

STAFF RECOMMENDATION

E. Keller

NCPC File No. MP185/6488



**GEORGE P. SCHULTZ NATIONAL FOREIGN AFFAIRS TRAINING CENTER,
MASTER PLAN MODIFICATION AND CONCEPT DESIGN FOR ADMINISTRATION
AND CLASSROOM ADDITION, DINING FACILITY ADDITION, VISITOR CENTER
EXPANSION, AND CHILDCARE CENTER ADDITION**

4000 Arlington Boulevard
Arlington, Virginia

Submitted by the General Services Administration

September 2, 2004

Abstract

The General Services Administration, on behalf of the Department of State, requests approval of a submitted revised and updated Master Plan for the George P. Schultz National Foreign Affairs Training Center in Arlington, Virginia. The Revised Master Plan introduces the development of approximately 160,000 additional square feet of federal building space with some limited site development modifications. The employment level would essentially remain at approximately 790 personnel in the immediate subsequent years, but future years anticipate an increase. The submission also includes the conceptual site and building plans for implementation of the new development.

Commission Action Requested by Applicant

Approval of revised master plan, and concept approval of site and building plans, pursuant to Section 5 of the National Capital Planning Act (40 U.S.C. § 8722(b)(1)).

Executive Director's Recommendation

The Commission:

Approves the Revised Master Plan for the National Foreign Affairs Training Center, as specified in the report, *The George P. Schultz National Foreign Affairs Training Center, NCPC Evaluation*, dated May 2004, except for the additional identified Plan surface parking spaces, which require further detail as noted below.

Approves the concept site and building plans for the National Foreign Affairs Training Center (NFATC) Administration and Classroom Additions, Dining Center Addition, Visitor Center Expansion, and Childcare Center Addition, and

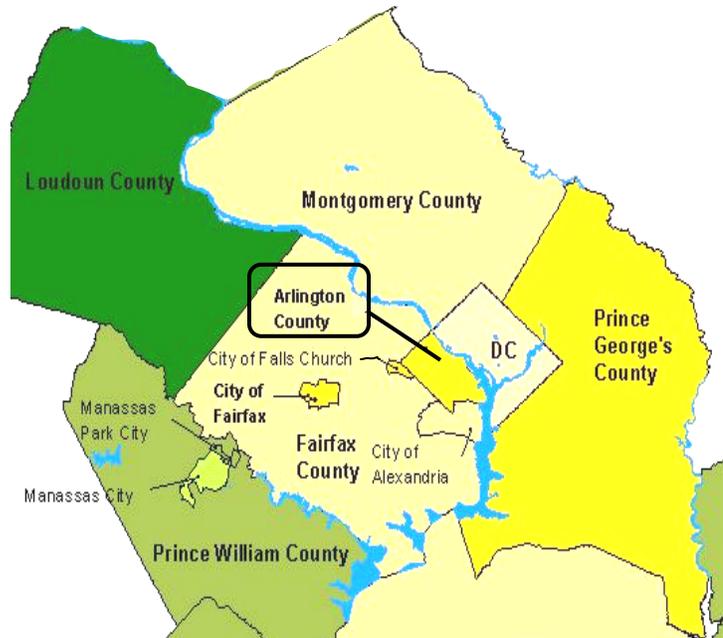
Recommends that the Department of State in cooperation with the General Services Administration:

- Designate an Employee Transportation Coordinator (ETC) at the NFATC to initiate programs to adhere to Transportation Management Goals of the Commission’s Comprehensive Plan and begin to achieve a staff parking ratio of one space per four employees
- Prepare an action plan for the NFATC detailing how the employee parking ratio of the Commission’s Comprehensive Plan will be met. This action plan should be completed and submitted to the Commission with the preliminary design of any above NFATC project.
- Submit a revised parking plan for Commission approval with the submission of the preliminary design of the above projects. The revised parking plan must include:
 - An updated employee survey, as defined by the Transportation Element of the Comprehensive Plan
 - A commitment to undertake specific Transportation Management strategies

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PROJECT DESCRIPTION

The General Services Administration has submitted the revised master plan for the Department of State Training Center in Arlington, Virginia for Commission review and approval. The George P. Schultz National Foreign Affairs Training Center (NFATC) is located at the former Arlington Hall Station site, south of Route 50 in Arlington, Virginia. The submission also includes the concept design of new construction projects for the campus, including the Administration and Classroom Additions, a Dining Facility Addition, Visitor Center Expansion, and Childcare Center Addition.

