

Chapter 7. Foreign Missions Submission Guidelines

7.1 Introduction

There are approximately 185 countries that have foreign missions in Washington, DC. Foreign missions are facilities that house diplomatic functions such as the offices where the mission is conducted, and the residence of the ambassador. Collectively, these functions comprise an embassy and may be located together. Individually, the offices are referred to as chanceries and may be located apart from the ambassador residence.

NCPC reviews chanceries within two locations in the District: the International Chancery Center and the Foreign Missions Center – both of which are on federal land. Foreign missions on private land are regulated by the procedures of the Foreign Missions Act of 1982. For more information about NCPC's review of foreign missions, see the Foreign Mission Resource Guide on NCPC's website.

International Chancery Center

In 1968, the International Center Act established a 47-acre enclave in the Van Ness neighborhood known as the International Chancery Center (ICC), where foreign missions lease land from the U.S. government. The ICC is a purpose-built community designed to balance the federal government's need to accommodate foreign mission facilities while addressing the concerns of citizens about the location and operation of foreign missions in Washington. NCPC reviews these projects for consistency with the *Development Controls for the Chancery Section of the International Center in the District of Columbia*.

Foreign Missions Center

The Foreign Missions Center (FMC) is located on the northwestern portion of the former Walter Reed Army Medical Center and forms a campus with designated lots assigned to foreign missions with the expressed purpose of building chanceries, in a manner similar to the ICC. A master plan for the center was also developed which provides foreign missions suitable development sites. NCPC reviews individual site developments at the FMC under the six criteria found in the Foreign Missions Act.

Foreign Missions on Private Property

Foreign missions may also be established on private property. The Foreign Missions Act of 1982 establishes procedures and criteria governing the location, replacement, or expansion of chanceries in the District of Columbia and identified areas where foreign missions may locate with or without regulatory review, and areas where foreign missions may locate subject to disapproval by the Foreign Missions Board of Zoning Adjustment (FMBZA). Projects located on private property are not submitted to NCPC for review.

7.2 Overview of the Submission Process

The submission guidelines for chanceries at the ICC and the FMC are similar to the guidelines for Building, Site, and Park Projects discussed in Chapter 2. Typically, they include building and site Improvements, such as building construction or renovation, and/or site improvements such as grading, landscaping, and street and road construction or improvements. The main difference is that NCPC reviews chanceries at the ICC in accordance to specific development controls established for the ICC and chanceries at the FMC in accordance with the six criteria listed in the Foreign Missions Act.

7.3 Pre-Submission Briefing

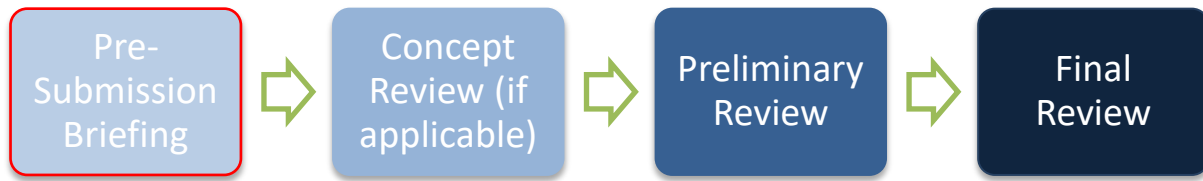


Figure 20: Foreign Missions Submission Stages: Pre-Submission Briefing

Pre-Submission Briefings, which occur prior to Commission review, provide NCPC staff and the applicant an opportunity to informally discuss the proposed project, identify potential issues, and establish coordination for the planning/environmental/historic preservation review stages.

During the Pre-Submission Briefing, NCPC staff and applicants should discuss the following:

- Determine if the project requires Commission review.
- Determine which review stages are necessary.
- Identify unique or complex issues applicable to the project.
- Discuss whether the project involves confidential, or for official use only, information.
- Determine plans and policies applicable to the project.
- Establish a submission schedule.
- Identify if additional information is needed in the submission.
- Identify other agency reviews and approvals.
- Determine National Environmental Policy Act (NEPA)/National Historic Preservation Act (NHPA) Section 106 implications (if applicable).

Applicants should contact the Director of the Urban Design and Plan Review Division, or the assigned NCPC staff member, if known, by phone or email, to request a briefing. Contact information is available on [NCPC's website](#).

