DCN: 4926

ROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS

BRAC Commission

Local governments working together for a better metropolitan region

JUL 19 2005

Received

District of Columbia
Bowie
College Park
Frederick County
Gaithersburg
Greenbelt
Montgomery County
Prince George's County
Rockville
Takoma Park
Alexandria
Arlington County
Fairfax
Fairfax County
Falls Church
Loudoun County
Manassas
Manassas Park
Prince William County

July 15, 2005

Honorable Anthony J. Principi
Chairman
2005 Defense Base Closure and Realignment Commission
2521 South Clark Street
Suite 600
Arlington, VA 22202

Dear Chairman Principi:

The Metropolitan Washington Council of Governments (COG) is pleased to transmit for the Commission's review and consideration recent action by the COG Board of Directors on the U.S. Department of Defense (DoD) recommendations on facilities in the National Capital Region.

COG is an association of 19 local governments in the National Capital Region. The COG Board of Directors adopted Resolution R25-05 (enclosed) at its July 13 meeting. The COG/TPB Regional Analysis Report (enclosed) summarizes findings on the land use, transportation and air quality impacts associated with the DoD recommendations. In addition to requesting the Commission's careful review and consideration of the report, COG urged the Commission to:

- Consider the compelling testimony provided by public officials and other community leaders at Commission hearings held in Arlington, Virginia; Baltimore, Maryland; and Washington, DC.;
- Renew attention to anti-terrorism building standards advanced by the U.S. General Services Administration that provide greater flexibility in achieving security goals than those established by DoD, as COG is concerned that DoD anti-terrorism building standards considered as part of the DoD recommendations are inconsistent with local land use policies; and
- In your final actions, allow for and encourage the consideration of all alternatives to DoD recommendations that increase military value and lower taxpayer costs.

Thank you for your leadership on this important national and regional issue.

Sincerely,

Judith F. Davis

Judith F. Davis
Chairman, Board of Directors

Cc: Washington Area Congressional Delegation
Mayor Anthony A. Williams
Governor Robert L. Ehrlich, Jr.
Governor Mark R. Warner
COG Member Governments

777 North Capitol Street, N.E. Suite 300 Washington, D.C. 20002-4290
Telephone (202) 962-3200 Fax (202) 962-3201 TDD (202) 962-3213 Internet http://www.mwcog.org

BRAC Commission

JUL 19 2005

Received

Resolution R25-05
Adopted July 13, 2005

METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS
777 North Capitol Street, N.E.
Washington, D.C. 20002

RESOLUTION ADOPTING THE REPORT
COG/TPB REGIONAL ANALYSIS: IMPACTS OF THE U.S. DEPARTMENT OF DEFENSE BASE REALIGNMENT AND CLOSURE RECOMMENDATIONS FOR THE WASHINGTON METROPOLITAN REGION

WHEREAS, on May 13, 2005, the Secretary of the U.S. Department of Defense (DoD) released its list of DoD facilities proposed for closure or realignment to the Base Realignment and Closure (BRAC) Commission; and

WHEREAS, there are significant implications to the jurisdictions of the Metropolitan Washington Council of Governments (COG) regarding future employment, transportation infrastructure needs, traffic congestion and air quality if the DoD recommendations are followed; and

WHEREAS, the DoD recommendations appear to deviate from the criteria established for making such recommendations and appear to be applied inconsistently across the country; and

WHEREAS, the DoD recommendations were to have been based, in part, on the economic impact on existing communities in the vicinity of the military installations, the infrastructure and sustainability of both existing and potential receiving communities, and environmental impacts of the proposed realignments and closures; and

WHEREAS, the Secretary of Defense already has the full authority to terminate facility leases and relocate functions from leased space, and does not need the BRAC process to do so; and

WHEREAS, after considering all of the recommendations of the DoD and the underlying basis and consequences of each proposal, the BRAC Commission must report its findings and recommendations to the President no later than September 8, 2005; and

WHEREAS, after submission of the BRAC Commission report to Congress on September 23, 2005, (or November 7, 2005, if the President does not concur totally with the Commission's initial recommendations), its recommendations become binding if not disapproved by Congress on an all-or-nothing basis, making the BRAC Commission's recommendations difficult to change; and

WHEREAS, the BRAC Commission held regional hearings to receive testimony from representatives of communities that may be impacted by the DoD recommendations, including hearings affecting District of Columbia and Virginia facilities on July 7 in Washington, DC and Northern Virginia, respectively, and a hearing on Maryland facilities on July 8 in Baltimore; and

WHEREAS, the COG Board of Directors adopted Resolution R19-05 on June 8, 2005 authorizing COG to conduct analysis on the land use, transportation and air quality impacts of the DoD recommendations to the BRAC Commission, compared with the adopted Round 6.4A cooperative forecasts, for review by the COG Board of Directors at its July 13, 2005 meeting.

WHEREAS, this analysis compared the potential impacts on employment and households, on regional activity centers, and on transportation and air quality projections, first for the year 2010 and then for the year 2020; and

WHEREAS, projections for the year 2010 show regional disruptions and modifications, with significant impacts in certain sub-regional areas, including projected reductions in transit use and increases in vehicle trips, vehicle miles traveled and poor air quality, which are inconsistent with adopted regional land use, transportation and air quality policy goals.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS THAT:

1. COG adopts the report, COG/TPB Regional Analysis: Impacts of the U.S. Department of Defense Base Realignment and Closure Recommendations for the Washington Metropolitan Region (attached).

2. The report and its findings shall be transmitted to the BRAC Commission, Washington area congressional delegation, Mayor of the District of Columbia, and the Governors of Maryland and Virginia, and COG member local governments to aid in evaluating the regional and local impacts of DoD recommendations to the BRAC Commission.

3. COG urges the independent BRAC Commission to carefully review and consider the testimony and written materials submitted by COG member jurisdictions and others that testified at the public hearings held in Maryland, Washington, DC and Virginia.

4. COG is concerned that DoD anti-terrorism building standards considered as part of the DoD recommendations to the BRAC Commission are inconsistent with local land use policies, for example, transit oriented development, and recommends that all federal agencies examine building standards developed by the U.S. General Services Administration for non-DoD federal agencies, which are less prescriptive and more performance based, as providing the best strategy to ensure that security measures are effective and consistent with local land use policies.

5. COG urges the independent BRAC Commission, in its final actions, should allow for and encourage the consideration of all alternatives to the DoD Secretary's recommendations that may increase military value and lower taxpayer costs.

BRAC Commission

JUL 19 2005

Received

COG / TPB Regional Analysis: Impacts of the U.S. Department of Defense (DoD) Base Realignment and Closure (BRAC) Recommendations For the Metropolitan Washington Region

DRAFT
July 6, 2005

Department of Human Services, Planning and Public Safety
Department of Transportation Planning
Metropolitan Washington Council of Governments

Background and Purpose

On May 13, 2005, U.S. Department of Defense (DoD) Secretary Donald H. Rumsfeld forwarded the Department's recommendations concerning the closure, realignment or expansion of military and other defense-related facilities to the Base Realignment and Closure (BRAC) Commission.

Included in Secretary Rumsfeld's recommendations are a number of proposed changes to DoD facilities located in the District of Columbia, Maryland and Virginia. In addition to the base-specific BRAC recommendations, DoD has also recommended not renewing leases for buildings that do not meet the Department's Unified Facilities Criteria (UFC) Minimum Antiterrorism Standards for design and security. These workers may be relocated to facilities in other parts of metropolitan Washington, or to locations outside of the region.

The opportunities and challenges associated with these two linked issues were discussed at the COG Board of Directors meeting on Wednesday, May 11 and during a conference call with COG Board members on Thursday, May 19. During their conference call, Board members directed COG staff to compile information on the BRAC proposed changes and outline a proposed work program for assessing the potential land use, transportation and air quality impacts of the BRAC and UFC changes. The National Capital Region Transportation Planning Board (TPB) also discussed this issue during its' May 18 meeting and directed TPB staff to undertake similar analyses.

Method of Analysis

The analyses in the report focus on two time periods:

- 2010 – a forecast year for which DoD workers currently in leased office space must be in facilities that meet the UFC security requirements, and by which much of the proposed BRAC base and facility changes would have occurred or be underway
- 2020 – a forecast year by which all of the BRAC DoD base realignments would be complete, and when absorption of space or redevelopment would have largely occurred for leased facilities which would be vacated in 2010 for failure to meet the UFC standards

BRAC and Department of Defense security-related employment changes have been estimated based upon information as of June 27, 2005. Utilizing this information, the Center for Regional Analysis (CRA) of George Mason University recommended modifications to the adopted Round 6.4A Cooperative Forecasts of population, households and employment for 2010 and 2020 by traffic analysis zone (TAZ). CRA staff also made assumptions concerning the number of DoD contractors likely to re-locate to areas adjacent to the DoD facilities. Specific data files used by CRA and COG staff to develop the modified TAZ forecasts include the "BRAC 2005 Base Closure and Realignment by State" list published by the Department of Defense; the Northern Virginia Regional Commission's (NVRC) database of DoD leased facilities; and the

National Capital Planning Commission's (NCPC) federal facility assigned employment data file.

Following development of the adjustments to the TAZ forecasts, the COG/TPB staff utilized travel demand forecasting models to prepare 2010 and 2020 summaries of regional transit and vehicle trips, vehicle miles traveled (VMT) and nitrogen oxide (NO_X) and volatile organic compound (VOC) emissions. Results of those models are published in Section III.

Next Steps in the BRAC Process

The BRAC Commission has scheduled a public hearing for the proposed BRAC changes for the District of Columbia and the Commonwealth of Virginia for July 7, 2005, and a hearing for changes impacting Maryland on July 8. The BRAC Commission will forward its report on recommendations for base realignments or closures to the President by September 8, 2005, and the President will have until September 23, 2005, to accept or reject the recommendations in their entirety. If accepted, Congress will have 45 legislative days to reject the recommendations in their entirety or they become binding on the Department of Defense.

Findings

July 6, 2005

The impacts of BRAC and Department of Defense security-related employment changes have been estimated based upon information as of June 27, 2005.

Compared to the adopted Round 6.4A Cooperative Forecasts for 2010:

BRAC Employment/Household Impacts

- Total projected employment for the Washington metropolitan region would be reduced by approximately -15,000 jobs. Due to anticipated net increases in 2010 employment for jurisdictions adjacent to the Washington region (primarily, Anne Arundel County) employment would be reduced by approximately -10,800 jobs for the TPB modeled region.
- Several jurisdictions would see a reduction in projected employment, including Arlington County (-19,321 jobs), the City of Alexandria (-7,539 jobs) and the District of Columbia (-6,508 jobs).
- Several jurisdictions would see an increase in projected employment, including Fairfax County (+14,506 additional jobs), followed by Anne Arundel County, Maryland (+4,450 jobs), Prince William County (+2,500 jobs) and Prince George's County (+1,496 jobs)
- No changes in the projected number of households in the region are anticipated.

BRAC Impacts on Regional Activity Centers

- The total number of jobs projected to be located in regional activity center clusters would change from 2.32 million to 2.29 million – a reduction of -28, 731 jobs or -1.2 percent.
- Several regional activity center clusters would see a reduction in projected employment including Pentagon/Reagan Airport/Alexandria Area (-16,318 jobs), the Rosslyn/Ballston Corridor (-8,886 jobs), the Baileys Crossroads Area (-5,021), and Silver Spring/Takoma Park/Wheaton (-4,673 jobs).
- The I-95-/Springfield Area would see an increase in forecast employment (7,375 jobs) followed by Bethesda/Friendship Heights (1,968 jobs).
- Employment at Fort Belvoir – a designated "Government Special Attractor" – would increase by approximately 15,000 jobs.

BRAC Transportation/Air Quality Impacts

- Total transit trips would decrease by -18,528 (-1.84%)
- Total vehicle trips would increase by 26,790 (+0.12%)
- Vehicle miles traveled would increase by 73,829 (+0.04%)
- VOC emissions would increase by 0.03 tons per day (+0.05%) while NO_X would increase 0.02 tons per day (+0.01%).