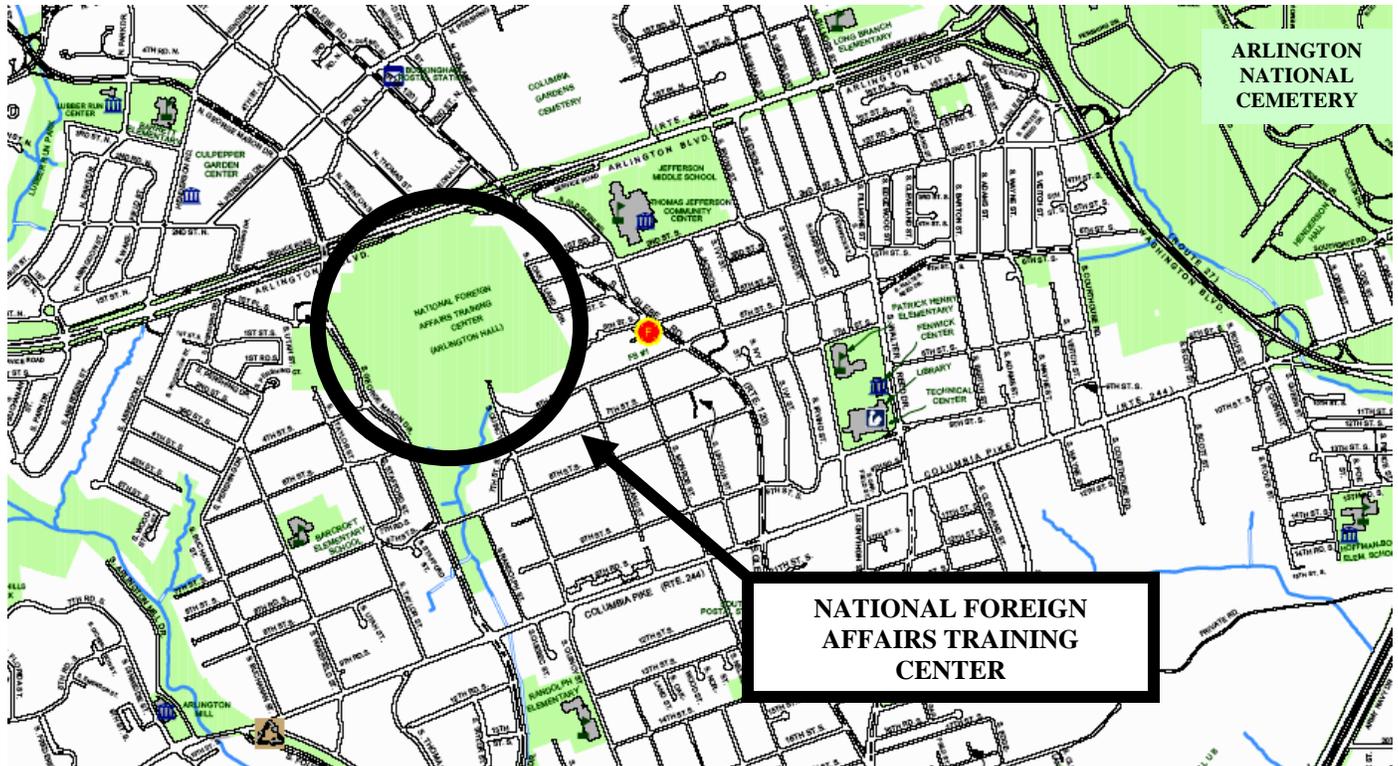


REGIONAL LOCATION OF ARLINGTON COUNTY

This integrated diplomatic security and foreign affairs training center is designed to facilitate the training functions of the State Department. The Foreign Service training activities include developing language skills for over 40 languages and orientation to new living environments and cultures. The work program of the facility also has expanded to include other professional training, advanced research, and family and individual counseling programs.

Site

The NFATC site is comprised 72 acres of land, situated generally between George Mason Drive and Glebe Road, which is bounded on the south by the residential communities of Alcova Heights and Barcoft that are east and west of George Mason Drive, respectively. The U.S. Army occupies 15 acres adjacent to the NFATC for the National Guard Headquarters Center, located immediately west of the NFATC.



VICINITY LOCATION OF THE NATIONAL FOREIGN AFFAIRS TRAINING CENTER

Background

In March and September of 1989, the Commission reviewed two submissions regarding the originally proposed NFATC master plan. The Commission approved the final master plan and its program for the joint-use recreation areas at the National Foreign Affairs Training Center, Arlington County, Virginia, as shown on NCPC Map File No. 2101.10(05.12)-30252. The Commission also approved the preliminary site and building plans for the NFATC, as shown on NCPC Map File No. 2101.10(38.00)-30235 and commended the Department of State for its continued work with the local community and Arlington County to resolve remaining outstanding issues related to the master plan. Final plans for the NFATC were approved in late 1989.

In January 2004, the Executive Director completed a delegated approval for renovations to Buildings 50 and 51 at the NFATC. The two buildings, built between 1924 and 1927, were both residential cottages at a former girl's school site that are now used for offices. Building 51 will continue to serve as an office area, and Building 50 will be an immersion training facility.



**AERIAL VIEW OF EXISTING NATIONAL FOREIGN AFFAIRS
TRAINING CENTER CAMPUS**

Proposal

The revised master plan and submitted concept building plans maintain the initial 1989 NFATC facility design that is comprised of a series of connected, low-rise, two- to four-story buildings forming a linear enclave in a campus-like setting. The proposed new development of administration and classroom space, expansion of the visitor center, and a childcare center addition are sited to take advantage of the existing landscaped setting comprised of mature oak trees and other vegetation. The complex is designed to emphasize axial relationships.

The new construction, which would include the classrooms, administrative functions, dining facilities, study areas, and a childcare addition, would add approximately 160,000 square feet of building area and would be arranged adjacent to those current existing functions. Each major addition is described in detail in the submitted concept plans.

