



Executive Director's Recommendation

Commission Meeting: March 2, 2017

PROJECT

Foreign Missions Center Master Plan at the former Walter Reed Army Medical Center

16th Street, NW, between Aspen Street and Alaska Avenue, NW
Washington, DC

SUBMITTED BY

United States Department of State

REVIEW AUTHORITY

Approval of Master Plans for use by the Commission
per 40 U.S.C. § 8722(a) and (b)(1)

NCPC FILE NUMBER

MP305-7393

NCPC MAP FILE NUMBER

62.10(05.00)44501

APPLICANT'S REQUEST

Approval of comments on the draft master plan

PROPOSED ACTION

Approve comments on the draft master plan

ACTION ITEM TYPE

Staff Presentation

PROJECT SUMMARY

The U.S. Department of State (DOS) has identified the need to establish a Foreign Missions Center (FMC) in support of the United State Government's treaty obligation to provide modern and secure facilities for foreign missions and international organizations in the nation's capital. Washington, DC is one of the smallest national capitals in terms of land area, but is it home to more foreign embassies than any other city in the world. Within its borders, there are approximately 190 foreign embassies and 30 headquarters or offices of international organizations. These entities are generally located in the Northwest quadrant of Washington, DC, heavily concentrated along Massachusetts Avenue, in the Sheridan-Kalorama neighborhood, and at the fully built-out International Chancery Center (ICC).

By an act of Congress in 1968, the ICC was established near the intersection of Van Ness Street and Connecticut Avenue, NW to make land available on a lot-by-lot basis for individual chancery development. Today, all of the lots within the ICC have been assigned to foreign missions. DOS seeks to establish another foreign missions campus in Washington to use for the same purpose. DOS has therefore developed a draft master plan for Commission review and comment that provides a framework for implementation of the FMC.

The FMC is a 32-acre site on the northwestern portion of the former Walter Reed Army Medical Center (WRAMC). The WRAMC was established as an army research facility over 100 years ago. Currently, there are a number of historic resources on the site, including historic buildings, site features and landscapes. The remainder of the former WRAMC was transferred to the District of Columbia government for development and the National Children's Hospital.

KEY INFORMATION

- The vision for the FMC is to develop the northwestern portion of the former WRAMC as a campus with designated lots assigned to foreign missions with the expressed purpose of building chanceries, in a manner similar to the existing International Chancery Center (ICC) at the corner of Van Ness and Connecticut Ave, NW.
- The draft master plan includes the development of approximately 1 million square feet for 2,000 employees. The number of lots range from 11 to 15 individual sites.
- The concept plan for the FMC reconnects the area to the neighboring community by proposing a lower-scaled chancery development. It also provides foreign missions suitable development sites, and protects existing historic resources by repurposing existing buildings.
- The Foreign Missions and International Organizations Element of the Comprehensive Plan for the National Capital includes policies pertaining to the development of the Foreign Missions Center.
- DOS recognizes the legacy of the former WRAMC for the city and nation and will preserve historic resources by repurposing existing buildings, when feasible.

Historic Preservation

- The WRAMC dates back to 1909 when the first structure, Building 1 (Main Hospital Building), was constructed. Much of the development on the campus occurred between World War I and World War II.
- The WRAMC campus is now listed on the National Register of Historic Places (NRHP) as a historic district, and the FMC has these contributing elements to the historic district:
 - Building 40 – Walter Reed Army Institute of Research (NRHP individually-eligible)
 - Building 41 – Red Cross building (NRHP individually-eligible)
 - Building 57 – Memorial Chapel (NRHP individually-eligible)
 - Perimeter Fence and Main Drive

Natural Resources

- Steep slopes on the campus are located on the western and northern portions of the site.
- A tree inventory (2012) catalogued over 500 trees on the FMC portion of the installation.
- The FMC is adjacent to Rock Creek Park, which is located west of 16th Street, NW.
- The draft Master Plan describes compliance with local stormwater management guidelines, however additional information is necessary regarding compliance with federal standards, including the Energy Independence and Security Act (EISA).

Transportation

- The FMC will be an open campus that will restore east-west connectivity to a part of the city that has been in federal ownership for over 100 years.
- The FMC will require one parking space for every employee (1:1) which is the same parking ratio that has been applied at the International Chancery Center since 1997 and is based on reciprocity agreements with other countries.

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- DOS proposes to terminate the portion of 14th Street, NW north of Dahlia Street in a cul-de-sac, and no vehicular connection will be provided from 14th Street to Alaska Avenue, NW.
 - The District Department of Transportation (DDOT) reviewed the Comprehensive Transportation Review (CTR) for the FMC Master Plan and provided a series of recommendations, in a letter dated February 13, 2017, including that 14th Street, NW should provide a full multi-modal connection to Alaska Avenue, NW.
 - DOS anticipates there will be approximately 2,000 personnel working at the proposed FMC with 600 peak morning trips and 500 peak evening trips for the FMC based on ICC travel assumptions.
 - DOS intends to remake 14th Street, NW south of Dahlia Street, NW into a parkway with a bio-swale and the existing parking area will be removed to make the site more pedestrian friendly.
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RECOMMENDATION

The Commission:

Supports the Department of State (DOS) vision for the Foreign Mission Center (FMC) to develop the northwestern portion of the former Walter Reed Army Medical Center (WRAMC) site as a campus with designated lots leased to foreign missions for individual chancery development, in a manner similar to the existing International Chancery Center (ICC).

Supports the following DOS goals for the draft FMC Master Plan as they align with policies within the Foreign Missions and International Organizations Element of the Comprehensive Plan:

- Enhance DOS efforts to gain new sites to construct safe, modern, and secure embassies and consulates overseas;
- Accommodate foreign government chanceries on a consolidated campus promoting safety and protection of diplomatic facilities as mandated by the Vienna Convention on Diplomatic Relations of 1961, and as authorized in the 1982 Foreign Missions Act;
- Support DOS commitment to sustainable design and reduction of carbon footprint;
- Create cost-neutral development on the DOS portion of the FMC;
- Support the desire of foreign missions to build significant facilities that reflect the character and ethos of their native architectures;
- Optimize land use and strive to maximize assignable land to ease the burden of the cost model.

Support DOS plans to include a low-density chancery development in scale with the surrounding neighborhood, provide foreign missions suitable development sites, and protect existing historic resources by repurposing some existing historic buildings.

Notes that while NCPC is reviewing this master plan under 40 USC 8722 (a) and (b)(1) of the Planning Act of 1952, individual sites at the FMC will be reviewed by NCPC under the criteria in the Foreign Missions Act.

Notes that NCPC executed a Memorandum of Agreement (MOA) with DOS, on February 27, 2017, that describes the review process NCPC will use for individual lots at the FMC.

Reminds DOS to update the draft FMC Master Plan as necessary to align with the MOA that describes the process for NCPC review of individual foreign mission development proposals.

Notes that the District of Columbia Government has developed a plan for the eastern portion of the former WRAMC that consists of a mid-to-high rise, mixed-use development. The remaining portion of the former WRAMC site will be used by the National Children's Hospital.

Regarding the following topics, the Commission:

Historic Preservation

- **Encourages** DOS to preserve as many of the historic buildings as possible that are contributing elements of the WRAMC Historic District to help preserve its integrity.
- **Encourages** DOS to preserve Buildings 40 (WRAIR Building), 41 (Red Cross Building) and 57 (Memorial Chapel) as they are all contributing elements of the Walter Reed Army Medical Center Historic District and are described as being suitable for reuse on the campus.
- **Recommends** that if Building 40 is demolished the proposed development should maintain the axial alignments and symmetry that exists with Building 1.

Transportation

- **Recommends** that DOS explore connecting 14th Street, NW to Alaska Avenue, NW to complete the street network in this part of the District.
- **Requests** that DOS address DDOT comments on the Comprehensive Transportation Review.
- **Supports** the DOS recommendation of no on-street parking at the FMC due to security concerns.
- **Recommends** that the Commission support the 1:1 proposed parking ratio, but also requests that DOS encourage the foreign missions that develop at the FMC to improve the parking ratio, where possible.

Security

- **Encourages** DOS to incorporate policies contained in the Foreign Missions and International Organizations Element and the Urban Design Element of the *Comprehensive Plan for the National Capital* regarding the appropriate use of bollards, delta barriers, guardhouses and fencing at federal facilities in an urban setting.

Development Guidelines

Notes that the development guidelines include a description of campus development in three zones and staff offers the following comments and recommendations pertaining to these zones:

- **Finds** that the density, scale and most of the proposed setbacks are appropriate given this is in a transitioning neighborhood that will include a mixed-use enclave.
- **Ensures** replacement trees follow the policies within the Comprehensive Plan (2016).
- **Encourages** foreign missions to place surface parking either on the side or behind one side of the proposed chanceries.
- **Encourages** DOS to create a consistent building frontage along both the northern portion of 14th Street, NW and Dahlia Street, NW.
- **Encourage** DOS to maintain as much of the existing remnant forest area as possible as these individual sites are developed.
- **Supports** the reuse of Building 40 as it will best maintain the historic axial relationship with Building 1.
- **Requests** that DOS add additional detail in the guidelines for Lot 12 to engage Main Drive more appropriately as this property will serve as the main entrance of the FMC campus from 16th Street, NW.
- **Encourages** DOS to either establish additional guidelines for Lot 14 regarding building siting as it is the largest lot at the FMC or consider separating it into two lots which would be more consistent with the size of other proposed lots at the FMC.

PROJECT REVIEW TIMELINE

Previous actions	April 2014 – Information Presentation
Remaining actions (anticipated)	– Final FMC Master Plan (Spring/Summer 2017)

PROJECT ANALYSIS

Executive Summary

The Foreign Missions Center (FMC) in Northwest Washington, DC will transform a portion of the former Walter Reed Army Medical Center into a chancery campus, similar to the International Chancery Center near the intersection of Connecticut and Van Ness Street, NW. The draft master plan includes the development of approximately 1 million square feet for 2,000 employees. The number of lots range from 11 to 15 individual sites. Staff has evaluated the draft FMC Master Plan for its conformance with the policies contained within the Foreign Missions and International Organizations Elements of the Comprehensive Plan. Staff finds that the Foreign Missions Center Master Plan generally is a well-constructed document that not only provides a solid framework for development, but also provides detailed guidance for the development of individual lots on the campus. Staff is reviewing the draft FMC Master Plan under its authority in the Planning Act of 1952. Staff recommends the Commission **note that NCPC executed a Memorandum of**

Agreement (MOA) with DOS, on February 27, 2017, that describes the review process NCPC will use for individual lots at the FMC; and further, the Commission reminds DOS to update the draft FMC Master Plan as necessary to align with the MOA that describes the process for NCPC review of individual foreign mission development proposals.

Staff also recommends that the Commission **support the Department of State (DOS) vision for the Foreign Mission Center (FMC) to develop the northwestern portion of the former Walter Reed Army Medical Center (WRAMC) site as a campus with designated lots leased to foreign missions for individual chancery development, in a manner similar to the existing International Chancery Center (ICC).** In addition, staff recommends that the Commission **support DOS plans to include a low-density chancery development in scale with the surrounding neighborhood, provide foreign missions suitable development sites, and protect existing historic resources by repurposing some existing historic buildings.** Finally, staff recommends that the Commission **support the following DOS goals for the draft FMC Master Plan as they align with policies within the Foreign Missions and International Organization Element of the Comprehensive Plan:**

- **Enhance DOS efforts to gain new sites to construct safe, modern, and secure embassies and consulates overseas;**
- **Accommodate foreign government chanceries on a consolidated campus promoting safety and protection of diplomatic facilities as mandated by the Vienna Convention on Diplomatic Relations of 1961, and as authorized in the 1982 Foreign Missions Act;**
- **Support DOS commitment to sustainable design and reduction of carbon footprint;**
- **Create cost-neutral development on the DOS portion of the FMC;**
- **Support the desire of foreign missions to build significant facilities that reflect the character and ethos of their native architectures;**
- **Optimize land use and strive to maximize assignable land to ease the burden of the cost model.**

After reviewing, the draft FMC Master Plan staff recommends that the Department of State address the issues outlined below prior to submitting the final Master Plan for Commission review. Generally, these issues pertain to the following topic areas: historic preservation, transportation, security elements, and development guidelines.

Analysis

The draft FMC Master Plan is a document that seeks to utilize information about the existing conditions and the program requirements to create a development framework for the campus. The draft master plan consists of an introduction, existing conditions, plan concept and design guidelines. The following is a description of topic areas covered in the master plan and staff recommendations and comments for improving the document.

Historic Preservation

Historic preservation is an important aspect of the FMC campus because many of the buildings date back to the 1920s and World War II. The draft FMC Master Plan describes the WRMAC as being “...organized around an axial arrangement of buildings and green spaces. The preservation of historic structures maintains both a character and contextual foundation for the conceptual explorations and recommended plan. The reuse of the historic buildings represented on the concept plan for the FMC is dependent on the market conditions of these unique sites which can either stand alone or serve as complimentary additions to future chancery sites.” Staff agrees that historic preservation is important at the FMC. Given that the Walter Reed Army Medical Center itself is now listed as a historic district on the National Register of Historic Places, staff encourages DOS to work with new chancery applicants to develop plans that preserve as many historic structures as possible.

The draft FMC Master Plan describes the redevelopment of the campus including preserving several historic buildings, namely the Red Cross Building (Building 41) and the Memorial Chapel (Building 57). Staff is supportive of this reuse of buildings on the campus as it aligns with several Comprehensive Plan policies such as:

- Protect, preserve and rehabilitate historic buildings when locating chanceries in them. (FM.C.8)
- Ensure that chanceries located in historic districts are respectful of the architectural character established by the district. (FM.C.9)

There are a number of the buildings that are either slated for demolition or likely to be demolished because they do not meet program requirements or are in poor condition.

Specifically staff understands that DOS is planning to reuse some of these historic elements like Buildings 41 and 57 and the historic perimeter fence. Some of the other contributing elements are not necessarily being reused: neither Building 40 nor the eight officer's quarters are expected to be reused. It is also not clear to staff how the landscape will be preserved if trees will be removed to allow for the construction of new chanceries at the FMC.

The first building constructed on the former Walter Reed Army Medical Center Campus, Building 1/Main Hospital, is not located on the proposed FMC, however it does influence the development on the FMC. This influence is due to the relationship between Building 1 and several historic buildings, namely the Red Cross Building (Building 41) and the Walter Reed Army Institute of Research Building (Buildings 40). **Staff encourages DOS to preserve Buildings 40 (WRAIR Building), 41 (Red Cross Building) and 57 (Memorial Chapel) as they are all contributing elements of the Walter Reed Army Medical Center Historic District and are described as being suitable for reuse on the campus.** It is possible that Building 40 will be demolished because of an inability to fit the right program into it. **Staff recommends that if Building 40 is demolished the proposed development should maintain the axial alignments and symmetry that exists with Building 1.** Staff understands that the Section 106 consultation process is ongoing and many of the decisions on the fate of these buildings will be determined as part of this process

and mitigation will address any adverse impacts associated with this redevelopment. As the Comprehensive Plan includes a number of policies in the Historic Preservation Element that support preserving historic resources at federal installations, staff **encourages DOS to preserve as many of the historic buildings as possible that are contributing elements of the WRAMC Historic District to help preserve its integrity.**

Transportation – Vehicular Access and Parking

The FMC Master Plan includes the reopening of the roadway network in this portion of the former WRAMC that will allow for the reconnection of the east-west roads, Dahlia Street, NW and Main Drive, NW from 16th Street to Georgia Avenue, NW. Access through the campus has not been permitted since 2011 as it was closed off to through traffic when the hospital was relocated to Bethesda, MD (part of the Base Realignment and Closure Committee 2005). The connectivity proposed in this draft master plan will benefit the chanceries, the overall community surrounding the FMC, and the new development proposed for the rest of the former WRAMC site. The draft master plan includes a description of roadways and the transportation network proposed for the FMC campus, including: 10-foot travel lanes for vehicles, eight-foot wide sidewalks and separate bike lanes on Dahlia and 14th Streets, NW. Main Drive is narrower and cannot provide bike lanes, however these travel lanes will be 12 feet wide. One of the more interesting ideas is proposed along 14th Street, since the existing 14th Street right-of-way currently includes a 30 foot wide travel way with additional parking on either side. The draft FMC Master Plan redevelops 14th Street into a short, divided roadway with low-impact development incorporated into the middle for stormwater management. Staff is largely supportive of the proposed roadway network in the master plan as it is supported by a number of policies contained within the Transportation Element of the Comprehensive Plan for the National Capital.