Compared to the adopted Round 6.4A Cooperative Forecasts for 2020:

BRAC Employment/Household Impacts

- Total projected employment for the Washington metropolitan region would increase by approximately 13,700 jobs. Total 2010 forecast employment for the larger, TPB modeled region in 2020 would increase18,728 jobs
- Projected employment in Fairfax County would increase by approximately 21,400 jobs, followed by Anne Arundel County (+5,361 jobs), Prince William County (+3,013 jobs), and Prince George's County (+1,557 jobs).
- Projected employment in Arlington County would total approximately 6,600 fewer jobs, followed by the District of Columbia (-4,511 jobs) and the City of Alexandria (-2,400 jobs).
- Approximately 8,500 additional households would be added to the region with increases anticipated in Prince William (+3,000 households), Fairfax (+2,000 households) Stafford (+1,500 households) and Montgomery (+1,000) counties, and the District of Columbia (+1,000).

BRAC Impacts on Regional Activity Centers

- The total number of jobs projected to be located in Regional Activity Center Clusters would change from 2.63 million to 2.62 million – a reduction of 1, 617 jobs or 0.1 percent.
- Several regional activity center clusters would see a reduction in projected employment, including the Pentagon/Reagan Airport/Alexandria Area (-5,034 jobs), the Rosslyn/Ballston Corridor (-2,800 jobs), the Silver Spring/Takoma Park/Wheaton (-2,300 jobs), and Downtown Washington (-1,812 jobs).
- The I-95-/Springfield Area would see an increase in forecast employment (9,000 jobs) followed by Bethesda/Friendship Heights (2,289 jobs).
- Employment at the Fort Belvoir "Government Special Attractor" would also increase by approximately 16,000 jobs.
- The total number of households projected to be located in Regional Activity Center Clusters would change from 872,018 to 875,018 – an increase of 3,000 households or 0.3 percent.
- Approximately 3,000 additional households would be added to the regional activity center clusters with increases in the Potomac Mills Area (+1,200 households), the Silver Spring/Takoma Park/Wheaton (+1,000 households) and the I-95-/Springfield Area (+800 households).

BRAC Transportation/Air Quality Impacts

- Total transit trips would decrease by -6,097 (-0.52%)
- Total vehicle trips would increase by 84,932 (+0.34%)
- Total vehicle miles traveled would increase by 133,435 (+0.07%).
- VOC emissions would increase by 0.08 tons per day (+0.22%) while NO_X would increase 0.03 tons per day (+0.07%).

- VOC emissions would increase by 0.08 tons per day (+0.22%) while NO_X would increase 0.03 tons per day (+0.07%).

Section I - 2010 Forecast Changes

Table I-1
Comparison of Round 6.4A 2010 and BRAC-Related 2010 Employment by Jurisdiction

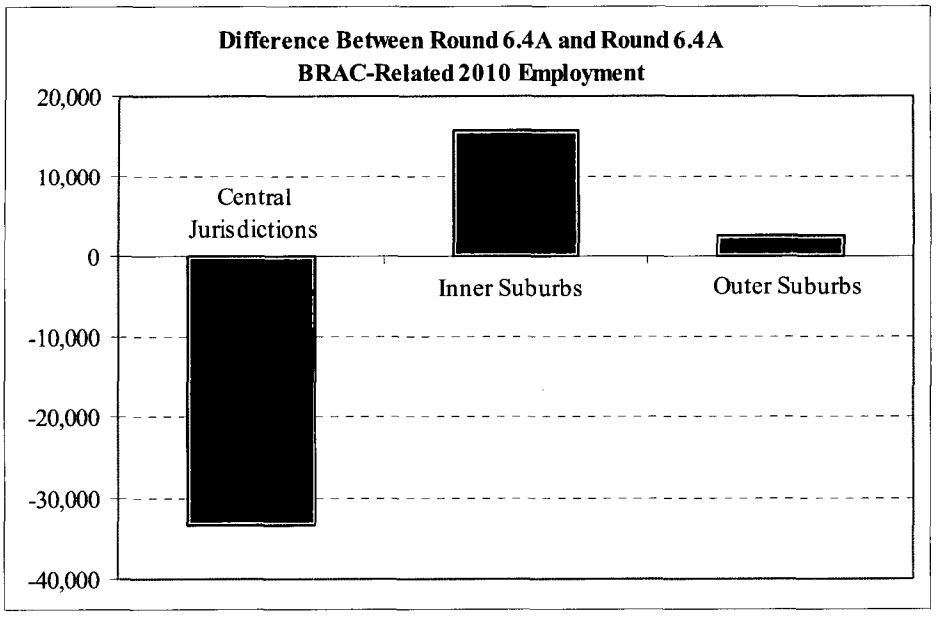
JURISDICTION	Round 6.4A 2010	Round 6.4A BRAC-Related 2010	Difference between Round 6.4A and Round 6.4A BRAC-Related Number	% Change
District of Columbia	752,016	745,508	**-6,508**	**-0.9%**
Arlington County	217,834	198,513	**-19,321**	**-8.9%**
City of Alexandria	114,881	107,342	**-7,539**	**-6.6%**
Central Jurisdictions	**1,084,731**	**1,051,363**	**-33,368**	**-3.1%**
Montgomery County	565,000	564,854	**-146**	**0.0%**
Rockville	91,400	91,400	**0**	**0.0%**
Prince George's County	402,500	403,996	**1,496**	**0.4%**
Fairfax County	653,171	667,677	**14,506**	**2.2%**
City of Fairfax	31,464	31,464	**0**	**0.0%**
City of Falls Church	10,000	10,000	**0**	**0.0%**
Inner Suburbs	**1,662,135**	**1,677,991**	**15,856**	**1.0%**
Loudoun County	141,644	141,644	**0**	**0.0%**
Prince William County	122,449	124,949	**2,500**	**2.0%**
City of Manassas	23,025	23,025	**0**	**0.0%**
City of Manassas Park	4,723	4,723	**0**	**0.0%**
Calvert County	32,897	32,897	**0**	**0.0%**
Charles County	62,888	62,809	**-79**	**-0.1%**
Frederick County	120,700	120,768	**68**	**0.1%**
Stafford County	38,344	38,344	**0**	**0.0%**
Outer Suburbs	**546,670**	**549,159**	**2,489**	**0.5%**
Northern Virginia	**1,357,535**	**1,347,681**	**-9,854**	**-0.7%**
Suburban Maryland	**1,183,985**	**1,185,324**	**1,339**	**0.1%**
MSA REGIONAL TOTAL	**3,293,536**	**3,278,513**	**-15,023**	**-0.5%**
TPB MODEL REGION TOTAL	**4,095,367**	**4,084,531**	**-10,836**	**-0.3%**

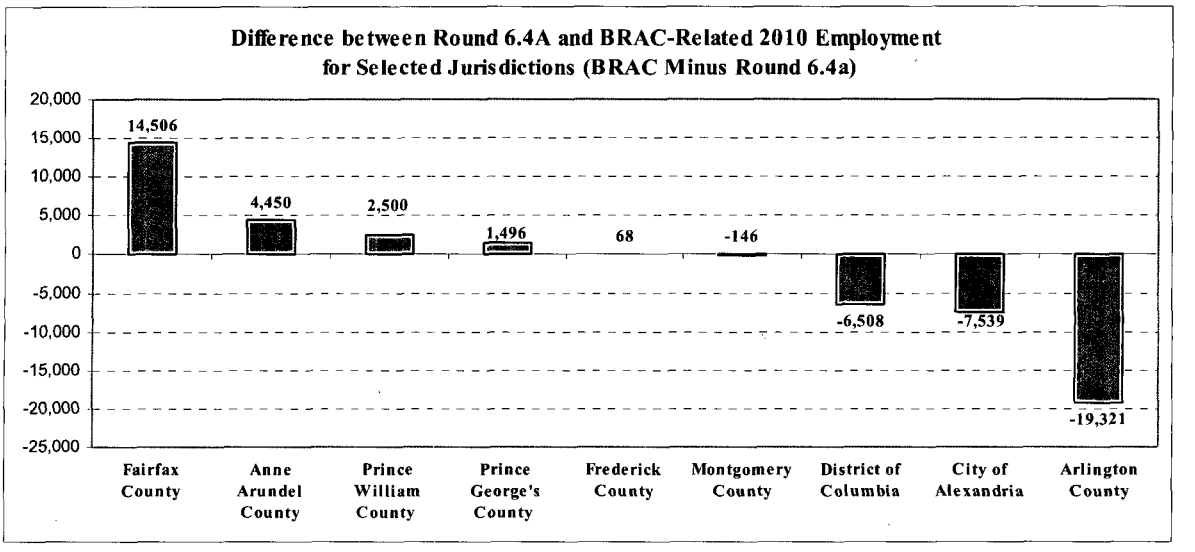
Table I-1 compares the 2010 Round 6.4A Cooperative Forecasts of Employment by jurisdiction with 2010 employment modified to reflect the proposed BRAC changes.

No changes in the projected number of households in the region in 2010 are anticipated due to BRAC activities.

As can be seen in the table, compared to the Round 6.4A Cooperative Forecasts, total forecast employment for the Washington metropolitan region would be reduced by a net of approximately -15,000 jobs. Due to net gains in employment anticipated in jurisdictions adjacent to the COG region such as Anne Arundel County, total employment for the larger TPB modeled region in 2010 would be approximately -10,800 jobs less than Round 6.4A

Assuming the BRAC-related changes, employment in the region's Central Jurisdictions would be approximately 33,400 jobs lower than the Round 6.4A projections; employment in the Inner Suburbs would be nearly 15,900 jobs higher than Round 6.4A, and employment in the region's Outer Suburbs would be approximately 2,500 jobs higher.





Jurisdictions that would see a reduction in projected 2010 employment due to the BRAC changes when compared to the Round 6.4A Forecasts include Arlington County (-19,321 jobs), the City of Alexandria (-7,539 jobs) and the District of Columbia (-6,508 jobs).

Compared to Round 6.4A, Fairfax County would see an increase in forecast employment due to BRAC-related changes in 2010 (+14,506 additional jobs) followed by Anne Arundel County (+4,450 jobs), Prince William County (+2,500 jobs) and Prince George's County (+1,496 jobs).