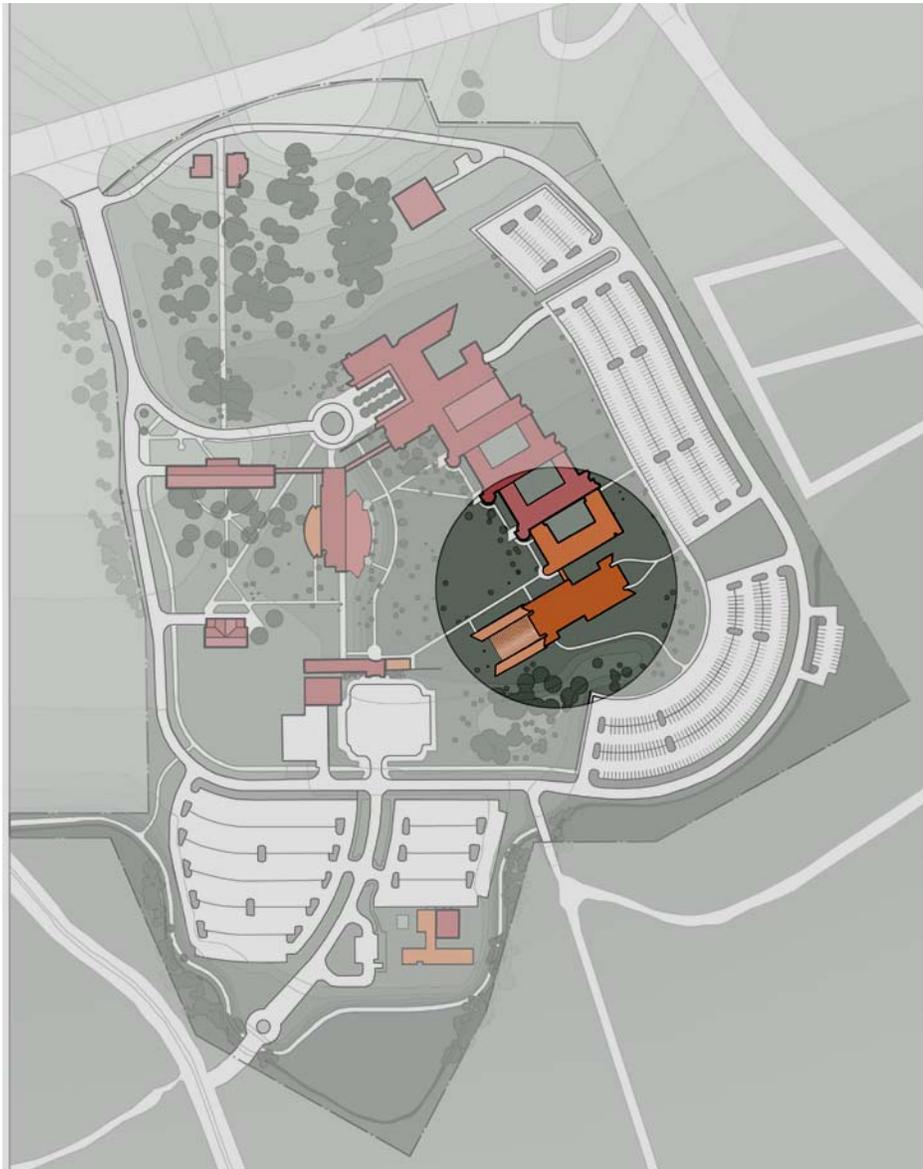


**EXISTING VIEW OF NFATC, AS SEEN FROM SOUTHEAST,
WITH VISTOR CENTER IN FOREGROUND**

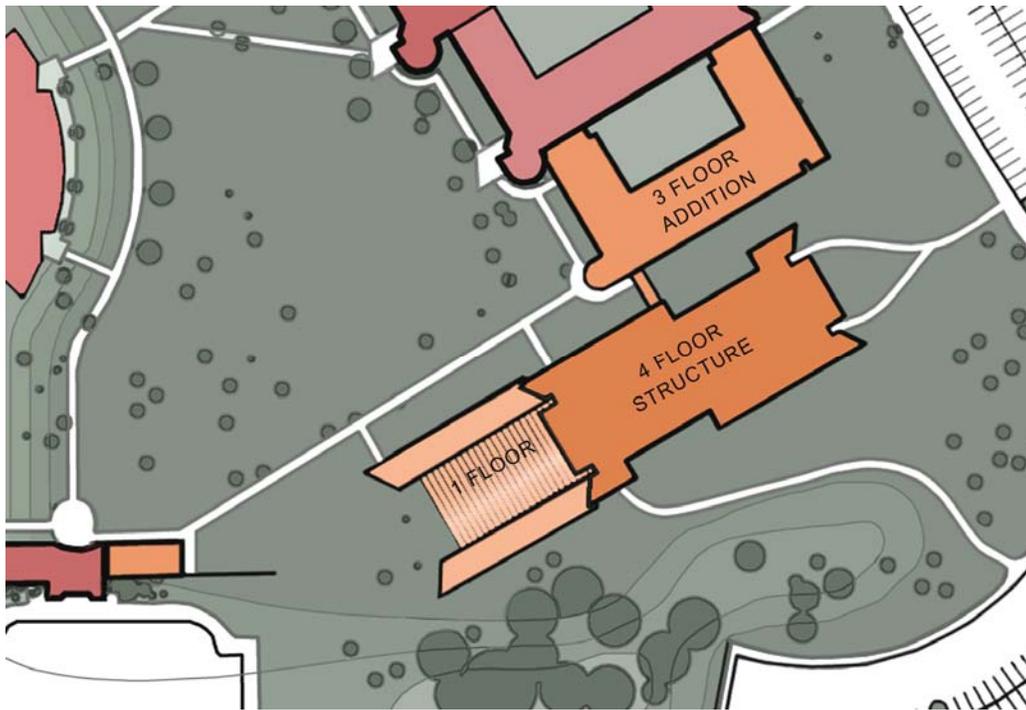
- Foreign Services Institute Administration/Classroom Addition

This component of the concept plan provides 140,000 gross square feet of space immediately south of current classroom wings in a three-floor addition attached to the existing structures. An added four-floor freestanding building is connected to the classrooms by an enclosed pedestrian corridor. Finally, a single floor structure is situated at the west end of the four-floor addition to serve as a large assembly area.

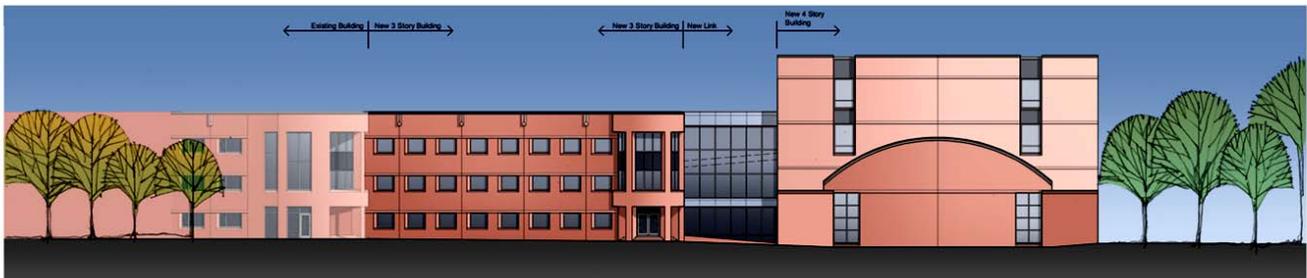
The exterior design of the administration and classroom additions will feature brick masonry matching the existing buildings and will exhibit granite and precast concrete corresponding with the existing finishes (see diagrams). Fixed window openings would be used to provide light while larger expanses of glass will be placed at the ends of corridors and along outside walls to minimize building mass. The roof over the conference area will be a standing seam curved metal roof that would relate to the Visitor Center.



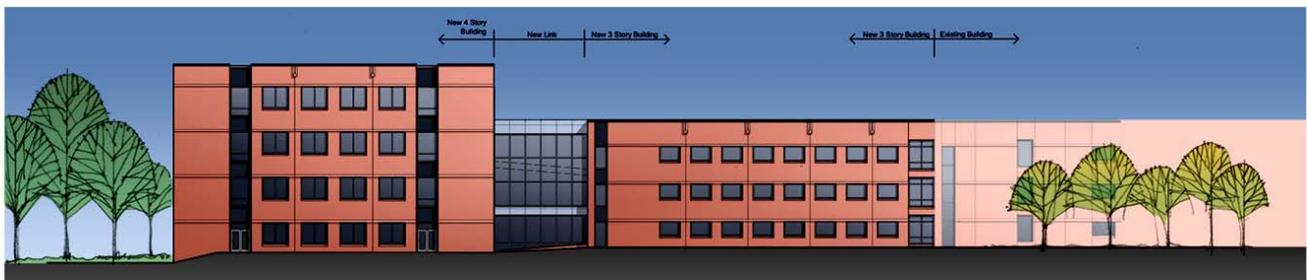
**FOREIGN SERVICES INSTITUTE ADMINISTRATION/CLASSROOM ADDITION
LOCATION**



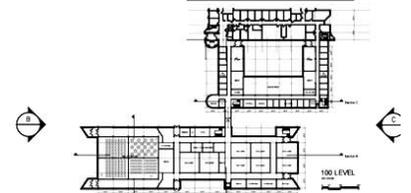
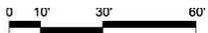
CONCEPT SITE DEVELOPMENT PLAN OF ADMINISTRATION/CLASSROOM ADDITION, WITH BUILDING ELEVATIONS BELOW