There are, however, a few transportation related issues that need to be further discussed including the 14th Street cul-de-sac, the prohibition of on-street parking at the FMC and the parking ratio DOS is proposing for the campus.

14th Street, NW

In the master plan, 14th Street is proposed to terminate to the north with a cul-de-sac. This closure is proposed at this end of 14th Street to address two issues:

- DOS needs to have the lots as large as possible to make them attractive to potential lessors and provide DOS with the greatest return to ensure a net-zero development for the campus. In order to create the greatest lot size for Lot 1 and to limit cut through traffic, DOS has included a proposal to close 14th Street, NW on its northern end.
- During community meetings and part of the NEPA process DOS states it received comments from residents living nearby the campus that maintaining 14th Street would increase the chance of through traffic from the WRAMC developments impacting their neighborhood.

DDOT weighed in on this issue in a letter dated August 11, 2016 responding to the draft Comprehensive Transportation Review and noted that "...the closure of the 14th Street and Alaska gate concentrates impacts at remaining site entrances and limits connectivity within the vicinity." In order to create a better urban experience and fully reconnect the roadway network staff **recommends that the DOS explore connecting 14th Street, NW to Alaska Avenue, NW to complete the street network in this part of the District.** In a subsequent letter dated February 14, 2017, DDOT raised issues including: the timing of mitigation for the redevelopment of the entire WRAMC site, constructing roadways to DDOT standards, and other transportation related concerns. Staff **requests that DOS address DDOT comments on the Comprehensive Transportation Review.**

On-street parking

Regarding on-street parking for the FMC, the DOS stated it has learned from its experience at the International Chancery Center. It determined that allowing on-street parking is a security problem that is difficult to address. As such, DOS included a prohibition of on-street parking at the FMC. The FMC Master Plan does not allow parking along any of the streets in the FMC so it can provide additional stand-off for buildings located on the campus. This greater stand-off distance would result in better security for the chanceries. While on-street parking is typically included in an urban environment, staff acknowledges that this campus requires special consideration given the security concerns. Therefore, staff **supports the DOS recommendation of no on-street parking at the FMC due to security concerns.** In addition, DDOT has noted that it can support this idea as well. Staff recommends, however, that if the security concern lessens in the future that DOS reconsider allowing on-street parking at that time.

Parking Ratio

Staff also reviewed the parking ratio for the FMC. While individual site designs have not been determined and no sites are leased, DOS has established a one parking space to one employee ratio for the entire FMC. The Comprehensive Plan parking ratio guidance for federal facilities located in Washington, DC calls for a 1:4 parking ratio. As staff noted earlier in this report, the FMC is one of only two federally controlled campuses in Washington, DC that is solely established as an enclave for foreign missions. DOS has applied the same parking ratio of 1:1 at the ICC to the FMC. This parking ratio is currently included in the ICC Development Controls, which are the guidelines governing the development at the ICC. The Commission approved this ratio in 1997.

DOS notes that it has reciprocal arrangements with other countries to allow the same development at U.S. chanceries overseas as the U.S. allows for chanceries here in America. The 1:1 parking ratio for U.S. chanceries in other countries is very important for security reasons. Therefore, DOS extends the same ratio to foreign countries who have chanceries here. For this reason, DOS is proposing a 1:1 parking ratio for the FMC campus. Staff **recommends that the Commission support the 1:1 proposed parking ratio, but also requests that DOS encourage the foreign missions that develop at the FMC to improve the parking ratio, where possible.**

Security Elements

An important aspect of the FMC is the issue of security for the employees and visitors to the campus. While some security elements are described in the FMC, guidance for individual sites is not included. Using the ICC as a case study, staff finds that there are some security related issues that should be included in the FMC Master Plan. In particular, staff, **encourages DOS to incorporate policies contained in the Foreign Missions and Urban Design Elements of the Comprehensive Plan for the National Capital regarding the appropriate use of bollards, delta barriers, guardhouses and fencing at federal facilities in an urban setting.** The recently updated Comprehensive Plan includes policies with regards to the placement of security elements like bollards, guard houses, vehicle barriers, and fences at federal facilities in an urban environment. Establishing a framework for these security elements can lead to better overall design for the campus that does not encroach upon the public areas on the FMC campus and fewer conflicts among pedestrians, bicycles, and vehicles.

Development Guidelines

The draft FMC Master Plan includes a section on development guidelines that describes the scale and location of potential development on individual lots in addition to a broad overarching framework for the entire campus. Included in the development guidelines is a description of three zones for campus development. These zones correspond to their location on the campus.

Zone	Development Description
Chapel Zone	<ul style="list-style-type: none">▪ Lower density development▪ Minor setback from street
Dahlia Street Zone	<ul style="list-style-type: none">▪ Medium density development▪ Minor setback from street
Main Drive Zone	<ul style="list-style-type: none">▪ Medium density development▪ Larger setback from street

Staff agrees that this framework for development is appropriate for the locations identified in the draft FMC Master Plan as this is consistent with various policies within the Federal Workplace, Historic Preservation and Federal Environment Elements contained in the Comprehensive Plan.

Staff offers the following comments and recommendations on the development guidelines that pertain to these three zones:

- Staff was pleased to find that the DOS was proposing an appropriate level of development for the FMC that is consistent with the context of the nearby neighborhood and the new development planned for the rest of the WRAMC. The proposed master plan assigns a low-density development potential for chanceries located on lots north of Dahlia Street, NW on the FMC near the residential neighborhood and medium-density development on the rest of the FMC where greater development is proposed. Staff **finds that the density, scale**

and most of the proposed setbacks are appropriate given this is in a transitioning neighborhood that will include a mixed-use enclave.

- Staff is concerned that the many heritage and special trees being removed to allow for development would change the character of the campus and think that tree replacement and selective cutting need to be carefully planned. The Comprehensive Plan policies in the Foreign Missions and International Organizations, Federal Environment and Historic Preservation Elements recommend that existing trees be retained and protected on federal land including at land used for foreign missions. Staff is recommending that **DOS ensure replacement trees follow the policies within the Comprehensive Plan (2016).**
- The draft FMC Master Plan indicates the surface parking spaces for visitors on each development lot will be located between the chancery and the street. Staff believes that it would be more appropriate to allow parking only on a side or rear yard. This would allow for an uncluttered look along the street frontage. Since the building facades are generally close to the street, and each building has a specific setback area from the street, staff recommends that **DOS encourage foreign missions to place surface parking either on the side or behind one side of the proposed chanceries.**
- The diagrams included in the draft FMC Master Plan show potential lot development for all the proposed streets and include setbacks, building location and street façade. Currently, these diagrams show different building locations along the length of each street. The building line, which is the distance from the building façade to the street, along both 14th and Dahlia Streets, NW should be the same to create a more consistent, cohesive look for the campus. Staff therefore **encourages DOS to create a consistent building frontage along both the northern portion of 14th Street, NW and Dahlia Street, NW.**
- Staff discussed the need to maintain the axial relationship between Building 40 and Building 1 earlier in this report. The diagrams depicting Lots 9, 10 and 11 do not include building massing that respect the special axial relationship that currently exists on the campus between these buildings. If a foreign mission chooses to demolish building 40 then any new building should seek to preserve this axial relationship as well. Staff **supports the reuse of Building 40 as it will best maintain the historic axial relationship with Building 1.**
- Staff recognizes that Lot 12, the westernmost lot proposed along on Main Drive, will be next to the main entrance into the FMC. Given that Main Drive will be the main entrance into the FMC, staff believes that some care should be given to how this building is oriented on the lot as it will be prominently displayed on the campus. Staff **requests that DOS add additional detail in the guidelines for Lot 12 to engage Main Drive more appropriately as this property will serve as the main entrance of the FMC campus from 16th Street, NW.**

- Staff is not clear why Lot 14 is so large and believes that additional guidance should be provided regarding the siting, massing and height of any new development on this lot. DOS could also subdivide this proposed lot into two lots similar in size to other proposed lots on the campus. Staff **encourages DOS to either establish additional guidelines for Lot 14 regarding building siting as it is the largest lot at the FMC or consider separating it into two lots which would be more consistent with the size of other proposed lots at the FMC.**

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

As noted above, the draft master plan generally meets basic goals of the Comprehensive Plan. The comments and recommendations provided as part of the analysis are intended to promote compliance with Comprehensive Plan goals and policies.

National Historic Preservation Act

The Department of the Army has performed a Section 106 consultation for the Walter Reed Army Medical Center for the BRAC undertaking. A Programmatic Agreement between the Army and the signatory parties incorporating mitigation measures was signed in January 2013. As part of the Programmatic Agreement, the Department of the Army developed a nomination of the WRAMC as a historic district to the National Register of Historic Places and the DC Inventory of Historic Sites. The WRAMC was designated a historic district by DC Preservation Office in May 2014 and by the U.S. Department of the Interior in March 2015.

The Section 106 consultation by DOS for the master plan of the Foreign Missions Center is underway. In January 2013, a meeting was held between DOS, the DC Historic Preservation Office and the Advisory Council on Historic Preservation to review the status of the project, outline public participation opportunities, and determine the form of agreement that would be developed at the conclusion of the consultation process. The parties agreed that the most appropriate form of resolution would be a Programmatic Agreement. Following the initial meeting, there was a public meeting held in summer 2013 to describe the Section 106 process, initial findings of the consultant team, and identify consulting parties. Section 106 meetings in February and April of 2014 reviewed the proposed scope of the Master Plan and the potential adverse effects on historic properties and provide input on possible mitigation measures.

Since several years have passed since this last meeting, DOS is initiating consultations to resume this process in winter of 2017.

National Environmental Policy Act

The DOS issued a notice of intent to file an Environmental Impact Statement (EIS) in June 2012. This notice of intent was followed by a public scoping comment period from July to August 2012

and included a public scoping meeting in July in which the public provided input. These public interactions have significantly contributed to the development of the FMC master plan.

The Draft Environmental Impact Statement (DEIS) was issued in early February 2014 and DOS conducted an open house and public hearing to receive comments from the public during the mandated public comment period. Due to the change in campus size, a Supplemental Draft Environmental Impact Statement (SDEIS) will need to be issued for review and public comment. The DOS will likely issue of the SDEIS in late winter 2017. Staff anticipates that DOS will issue the Supplemental Final Environmental Impact Statement (SEIS) by the summer of 2017 with the Record of Decision (ROD) to follow in the fall of 2017. NCPC does not have a NEPA responsibility for reviewing master plans.

CONSULTATION

Coordinating Committee

At their February 8, 2017 meeting, the Coordination Committee forwarded the proposed comments on the draft master plans to the Commission with the statement that the DC Office of Planning, DDOT, District Office of Energy and Environment, and the DC SHPO had not yet coordinating on this project, noting outstanding historic preservation, transportation, and stormwater issues. Other attending Committee members, including the National Park Service, General Services Administration and Washington Metropolitan Area Authority have coordinated on this project.

U.S. Commission of Fine Arts

The Commission of Fine Arts reviewed the draft FMC Master Plan at its February 16, 2017 meeting. While the commission approved the draft master plan, it provided comments including the following: the DOS decision to close 14th Street north of Dahlia Street; the potential impacts to heritage trees existing on the campus; the need to fence individual lots; the development potential of individual lots and how the landform might affect that development.

ONLINE REFERENCE

The following supporting documents for this project are available online:

- Submission Package

Prepared by Carlton Hart
02/27/17

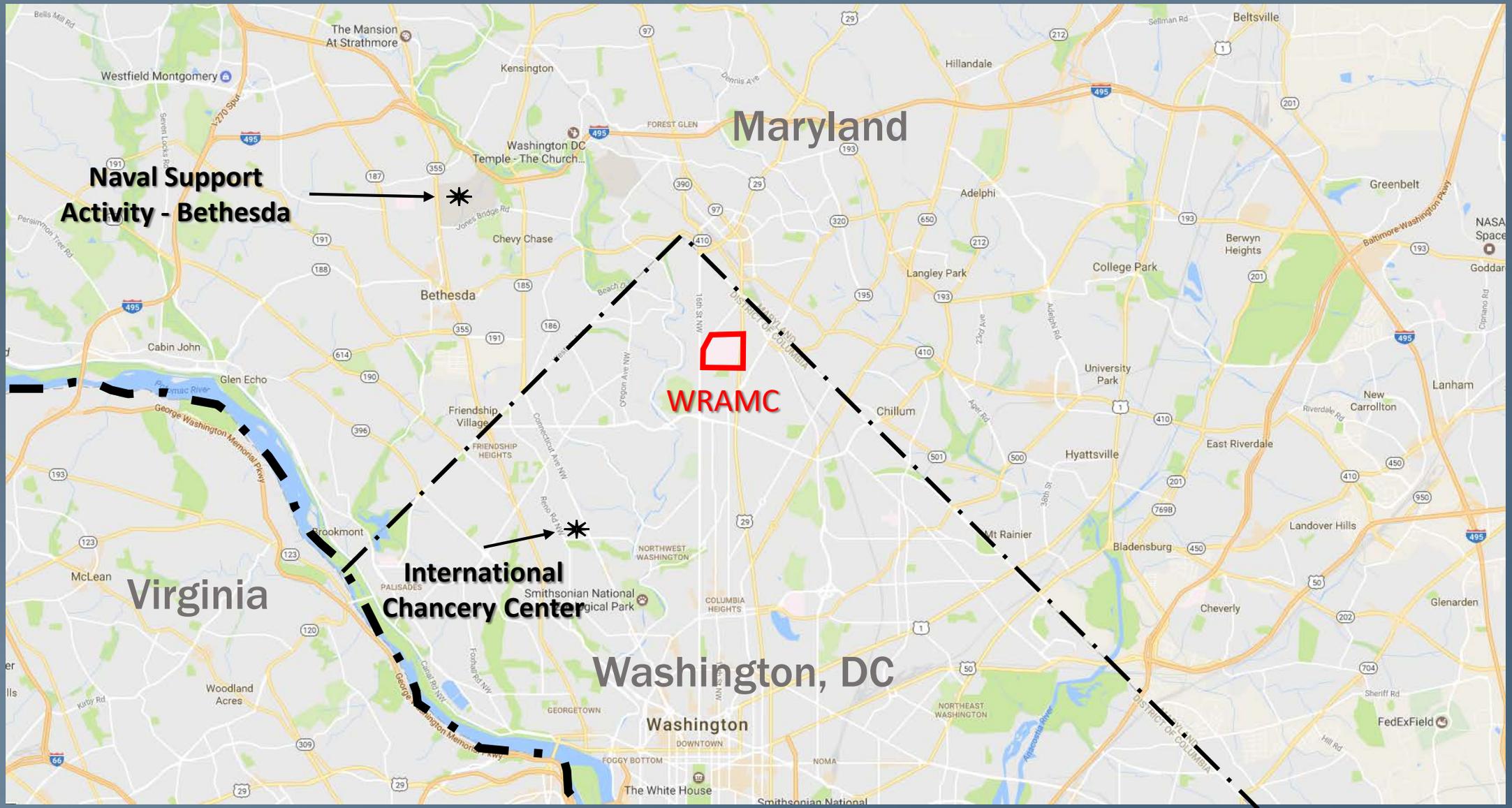
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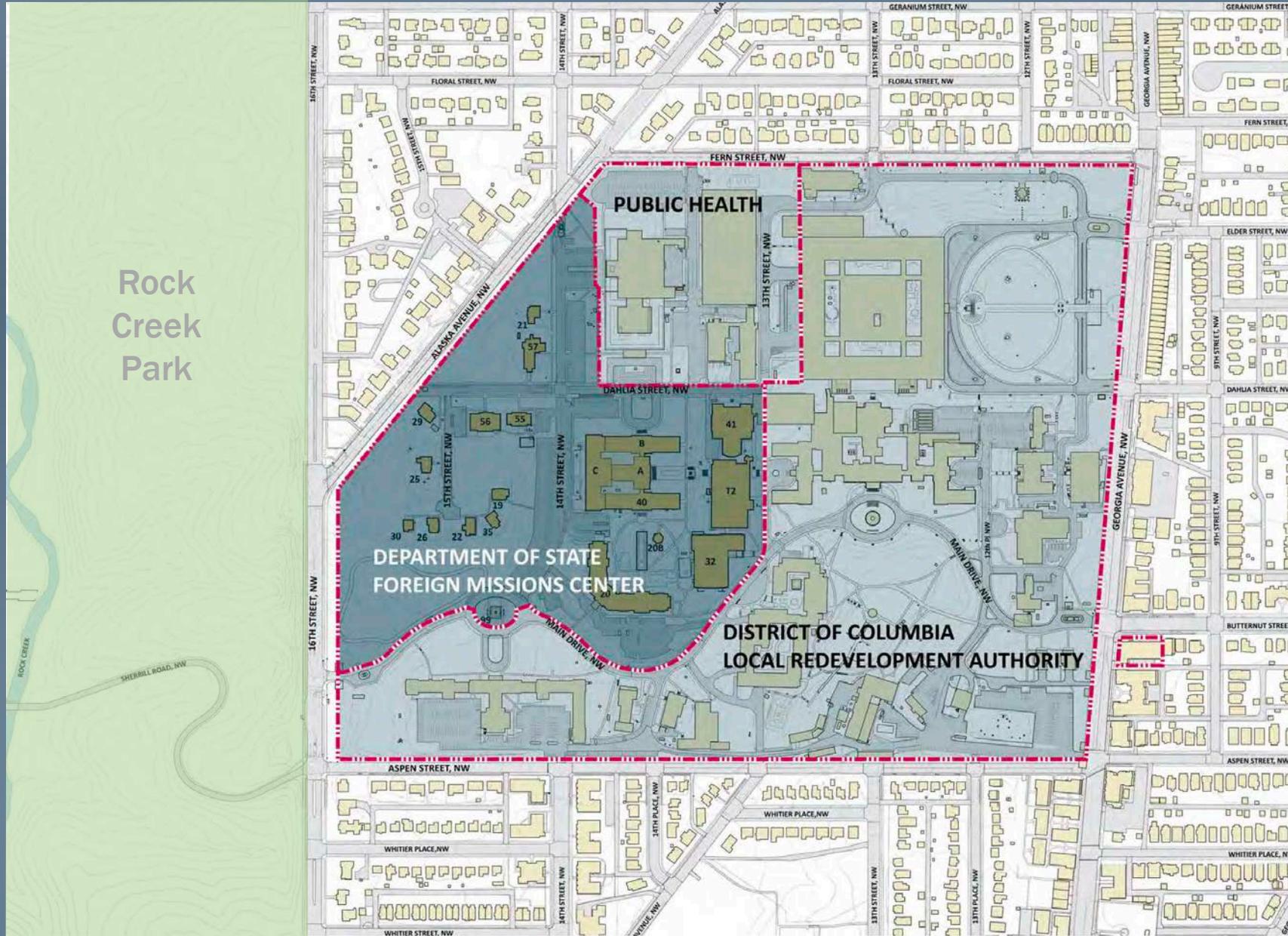
Draft Foreign Missions Center Master Plan at the Former Walter Reed Army Medical Center