Figure I-1: BRAC-Related Change in 2010 Employment

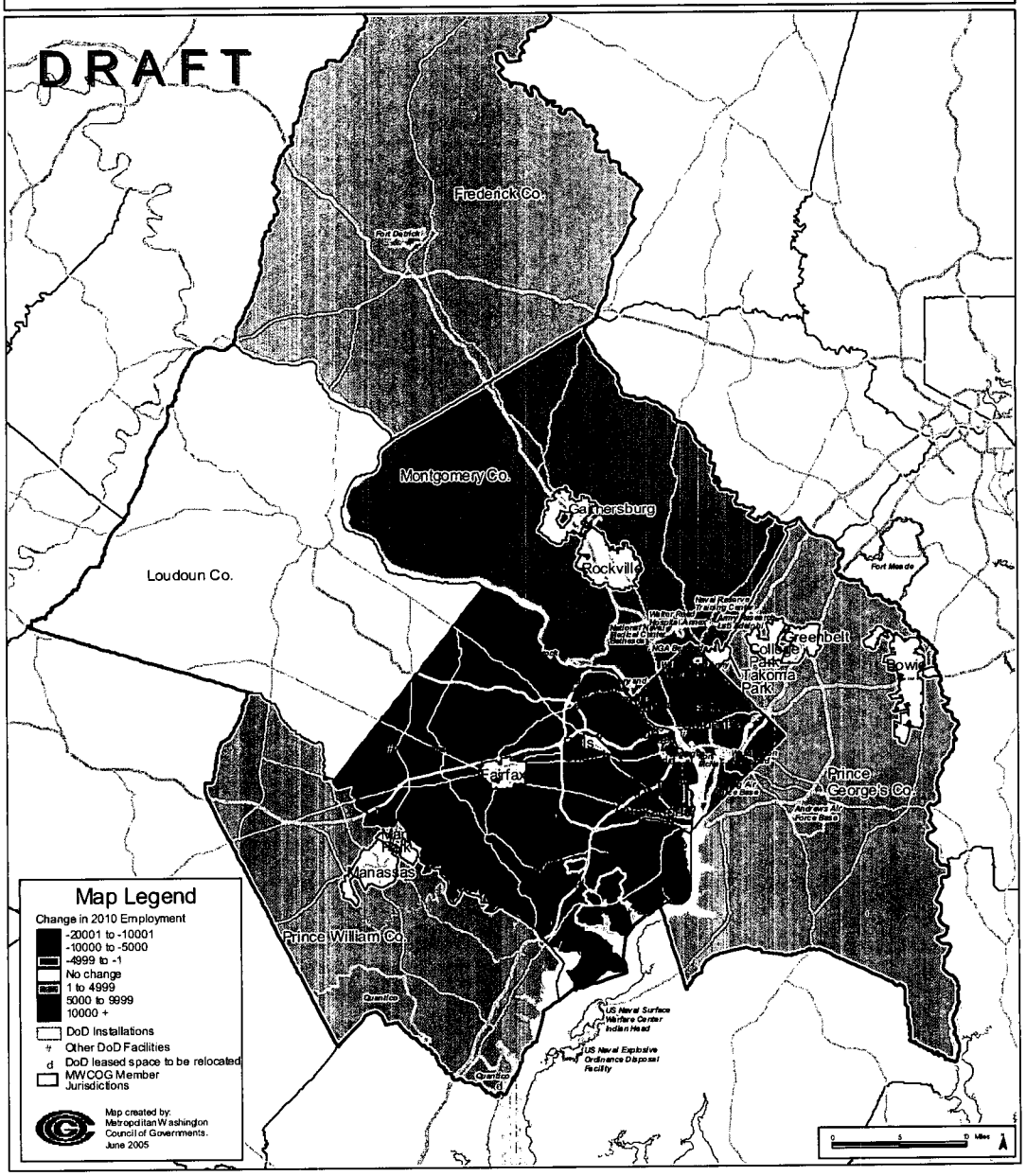


Figure I-2: BRAC-Related Change in 2010 Employment

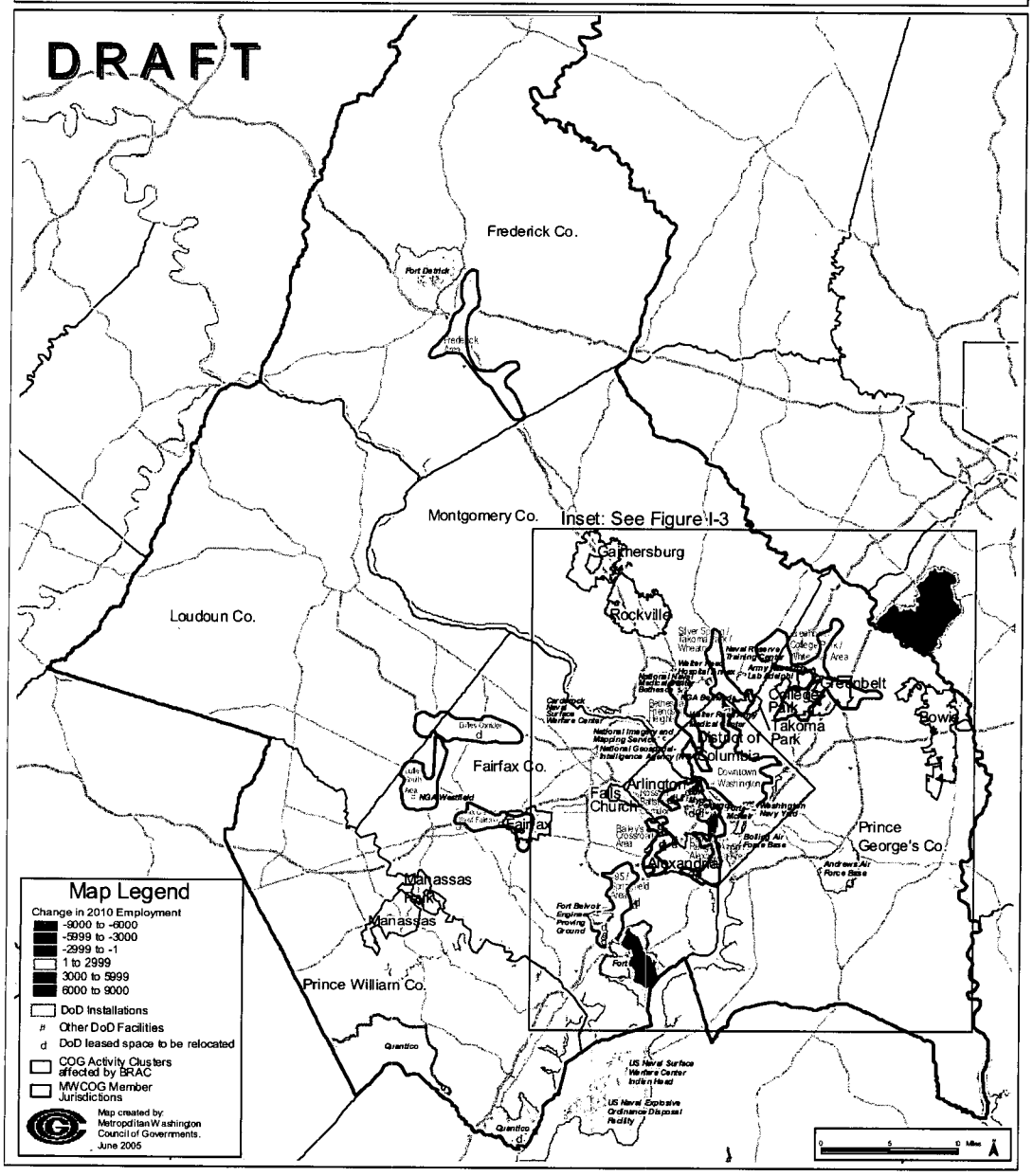


Figure I-3: BRAC-Related Change in 2010 Employment

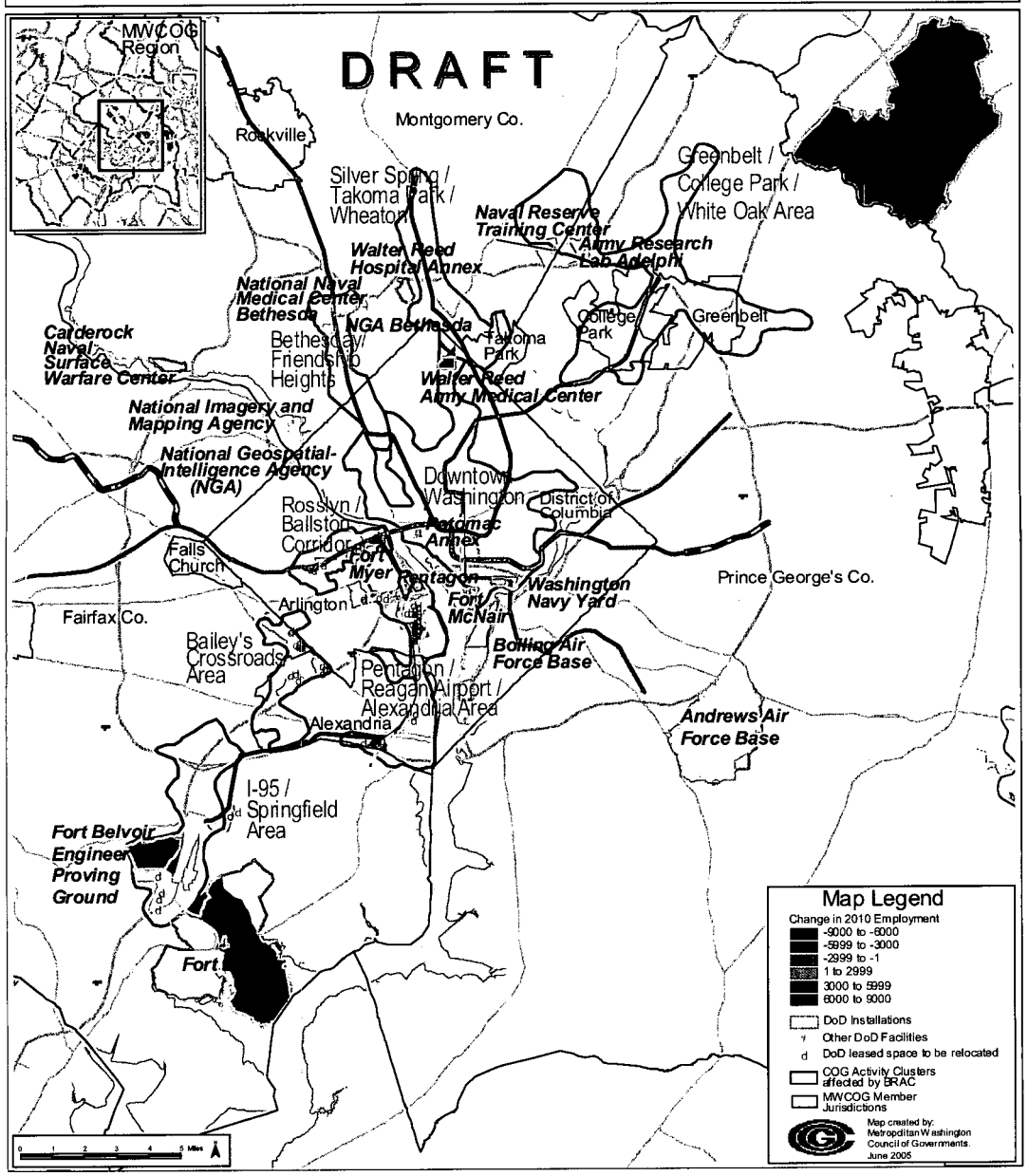


Table I-2
Comparison of Round 6.4A 2010 and BRAC-Related 2010 Employment by Regional Activity Clusters

REGIONAL ACTIVITY CLUSTERS	Round 6.4A 2010	Round 6.4A BRAC-Related 2010	Difference between Round 6.4A and Round 6.4A BRAC-Related Number	% Change
Downtown Washington	649,804	648,300	-1,504	-0.2%
Pentagon/Reagan Airport/ Alexandria Area	159,275	142,957	-16,318	-10.2%
Rockville/North Bethesda	169,159	169,159	0	0.0%
Dulles Corridor	121,117	119,617	-1,500	-1.2%
Tysons Corner	125,242	125,242	0	0.0%
Greenbelt/College Park/White Oak Area	113,506	113,456	-50	0.0%
Rosslyn/Ballston Corridor	98,533	89,647	-8,886	-9.0%
Bethesda/Friendship Heights	101,414	103,382	1,968	1.9%
Gaithersburg/Life Sciences Center	75,662	75,662	0	0.0%
Dulles North Area	47,123	47,123	0	0.0%
Fairfax Center/City of Fairfax/GMU	82,916	82,894	-22	0.0%
Silver Spring/Takoma Park/Wheaton	70,505	65,832	-4,673	-6.6%
I-95/Springfield Area	60,086	67,461	7,375	12.3%
Dulles South Area	59,244	59,144	-100	-0.2%
Frederick Area	75,629	75,629	0	0.0%
Manassas Area	45,950	45,950	0	0.0%
Merrifield/Dunn Loring	48,689	48,689	0	0.0%
Bailey's Crossroads Area	57,901	52,880	-5,021	-8.7%
New Carrollton/Largo Area	42,600	42,600	0	0.0%
Germantown/Clarksburg	31,751	31,751	0	0.0%
Potomac Mills Area	30,238	30,238	0	0.0%
Waldorf Commercial	30,997	30,997	0	0.0%
Leesburg Area	17,701	17,701	0	0.0%
National Harbor	7,663	7,663	0	0.0%
Regional Activity Clusters Total	2,322,705	2,293,974	-28,731	-1.2%

The map(s) in Figures I-1, I-2 and I-3 show, respectively, Round 6.4A 2010 employment and change in projected employment in 2010 reflecting the proposed BRAC realignments. Table I-3 shows the estimated change in 2010 employment summarized for the Regional Activity Center Clusters. As can be seen in the maps and table, projected employment in 2010 due to the proposed BRAC changes would be lower than the Round 6.4A Forecasts for the Pentagon/Reagan Airport/Alexandria Area (-16,318 jobs), Silver Spring/Takoma Park/Wheaton (-4,673 jobs) Dulles Corridor (-1,500), and Downtown Washington (-1,504) Regional Activity Center Clusters. Projected 2010 employment in the I-95 / Springfield Area (+7,375 jobs) and Bethesda / Friendship Heights (+1,968 jobs) Activity Center Clusters would increase due to BRAC changes. Employment at Fort Belvoir – a designated "Government Special Attractor" would increase by approximately 15,000 jobs.