WEST ELEVATION



EAST ELEVATION



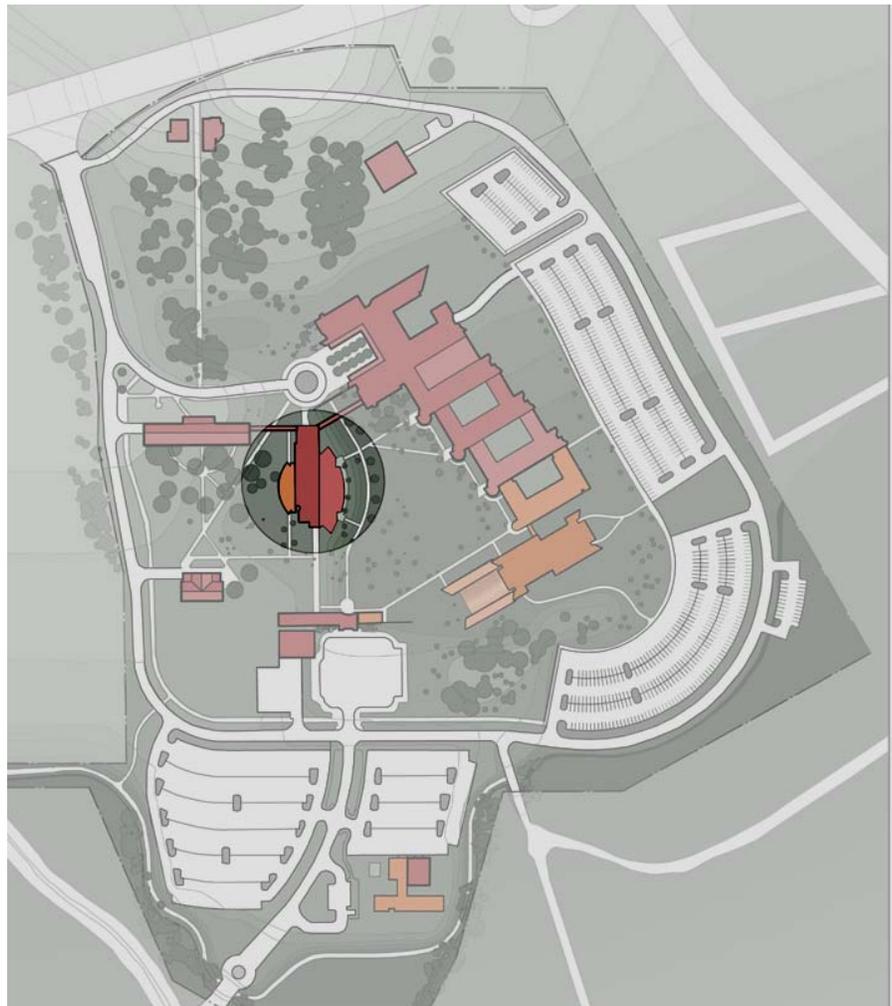


SOUTH ELEVATION

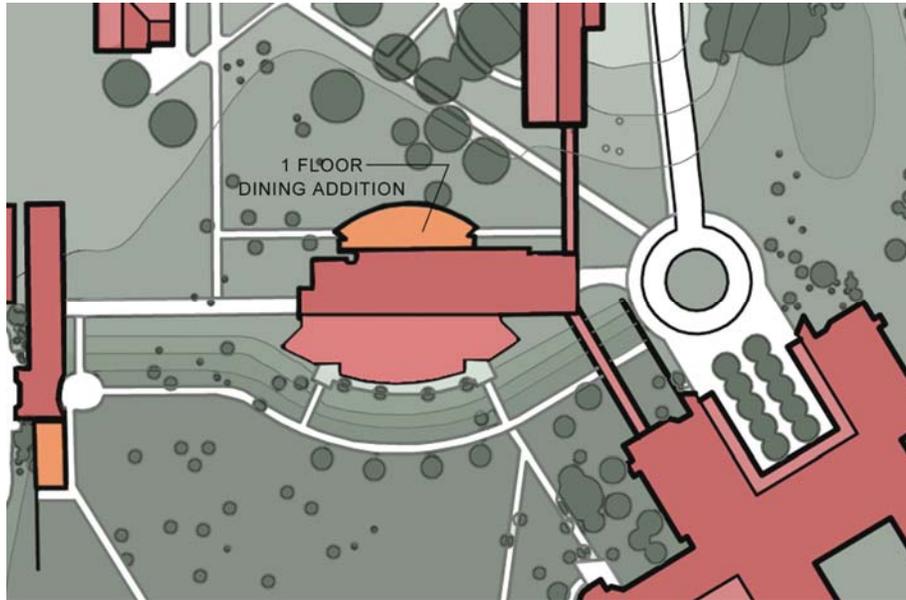
ADMINISTRATION /CLASSROOM ADDITION

- Dining Facility Addition

The expansion of the existing dining space will be in the form of a small curved building area at the west side of the current facility. The new addition would draw on the existing building finishes and match the palette and architectural vocabulary of the openness of the current area. Its presence towards the historic green space framed by the old main campus buildings is a major focus of its location. The addition will not extend into the historic precinct specified by the 1989 Section 106 review.