Along 16th Street, NW between Alaska Avenue, NW and Aspen Street, NW
Washington, DC

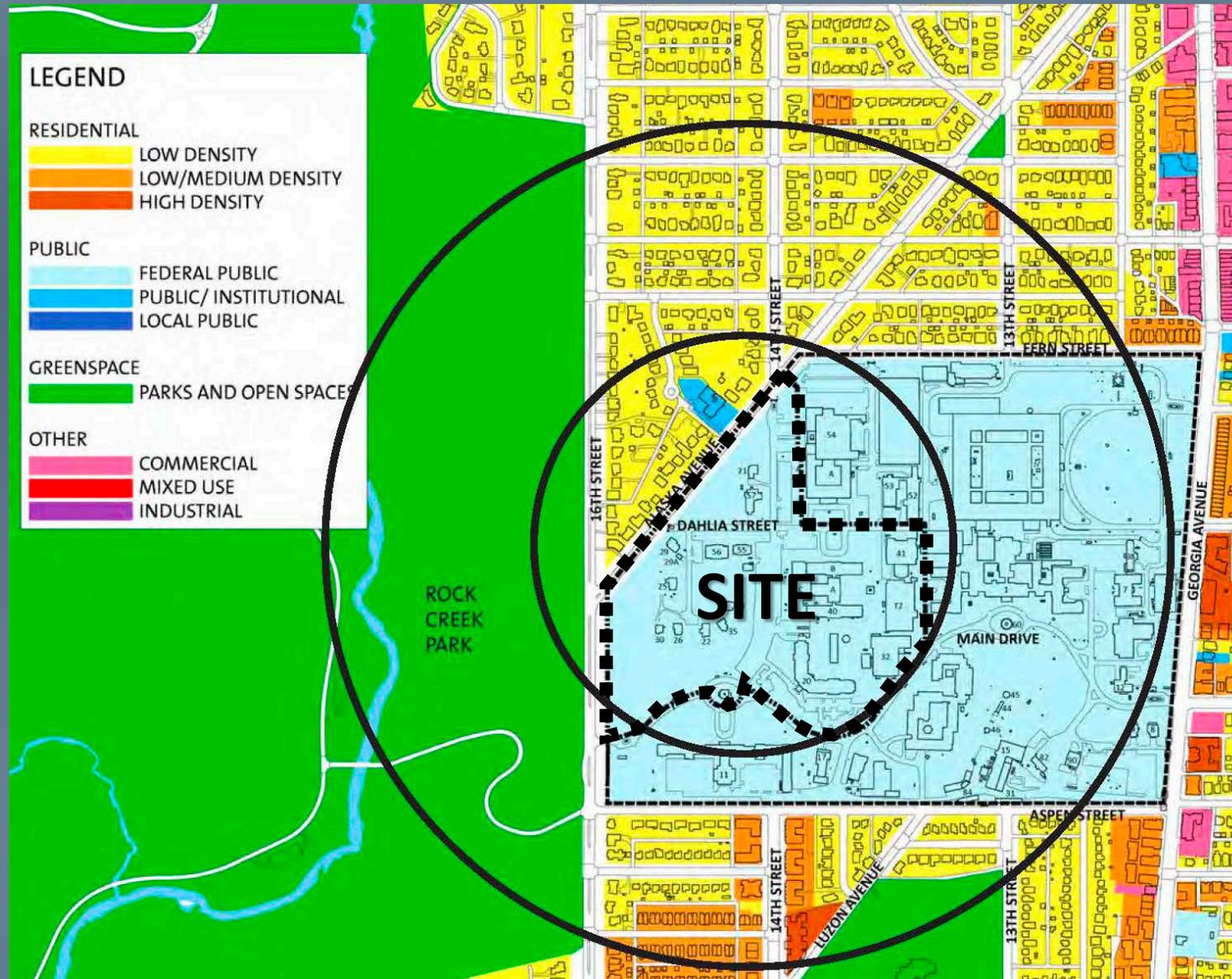
Submitted by the United States Department of State