Section II - 2020 Forecast Changes

Table II-1
Comparison of Round 6.4A 2020 and BRAC-Related 2020 Employment by Jurisdiction

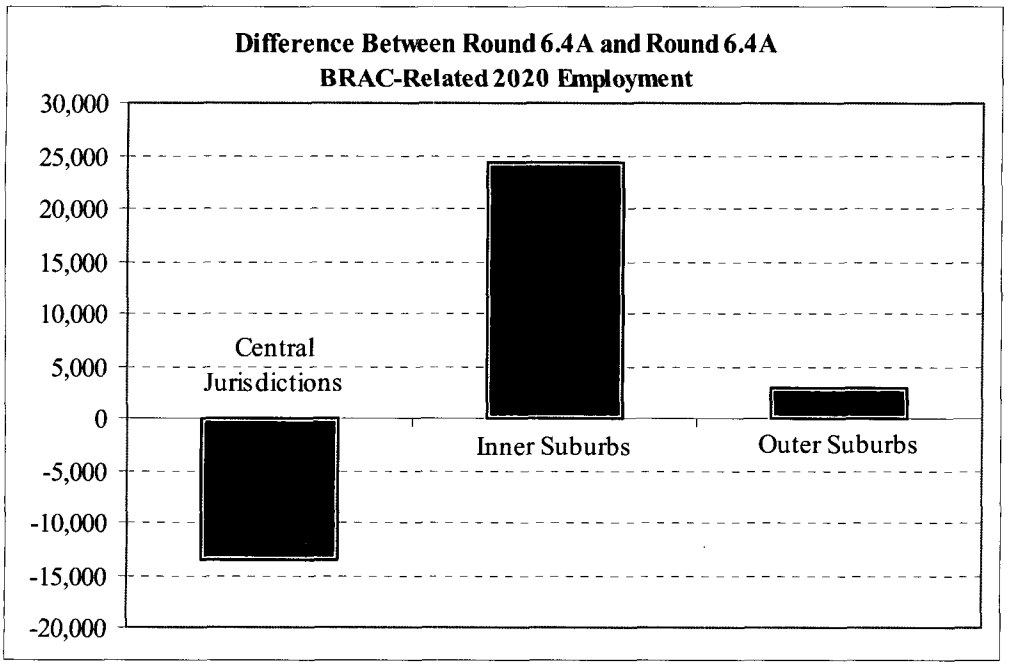
JURISDICTION	Round 6.4A 2020	Round 6.4A BRAC-Related 2020	Difference between Round 6.4A and Round 6.4A BRAC-Related Number	% Change
District of Columbia	805,507	800,996	-4,511	-0.6%
Arlington County	254,416	247,782	-6,634	-2.6%
City of Alexandria	129,803	127,403	-2,400	-1.8%
Central Jurisdictions	**1,189,726**	**1,176,181**	**-13,545**	**-1.1%**
Montgomery County	635,000	636,272	1,272	0.2%
Rockville	102,500	102,500	0	0.0%
Prince George's County	485,500	487,057	1,557	0.3%
Fairfax County	708,484	729,884	21,400	3.0%
City of Fairfax	31,424	31,424	0	0.0%
City of Falls Church	10,500	10,500	0	0.0%
Inner Suburbs	**1,870,908**	**1,895,137**	**24,229**	**1.3%**
Loudoun County	199,878	199,878	0	0.0%
Prince William County	153,632	156,645	3,013	2.0%
City of Manassas	24,118	24,118	0	0.0%
City of Manassas Park	5,117	5,117	0	0.0%
Calvert County	34,498	34,498	0	0.0%
Charles County	66,797	66,702	-95	-0.1%
Frederick County	148,500	148,582	82	0.1%
Stafford County	49,201	49,201	0	0.0%
Outer Suburbs	**681,741**	**684,741**	**3,000**	**0.4%**
Northern Virginia	**1,566,573**	**1,581,952**	**15,379**	**1.0%**
Suburban Maryland	**1,370,295**	**1,373,111**	**2,816**	**0.2%**
MSA REGIONAL TOTAL	**3,742,375**	**3,756,059**	**13,684**	**0.4%**
TPB MODEL REGION TOTAL	**4,652,964**	**4,671,692**	**18,728**	**0.4%**

Table II-1 compares the 2020 Round 6.4A Cooperative Forecasts of Employment by jurisdiction with 2020 employment modified to reflect the proposed BRAC changes.

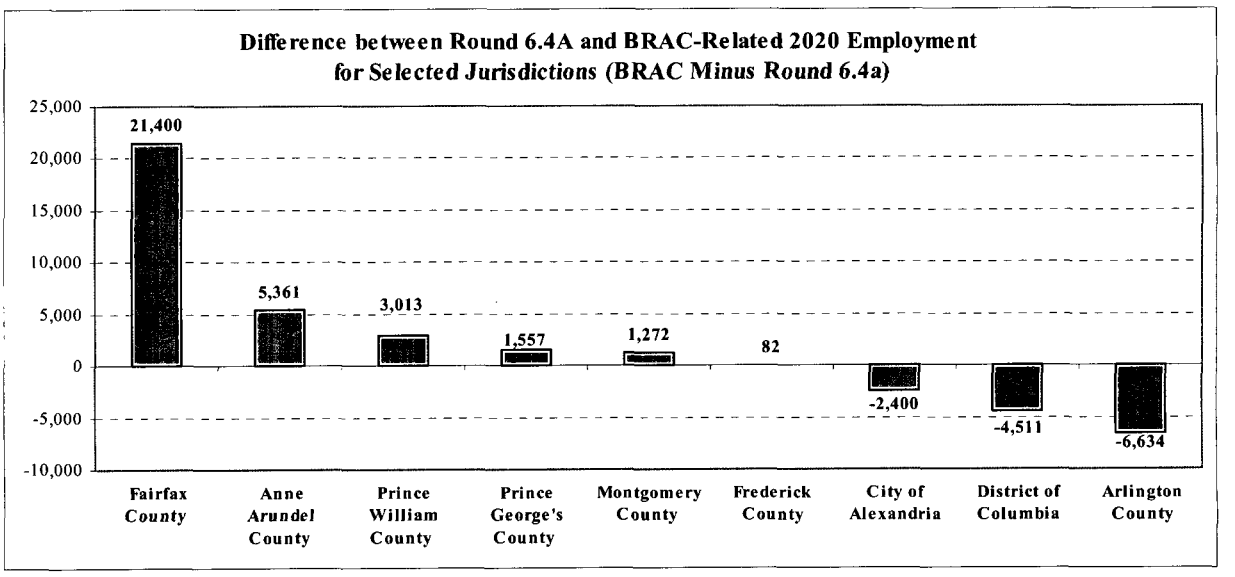
Compared to the Round 6.4A Cooperative Forecasts, total forecast employment for the Washington metropolitan area would increase by nearly13,700 jobs. When employment

increases in adjacent jurisdictions are included, employment for the larger TPB modeled region in 2010 would be approximately 18,700 higher than Round 6.4A.

Employment in the region's Central Jurisdictions in 2020 would be nearly -13,500 jobs lower than the Round 6.4A projections; employment in the Inner Suburbs would be more than 24,200 jobs higher than Round 6.4A, and employment in the region's Outer Suburbs in 2020 due to BRAC would be approximately 3,000 jobs higher.



Jurisdictions that would see a reduction in projected 2020 employment due to the proposed BRAC changes include Arlington County (-6,634 jobs), the District of Columbia (-4,511 jobs), and the City of Alexandria (-2,400 jobs).



Fairfax County would see an increase in forecast 2020 employment due to BRAC-related changes (+21,400 additional jobs) followed by Anne Arundel County (+5,361) Prince William County (+3,000 jobs), Prince George's County (+1,557 jobs), and Montgomery County (+1,272 jobs).