Table 35: Pre-Submission Briefing Requirements for Foreign Mission Projects

Pre-Submission Briefing Requirements for Foreign Mission Projects	
Required?	Yes. At the discretion of NCPC staff, Pre-Submission Briefings may be conducted via phone or email for small and less complex projects. For particularly large, complex, or long-term projects, additional consultations may be necessary.
Timing	Briefings occur early in project development (e.g., 0-15 percent design development), prior to the initiation of NEPA/Section 106, substantial design, or location decisions.
Submission Content	Applicants are not required to submit any information to NCPC staff prior to Pre-Submission Briefings. However, applicants should be prepared to discuss the subject matter identified above. Any information that can be shared in advance will better prepare NCPC staff for the briefing.

7.4 Concept Review

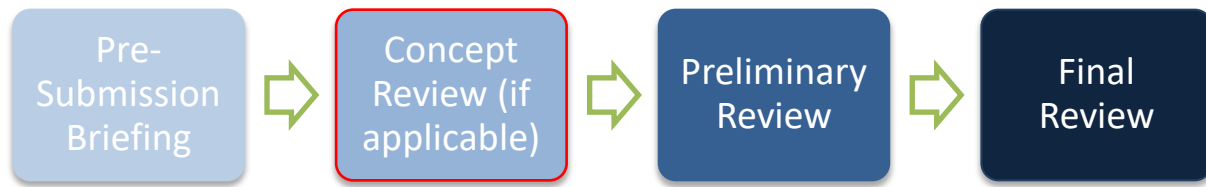


Figure 21: Foreign Missions Submission Stages - Concept Review

Concept Review enables the Commission to provide input into the range of project alternatives considered, and the general consistency of the alternatives with the appropriate master plan, development controls, or other criteria where applicable. This stage of review is important to identify potential issues as early in the project development process as feasible and prior to the expenditure of substantial funds for more detailed project design.

NCPC staff may recommend a Concept Review for these types of complex planning and development projects:

- Projects where there are concerns related to the potential suitability of a proposed site;
- Projects where several alternatives are under consideration;
- Projects expected to have significant historic resource or environmental impacts;
- Projects that are expected to have substantial offsite effects;
- Projects where community concern or controversy is anticipated.

Any applicant may also request Concept Review to solicit the Commission’s input or other stakeholder input prior to preparation of the Preliminary Review submission. Concept Review includes a staff presentation of the project to the Commission and an opportunity for the Commission to provide comments to the applicant. During Concept Review, the Commission generally focuses their review on the following:

- Is the plan or project appropriate for the site, given the site’s context?
- Is the plan or project consistent with the appropriate master plan, development controls, or other criteria, where applicable?
- If more than one alternative is under consideration, are there meaningful differences (or preferences) from NCPC’s perspective?
- Are there particularly unique and/or complex issues?
- Are there relevant stakeholders that should be involved?

7.5 Submission Content for Concept Reviews

The table provided below is a complete summary of the submission content required during Concept Review.

Table 36: Concept Review Requirements for Foreign Mission Projects

Concept Review Requirements for Foreign Mission Projects	
Required?	Concept review may be recommended for complex projects. NCPC staff will discuss whether Concept review is necessary at the Pre-Submission Briefing.
Timing	Concept Review occurs at the early stages of environmental review and public coordination for the project (e.g., 10-25 percent design development).
Application Form	The application form is required.

Concept Review Requirements for Foreign Mission Projects	
NEPA	Indicate whether the applicant will apply a Categorical Exclusion or perform an Environmental Assessment (EA) or Environmental Impact Statement (EIS). The applicant must have initiated the public scoping process if it is pursuing an EA or EIS.
NHPA Section 106	The applicant must have initiated the consultation process.
Project Report (content listed below)	Required. If the information below is not available, please describe why and whether it is forthcoming. Note: All documents should be accessible and adhere to Section 508 of the Rehabilitation Act of 1973, as amended in 1998 (29 U.S.C. § 794 (d)).