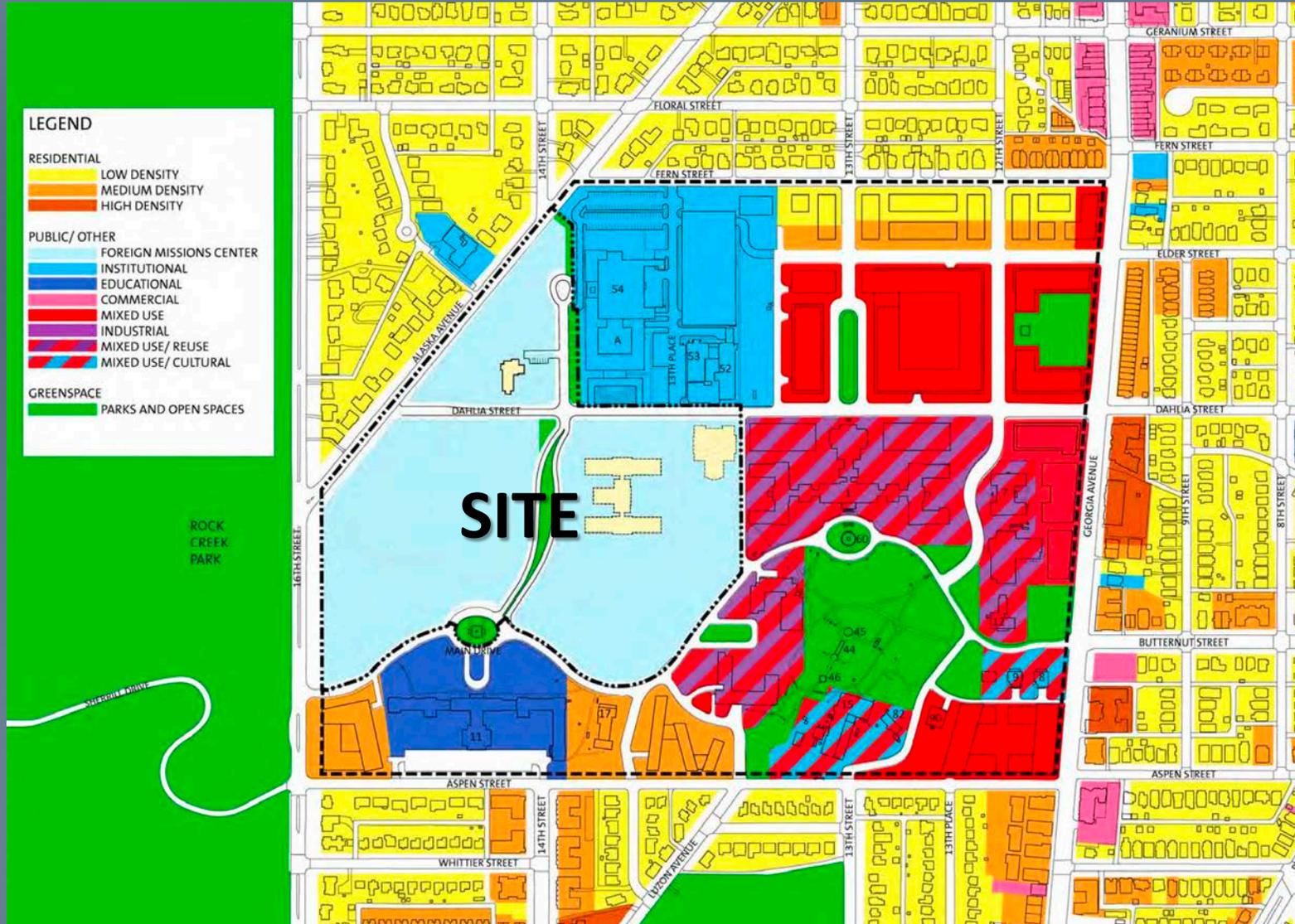
Comments on Draft Master Plan

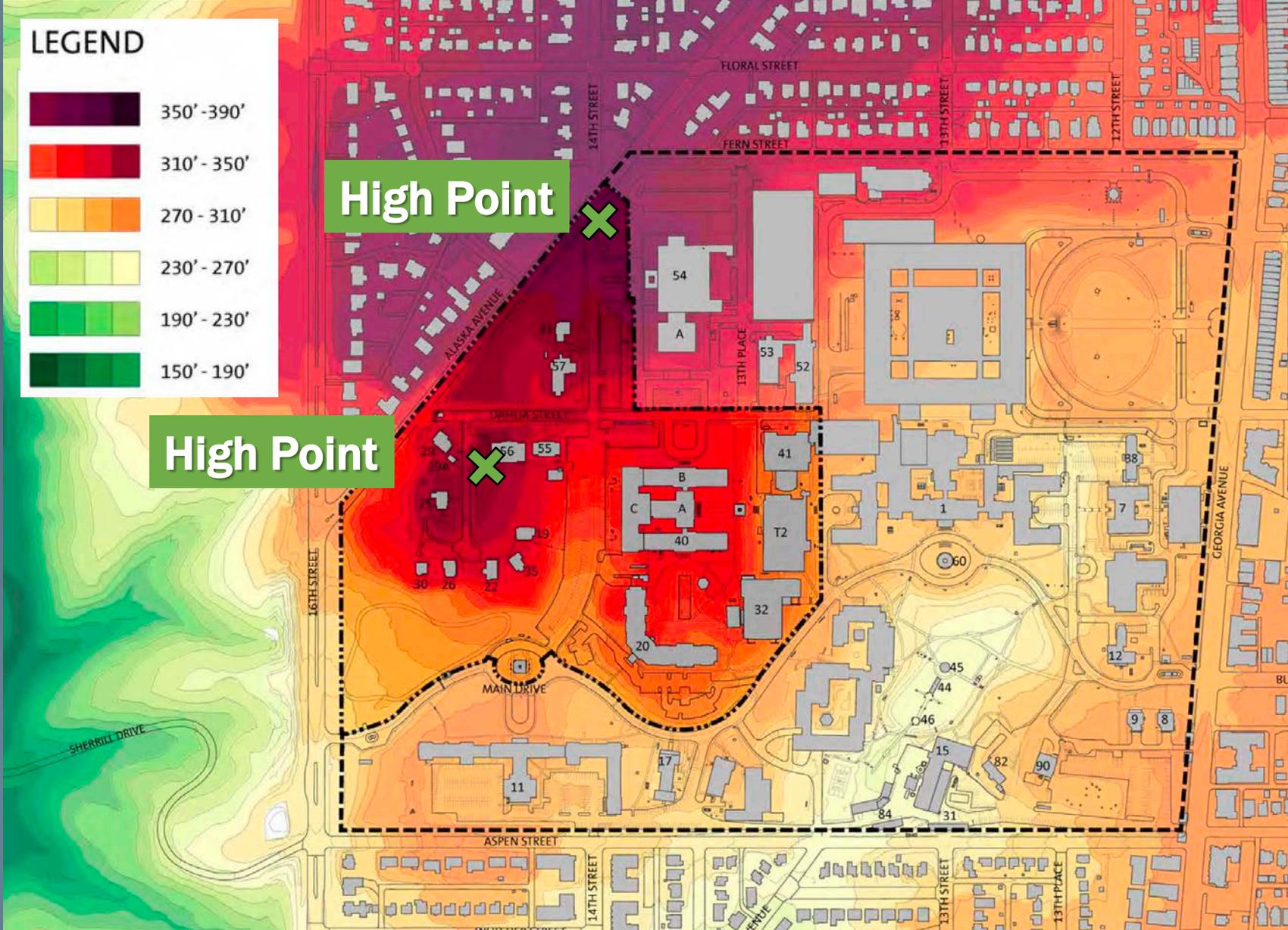


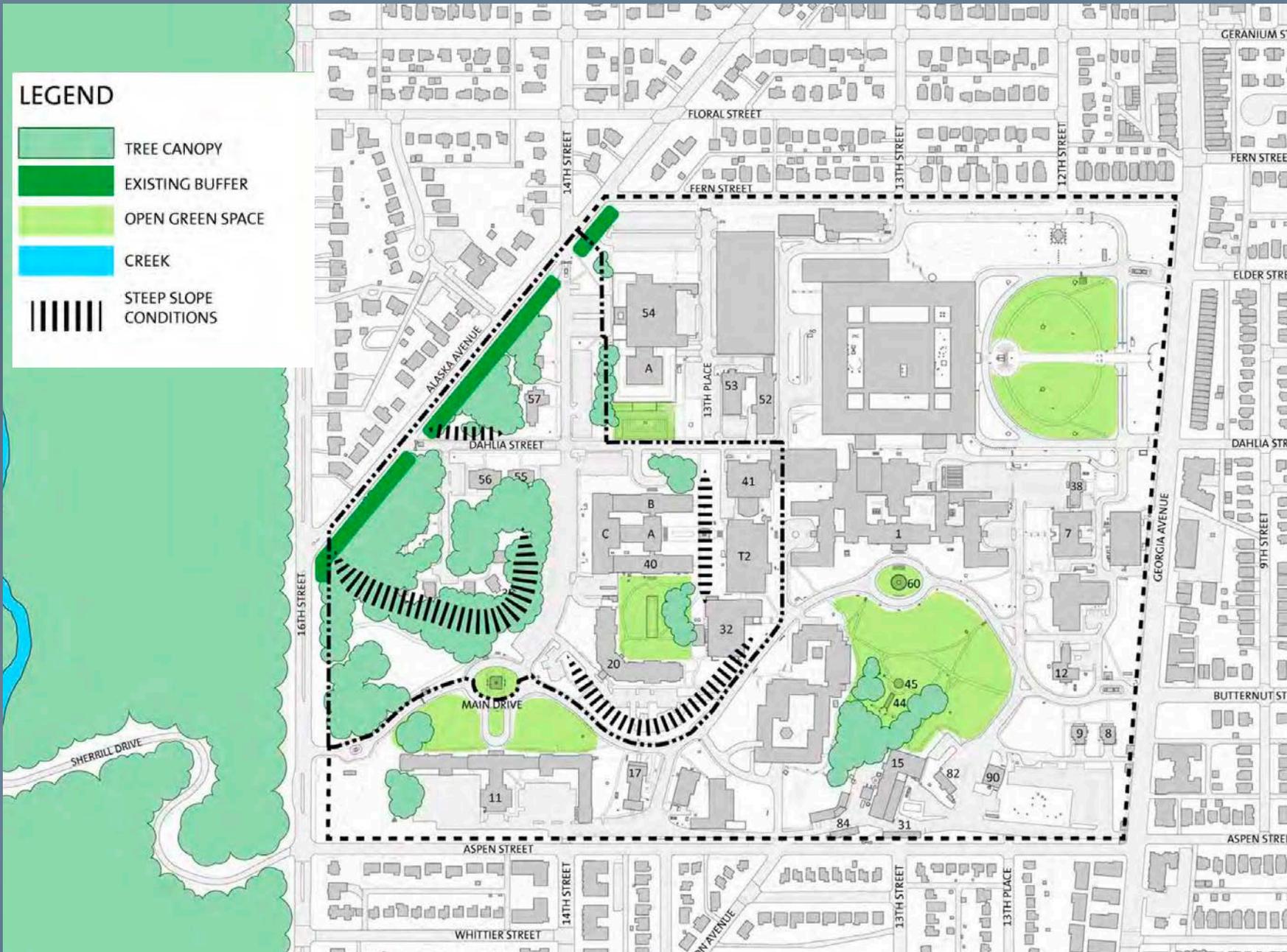








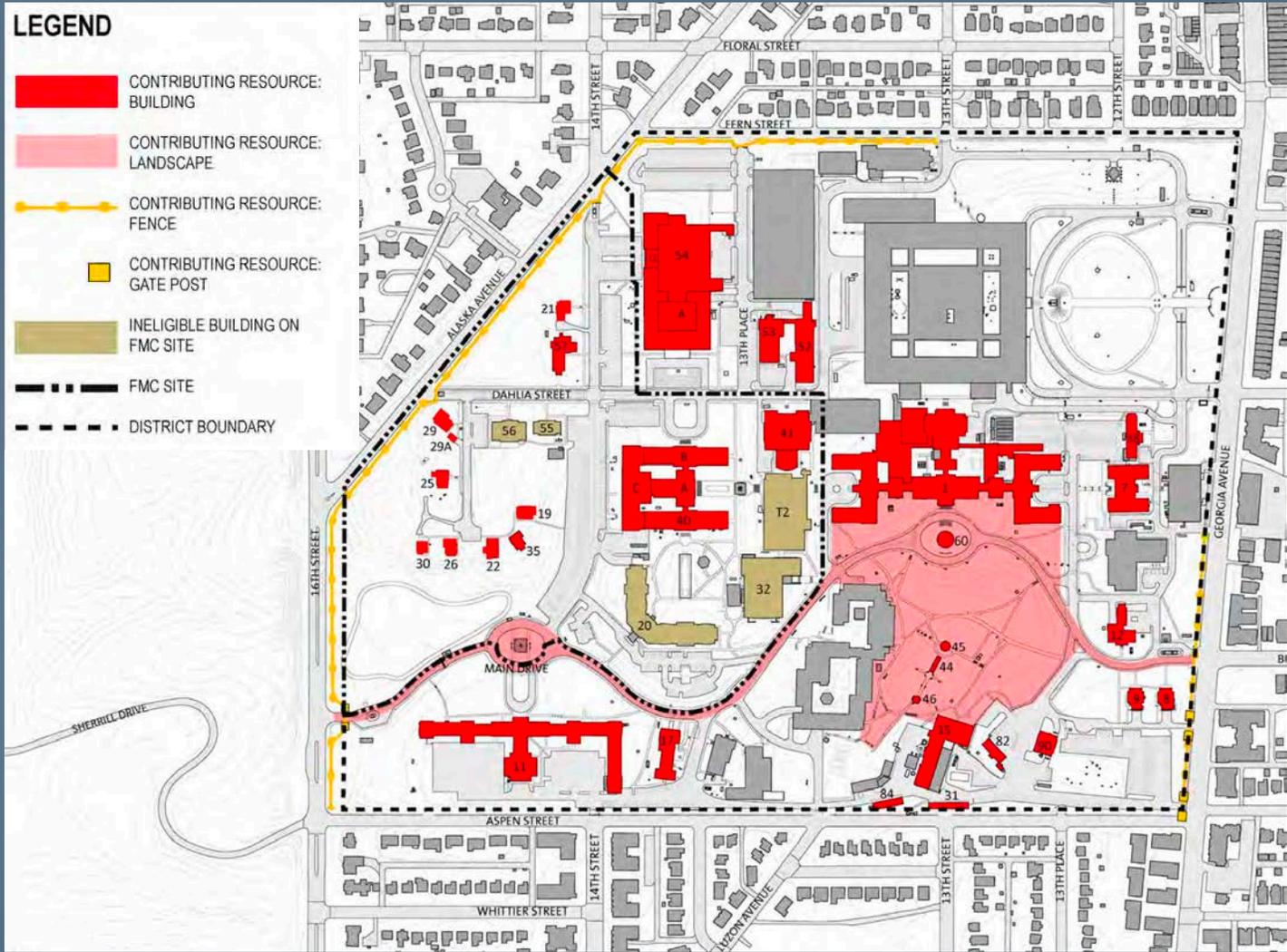
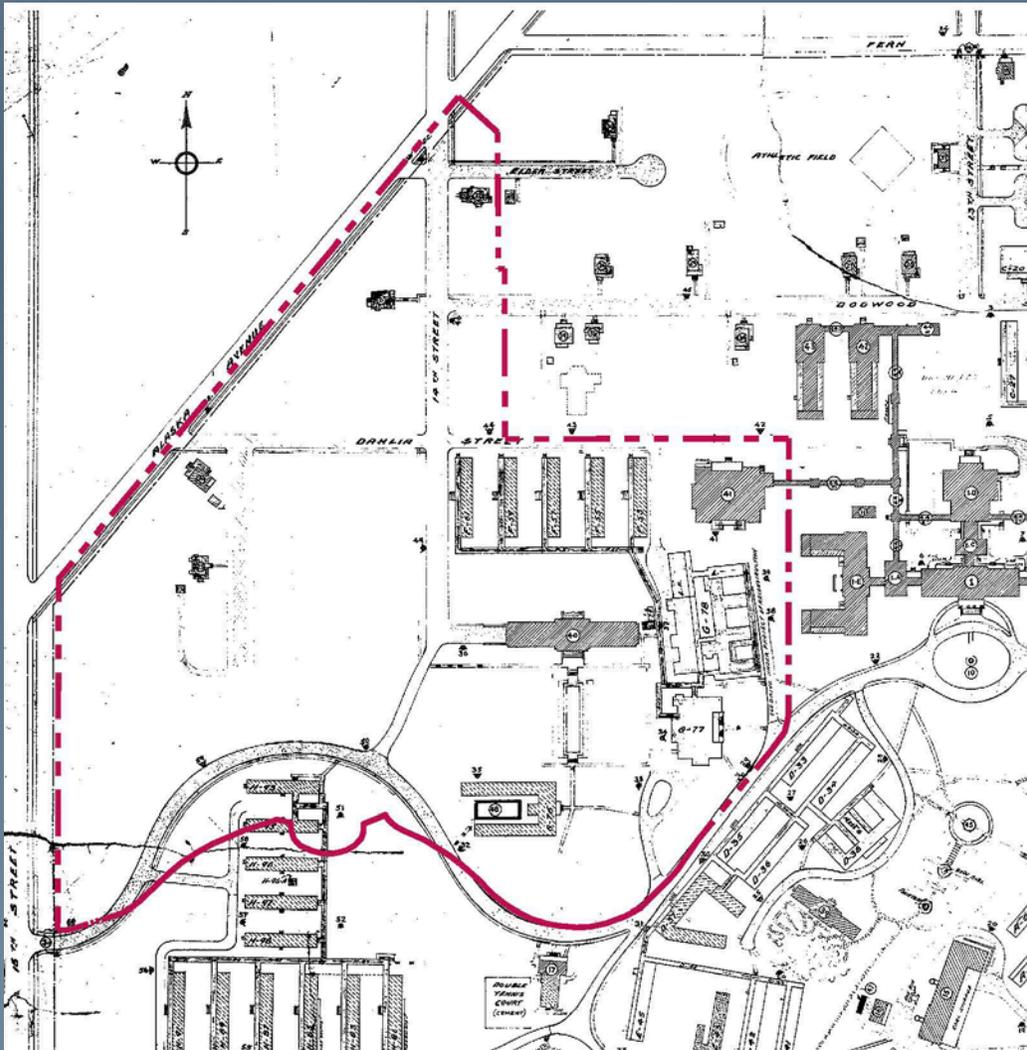






Historic Map: 1927

Period of significance is from 7/11 and 7/12 1864, and between 1909 and 1956



Existing Conditions – Contributing Resources



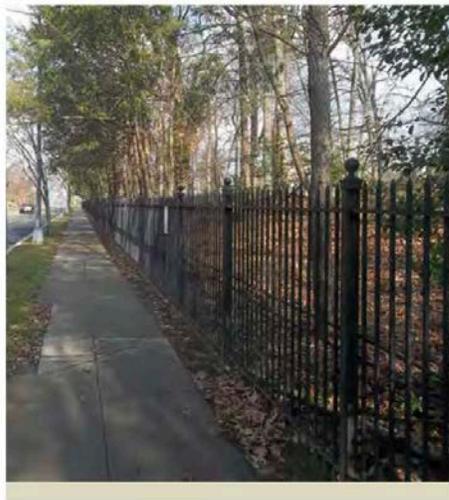
Building 41: Red Cross Bldg



Building 57: Memorial Chapel



Building 40A: WRAIR Bldg



Perimeter Fence at Alaska Ave.



Building 29



Building 21



Building 22



Building 25



Building 26



Building 29



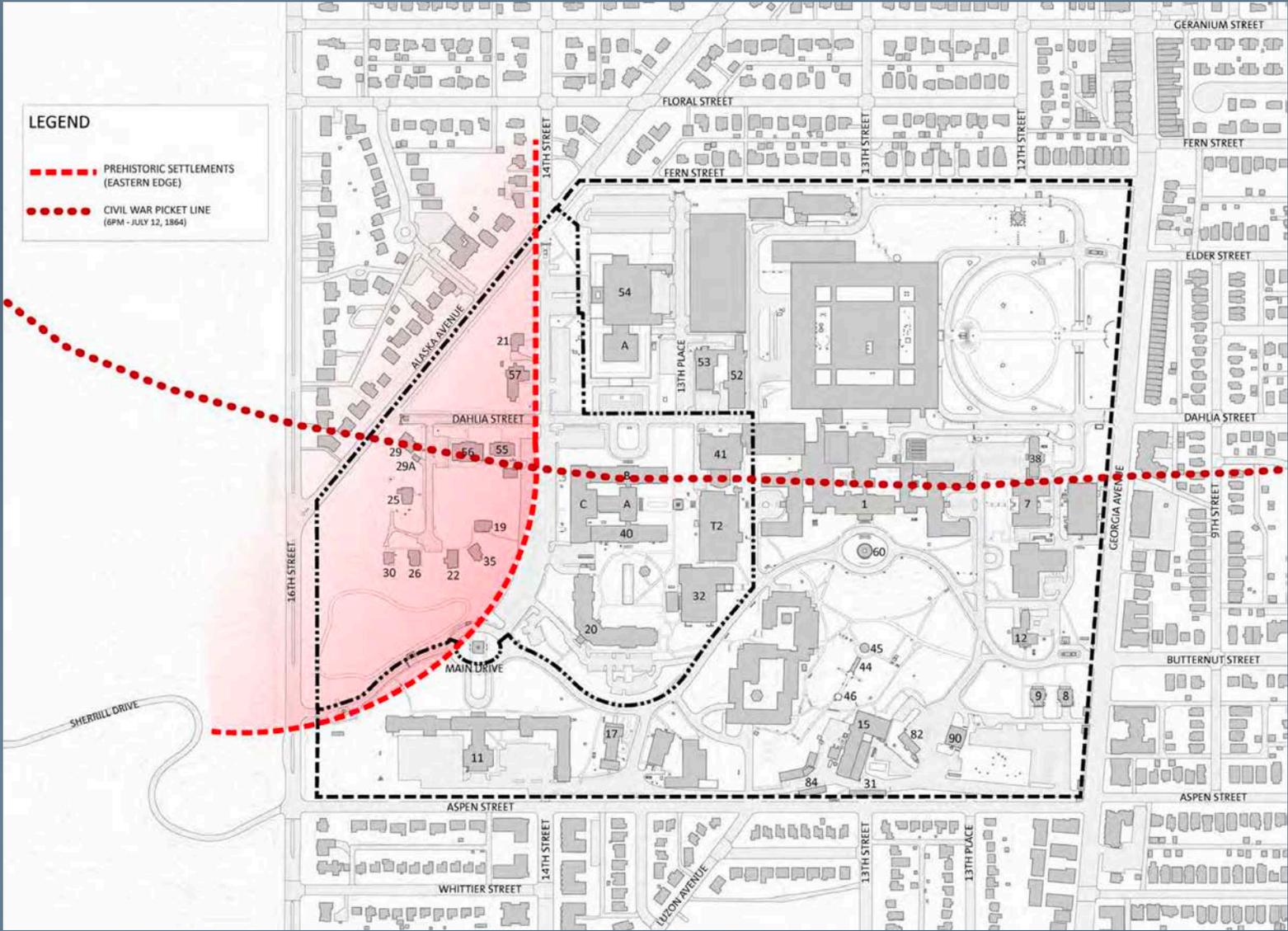
Building 30



Building 35



Building 29A



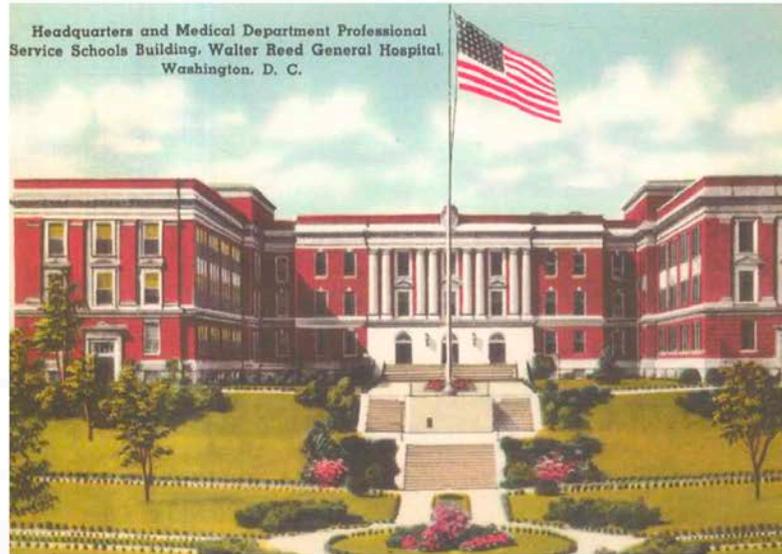


Figure 3.25: Postcard of Building 40/Army Institute of Research Building (c. early 1940's)