DINING FACILITY ADDITION LOCATION



DINING FACILITY ADDITION CONCEPT SITE DEVELOPMENT PLAN



WEST ELEVATION

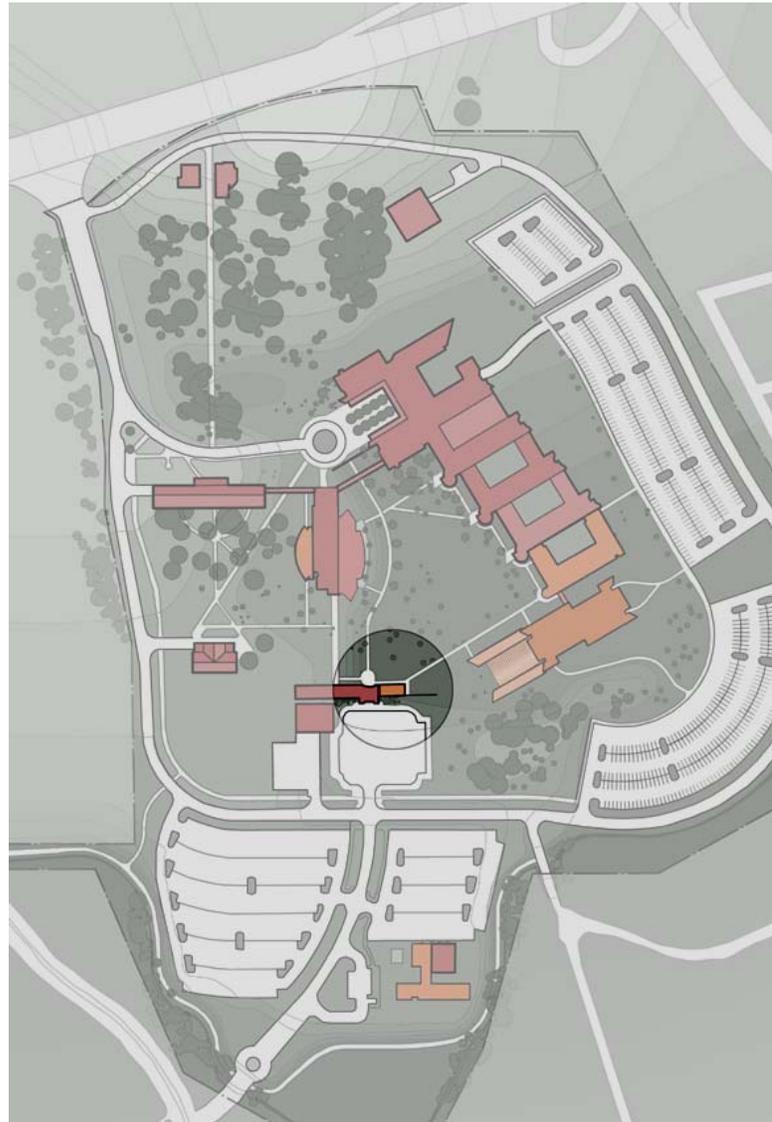


SOUTH ELEVATION

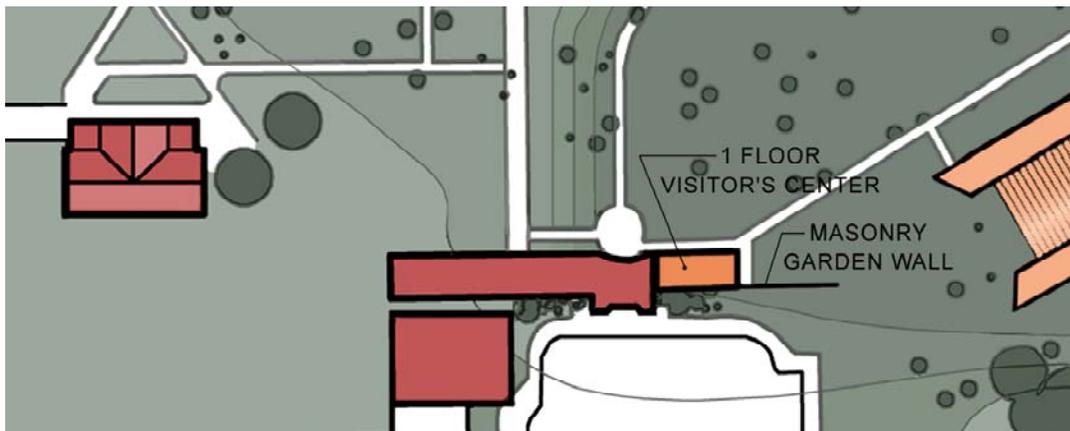
DINING FACILITY BUILDING ADDITION ELEVATIONS

- Visitor Center Expansion

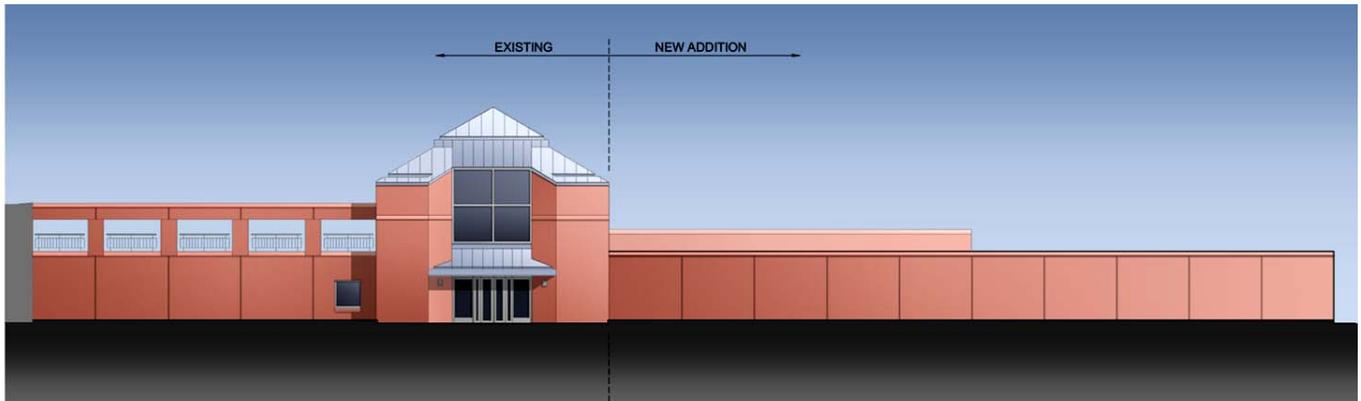
The revisions in security measures at the NFATC will necessitate expansion of the current Visitor Center. The new space required for the Center will provide a new secure entry/exit as an eastern extension of the current design. Additionally, the added space provides a more direct connection to the Administration/Classroom Addition. The Visitor Center expansion will feature a masonry-clad exterior with the south-facing façade providing no windows due to security needs. The north façade of the building, which faces into the campus, will have windows fronting the campus green.