Table 37: Project Report Content for Foreign Mission Projects

Project Report Content for Foreign Mission Projects	
Project Overview	
Description of Project Area	Describe the project area (including surrounding areas) and existing site conditions, including sensitive environmental resources onsite (e.g., natural habitat areas, wetlands, trees, etc.).
Description of the Proposed Development and Development Alternatives	Describe what is proposed for the project site including the total area of the site to be developed (if applicable) and allocation of land to proposed uses. Describe what other alternatives have or are being considered for the project.
Master Plan and Development Controls Alignment	If the project is part of the Foreign Mission Center, describe any discrepancies between the master plan and what is currently proposed, with an explanation. If the project is part of the International Chancery Center, describe any discrepancies between the development controls and what is currently proposed.
Schedule	Provide a schedule for project construction and occupancy (if applicable).
Outreach and Coordination	
Public Engagement	Describe the project’s public outreach component and whether any community or local coordination has been initiated. This should include a summary of community views, if available.
Coordination with DC Government Agencies	Provide the status of coordination with any affected DC Government agencies.
Project Information and Drawings	
Site Plan	Provide schematic site plans to depict the relationships of proposed improvements and existing site features. Site plans should include the following information: <ol style="list-style-type: none"> 1. Site boundaries, including dimensions; and

Project Report Content for Foreign Mission Projects	
	<ol style="list-style-type: none"> 2. Existing and proposed topography of the site (preferably at 1–2-foot contour intervals). 3. Existing man-made features to remain and all proposed buildings, structures, and related improvements on and immediately adjacent to the site, including, but not limited to access ways, driveways.
Photographs	Provide photographs and aerial imagery of proposed project site and impacted project areas.
Environmental and Historical Considerations (may be cross-referenced with any NEPA/NHPA documentation)	
Historic Preservation	Identify whether any historic resources are located within the project area or could be affected by the project. If known resources are present, describe the project’s approach to addressing the resource (e.g., avoidance, rehabilitation, preservation, restoration, or demolition).
Natural Resources	Describe the project’s anticipated effect on natural resources that could be present in the project area such as wetlands and waters, endangered and threatened species, unique or critical habitat, trees, migratory birds, etc.
Flooding	<p>Describe any existing and future flood risks and identify floodplains.</p> <p><u>If available:</u></p> <ul style="list-style-type: none"> ▪ Describe if the project is a critical action and how the proposed action will generally (in terms of flooding) affect, or be affected by, neighboring properties. Describe how the proposed design will minimize flood risk to the proposed action and the operations it supports. Describe how the proposed design will minimize impacts to the floodplain. <p><u>If the project involves site selection:</u></p> <ul style="list-style-type: none"> ▪ Describe the site selection process and the role that floodplain risk management played in decision-making. If sites outside the floodplain were not considered, or a site outside the floodplain was considered and rejected, please explain why. <p><u>If the project involves investment in existing facilities:</u></p> <p>Describe if the applicant considered relocation of existing functions Does the proposed design make the existing facility and its operations more resilient to flood impacts, and if so, describe how.</p>
Stormwater Management	Include a description of existing characteristics of the site and unique features or conditions that would affect stormwater management. Describe the conceptual approach to managing stormwater on the project site. Identify which federal, state, and local regulations and guidance will be applied to the project and which jurisdiction will approve the stormwater management plan and erosion and sediment control plan.

7.6 Preliminary Review

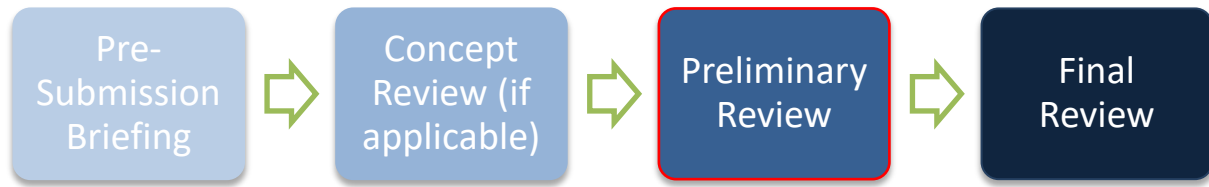


Figure 22: Foreign Missions Submission Stages: Preliminary Review

At Preliminary Review, the Commission will take an approval action on the submission and may provide comments, requests, or recommendations that the applicant should address for the Commission’s Final Review.