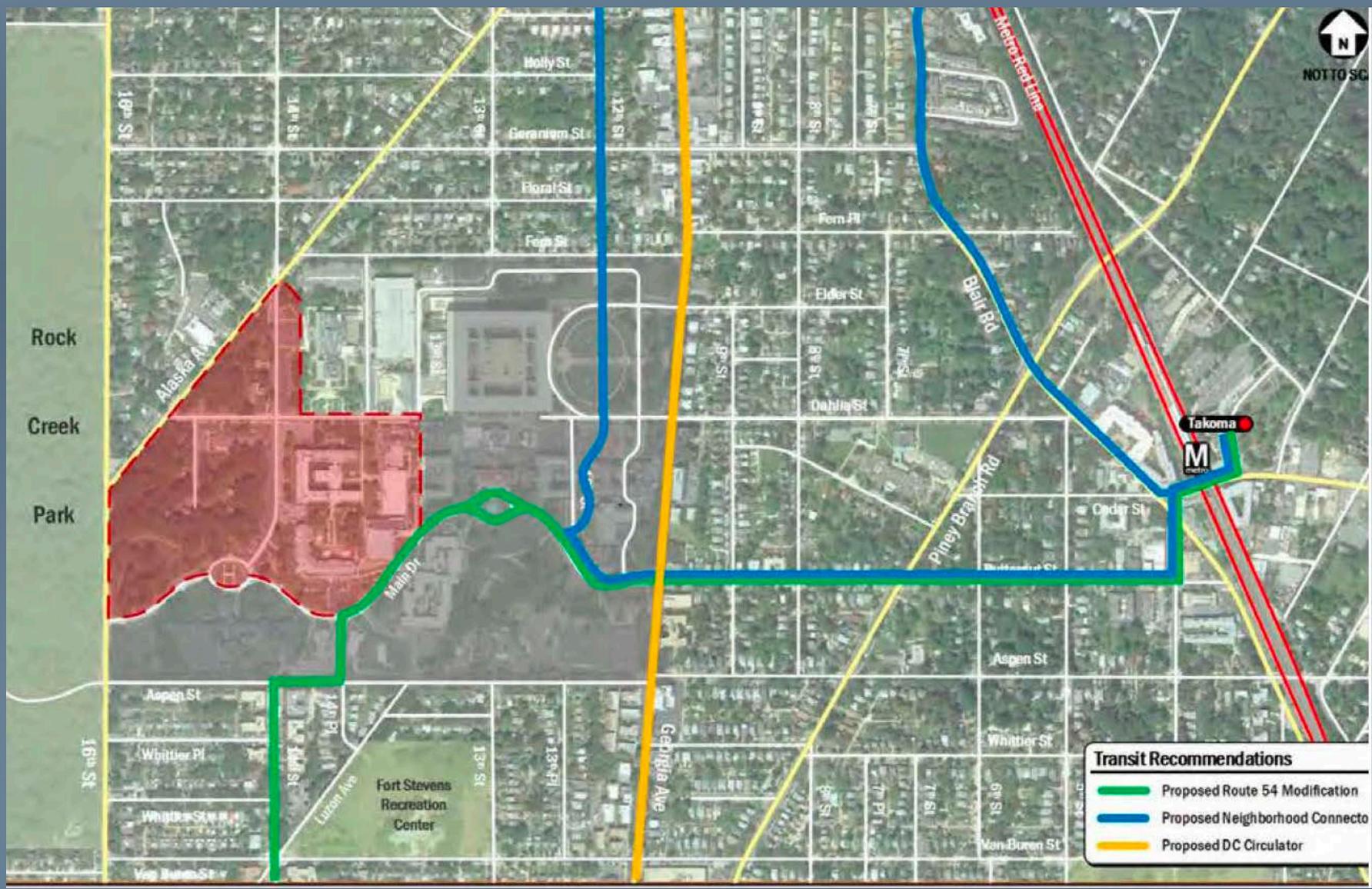
Figure 3.26: Postcard of Building 41/Old Red Cross Building (c. early 1940's)



Figure 3.27: Borden Master Plan (c. 1909)



Figure 3.28: Postcard of Building 57/Memorial Chapel (c. early 1940's)



Foreign Missions Center Master Plan Concept Plan



Campus Organization



Campus Connectivity

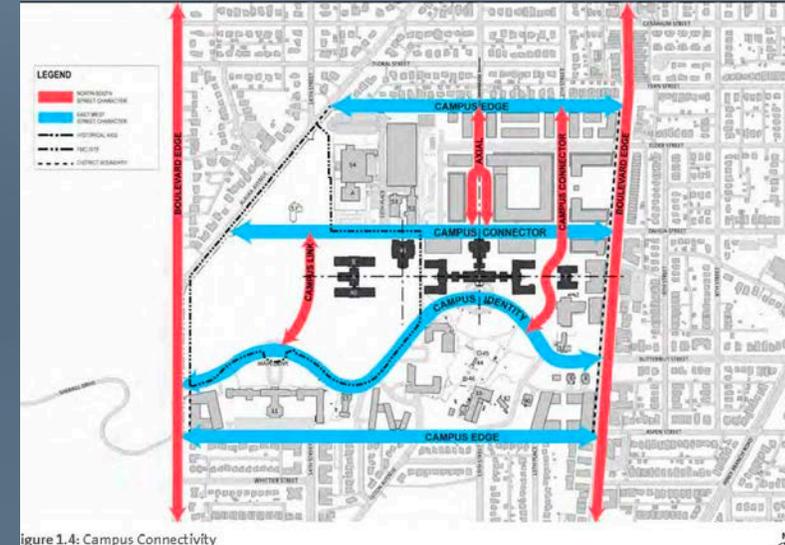


Figure 1.4: Campus Connectivity

Campus Character



Figure 1.5: Campus Character

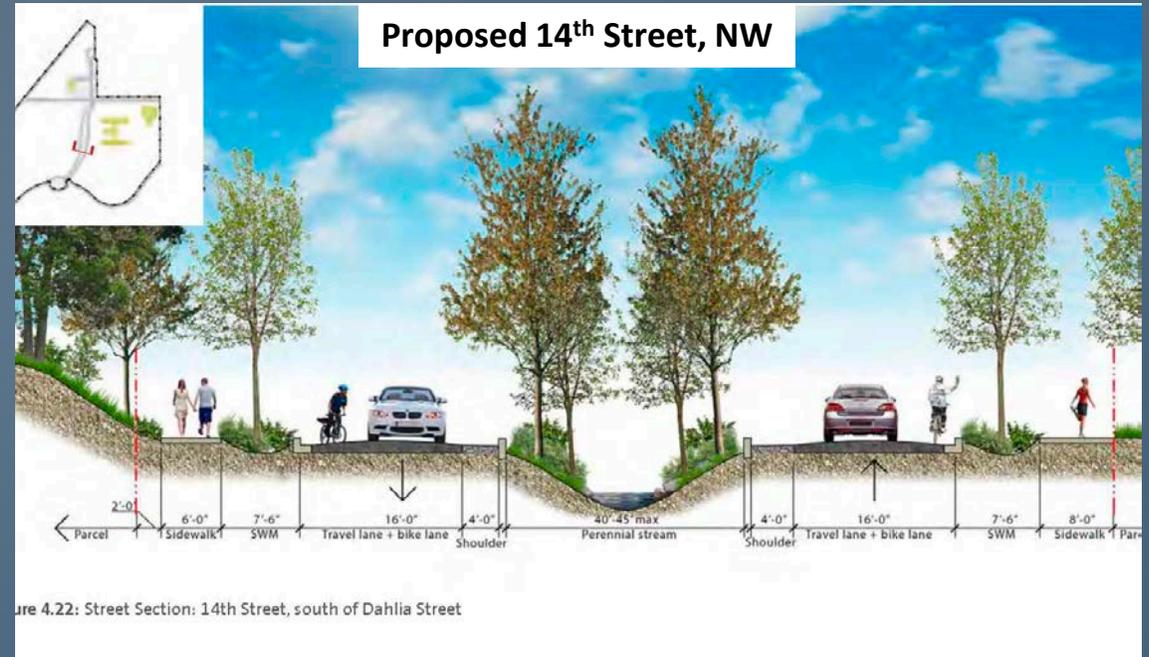


Figure 4.22: Street Section: 14th Street, south of Dahlia Street



Proposed Rendering - Dahlia Street, NW

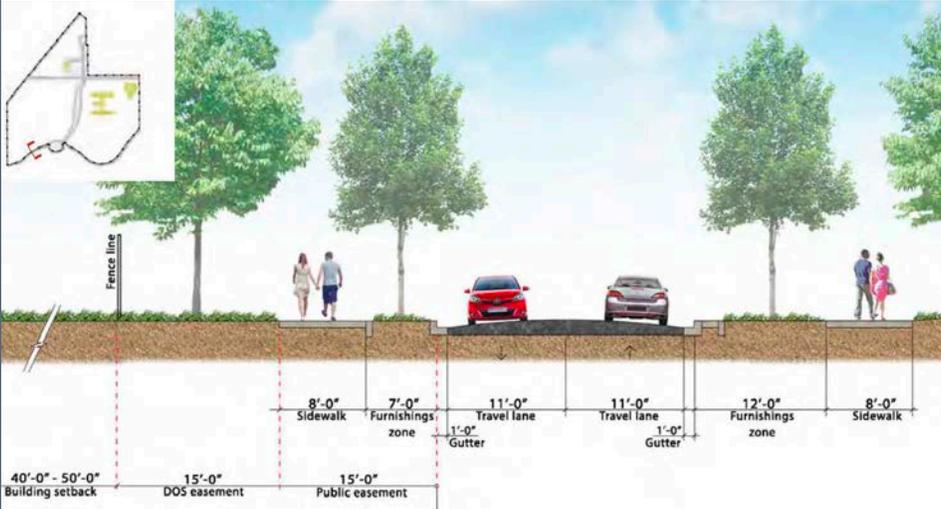


Figure 4.30: Street section: Main Drive, NW

Proposed Main Street, NW

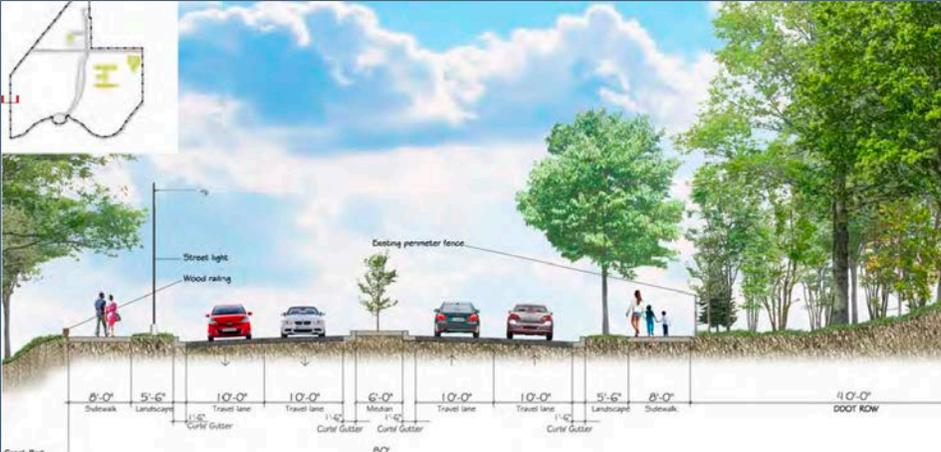


Figure 4.31: Street Section: 16th Street

Proposed 16th Street, NW

Foreign Missions Center Master Plan Design Guidelines

Option A (11 lots)



**Option B
(13 lots)**



Option C
(15 lots)



Guideline Sections

- Design Review and Approval Process
- Campus Development Zones
- General Guidelines for Buildings and Structures
- Guidelines for New Construction
- Guidelines for Existing Buildings
- Vehicular Access
- Sustainability
- Open Space and Landscape
- Utilities

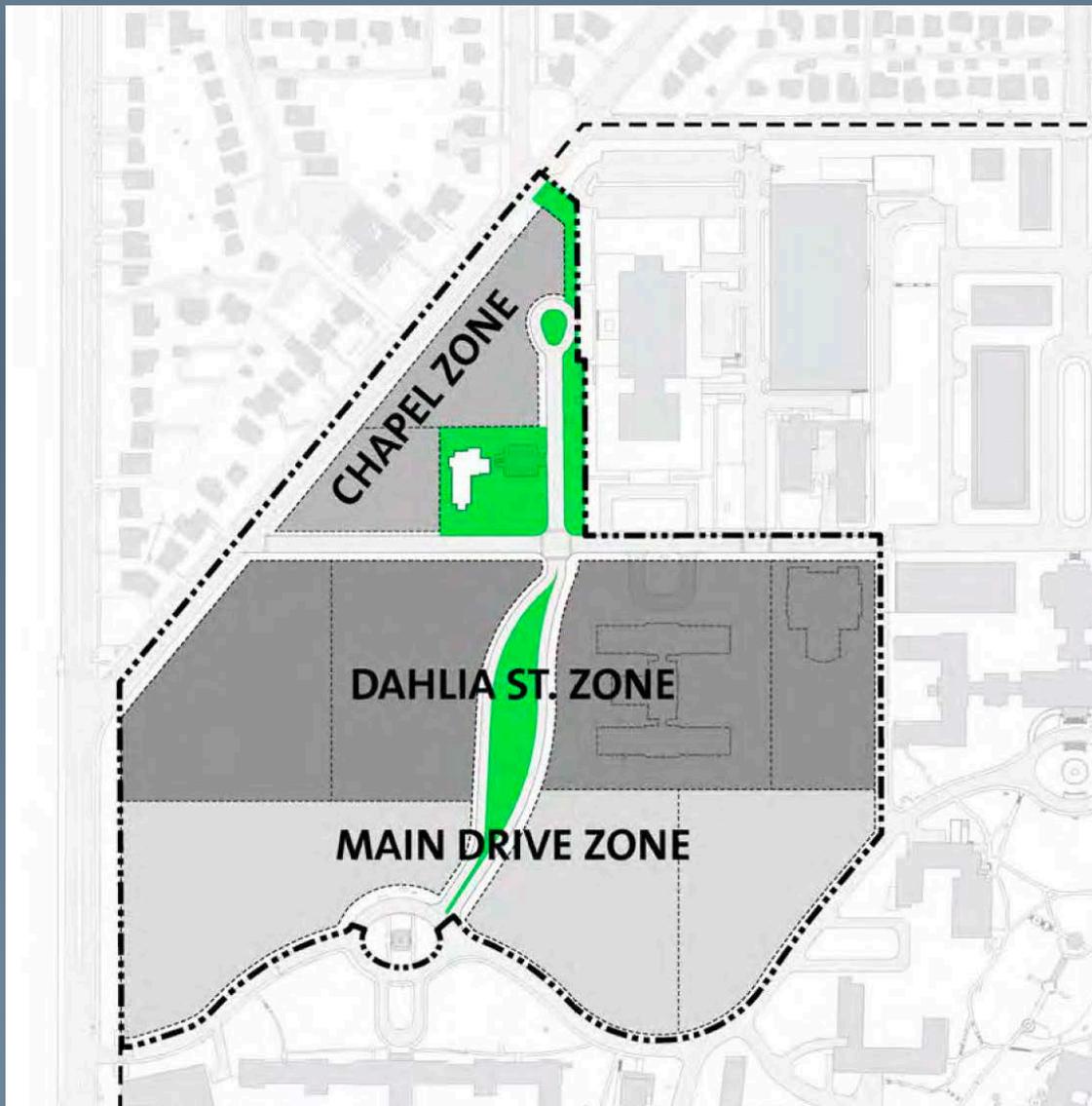


	Number of Individual Lots	Max Building Area (sq.ft.)	Number of Employees	Ave. Max Building Area (sq.ft.)	Ave. Lot FAR
Option A	11	1,000,000	2,000	85,500	.78
Option B	13	1,000,000	2,000	71,400	.78
Option C	15	1,000,000	2,000	66,300	.85