Figure II-1: BRAC-Related Change in 2020 Employment

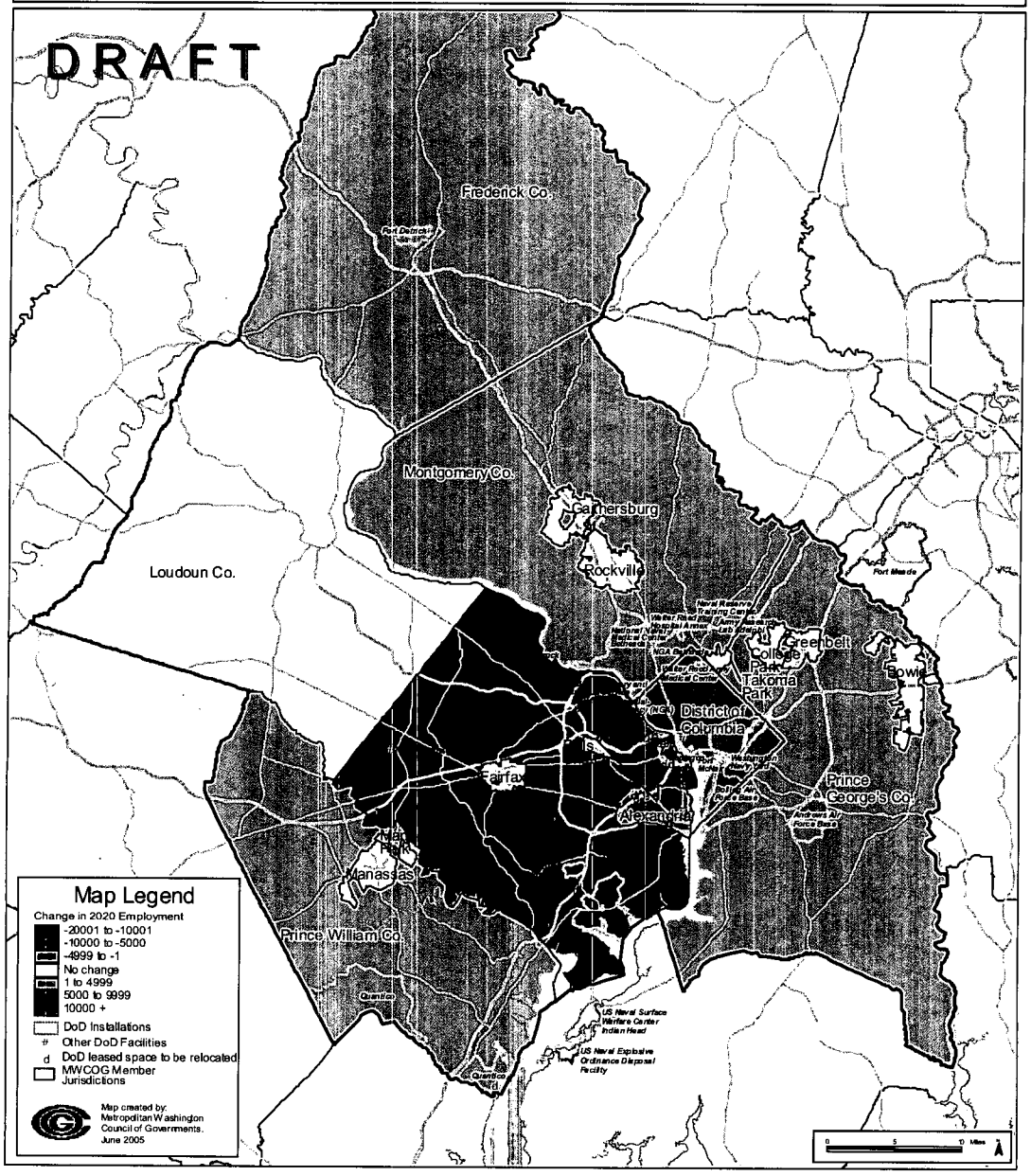


Figure II-2: BRAC-Related Change in 2020 Employmen

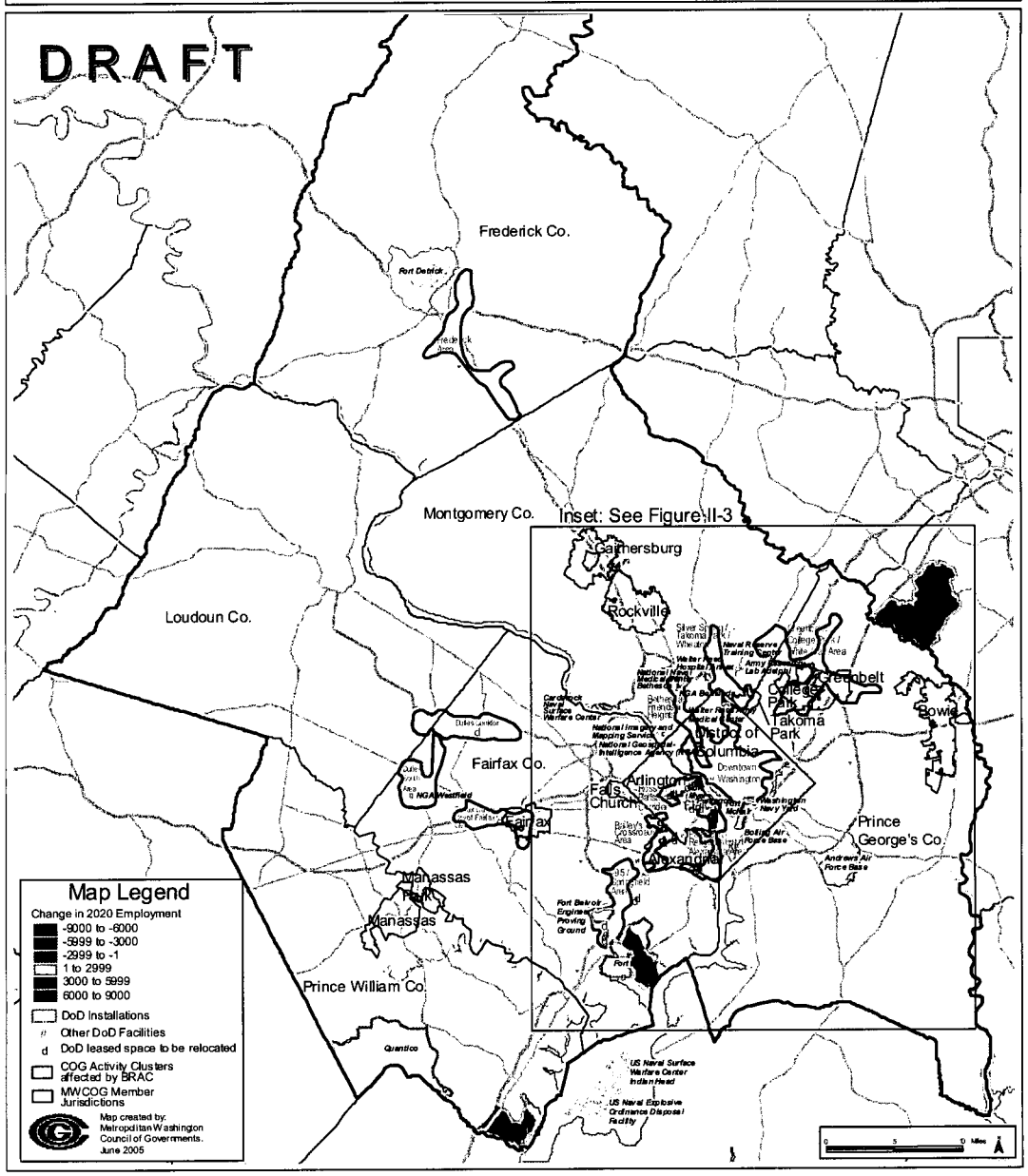


Figure II-3: BRAC-Related Change in 2020 Employment

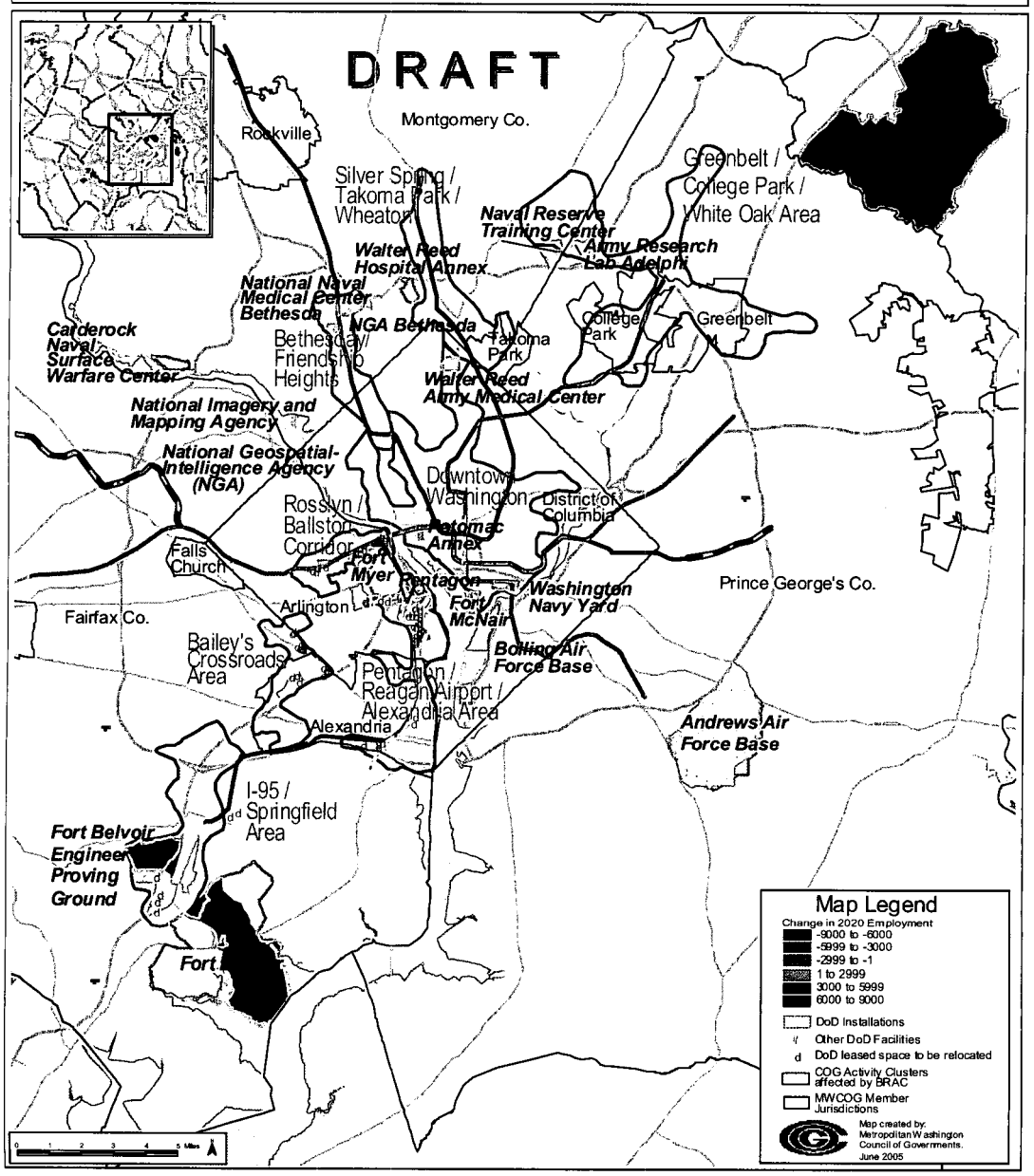


Table II-2
Comparison of Round 6.4A 2020 and BRAC-Related 2020 Employment by Regional Activity Clusters

REGIONAL ACTIVITY CLUSTERS	Round 6.4A 2020	Round 6.4A BRAC-Related 2020	Difference between Round 6.4A and Round 6.4A BRAC-Related Number	% Change
Downtown Washington	701,915	700,103	**-1,812**	**-0.3%**
Pentagon/Reagan Airport/ Alexandria Area	186,653	181,619	**-5,034**	**-2.7%**
Rockville/North Bethesda	190,196	190,196	**0**	**0.0%**
Dulles Corridor	138,886	138,886	**0**	**0.0%**
Tysons Corner	130,811	130,811	**0**	**0.0%**
Greenbelt/College Park/White Oak Area	131,339	131,279	**-60**	**0.0%**
Rosslyn/Ballston Corridor	113,029	110,229	**-2,800**	**-2.5%**
Bethesda/Friendship Heights	105,842	108,131	**2,289**	**2.2%**
Gaithersburg/Life Sciences Center	86,397	86,397	**0**	**0.0%**
Dulles North Area	64,546	64,546	**0**	**0.0%**
Fairfax Center/City of Fairfax/GMU	88,883	88,883	**0**	**0.0%**
Silver Spring/Takoma Park/Wheaton	74,280	71,980	**-2,300**	**-3.1%**
I-95/Springfield Area	68,364	77,364	**9,000**	**13.2%**
Dulles South Area	68,601	68,601	**0**	**0.0%**
Frederick Area	93,733	93,733	**0**	**0.0%**
Manassas Area	57,793	57,793	**0**	**0.0%**
Merrifield/Dunn Loring	54,359	54,359	**0**	**0.0%**
Bailey's Crossroads Area	62,047	61,147	**-900**	**-1.5%**
New Carrollton/Largo Area	49,558	49,558	**0**	**0.0%**
Germantown/Clarksburg	49,367	49,367	**0**	**0.0%**
Potomac Mills Area	37,703	37,703	**0**	**0.0%**
Waldorf Commercial	32,935	32,935	**0**	**0.0%**
Leesburg Area	23,894	23,894	**0**	**0.0%**
National Harbor	14,544	14,544	**0**	**0.0%**
Regional Activity Clusters Total	**2,625,675**	**2,624,058**	**-1,617**	**-0.1%**

Figures II-1, II-2 and II-3 show, respectively, Round 6.4A 2020 employment, and changes in projected employment in 2020 reflecting the proposed BRAC realignments. The figures and Table II-2 show that the 2020 employment forecast which reflects the proposed BRAC changes would be lower than the Round 6.4A Forecasts for the Pentagon/Reagan Airport/Alexandria Area (-5,034 jobs), Rosslyn-Ballston Corridor (-2,800 jobs), Silver Spring/Takoma Park/Wheaton (-2,300), Downtown Washington (-1,812) Regional Activity Center Clusters, while projected 2020 employment in the I-95 / Springfield Area (+9,000 jobs) and Bethesda/Friendship Heights (+2,289 jobs) Activity Center Clusters would increase due to BRAC changes. Employment at Fort Belvoir – a designated "Government Special Attractor" would increase by approximately 16,000 jobs.

Table II-3
Comparison of Round 6.4A 2020 and BRAC-Related 2020 Households by Jurisdiction

JURISDICTION	Round 6.4A 2020	Round 6.4A BRAC-Related 2020	Difference between Round 6.4A and Round 6.4A BRAC-Related Number	% Change
District of Columbia	298,244	299,244	1,000	0.3%
Arlington County	111,455	111,455	0	0.0%
City of Alexandria	72,957	72,957	0	0.0%
Central Jurisdictions	**482,656**	**483,656**	**1,000**	**0.2%**
Montgomery County	405,000	406,000	1,000	0.2%
Rockville	24,200	24,200	0	0.0%
Prince George's County	346,700	346,700	0	0.0%
Fairfax County	430,500	432,500	2,000	0.5%
City of Fairfax	9,100	9,100	0	0.0%
City of Falls Church	5,200	5,200	0	0.0%
Inner Suburbs	**1,196,500**	**1,199,500**	**3,000**	**0.3%**
Loudoun County	148,084	148,084	0	0.0%
Prince William County	153,122	156,122	3,000	2.0%
City of Manassas	13,227	13,227	0	0.0%
City of Manassas Park	4,300	4,300	0	0.0%
Calvert County	34,331	34,331	0	0.0%
Charles County	66,405	66,405	0	0.0%
Frederick County	102,013	102,013	0	0.0%
Stafford County	52,442	53,942	1,500	2.9%
Outer Suburbs	**573,924**	**578,424**	**4,500**	**0.8%**
Northern Virginia	**1,000,387**	**1,006,887**	**6,500**	**0.6%**
Suburban Maryland	**954,449**	**955,449**	**1,000**	**0.1%**
MSA REGIONAL TOTAL	**2,253,080**	**2,261,580**	**8,500**	**0.4%**
TPB MODEL REGION TOTAL	**2,836,145**	**2,844,645**	**8,500**	**0.3%**

Table II-2 compares 2020 household projections from the adopted Round 6.4A Cooperative Forecasts and to 2020 households due to the proposed BRAC-related changes. The total number of households in 2020 would increase by an estimated 8,500 households, with the largest increases foreseen in Prince William County (3,000), Fairfax (2,000) and Stafford (1,500) counties. The District of Columbia and Montgomery County would each add 1,000 additional households.