Preliminary Review is required for all projects and generally is the most extensive review stage. It is the best opportunity for the Commission to provide feedback on a project developed to a reasonable degree of certainty (25-35 percent design development), but prior to the point where project decisions or direction are permanently set. During Preliminary Review, the Commission focuses their review on questions and issues such as:

- Is the proposed project consistent with the applicable development controls for the ICC or the master plan at the FMC?
- Is the plan or project appropriate for the site, given the site context? Does it preserve natural areas?
- How do the site’s various elements relate to one another?
- What are the streetscape and/or landscape strategies?
- Does the proposed design address flooding and/or stormwater concerns?
- Does the project address sustainability goals and objectives?
- How will the project affect views/viewsheds?
- How will site access, circulation, and linkages be achieved? Does the project support alternative modes of transportation?
- What is the parking strategy and what parking ratio is proposed?
- What is the architectural strategy (fenestration, materials, transparency)?
- If more than one alternative is under consideration, what is the applicant’s preferred alternative?
- Who are the relevant stakeholders for the project and what are their interests?

7.7 Submission Content for Preliminary Reviews

Table 38: Preliminary Review Requirements for Foreign Mission Projects

Preliminary Review Requirements for Foreign Mission Projects	
Required?	Preliminary Review is required for all projects. NCPC staff may decide to combine Preliminary and Final Review for less complex projects.
Timing	Preliminary review occurs after tentative design decisions have been made but well before detailed design work begins (e.g., 25-35 percent design development). Preliminary Review should be completed prior to the issuance of design build contracts.

Preliminary Review Requirements for Foreign Mission Projects	
Application Form	The application form is required.
NEPA	Unless the applicant is applying a Categorical Exclusion (CATEX), provide the draft NEPA document - Environmental Assessment (EA)/Environmental Impact Statement (EIS).
NHPA Section 106	Provide the Assessment of Effects for the Section 106 consultation process.
Transportation Management Plan	A Transportation Management Plan (TMP) is required for any project that will increase employment on a work site to 500 or more employees (existing and new). TMPs are strongly encouraged for projects that will increase employment to 100 or more employees. If a TMP is required, a draft is due at Preliminary Review. See the Transportation Management Plan Resource Guide on NCPC's website for more information.
Project Report (content listed below)	Required. If the information below is not available, please describe why and whether it is forthcoming. Note: All documents should be accessible and adhere to Section 508 of the Rehabilitation Act of 1973, as amended in 1998 (29 U.S.C. § 794 (d)).

Table 39: Project Report Content for Preliminary Review of Foreign Mission Projects

Project Report Content for Preliminary Review of Foreign Mission Projects	
Project Overview	
Description of Project Area	Describe the project area (including surrounding areas) and existing site conditions, including sensitive environmental resources onsite (e.g., natural habitat areas, wetlands, trees, etc.).
Description of the Proposed Development and Alternatives	Describe what is proposed for the project site including the total area of the site to be developed (if applicable) and allocation of land to proposed uses. Describe what other alternatives have or are being considered for the project.
Master Plan and Development Controls Alignment	If the project is part of the Foreign Missions Center, describe any discrepancies between the master plan and what is currently proposed. If the project is part of the International Chancery Center, describe any discrepancies between the development controls and what is currently proposed.
Schedule	Provide a schedule for project construction and occupancy (if applicable).
Outreach and Coordination	
Public Engagement	Describe community and local coordination conducted for the project, what concerns or issues were raised, and future plans for ongoing coordination.

Project Report Content for Preliminary Review of Foreign Mission Projects	
Coordination with Federal, State, and Local Jurisdictions	Provide the status of coordination with affected federal agencies and state and local governments. Identify concerns or issues that were raised and future plans for ongoing coordination.
Detailed Project Information and Drawings	
Description of Buildings (if applicable)	Describe existing and proposed buildings including mass, height, and bulk.
Site Plan	<p>Provide a site plan that shows the relationship of proposed improvements to existing site features. The site plan should include:</p> <ul style="list-style-type: none"> ▪ Site boundaries, including dimensions ▪ Buildings to remain and be demolished ▪ Roadways entrances, and parking areas ▪ Major utilities ▪ Walkways ▪ Fences ▪ Walls and other man-made improvements ▪ Substantial groupings of trees and shrubs
Vicinity Map	<ul style="list-style-type: none"> ▪ Show the project in its surrounding context. The vicinity map should contain: ▪ Boundaries of proposed site, existing uses, building outlines, streets, and other physical features, both within the site and in the surrounding area extending at least 500 feet in all directions. ▪ Existing zoning on non-federal lands surrounding the site and related master plans or proposals for the area if applicable.
Architectural and Design Program (if applicable)	Describe the site’s existing architectural and design characteristics and the proposed architectural and design program and features proposed, including a description of the signage proposed. The architectural program should be a general summary of major uses and allocation of space. Provide images or drawings, if available.
Landscape and Streetscape Plan (if applicable)	Describe the existing site landscaping and streetscape and the improvements proposed, including landscaping, perimeter security features, lighting, and signage and discussion of how the proposed improvements will relate to the adjacent public areas (e.g., streets). Provide images or drawings if available.
Transportation and Circulation	<p>Describe the transportation and circulation plan for the proposed site. The description should include the following:</p> <ul style="list-style-type: none"> ▪ Analysis of existing and proposed transportation access to the site (including roads, transit, bicycle, and pedestrian), including expected changes in volumes and impact those changes are likely to have on existing infrastructure and mode share. ▪ If the project is part of a master plan, describe how the project supports and is consistent with the master plan’s transportation and circulation elements. Explain and justify any deviations from the approved master plan.