Design Review Steps

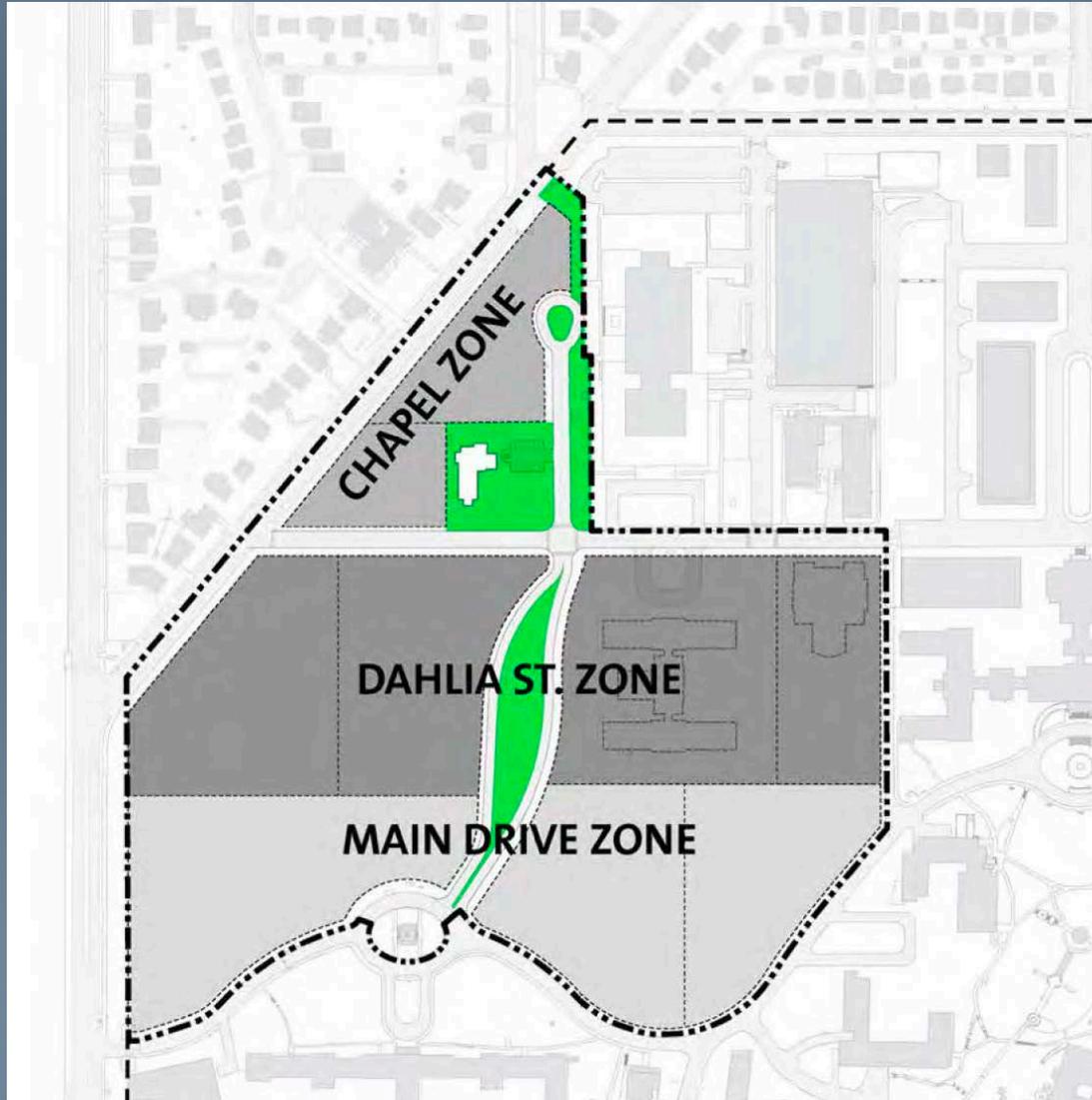
- 1) ANC – Foreign Missions are encouraged to consult with ANC as early as possible
- 2) DC SHPO review – Under Section 106 of the NHPA are encouraged to consult with DC SHPO early and encourage these discussions to be “substantially complete prior to beginning discussions with NCPC or CFA.”
- 3) CFA review - submit application to CFA at concept and final design levels. DOS note that applicants “...must incorporate [CFA recommendations or conditions] into the design documents prior to receiving full final approval.”
- 4) NCPC review – submit application to NCPC at preliminary and final design level (and sometimes schematic design upon ED requirement). NCPC will conduct “informal proceedings” for all chancery applications where NCPC staff will present ED recommendation to the Commission and the it will not include any direct testimony nor “...any cross examination, although NCPC may direct questions to the foreign mission or it may speak, if it so desires.”
- 5) FMBZA review – following the completion of these previous steps, the foreign mission shall file an application with the FMBZA

Development Zones



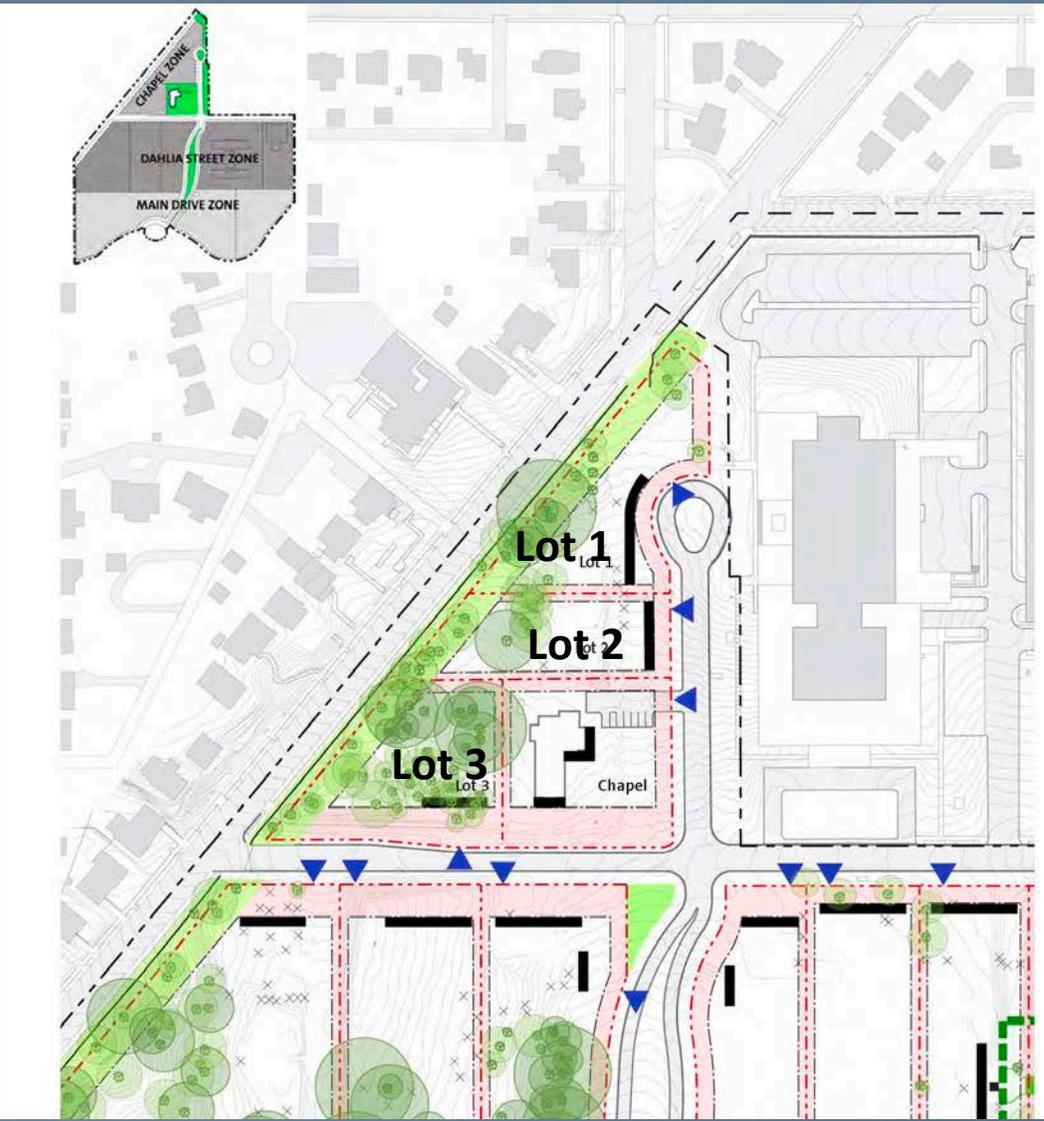
CHAPEL ZONE	Area around Memorial Chapel consists of lots that abut Alaska Avenue. Lot occupancy is typically a single building.
General Character:	Low to medium density buildings that transition from Dahlia Street to adjacent residential street.
Building Placement:	Shallow Setbacks, buildings oriented to street defining a street wall, Deep Vegetative Buffer at Alaska Avenue
Defining Features:	Dense tree coverage, open corner at Chapel
Typical Building Height:	No more than 3 Stories
Type of Civic Space:	14th Street, Dahlia Street, Vegetative Buffer
DAHLIA STREET ZONE	Urban street consists of lots that abut Dahlia Street. Lot occupancy is typically a single building.
General Character:	Medium density buildings forming a uniform street wall, trees within right-of-way, and highest pedestrian activity.
Building Placement:	Shallow Setbacks, buildings oriented to street defining a street wall
Defining Features:	Tree coverage and steep slopes west of 14th St, Greater density of development east of 14th St, Legacy placemaking (axial relationships and open space)
Typical Building Height:	2 to 4 Stories
Type of Civic Space:	Dahlia Street, Views of Chapel
MAIN DRIVE ZONE	Chancery compound consists of large lots with single or multiple buildings. These lots are located along Main Drive.
General Character:	Single or multiple buildings on landscaped open area, preservation of elements and features of natural landscape.
Building Placement:	Variable Setbacks
Defining Features:	Deep setbacks from Main Drive, Preserve character of ellipse, Preserve tree coverage along 16th St.
Typical Building Height:	3 to 4 Stories
Type of Civic Space:	Main Drive, Ellipse

Development Zones



Proposed Heights





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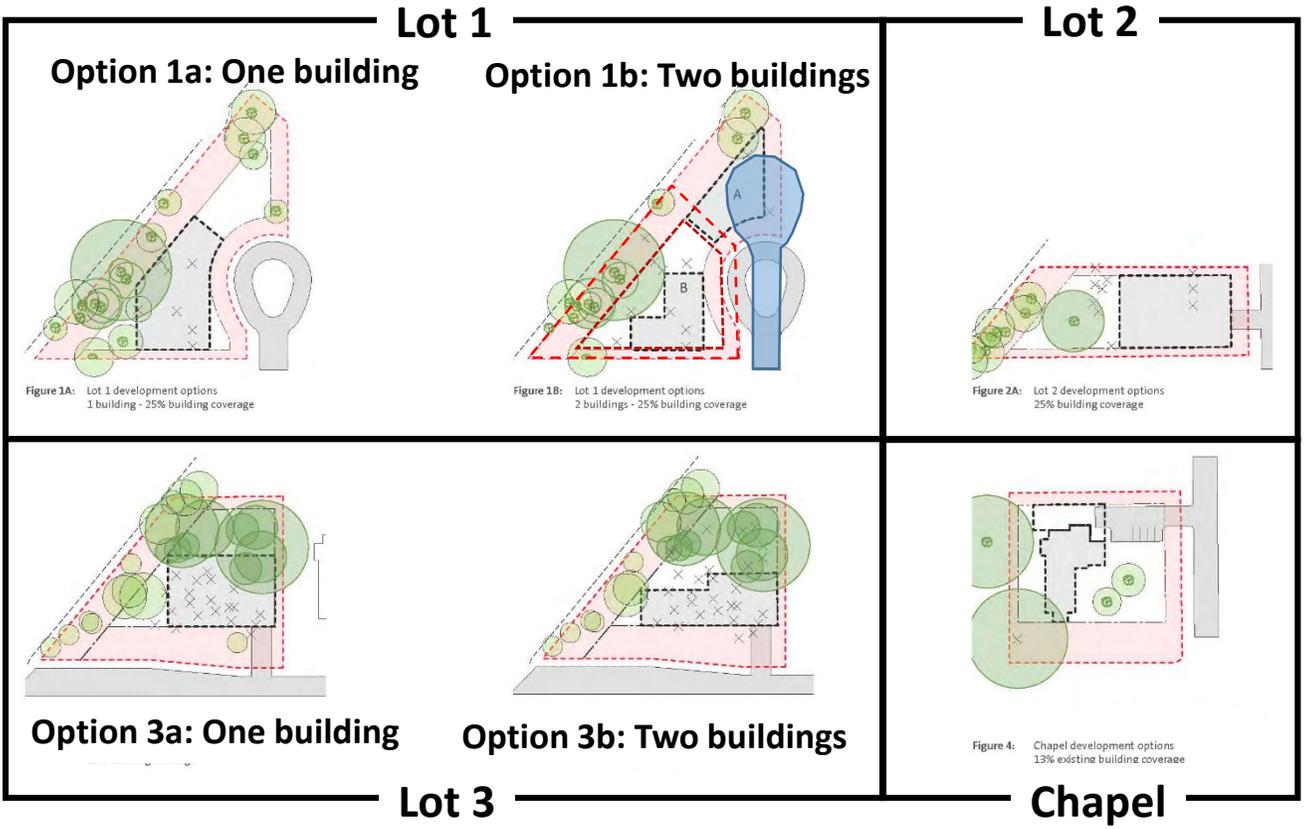
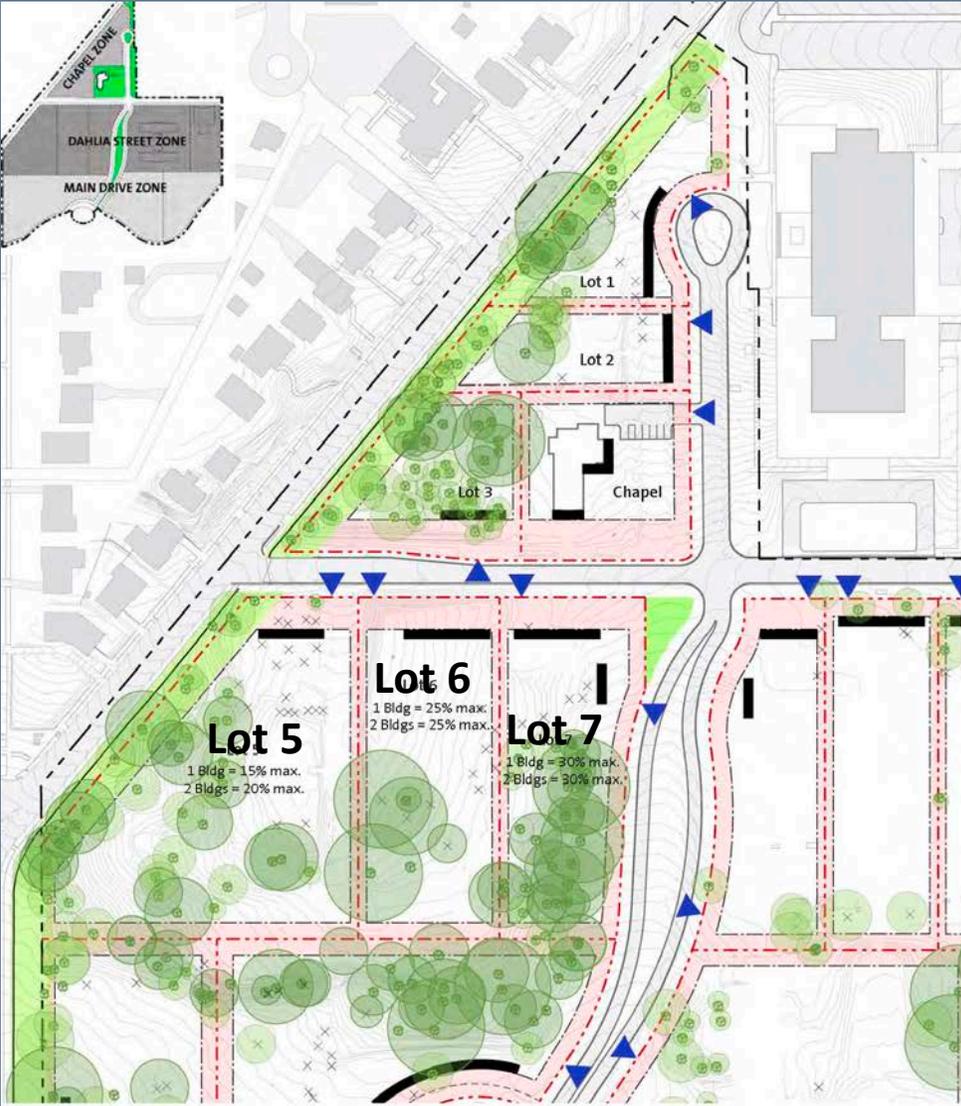
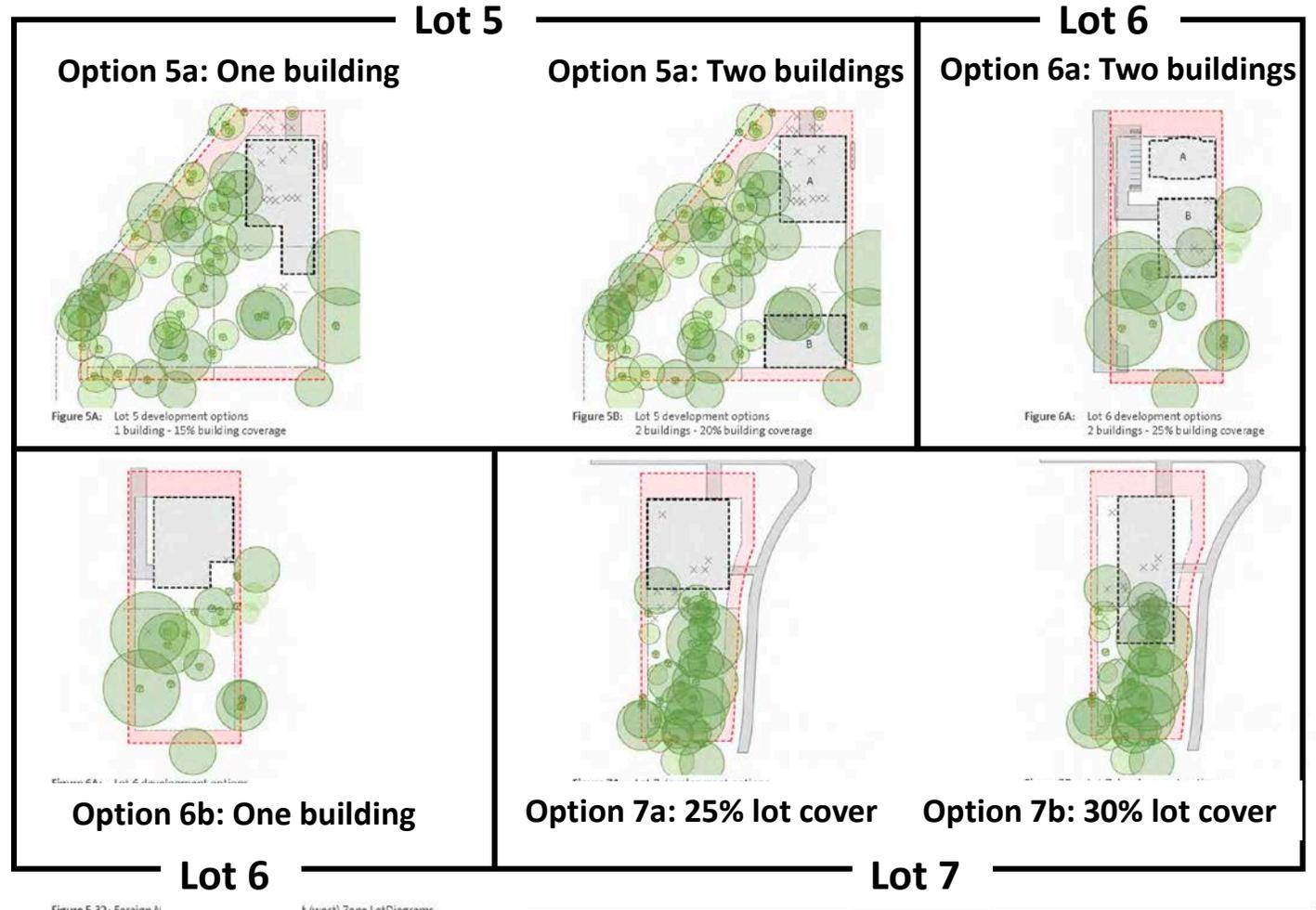