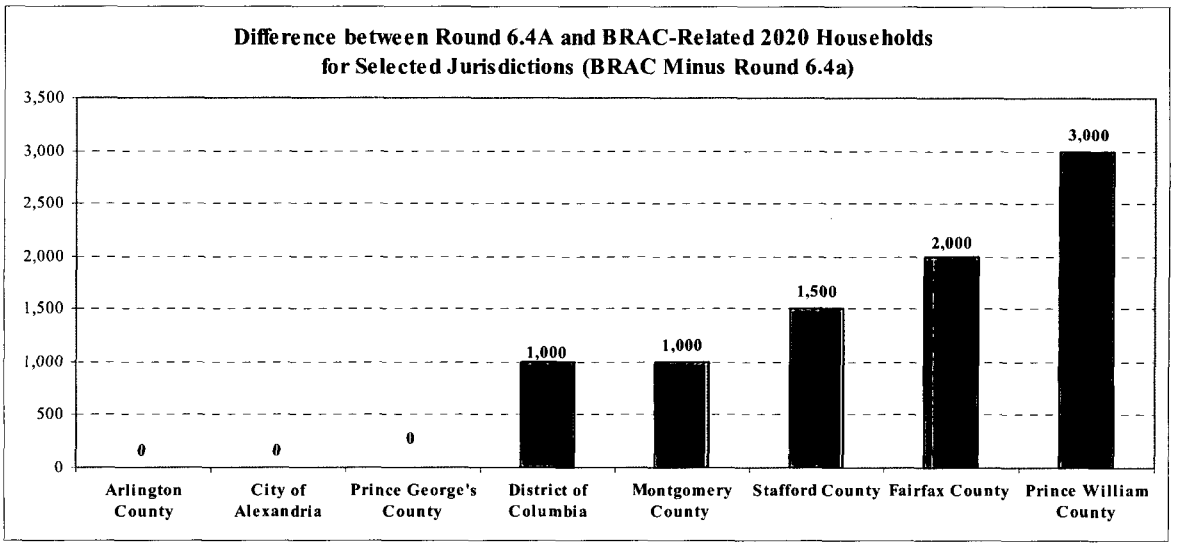
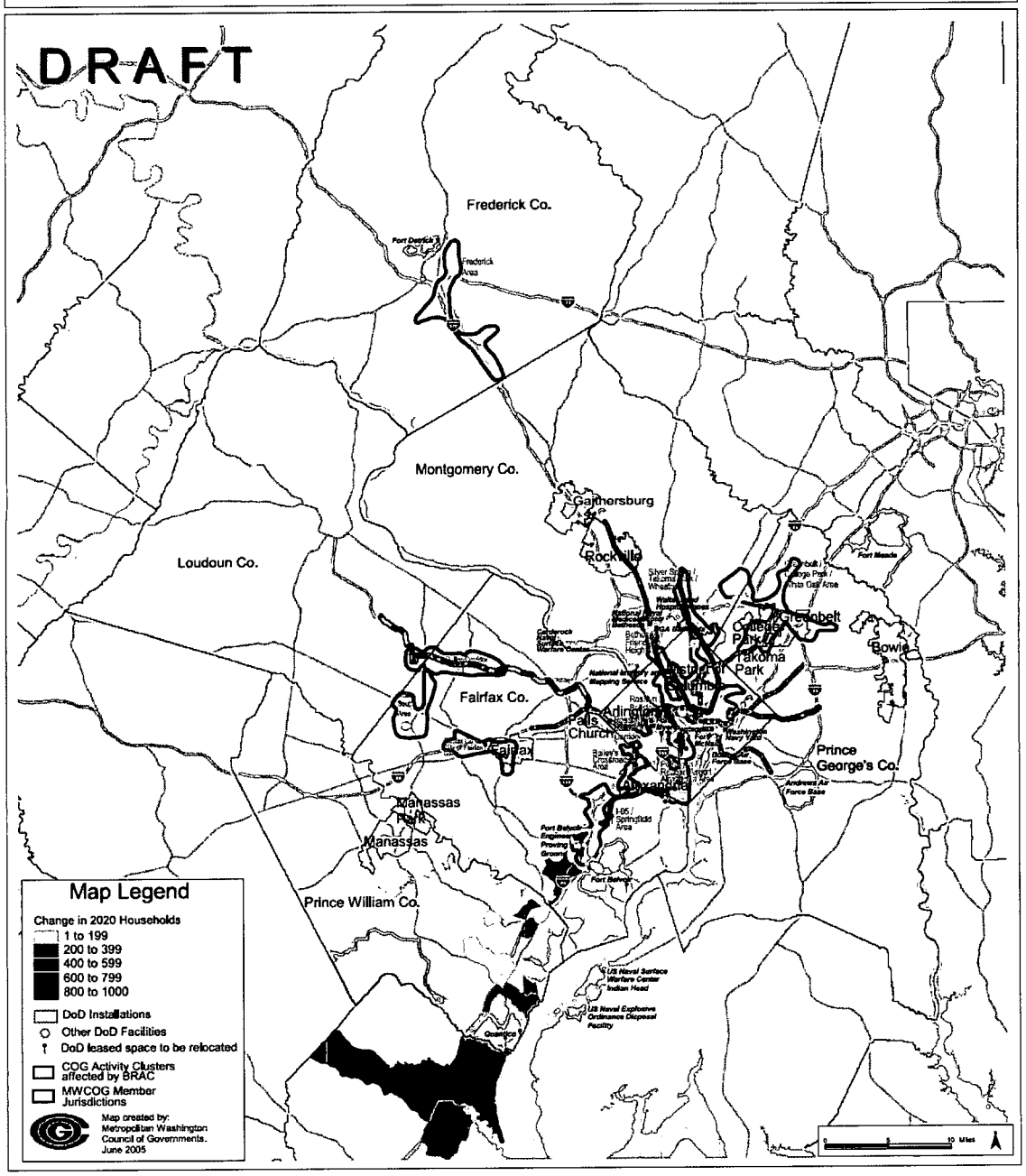

Difference between Round 6.4A and BRAC-Related 2020 Households
for Selected Jurisdictions (BRAC Minus Round 6.4a)
3,500
3,000
2,500
2,000
1,500
1,000
500
0
0
0
0
1,000
1,000
1,500
2,000
3,000
Arlington County
City of Alexandria
Prince George's County
District of Columbia
Montgomery County
Stafford County
Fairfax County
Prince William County

Table II-3
Comparison of Round 6.4A 2020 and BRAC-Related 2020 Households by Regional Activity Clusters

REGIONAL ACTIVITY CLUSTERS	Round 6.4A 2020	Round 6.4A BRAC-Related 2020	Difference between Round 6.4A and Round 6.4A BRAC-Related Number	% Change
Downtown Washington	182,939	182,939	0	0.0%
Pentagon/Reagan Airport/ Alexandria Area	56,291	56,291	0	0.0%
Rockville/North Bethesda	36,568	36,568	0	0.0%
Dulles Corridor	29,977	29,977	0	0.0%
Tysons Corner	23,988	23,988	0	0.0%
Greenbelt/College Park/White Oak Area	46,897	46,897	0	0.0%
Rosslyn/Ballston Corridor	42,353	42,353	0	0.0%
Bethesda/Friendship Heights	32,744	32,744	0	0.0%
Gaithersburg/Life Sciences Center	33,317	33,317	0	0.0%
Dulles North Area	13,718	13,718	0	0.0%
Fairfax Center/City of Fairfax/GMU	35,619	35,619	0	0.0%
Silver Spring/Takoma Park/Wheaton	47,066	48,066	1,000	2.1%
I-95/Springfield Area	19,843	20,643	800	4.0%
Dulles South Area	9,733	9,733	0	0.0%
Frederick Area	34,060	34,060	0	0.0%
Manassas Area	25,562	25,562	0	0.0%
Merrifield/Dunn Loring	19,544	19,544	0	0.0%
Bailey's Crossroads Area	57,180	57,180	0	0.0%
New Carrollton/Largo Area	22,499	22,499	0	0.0%
Germantown/Clarksburg	24,863	24,863	0	0.0%
Potomac Mills Area	26,077	27,277	1,200	4.6%
Waldorf Commercial	24,777	24,777	0	0.0%
Leesburg Area	21,501	21,501	0	0.0%
National Harbor	4,902	4,902	0	0.0%
Regional Activity Clusters Total	**872,018**	**875,018**	**3,000**	**0.3%**

Table II-3 shows that approximately 3,000 additional households would be added to the regional activity center clusters with increases in the Potomac Mills Area (+1,200 households), the Silver Spring/Takoma Park/Wheaton (+1,000 households) and the I-95-/Springfield Area (+800 households).