VISITOR CENTER EXPANSION LOCATION



VISITOR CENTER CONCEPT SITE DEVELOPMENT PLAN



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

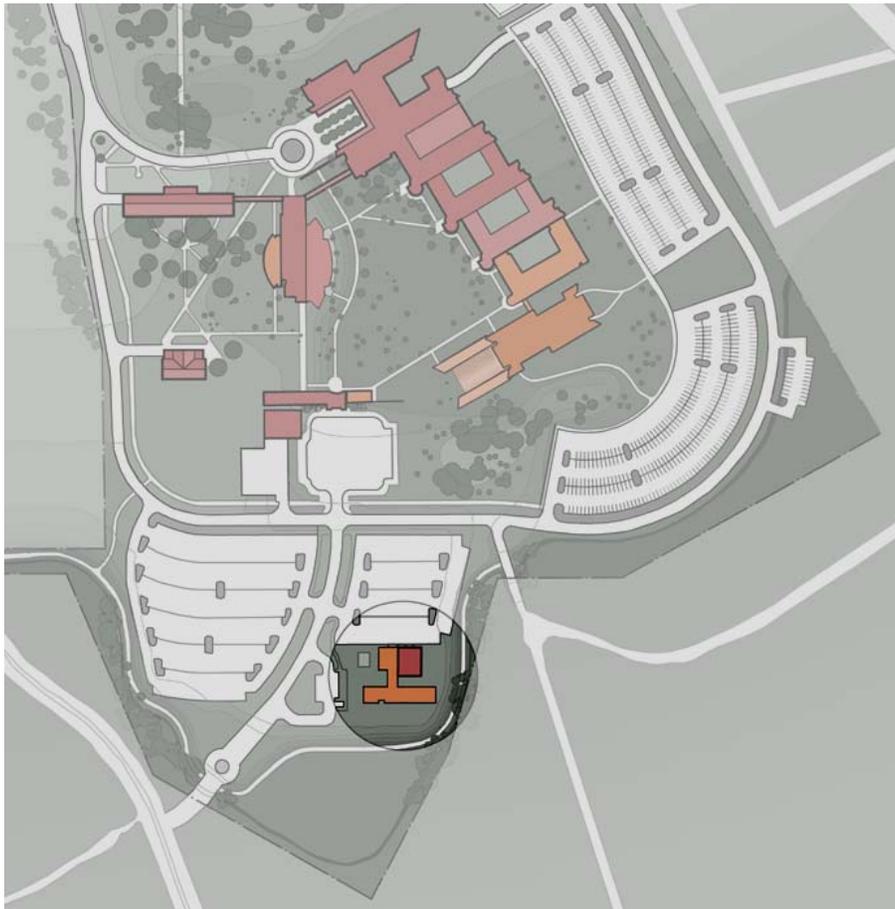


VISITOR CENTER BUILDING EXPANSION ELEVATIONS

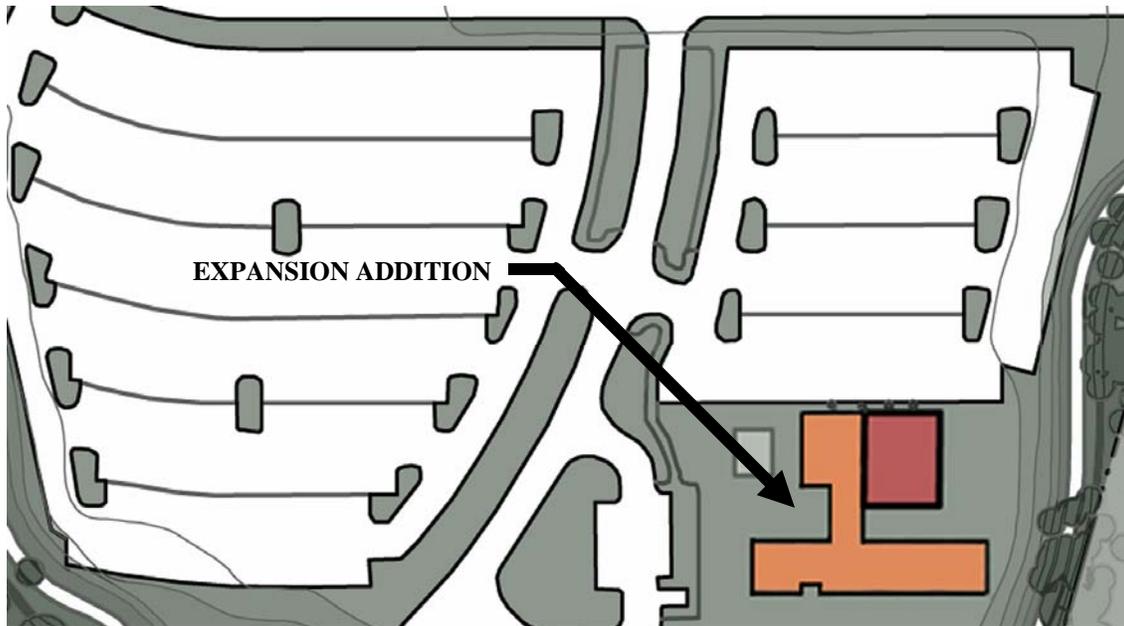
- Childcare Facility Expansion

The existing Childcare Facility must be improved but remain in operation while being expanded. A single secure access point will be developed in the expansion of the existing building, and the opportunity to reuse as much of the existing space as possible is a major goal of the project.

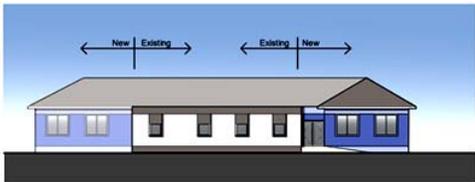
The proposed addition will wrap around the current structure on two sides and redistribute the outdoor play areas within a secured perimeter fence. As the existing childcare center is separated from the main campus buildings, a varied architectural palette of materials is proposed for the expansion project to introduce a domestic quality to the facility. The exterior finishes would include wood or aluminum siding and exhibit details of color. No expanded vehicle parking is proposed for the childcare center operations.



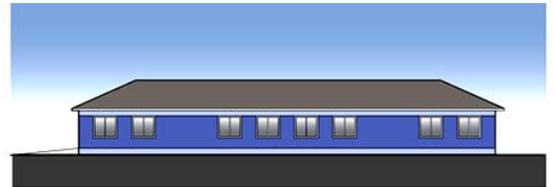
CHILDCARE EXPANSION LOCATION



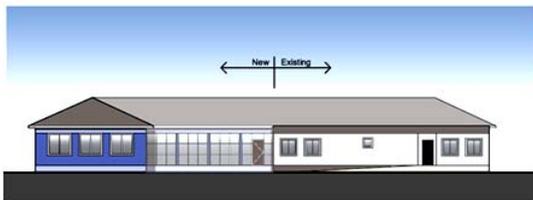
CHILDCARE FACILITY EXPANSION CONCEPT SITE PLAN