Project Report Content for Preliminary Review of Foreign Mission Projects	
	<ul style="list-style-type: none"> ▪ Describe planned onsite circulation improvements (walkways, access corridors). ▪ Describe approach or strategies to encourage transit use and alternative modes of transportation to access the site. ▪ Describe the parking ratios proposed for the project. Explain any inconsistencies between the ratios proposed, and the approved master plan/development controls. <p>A Transportation Management Plan is strongly encouraged for projects that will increase employment to 100 or more employees. See the Transportation Management Plan Resource Guide on NCPC's website for more information.</p>
Perimeter Security	If applicable, discuss the perimeter security requirements of the proposed project, justification for the proposed security, and any improvements that will be necessary. Discuss any impacts the security infrastructure may have on the public realm (sidewalks, streets, landscaping, access/circulation for all modes). Include the security requirements on the site plan and show diagrams/illustrations as necessary.
Photographs	Photographs and aerial imagery of proposed project site and impacted project areas.
Environmental and Historical Considerations (may be cross-referenced with any NEPA/NHPA documentation)	
Historic Preservation	Identify the Area of Potential Effect (APE), historic resources within the APE, and any potential impacts. If known resources are present, describe the project's approach to addressing the resource (e.g., avoidance, rehabilitation, preservation, restoration, or demolition).
Natural Resources	Describe natural resources on or near the project area, and the project's anticipated effect on these natural resources such as wetlands and waters, endangered and threatened species, unique or critical habitat, trees, migratory birds, etc.
Energy and Sustainability	Describe how the project's design meets energy conservation and sustainability objectives.
Public Realm and View Sheds (if applicable)	In addition to the Landscape and Streetscape Plan, describe how the project would generally affect the public realm in the project area including a description of the addition or removal of trees; existing view sheds and how the project would affect views; and anticipated changes in light and shadow.
Flooding	<p>Describe if the project is a critical action and how the proposed action will generally (in terms of flooding) affect, or be affected by, neighboring properties. Describe how the proposed design will minimize flood risk to the proposed action and the operations it supports. Describe how the proposed design will minimize impacts to the floodplain.</p> <p>Describe the applicant's floodplain management compliance achieved to date. Note: For federal applicants, this refers to compliance with NEPA and/or their own</p>

Project Report Content for Preliminary Review of Foreign Mission Projects	
	<p>agency floodplain guidance. For other applicants, this refers to NCPC’s NEPA requirements and floodplain guidance.</p> <p><u>If the project involves site selection:</u></p> <ul style="list-style-type: none"> ▪ Describe the site selection process, including an explanation of the factors used in decision-making. If sites outside the floodplain were not considered, or a site outside the floodplain was considered and rejected, please explain why. <p><u>If the project involves investment in existing facilities:</u></p> <ul style="list-style-type: none"> ▪ Describe if the applicant considered relocation of existing functions. Does the proposed design make the existing facility and its operations more resilient to flood impacts, and if so, describe how.
Stormwater Management (if applicable)	<p>Describe the overall stormwater management approach and indicate whether the physical features of the stormwater management approach are sufficiently sized and located so that the site plan doesn’t change. Confirm coordination with the applicable permitting agency.</p>