Figure II-4: BRAC-Related Change in 2020 Households

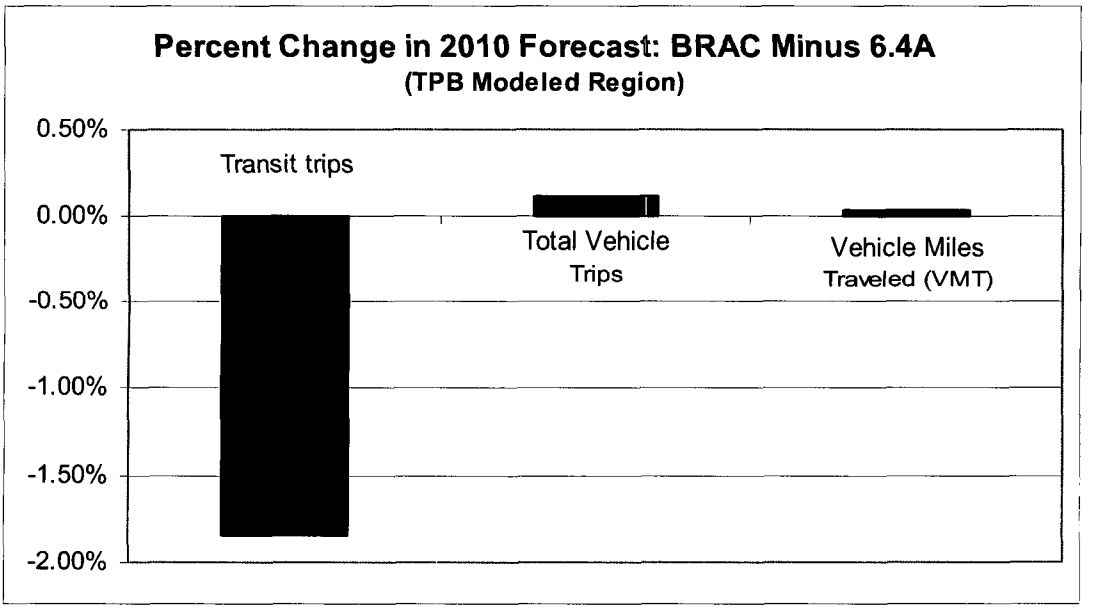


Section III –Transportation and Air Quality Impacts
Forecast Year 2010

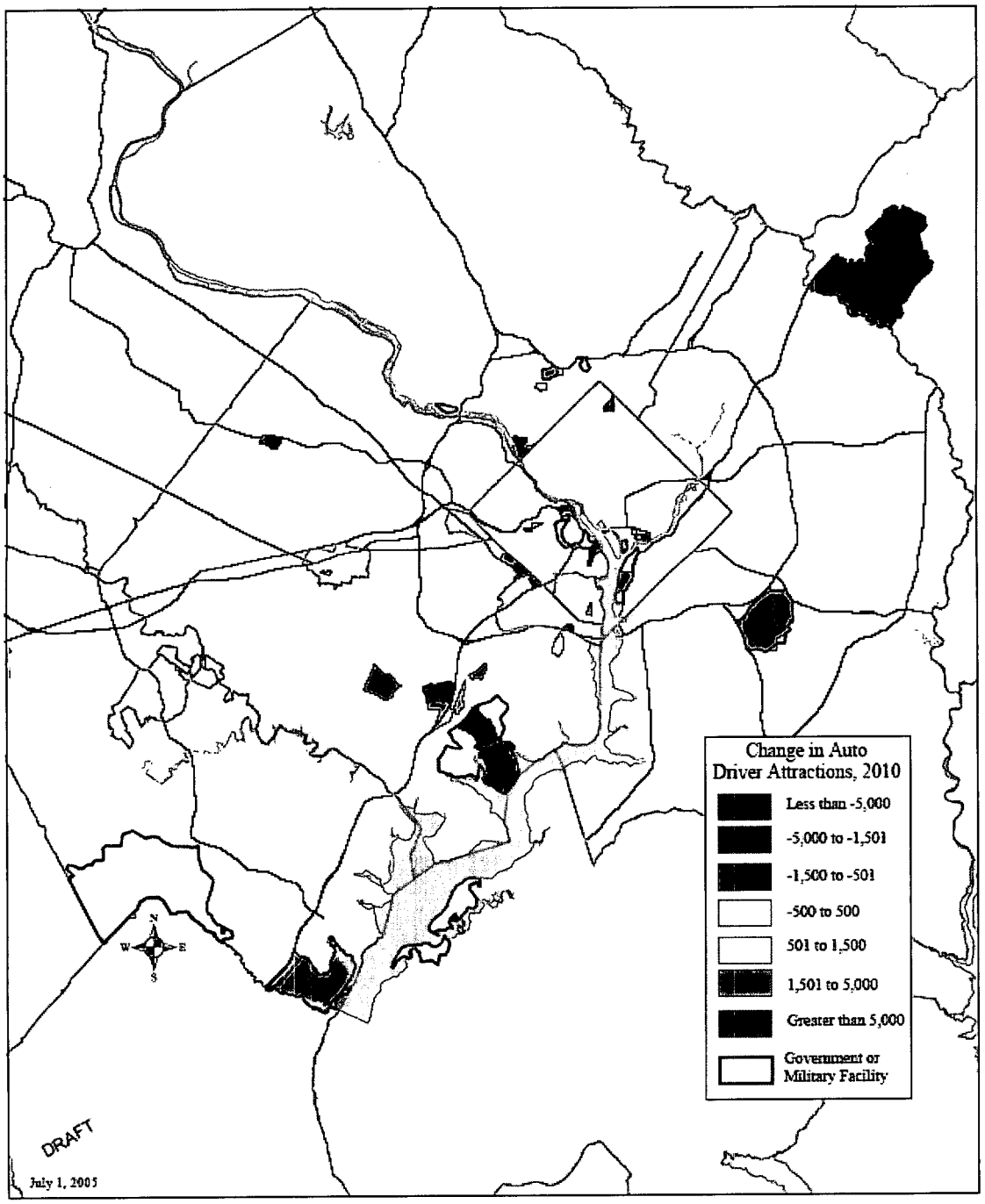
Transportation Measures	Rnd 6.4A 2010	BRAC 2010	Change in 2010 Forecast: BRAC Minus 6.4A Number	Percent
Transit trips	1,004,747	986,219	-18,528	-1.84%
Total Vehicle Trips	22,234,574	22,261,364	26,790	0.12%
Vehicle Miles Traveled (VMT)	168,482,758	168,556,587	73,829	0.04%

Table III-1 compares the differences between forecast 2010 transportation measures for the adopted Round 6.4A Cooperative Forecasts and the BRAC-related 2010 forecasts for the TPB modeled region.

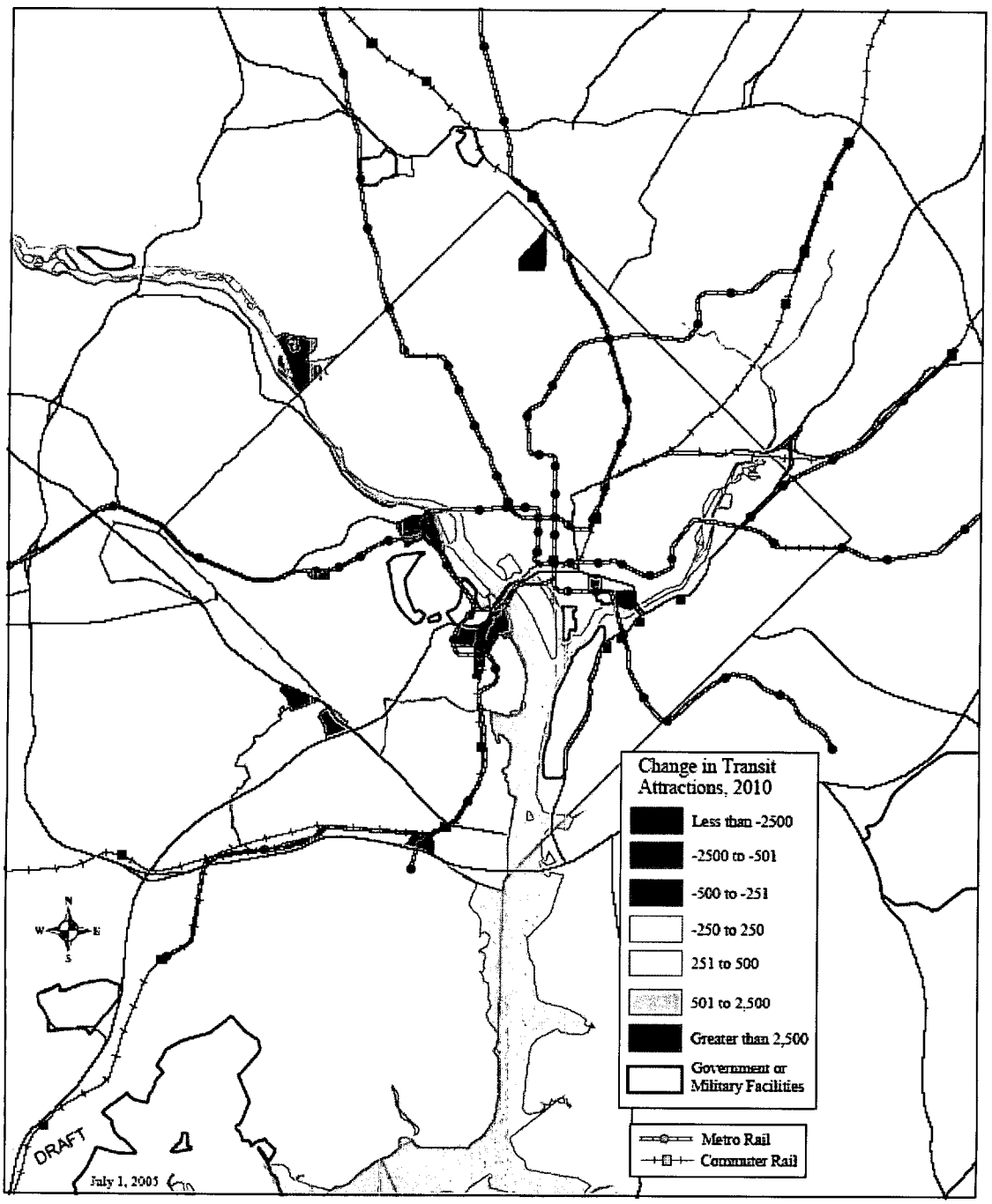
The table shows that regional transit trips in 2010 would be reduced by approximately -18,528 trips or a decrease of approximately -1.84 percent. Total regional vehicle trips would increase by more than 26,800 trips or approximately 0.12 percent, and total regional vehicle miles traveled would increase by more than 73,800 or 0.04 percent.



Change in Total Auto Driver Trip Attractions
Round 6.4A Cooperative Forecast 2010 vs. BRAC 2010



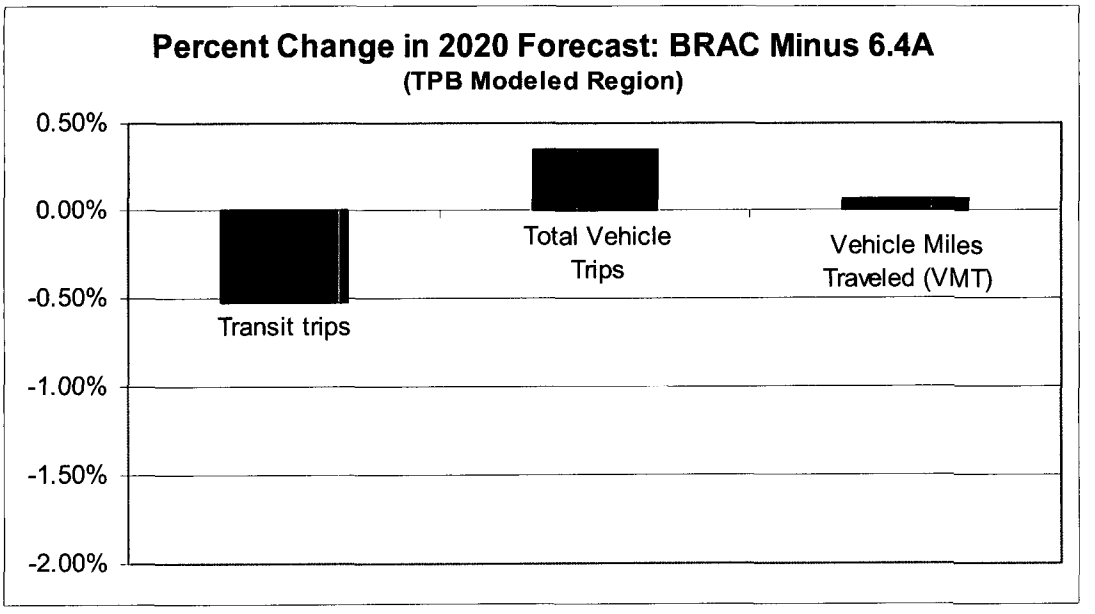
Change in Total Transit Trip Attractions
Round 6.4A Cooperative Forecast 2010 vs. BRAC 2010