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



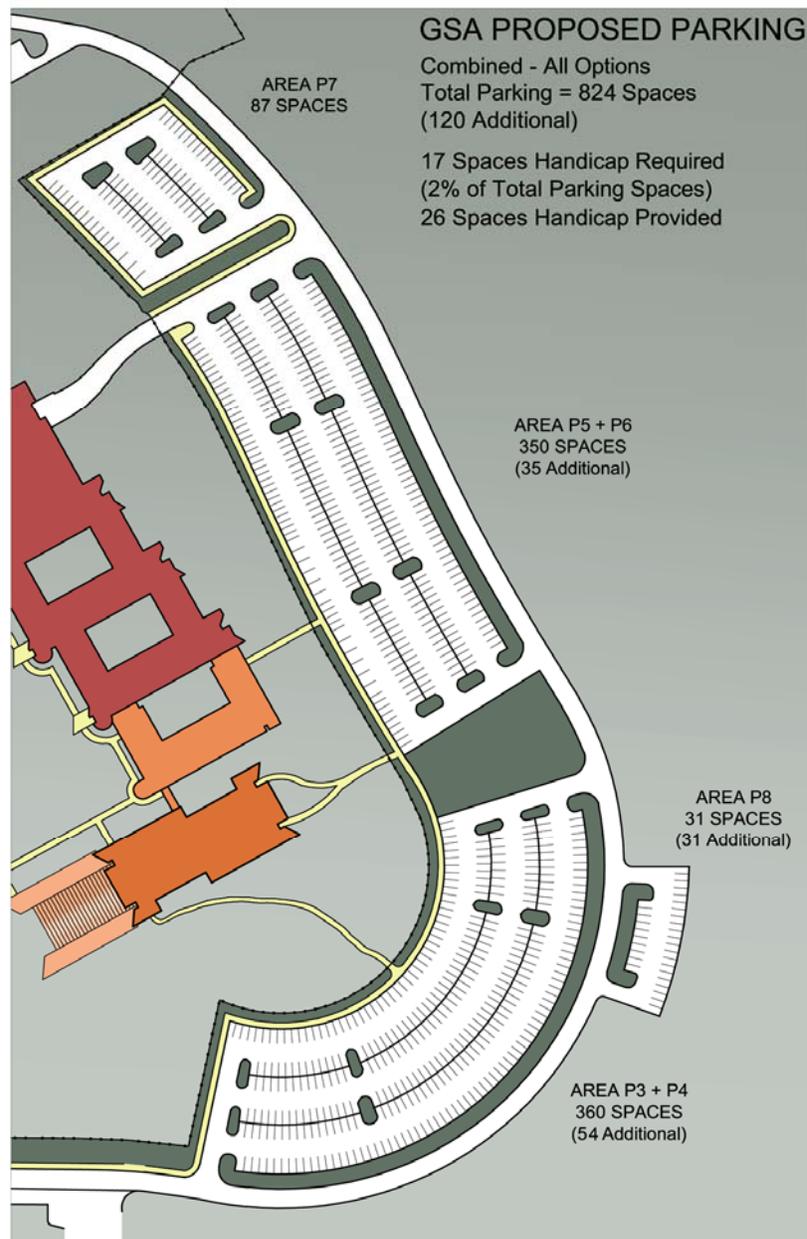
CHILDCARE FACILITY BUILDING ELEVATIONS

The NFATC revised master plan calls for the provision of 120 additional parking spaces for trainees and students, for a combined total of 824 non-staff spaces. These additional spaces will be created by adding spaces in small increments at existing parking areas located throughout the east site area. The increase in parking spaces is required to serve the growing student population at the NFATC. The current student population exceeds 1,800 students.

The initial 1989 master plan approved a total parking allotment of 1,266 parking spaces for the NFATC, but strongly encouraged the Department of State to implement specific measures to achieve ridesharing and use of public transportation. Only 366 employee parking spaces were approved by the Commission for use by employees, equating to a parking ratio of 1 space for every 1.5 employees.

In the ensuing years since the initial master plan approval, the Department of State has demonstrated its efforts to maintain the goals of the 1989 Parking Plan through efforts that include:

- An existing carpool/vanpool program
- The established goal of 20 percent participation in public transportation use by employees
- An existing State Department shuttle service to the Main Headquarters Building in the District of Columbia
- Maintaining a parking ratio of essentially 1 space for every 1.5 employees, based on 554 spaces available to employees for approximately 790 employees.



PROPOSED MASTER PLAN PARKING REVISION

Development Program

Applicant: General Services Administration on behalf of the Department of State

Estimated Cost: A magnitude estimated range of between \$22 million to 25 million dollars for improvements without escalation.

Completion Date: First phases of construction to begin in late 2005.

Urban Design Context

The NFATC is located within the community area of Arlington County known as Alcovia Heights. The area is a quiet neighborhood bordered on the east by Glebe Road, on the west by George Mason Drive and the NFATC, on the south by Columbia Pike, and on the north by Arlington Boulevard. Alcovia Heights consists primarily of older single-family detached homes with a sprinkling of recent in-fill homes. The neighborhood also includes duplexes, townhouses and apartment buildings. Commercial development borders the neighborhood along Columbia Pike to the south of the NFATC and at the corner of Glebe Road and Arlington Boulevard to the east. According to the 1990 Census, the population of the neighborhood is 1649 in 708 households. Traffic management is of great concern to Alcovia Heights residents.



Map Obtained From the Arlington County Community Development and Planning Department Website

ARLINGTON COUNTY RESIDENTIAL AREA OF ALCOVIA HEIGHTS

Arlington County's General Land Use Plan, the framework for the County's zoning and land use decisions, classifies the residential portion of Alcovia Heights as "Low Residential" (1 to 10 units per acre). The existing zoning throughout the neighborhood is generally consistent with the General Land Use Plan with the exception of the NFATC. The NFATC itself is designated "Public" on the General Land Use Plan of Arlington County and zoned "S-3A" Special District.

Parking in Alcovia Heights is generally not considered to be a problem. However, employees of the federal facilities in the Alcovia Heights area are observed to park near the intersection of Quincy Street and 6th Street. The parking concerns are believed to have a minimal impact on the community, but are expressed by residents as an inconvenience and burden to the adjoining homeowners.

The community also views the boundary between the NFATC property and Alcovia Heights Park as perilous to the neighborhood. A steep drop-off exists between these two properties which has become a magnet for trash and debris. Erosion along the hillside is regarded by the neighborhood as contributing to the decline and removal of plants and soil, threatening several mature trees at the buffer area of the NFATC and the Park.

COORDINATION

The General Services Administration initiated consultation with NCPC staff concerning the Revised Master Plan in early 2004. In its planning efforts for the Department of State, the design team has maintained complete communication with all stakeholders in the initiative for future planning.

Additional coordination has come about by the efforts of NCPC staff in providing copies of the Revised Master Plan to Arlington County Department of Community Planning and the Northern Virginia Regional Commission, in June 2004.

The Arlington County staff has not provided NCPC with any response to any issues regarding the NFATC proposal.

The Northern Virginia Regional Commission (NVRC), in its comments of June 21, 2004, noted that the facility resides in a Chesapeake Bay Resource management Area (RMA) of Arlington County (see attachment). This designation requires all development to result in no-net-increase for phosphorus pollutants based on the area's average imperviousness of ground surfaces. Additionally, the comments noted that development should explore retrofitting existing stormwater management facilities on the campus to include water quality controls.

NCPC staff concurs in the findings of the NVRC and will monitor the further specific project development at the NFATC to maintain the planning goals specified above. Many of the objectives would, as a matter of course, be provided by the GSA as purposes to be carried out as required by State Department facility design requirements. Nevertheless, as the larger and more complex facilities proposed by the Plan are carried forward to design development, NCPC will coordinate their further review with the goals identified by NVRC.

PROJECT ANALYSIS

Executive Summary

The current submission reflects several refinements to the site development plan and land use plans, which the Commission approved as part of the master plan in March 1989. Staff has determined that the modifications are consistent with the previously approved plans. Changes include shifts in existing parking areas allowing only a minimal number of additional student vehicles. Other identified revisions are expansions of the previously approved planning in accordance with the original campus design regarding both buildings and site.

