facilities serving the installation, both on-site and in the nearby area; and a summary of existing and proposed parking by type of assignment (official cars, vanpools, carpools, singleoccupant vehicles, handicapped persons, visitors, etc.);

(2) A description of the Federal agency's existing strategies for assisting employee's commute to work;

(3) Stated goals and objectives for the TMP, such as trip reduction, mode split changes, or vehicle occupancy rate increases;

(4) An evaluation of projected transportation impacts resulting from master plan development and description of potential TMP mitigation measures;

(5) A description of the process for monitoring and evaluating the achievement of goals and objectives and adjusting TMP strategies, as needed; and

(6) A summary of the relationship of the TMP provisions to transportation management and air quality requirements of local, state and regional agencies, including provisions for working cooperatively with affected agencies to address those requirements.

For installations where future site tenants are undetermined, TMP information should be developed to the extent feasible at the time of the initial preparation of the Master Plan, with supplementary information to be developed when tenants are established.

o. A description of proposed energy conservation strategies and policies related to the siting and design of new buildings, the retrofitting of existing structures, the use of transportation facilities, and the consumption of renewable energy resources for the purpose of complying with Federal energy efficiency objectives;

p. Water quality management strategies and policies for controlling the impacts of any on-site discharges to natural drainage ways or to adjacent streams or wetlands and, in conjunction with the stormwater management plan required pursuant to Section 3.B.3.e. for controlling erosion and sedimentation and other non-point sources of pollution; and

q. A staging program reflecting the graphic staging plan required pursuant to Section 3.B.3.F., that indicates in narrative and/or tabular form the proposed sequence of development over the period covered by the master plan.

In cases in which information in the Master Plan Report is fully provided in the required environmental documentation, it need not be repeated in the Master Plan Report.

2. Environmental Document. The environmental document prepared by

the sponsoring agency pursuant to the National Environmental Policy Act of 1969, as amended, and Council on **Environmental Quality Regulations** shall be a part of the master plan submission. The document shall be an environmental impact statement, if required pursuant to Section 102(2)(C)of NEPA. If an EIS is not required, an environmental assessment shall be submitted. The environmental document should be prepared in consultation with the Commission, pursuant to Section S.C. of these requirements and the Commission's Environmental Policies and Procedures.

B. Maps and Drawings. (See Section 4—Form of Submission of Master Plan for information on alternative methods of submitting required maps and drawings.)

1. Vicinity Map. The vicinity map shall show the location of the installation in relation to well-known features of the surrounding community within at least one mile from the installation, such as major transportation facilities, natural features, and public facilities. Existing land uses and zoning shall be shown on the map for the area surrounding the installation. Where adopted local and/or state plans propose changes in surrounding transportation facilities, land use, or zoning, the proposed changes shall be shown on the vicinity map. If the proposed changes cannot be clearly depicted on a vicinity map in combination with existing conditions, a separate vicinity map showing the installation in relation to planned surrounding conditions shall be provided.

2. *Inventory Maps.* The following inventory maps shall be prepared from a common base map which depicts existing physical conditions on the installation, with the coverage of the map extending beyond the boundaries of the installation in all directions for at least one city block in urban areas and ¹/₄ mile in suburban and rural areas:

a. *Existing land use map.* The existing land use map shall indicate by appropriate categories the allocation of land uses on the installation. This allocation should also be provided in tabular form on the existing land use map. (An itemized list of suggested land use categories is available from the Commission staff.)

b. *Existing conditions map.* The existing conditions map shall include the following:

(1) Internal road system, entrance and exist locations, with existing peak hour traffic counts, the number of existing parking spaces for each site, building, and facility, and public transit routes and stops. (This information may be shown on a separate map entitled "Existing Circulation Map", if desired.);

(2) All existing buildings, structures, and other manmade improvements, indicating the use and height of principal buildings and structures;

(3) Properties and districts listed in the National Register of Historic Places or on local historical registers;

(4) Existing wooded areas, watercourses, ultimate 100 year flood plains, wetlands, and other significant natural areas and features;

(5) Existing typography of the installation at a contour interval that clearly indicates the configuration of the land (generally at not less than five-foot intervals);

(6) Major utilities; and

(7) If the installation is located within the State of Maryland, areas of critical concern to the State of Maryland as identified by the Maryland Department of State Planning, as well as officially designated coastal zone areas and "primary management areas" and "woodland buffers" along the Patuxent River within the region, as defined in the Patuxent River Policy Plan, Marvland Department of State Planning.

c. Existing Urban Design Framework Diagram. The existing urban design framework diagram shall include the following:

(1) Significant natural and man-made features, such as distinctive building groupings or alignments, important formal or informal landscape compositions, special views and vistas, special streets, scenic routes, gateways or edges, etc., noting the role such elements serve in either unifying the installation, manifesting its overall form or precincts therein, or contributing to or reinforcing a larger urban design context such as the National Capital's urban design framework or other Federal interest; and

(2) Intrusions, barriers, gaps or other disparate conditions affecting the integrity of the urban design qualities identified above.

3. *Master Plan Proposals.* The following maps illustrating the master plan proposals shall be prepared from a common base map which depicts future physical conditions to be achieved on the installation through the master plan, with the coverage of the map extending beyond the boundaries of the installation as required on the inventory base map:

a. Urban Design Framework Diagram. The urban design framework diagram should precede and be more diagrammatic than the maps listed below. The framework diagram shall graphically indicate the retention,