-NCPPC, JBA CEO	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.	The JBA ICEMAP has been completed. HQ Air Forces has funded a Community Planning Liaison (CPL) contract position for JBA to implement the Plan. The JLUS Implementation Committee was briefed by the CPL on the contents and action priorities in Dec 2012.
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.	A temporary easement was recently negotiated with adjacent property owners to permit monitoring.
<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 completed to repair the foundation at Chapel 2 to ensure its continued longevity.	Belle Chance has been restored to a residence and is occupied. Chapel 2 has been repaired and reopened.
2	Investigate the possibility of improved public access to on-base historic properties.	Planning Department, MHT, JBA	Short	No Activity	No Activity

Strategy Number(s)	Action	Implementation Partners	Timeframe	Status and comments January 2012	Status and comments December 2012
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.	No progress has been made with the NPS concerning tree trimming. Significant Approach Light Plane penetrations exist which need to be corrected. Some vegetation has been trimmed on private property either after notification of easement rights or with the permission of property owners.
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 basis during facility siting and construction to ensure that cultural resources are preserved and appropriately managed.	The JBA ICRMP update is still programmed for FY13, but has not yet been funded.