Staff believes that the concept exterior architectural design of the building facades complements the mass of the buildings and maintains the visual theme of the overall campus. The new structures appear to be compatible with the campus and the surrounding community. Staff recommends, however, that General Services Administration and Department of State submit material samples during the final site and building plan submission stage for each new building.

Staff recommends **approval** of the submitted Revised Master Plan **except for the proposed additional parking**, and the **approval** of concept site and building plans for the Administration and Classroom Additions, Dining Facility Addition, Visitor Center Addition, and Childcare Center Addition. Staff believes that implementation of the Revised Master Plan will result in fulfilling the installation master plan design and provide for the required new construction of buildings, vehicle and pedestrian circulation.

However, while encouraged by the submitted Plan, staff also believes a commitment to the Transportation Management Plan (TMP) objectives of the Commission's Comprehensive Plan parking goals for federal facilities must be established given the increase in parking, the absence in plan modification to better define the employee parking requirements of the campus, or the characterization of any justification to maintain a 1 to 1.5 employee parking ratio, considering the changes in transit service in the Arlington vicinity since the original master plan.

Furthermore, the Comprehensive Plan adopted by the Commission on August 4, 2004, maintains that all of Arlington County, and that portion of the city of Alexandria that lies within the original borders of the District of Columbia, are well served by transit even though federal facilities in these areas tend to be somewhat farther from Metrorail stations than in the Central Employment Area. As a result, the policy of the 2004 Comprehensive Plan calls for to a ratio of one space to every four federal employees at this facility.

As presented, the proposed employee parking ratio of the submittal stands at odds with the Comprehensive Plan goals and puts forward the issue whether the specified trainee/student parking might be obtained from existing on-site parking rather than construct additional spaces. To achieve the TMP objectives sought by NCPC, **the staff recommends** the Commission indicate to the General Services Administration and the Department of State the need to implement TMP objectives at the NFATC and present a detailed TMP in the submission of the next preliminary plans for any new construction evolving from the concept approval. The Department is reminded

that the traffic management requirements for the NFATC should address the additional Comprehensive Plan Transportation Element requirements.

CONFORMANCE

Master Plan

The concept design proposal for the Administration and Classroom Additions, Dining Facility Addition, Expansion of the Visitor Center, and Childcare Center Addition is consistent with the newly prepared Revised Master Plan for the NFATC but is limited in its background and justification for Transportation Management issues.

Urban Design and Security Plan

The submitted plan has undergone security review and analysis by Department of State personnel to meet the objectives of the Department's security protection measures. Setbacks of proposed building locations have been identified and implemented in the master plan and control points and/or inspections points for both pedestrian and vehicle traffic have been established.

One goal described in the Commission's Urban Design and Security Plan (UDSP) is to seamlessly incorporate building and perimeter security into the designed streetscapes of the metropolitan area where possible. The NFATC Plan demonstrates this intent by providing setbacks at the street edge internal to the campus plan, the allowance for street furnishings, and the definition of a campus perimeter that incorporates streetlights, gates, and an existing perimeter fence that is setback to the interior of the site.

The currently submitted plans proposes only minor modifications to expand the security screening capabilities of the existing Visitor Center complex and achieve needed improvements in security measures that will minimally impact operations on a daily basis. The physical alterations require changes to the existing architecture only and are achieved in a design which is seamless and compatible with the current building configurations.

National Environmental Policy Act

Pursuant to the requirements of NEPA, the Department of State in 1989 prepared and completed an Environmental Assessment of the previous master plan and its project development. The General Services Administration has determined the revised master plan and its concept design require an updated evaluation of the planned action, pursuant to guidelines of the Council on Environmental Quality. The General Services Administration has begun an Environmental Assessment which will be submitted to NCPC with the preliminary design of the first implementing project of the updated Plan.

Initially in the 1989 NEPA review, all signal controlled intersections near the site were determined to operate at acceptable levels-of-service with improvements planned at the George Mason Drive. The existing conditions now at George Mason Drive with the completed



ACCESS TO THE SITE

- Major Road
 - Emergency Exit Road
 - NFATC Access Road
 - NFATC Service Road
 - Parking
 - Security Fence
- Access Points**
- Guard House
 - Honorary Access(Gate)
 - Visitor Center Entrance
 - Pedestrian Access(Turnstyle)
 - Service Vehicular Access
 - Emergency Crossing

NFATC SITE ACCESS AND PERIMETER SECURITY DIAGRAM

improvements might now be tentative in achieving adequate service given the traffic volumes present. The combined effect of National Guard traffic, NFATC-related traffic, and future unrelated background traffic is expected to potentially affect both AM and PM peak hour traffic flow. It is important to note, however, that the Plan's anticipated total numbers of trainees and students is not in excess of the 1989 total facility populations formerly evaluated in the earlier environmental review, and key signalized intersections in the vicinity are believed by the design team to function at acceptable levels. An updated environmental assessment would verify the limited effects that are attributable to the federal planned development.

National Historic Preservation Act

The Master Plan modification and proposed new construction projects would not intrude on the designated historic area, which includes the Main Building, the Gymnasium, two houses, the Oak Grove, and the Quadrangle. The site was originally developed as Arlington Hall Junior College, which opened in 1927.

GSA has initiated Section 106 consultation with the Virginia SHPO in accordance with an existing Memorandum of Agreement completed in late 1989. In the future, the Virginia SHPO will review the final design of each separate undertaking identified by the revised Plan.

The proposed new construction is successfully sited to avoid the historic open spaces of the Oak Grove and the Quadrangle. The revised Plan and related construction would preserve the historic landscaped setting and the relationship of the historic buildings to each other.

Comprehensive Plan

With the exception of conformance to parking ratios as noted previously, the proposal is consistent with the Comprehensive Plan for the National Capital. The Federal Facilities Element designates NFATC as a Training and Support Facility. No boundary changes are required in the facility and the campus adheres to the following goals of the Commission's 2004 requirements which include:

- Utilize available federally owned land or space before purchasing or leasing additional land or building space. Agencies should continuously monitor utilization rates of land and building space to ensure their efficient use.
- Consider the modernization, repair and rehabilitation of existing federally owned facilities for federal workplaces before developing new facilities.
- Establish the level of employment that can be accommodated on installations where more than one principal building, structure, or activity is located or proposed through the master planning process as established by the Commission.

Federal Capital Improvements Program

The 2004-2009 FCIP was adopted September 4, 2003 and included the NFATC submitted to NCPC for that program. The Commission specified the proposed improvements in its FCIP review as a *recommended* proposal with a total cost estimated to be \$24,200,000. The planned employment for the facility includes 35 future federal employees to be transferred from other parts of Virginia.