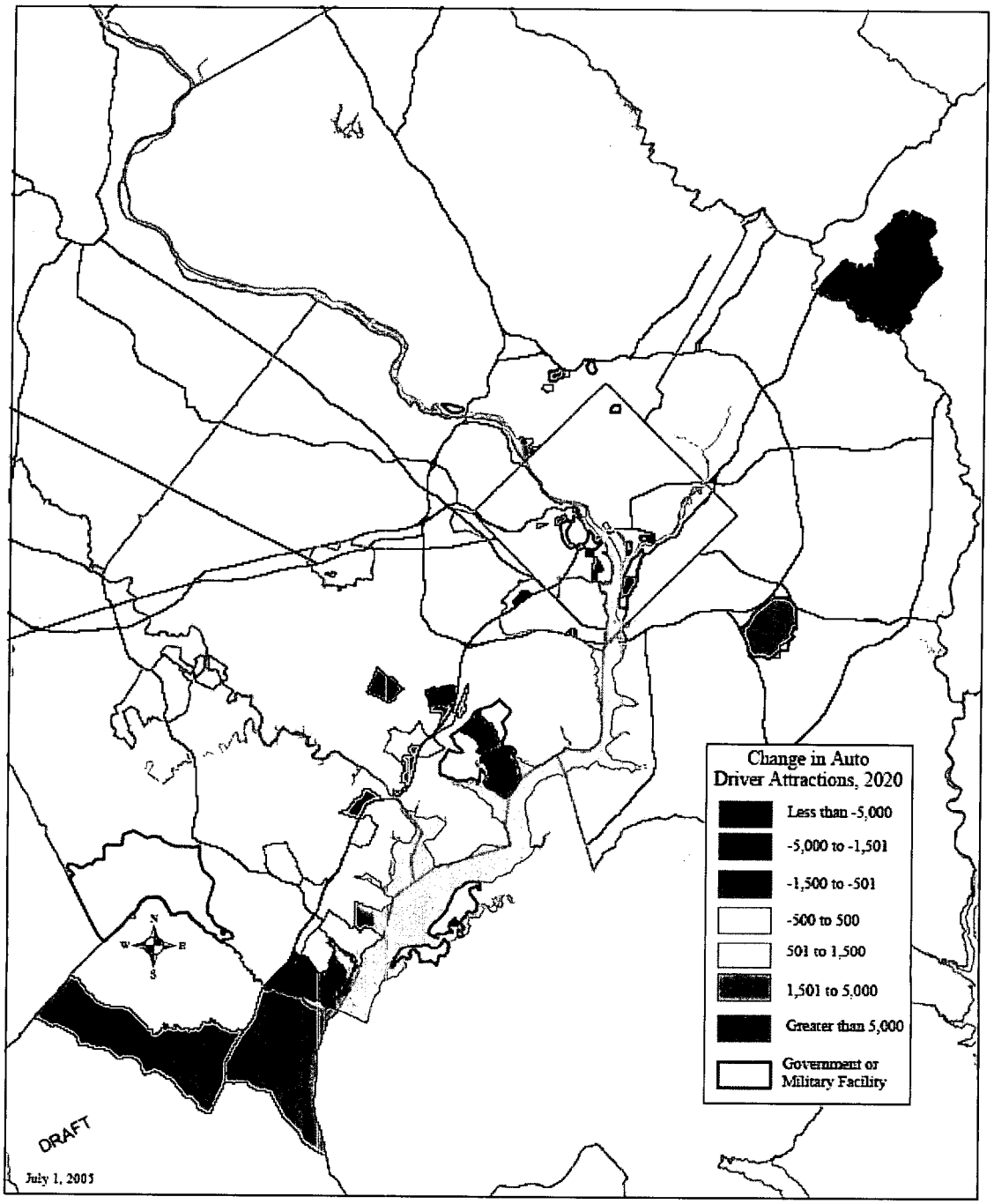
Transportation Measure	Rnd 6.4A 2020	BRAC 2020	Change in 2020 Forecast: BRAC Minus 6.4A Number	Percent
Transit trips	1,164,685	1,158,588	-6,097	-0.52%
Total Vehicle Trips	24,728,463	24,813,395	84,932	0.34%
Vehicle Miles Traveled (VMT)	193,083,406	193,216,841	133,435	0.07%

Table III-1 compares forecast 2020 transportation measures for the adopted Round 6.4A Cooperative Forecasts and the BRAC-related 2020 forecasts for the TPB modeled region.

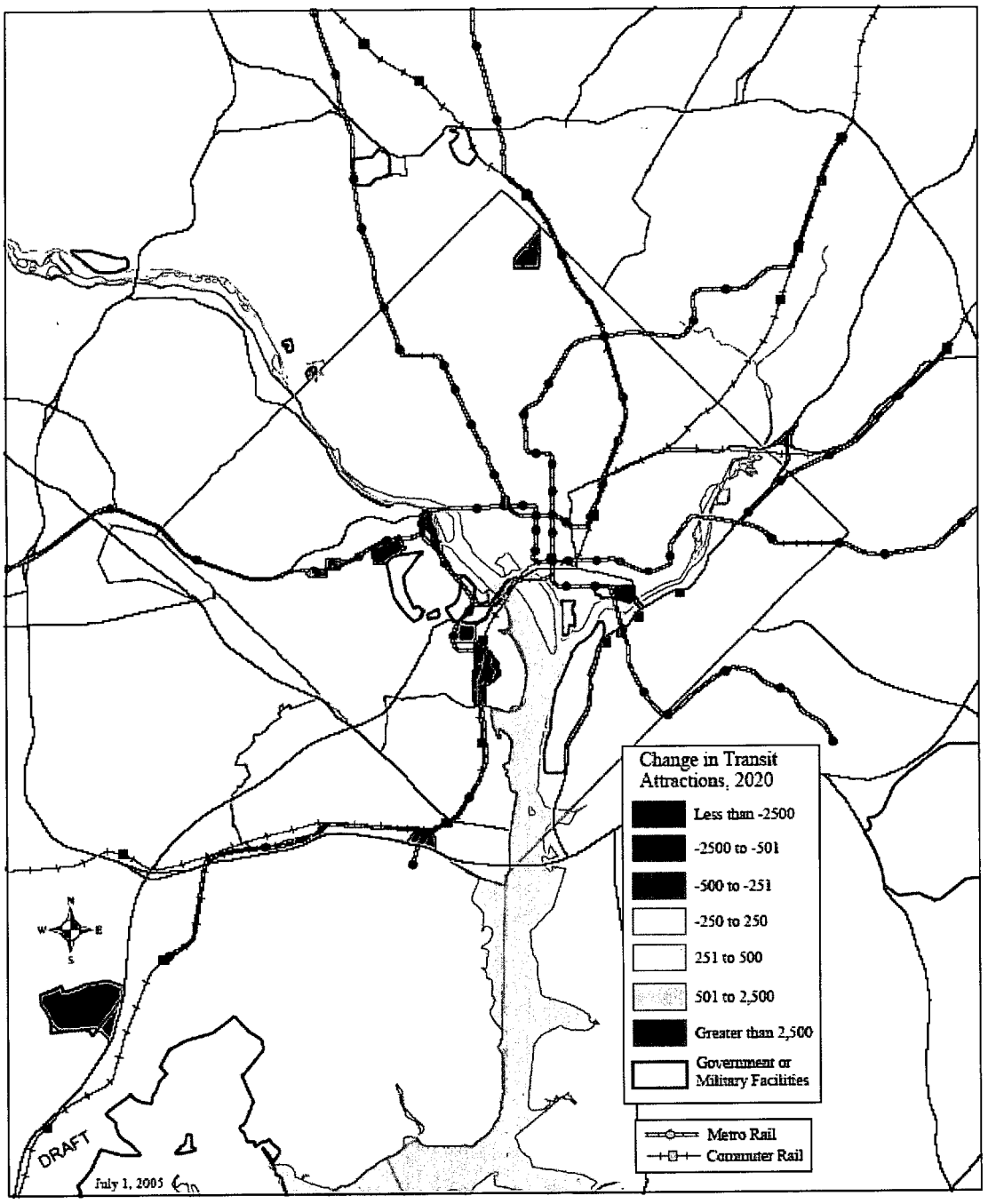
The table shows that regional transit trips in 2020 would be reduced by approximately -6,100 trips or a decrease of approximately –0.52 percent. Total regional vehicle trips would increase by more than 84,900 trips or approximately 0.34 percent, and total regional vehicle miles traveled would increase by more than 133,400 or 0.07 percent.



Change in Total Auto Driver Trip Attractions
Round 6.4A Cooperative Forecast 2020 vs. BRAC 2020



Change in Total Transit Trip Attractions
Round 6.4A Cooperative Forecast 2020 vs. BRAC 2020



CLRP and BRAC Comparison
Summary Table - MSA
Mobile Emissions Inventories

VOC (Tons/Day)

	2010 CLRP VOC	2010 BRAC VOC	Diff.	% Diff.	2020 CLRP VOC	2020 BRAC VOC	Diff.	% Diff.
I Network								
Start	11.07	11.09	0.01	0.12	6.92	6.94	0.03	0.40
Running	26.66	26.67	0.01	0.03	18.53	18.56	0.03	0.18
Soak	9.56	9.57	0.01	0.09	4.68	4.70	0.02	0.41
II Off-Network								
Diurnal	2.06	2.06	0.00	0.00	1.02	1.02	0.00	0.00
Resting Loss	7.97	7.97	0.00	0.00	3.20	3.20	0.00	0.00
Local Roads	4.48	4.48	0.00	0.00	2.98	2.98	0.00	0.07
School Buses	0.28	0.28	0.00	0.00	0.17	0.17	0.00	0.00
Transit Buses	0.12	0.12	0.00	0.00	0.12	0.12	0.00	0.00
Auto Access	0.67	0.67	0.00	0.00	0.46	0.46	0.00	0.00
Total	62.86	62.89	0.03	0.05	38.07	38.16	0.08	0.22

Nox (Tons/Day)

	2010 CLRP NOx	2010 BRAC NOx	Diff.	% Diff.	2020 CLRP NOx	2020 BRAC NOx	Diff.	% Diff.
I Network								
Start	6.89	6.90	0.01	0.12	3.10	3.11	0.01	0.42
Running	109.77	109.78	0.01	0.01	38.23	38.25	0.02	0.05
Soak	----------	----------	----------	----------	----------	----------	----------	----------
II Off-Network								
Diurnal	----------	----------	----------	----------	----------	----------	----------	----------
Resting Loss	----------	----------	----------	----------	----------	----------	----------	----------
Local Roads	5.63	5.63	0.00	0.00	2.41	2.42	0.00	0.08
School Buses	3.76	3.76	0.00	0.00	0.70	0.70	0.00	0.00
Transit Buses	3.86	3.86	0.00	0.00	0.92	0.92	0.00	0.00
Auto Access	0.85	0.85	0.00	0.00	0.41	0.41	0.00	0.00
Total	130.76	130.77	0.02	0.01	45.78	45.81	0.03	0.07

Section IV
Interagency Security Committee (ISC) and U.S. Department of Defense (DoD) Building Security Standards and Guidelines

In addition to the base and facility-specific recommendations of the Base Realignment and Closure Commission (BRAC), DoD and federal civilian agencies in the metropolitan Washington region must also adhere to policy guidelines concerning design and security. While the safety and security of building occupants is the most important requirement of both ISC and DoD, each

Interagency Security Committee (ISC)

Following the bombing of the Alfred P. Murrah Federal Building in Oklahoma City, the General Services Administration (GSA) was directed by President Clinton through Executive Order 12977 to establish construction and security standards for federal buildings. The result of this effort was the Interagency Security Committee (ISC) *ISC Security Design Criteria for New Federal Office Buildings and Major Modernization Projects* (ISC, 2001). The design and security criteria apply to new construction or major renovation for office buildings and courthouses occupied by non-Department of Defense employees in the United States. The terrorist attacks on the World Trade Center and Pentagon in September 2001 renewed concerns about the vulnerability of federal buildings, and in 2003, chairmanship of the ISC was transferred to the Department of Homeland Security (DHS). In July 2004, ISC began reviewing federal agencies' security and design plans and in September 2004, the ISC released its updated *Security Design Criteria* which contains performance-based guidelines for federal non-DoD facilities.

Unified Facilities Criteria of the U.S. Department of Defense

In July 2002, the Department of Defense (DoD) published the Unified Facilities Criteria (UFC) *DoD Minimum Antiterrorism Standards for Buildings* which "provides planning, design, construction, operations, and maintenance criteria, and applies to all DoD commands. UFC will be used for all service projects and work for other customers where appropriate." The UFC system contains 22 specific design and security standards which must be met for DoD owned and leased facilities by 2009. A copy of the complete UFC standards is included in Appendix B.

Additional materials concerning security standards

Included in the appendices of this report are several key documents pertaining to the ISC and DoD standards. Appendix C contains the National Capital Planning Commission's adopted Urban Design and Security Policies and Objectives concerning federal facilities in the National Capital Region. Appendix E contains a summary of the November 2004 NCPC / COG / Greater Washington Board of Trade "Surviving Security" conference during which representatives from the Department of Defense, GSA and the private sector discussed the implications of the two standards. Finally, the National Association of Industrial and Office Parks (NAIOP) recently published an article comparing and

contrasting the two standards from a development perspective. NAIOP notes, for example, that:

> *"..The basis of both standards involve three key terms: Design Basis Threat; Level of Protection; and Layers of Defense. While both the ISC and DoD standards focus on manmade threats, and use the design Basis Threat as the initial step and Layers of Defense (or zones) as the protection strategy, they approach the protection requirement with different perspectives and in different formats. The ISC standards are defined by the tenant mission, size of the building and number of employees. A building can have multiple Levels of Protection based on the risk by tenant or location; the DoD standards are based on the Level of Protection to be provided for a given building...."*

A complete copy of this article is contained in Appendix F.