Figure 5.30: Foreign Missions Center - Chapel Zone Lot Diagrams

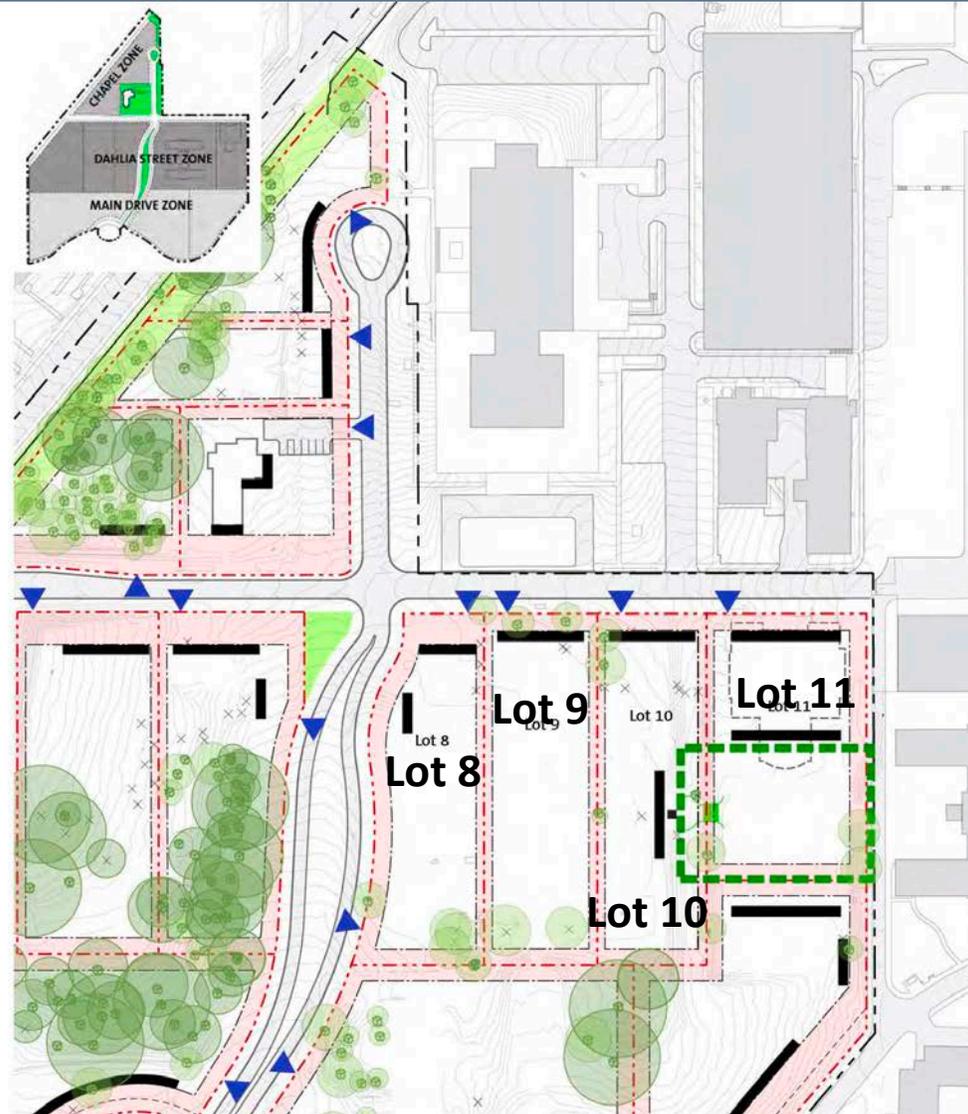
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Lots 8, 9, 10

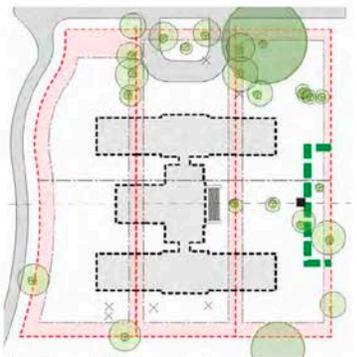


Figure 8A: Lot 8a development options
Existing Building 40 (20% building coverage)

Lot 8

Option 8a: 30% lot cover

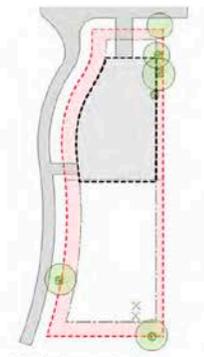


Figure 8B: Lot 8 development options
1 building - 30% building coverage

Option 8b: Two Buildings

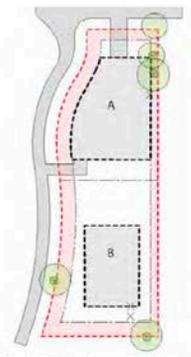
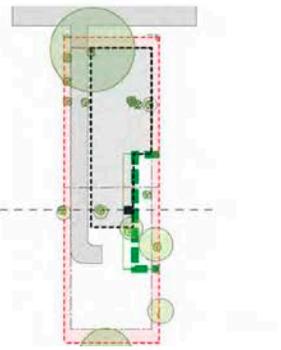


Figure 8C: Lot 8 development options
2 buildings - 40% building coverage

Option 10: 30% lot cover



Option 10b: Two Bldgs, 40%

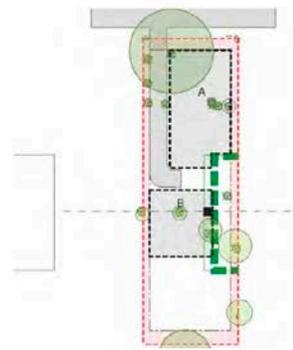
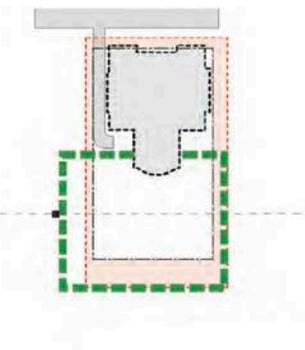


Figure 11A: Lot 11 development options
Existing Building 41 (30% building coverage)



Lot 10

Lot 11

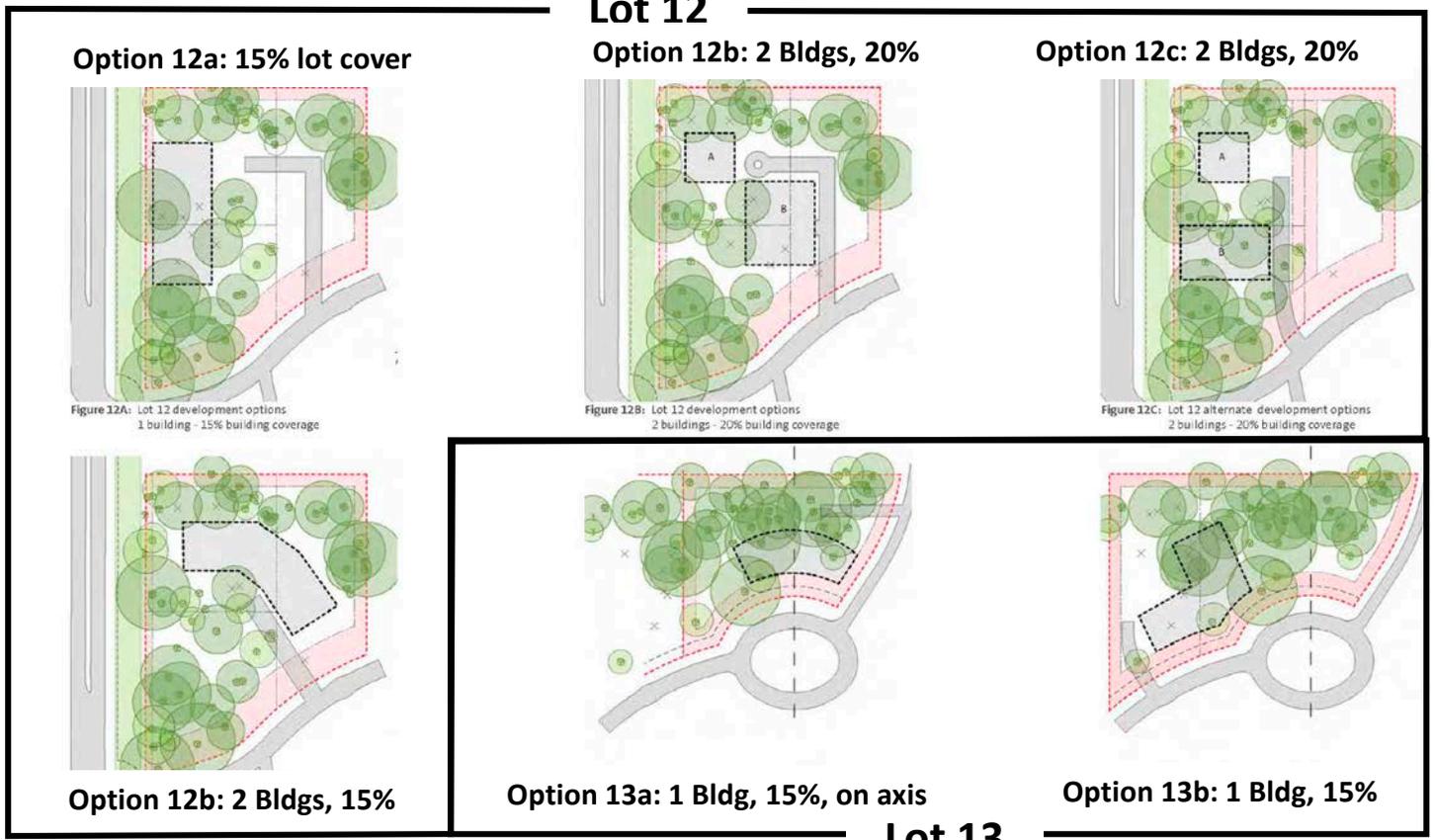
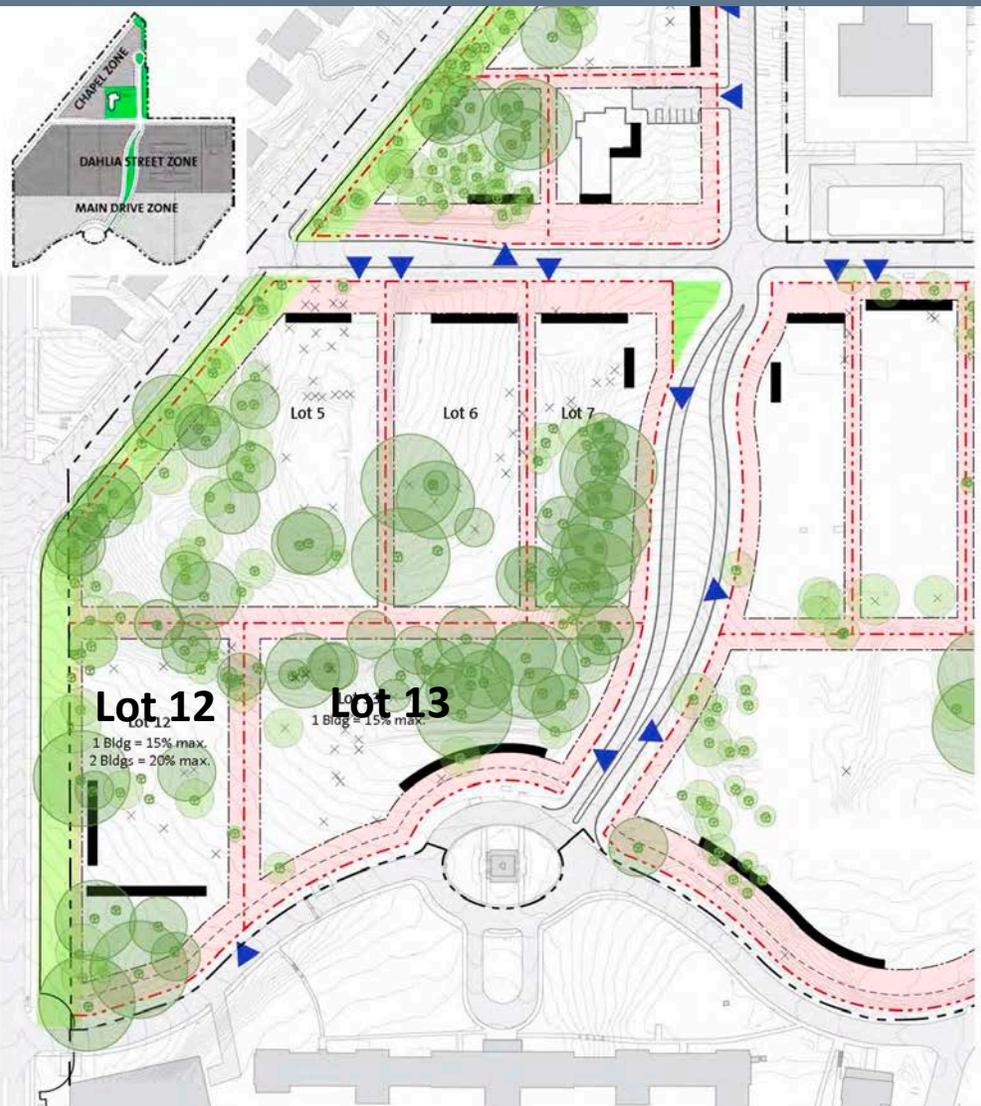
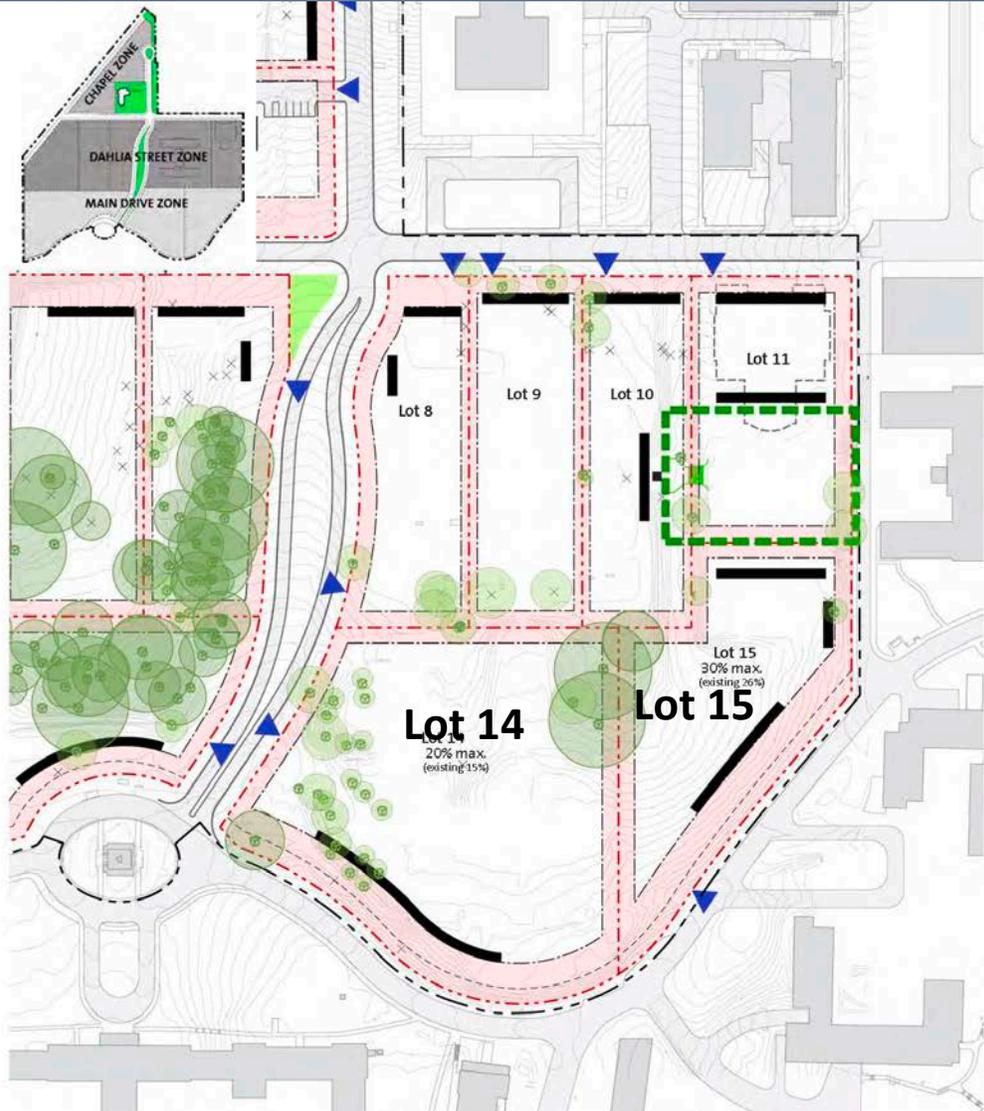