7.8 Final Review Description

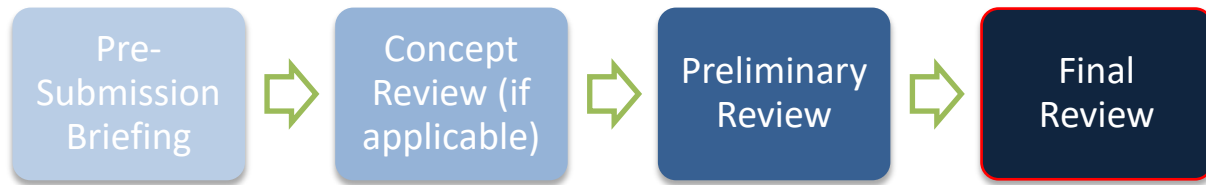



Figure 23: Submission Stages: Final Review

The purpose of the Final Review is for the Commission to confirm the design details developed since Preliminary Review and understand how the applicants have responded to the Commission’s previous comments. Final Review completes NCPC’s review of a project.

During Final Review, the Commission generally focuses their review on questions and issues like:

- Were the comments provided during Preliminary Review adequately addressed?
- What does the landscaping plan include?
- How has the applicant addressed applicable Stormwater Management Permit requirements?
- What are the streetscape, lighting, signage, and perimeter security design details?
- Does the site plan address the project’s relationship to open spaces and adjacent uses?
- What is the site’s final circulation and parking plan?
- Is the applicant confident that the site layout and design is not going to substantially change?


TIP
Final Review approval expires after five years.

7.9 Submission Content for Final Reviews

Table 40: Final Review Requirements for Foreign Missions Projects

Final Review Requirements for Foreign Mission Projects	
Required?	Final Review is required for all projects.
Timing	Final Review occurs when the applicant has made all design decisions (including building and landscaping materials) and prior to advertisement and award of construction contracts (e.g., 50-70 percent design development).
Application Form	The application form is required.
NEPA	Provide a copy of the final NEPA documentation (Categorical Exclusion determination, Environmental Assessment or Environmental Impact Statement) and the related Finding of No Significant Impact or Record of Decision. Refer to NCPC’s NEPA regulations for more information. Note: the MOA for Section 106 must be signed before a FONSI/ROD is issued.
NHPA	Provide final executed documentation (e.g., Statement of Effects, Memorandum of Agreement or Programmatic Agreement).

Final Review Requirements for Foreign Mission Projects	
Transportation Management Plan	A Transportation Management Plan (TMP) will be required for any project anticipated to have transportation implications, including those resulting from a change in use, increase in federal employees or visitors travelling to a workplace or other destination, increase in parking, or physical alterations or improvements that cause circulation impacts. See the Transportation Management Plan Resource Guide on NCPC's website for more information.
Project Report (content listed below)	Required. If the information below is not available, please explain why. Note: All documents should be accessible and adhere to Section 508 of the Rehabilitation Act of 1973, as amended in 1998 (29 U.S.C. § 794 (d)).

Table 41: Project Report Content for Final Review of Foreign Mission Projects

Project Report Content for Final Review of Foreign Mission Projects	
Project Overview	
NCPC Plans and Policies	Describe the proposed project and provide a general summary of compliance with NCPC plans and policies. Staff can provide relevant plans and policies to the applicant.
Description of Project Area	Describe the project area (including surrounding areas) and existing site conditions, including sensitive environmental resources onsite (e.g., natural habitat areas, wetlands, trees, etc.).
Description of the Proposed Development and Alternatives	Describe what is proposed for the project site including the total area of the site to be developed (if applicable) and allocation of land to proposed uses. Describe what other alternatives were considered for the project.
Master Plan Alignment	If the project is part of a master plan, describe any discrepancies between the master plan and what is currently proposed, with an explanation.
Schedule	Provide a schedule for project construction and occupancy (if applicable).
Proposed Schedule / Project Cost Estimate	Provide a total estimated cost of the project and its funding status.