Figure 5.36: Foreign Missions Center - Main Drive (west) Zone Lot Diagrams

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Lot 14

Option 14a: Reuse Bldg



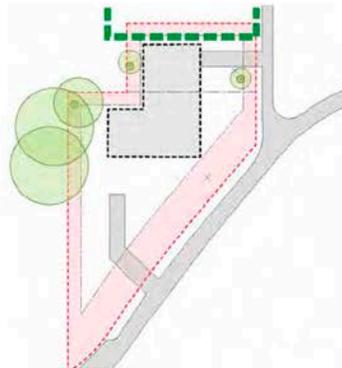
Figure 14A: Lot 14 development options
Existing Building 20 (15% building coverage)

Option 14b: 20% lot cover

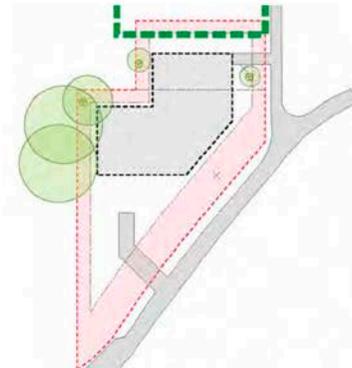


Figure 14B: Lot 14 development option
20% building coverage

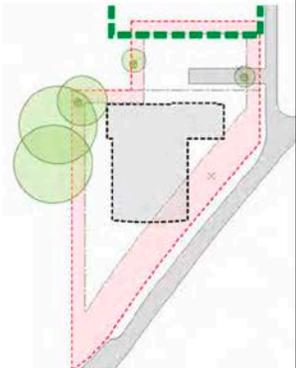
Option 15a: 20% lot cover



Option 15b: 30% lot cover



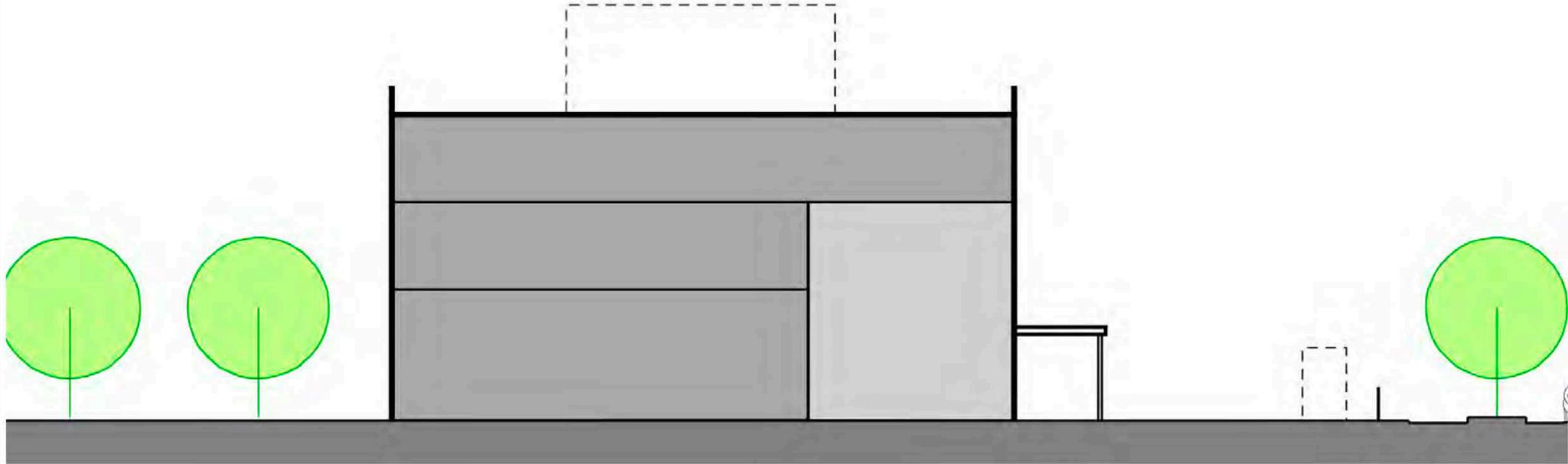
Option 15c: Reuse bldg



Lot 15

ROOFTOP

- Screened mechanical equipment
- Communications equipment
- Green roof (storm water management)
- Renewable energy equipment



GARDEN

- Function space
- Quiet/reflective space
- Storm water management
- Landscape
- Tree preservation

PRIVATE

- Offices
- Conference rooms
- Private residence(s)
- Structured parking (below)

PUBLIC

- Reception
- Meeting spaces
- Gallery and function space(s)
- Service (i.e. Visa counter)
- Deliveries

FORECOURT

- Main façade - openness
- Mission identity
- Visitor parking
- Security setback
- Landscape
- Storm water management

PERIMETER

- Fence
- Signage
- Entrance gate(s)
- Security structure

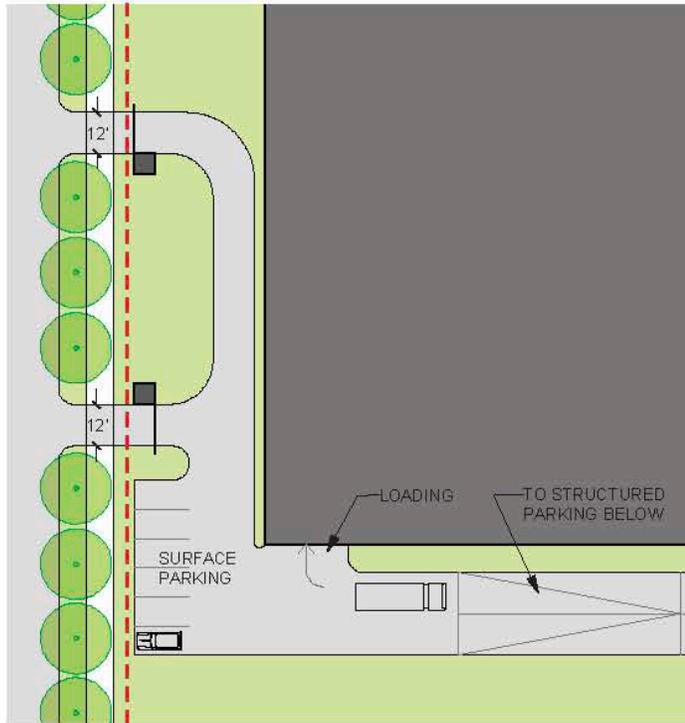


Figure 5.25: Lot Access with Two Entrances

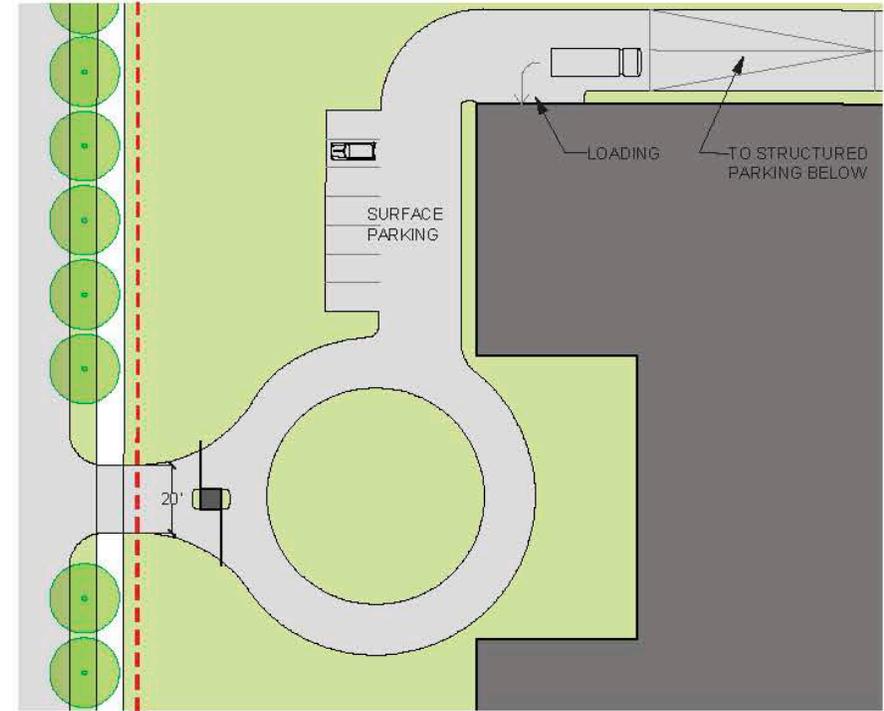
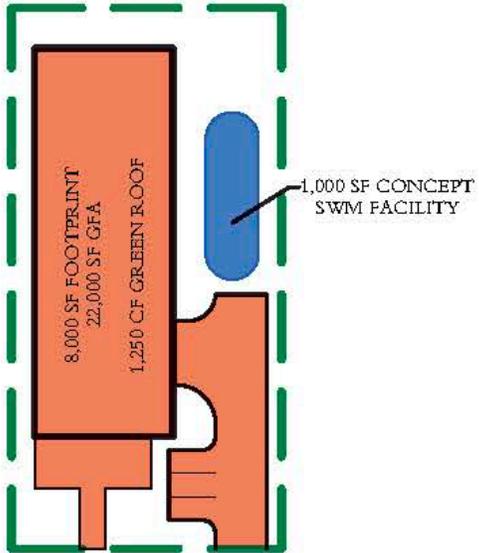


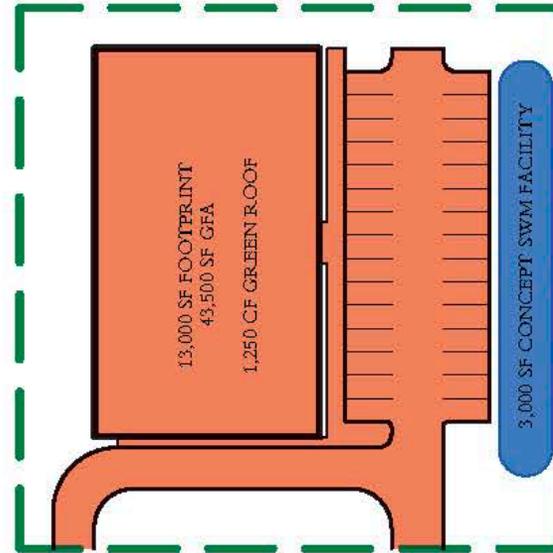
Figure 5.26: Lot Access with One Entrance

TYPICAL 1/2 ACRE PARCEL



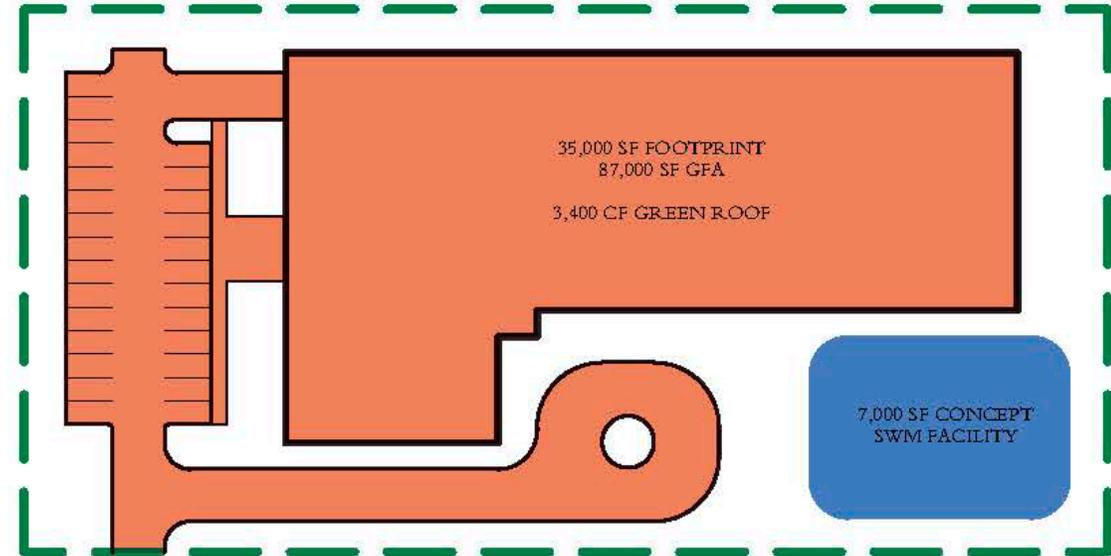
- NEW IMPERVIOUS COVERAGE
- POTENTIAL BMP LOCATIONS
- - - INDIVIDUAL PARCEL DEFINITION

TYPICAL 1 ACRE PARCEL



- NEW IMPERVIOUS COVERAGE
- POTENTIAL BMP LOCATIONS
- - - INDIVIDUAL PARCEL DEFINITION

TYPICAL 2 ACRE PARCEL



- NEW IMPERVIOUS COVERAGE
- POTENTIAL BMP LOCATIONS
- - - INDIVIDUAL PARCEL DEFINITION