Project Report Content for Final Review of Foreign Mission Projects	
Updates to Previous Submissions	
Updates	<p>Applicants should update the following items to capture changes and the development of more detailed information since the Concept and/or Preliminary Review and whether they were made in response to the Commission’s comments:</p> <ul style="list-style-type: none"> ▪ Project Description ▪ Employment ▪ Schedule and Cost Estimate ▪ Transportation and Circulation ▪ Site Plan, Boundary Map and/or Vicinity Map ▪ Building Description ▪ Viewsheds Description ▪ Lighting and Streetscape Plan ▪ Architectural and Design Program ▪ Photographs ▪ Energy and Sustainability ▪ Flooding
Outreach and Coordination	
Public Engagement	Provide an update on public engagement activities, including a summary of public comments received on the draft NEPA document (if applicable) and other comments or issues raised by the public since Preliminary Review.
Coordination with Federal, State, and Local Jurisdictions	Provide the current status of coordination with other federal, state, and local agencies and jurisdictions including a summary of received comments. Provide a high level schedule for additional permits and approvals.
Detailed Project Information and Drawings	
Landscape and Grading Plan	<p>The landscape and grading plan must contain the following information:</p> <ul style="list-style-type: none"> ▪ General locations of all existing-to-remain, existing-to-be-removed, and proposed tree shrubs, and other plant materials; ▪ General identification of proposed plant materials, and, at the final stage, a list of the type, quantity, and size of proposed plant materials; and ▪ Depiction of the final site grading plan. <p>Although a separate landscape and grading plan is preferable, it may be combined with the site plan if proposals are clear and readable. If submitted as a separate plan, the landscape and grading plan must be at the same scale as the site plan.</p>
Floor Plans	<p>Must be submitted for each floor of proposed buildings (a single drawing is sufficient for identical floors). Floor plans must contain the following information:</p> <ul style="list-style-type: none"> ▪ Uses allocated to all interior space ▪ Interior partitions, stairs, and elevators ▪ Overall dimensions, including interior spaces ▪ Elevation of each floor level

Project Report Content for Final Review of Foreign Mission Projects	
Elevation	<p>Elevation of all sides (facades) of proposed buildings or structures must indicate the following:</p> <ul style="list-style-type: none"> ▪ Height, bulk, and massing of building or structure ▪ Pedestrian and vehicular entrances ▪ Fenestration ▪ Identification of materials ▪ Treatment of the roof and all related appurtenances, including features such as penthouses, ventilation shafts, chimneys, smoke stacks, antennas, and related screening.
Cross Sections	<p>Cross sections of proposed buildings and one or more exterior wall sections showing the proposed installation of principal exterior materials.</p>
Roof Plans	<p>Proposed building roof plans must indicate the following:</p> <ul style="list-style-type: none"> ▪ Roof design, including materials and finishes to be used ▪ Any mechanical equipment, solar arrays or other roof appurtenances in addition to proposed screening.
Construction and Equipment Drawings	<p>For exterior building features, site work, and any other proposals requiring coordination with offsite facilities and activities.</p>
Environmental and Historical Considerations (may be cross-referenced with NEPA/NHPA documentation)	
Historic Preservation	<p>Provide any updates to the previously submitted information regarding historic resources within the Area of Potential Effect, and any potential impacts. Describe the project's approach to addressing the resource (e.g., avoidance, rehabilitation, preservation, restoration, or demolition).</p>
Natural Resources	<p>Describe natural resources on or near the project area, and the project's anticipated effect on these natural resources such as wetlands and waters, endangered and threatened species, unique or critical habitat, trees, migratory birds, etc. Describe the project's strategies for minimizing/avoiding impacts to these resources.</p>
Public Realm and View Sheds	<p>Based on a more developed project design, provide an updated description of the project's effect on the public realm in the project area, including:</p> <ul style="list-style-type: none"> ▪ The addition or removal of trees ▪ Impacts on viewsheds ▪ Changes in light and shadow ▪ Addition of perimeter security features

Project Report Content for Final Review of Foreign Mission Projects	
Flooding	<p>Describe any changes to previously provided information, changes to the action since the preliminary review and steps taken to address issues raised by the Commission.</p> <p>Describe the applicant’s floodplain management compliance achieved to date. Note: For federal applicants, this refers to compliance with NEPA and/or their own agency floodplain guidance. For other applicants this refers to NCPC’s NEPA requirements and floodplain guidance.</p>
Stormwater Management (if applicable)	<p>Provide the following:</p> <ul style="list-style-type: none"> ▪ A stormwater management narrative explaining how the master plan complies with local requirements (1.2" of rain) and federal standards (1.7" of rain per Section 438 of the Energy, Independence and Security Act). ▪ General calculations including required and provided volume. ▪ Description/illustration of the reduction in impervious area. ▪ Description of low impact development strategies, including capacity and size.