



Executive Director's Recommendation

Commission Meeting: May 2, 2019

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)44909

APPLICANT'S REQUEST

Approval of final master plan

PROPOSED ACTION

Approve final master plan with comments

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 final master plan for Commission review and comment that provides a framework for implementation of the FMC. The Commission last reviewed the draft master plan in March 2017 and provided comments for consideration in preparing the final master plan.

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 two entities: the National Children's Medical Center for a research facility and the District of Columbia government for private development.

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 final master plan includes the development of over 1 million square feet for just over 2,000 employees. The number of lots range from 11 to 15 individual sites.
- The concept plan for the FMC creates a transition for the campus to the neighboring community by proposing three to four story 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, including the following:
 - Identify areas appropriate for the future location of foreign missions in the nation's capital.
 - Give priority consideration for the location of chancery facilities at the proposed foreign missions center.
 - Locate chancery facilities in areas where adjacent existing and proposed land use and zoning are compatible (e.g., office, commercial, and mixed use), giving special care to protecting the integrity of residential areas.
- DOS notes that foreign missions, in designing security elements and lot frontage, should refer to the Urban Design Element and the Foreign Mission and International Organization Element of the *Comprehensive Plan for the National Capital* for guidance.

Historic Preservation

- DOS recognizes the legacy of the former WRAMC for the city and nation and will preserve historic resources by repurposing existing buildings, when feasible.
- 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.

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- The final Master Plan describes compliance with local and federal stormwater management guidelines however each individual lot will need to provide for stormwater management facilities themselves.

Transportation

- The FMC will be an open campus that will restore east-west connectivity by reopening up Dahlia Street, NW and Main Drive which were closed since the WRAMC 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.
- 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 within several letters in 2017, including that 14th Street, NW should provide a full multi-modal connection to Alaska Avenue, NW. DOS has responded to these comments in their Record of Decision noting that while there will not be vehicular access from 14th Street to Alaska, there will be a pathway providing pedestrian and bicycle access.
- 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.

RECOMMENDATION

The Commission:

Approves the Foreign Missions Center Final Master Plan.

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.

Supports the final master plan that allows for three to four story chancery development in scale with the surrounding neighborhood, provides foreign missions with suitable development sites, and protects existing historic resources by repurposing existing historic buildings, where feasible.

Notes that while NCPC is reviewing this master plan under 40 USC 8722 (a) and (b)(1) of the Planning Act of 1952, NCPC will review related infrastructure and open space in accordance with

40 USC 8722 (b)(1) and (d), and individual sites at the FMC in accordance with 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.

Notes that DOS, the Commission, the DC State Historic Preservation Office and the Advisory Council on Historic Preservation executed a Programmatic Agreement in December 2018 that advances historic preservation goals for the campus while addressing DOS' need to develop the campus with new foreign missions to secure funding for campus-wide infrastructure.

Adopts its Record of Decision for the Foreign Missions Center Master Plan Final Environmental Impact Statement.

Requires that when DOS submits a future infrastructure project at the FMC, it includes with the submittal an update to the Commission on any related mitigation identified in NCPC's Record of Decision.

Finds that DOS has responded to the concerns raised by the Commission at its March 2017 including those related to historic preservation, transportation, security, and the development guidelines as follows:

Historic Preservation

Notes that DOS has, pursuant to the Programmatic Agreement, acknowledged it will do the following:

- Develop promotional materials that summarize the historic significance, architectural features and other desirable qualities of the buildings...and distribute to every foreign country that expresses an interest in establishing a chancery at the FMC.
- Not consider any proposal to demolish Buildings 40 or 41 until all other lots similar in size, street frontage, and vehicular access within the FMC have been leased.
- Follow the process in the agreement to determine appropriate mitigation with the consulting parties if the demolition of either building is proposed.

Transportation

Notes that DOS has provided the rationale for maintaining the cul-de-sac at 14th Street for vehicles – as its removal does not demonstrably improve vehicular circulation and allows for greater development flexibility and security for future chanceries.

Finds that DOS' proposed mitigation to construct a 10' multi-use publicly-accessible path to Alaska Avenue is a significant improvement as 14th Street, NW, while built, has not been open to vehicles/pedestrians/or bicycles for decades.

Notes that DOS has also committed to no development in the 14th Street right-of-way.

Notes that DOS provided responses to DDOT's Comprehensive Transportation Review comments within the Record of Decision regarding: maintaining 14th Street ROW clear of buildings up to Alaska Avenue; increasing bike lanes on FMC streets from 4 feet to 5 feet; limiting curb cuts on Main Drive which is under joint DOS/DDOT control; preserving heritage trees where possible; providing access/easement information; committing to adding turning lanes to several intersections to improve level of service, and adding a 19 dock Capital Bikeshare Station at the intersection of Dahlia and 14th Streets and an off-site location to be determined after 25% buildout.

Notes that DOS is encouraging foreign missions to use alternative modes of transportation by installing bike lanes on FMC streets, funding a Capital Bikeshare Station, creating a multiuse path connection to Alaska Avenue, and providing sidewalks for pedestrians.

Security

Notes that the final FMC Master Plan design guidelines state that foreign missions should refer to policies contained within the Urban Design Element, Foreign Mission, and International Organization Element of the Comprehensive Plan for the design of security elements and private lot frontage.

Design Guidelines

Notes that the design guidelines encourage foreign missions to provide employee parking below grade and a limited number of spaces for visitors above grade in the side or rear yard.

Supports the guidelines for strongly encouraging foreign missions to preserve trees identified as "special" or "heritage" as defined by the DC Municipal Regulations, and when not possible, obtain a Heritage Tree Removal Permit and replace in accordance with the Comprehensive Plan.

Notes that the building frontage along Dahlia Street and northern portion of 14th Street, NW have been realigned in the final master plan to provide a consistent building wall.

Notes that DOS did not make any changes to Lots 12 and 14 as requested by the Commission in March 2017 because the building location on Lot 12 is dictated by existing heritage/special trees, and Lot 14 is the only lot of such size that provides a viable alternative to demolishing Building 40.

PROJECT REVIEW TIMELINE

Previous actions	April 2014 – Information Presentation March 2017 – Comments on Draft FMC Master Plan
Remaining actions (anticipated)	– None

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. This final master plan includes the development of just over 1 million square feet for over 2,000 employees. The number of lots range from 11 to 15 individual sites. Staff has evaluated the final 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 reviewed the final FMC Master Plan under its authority in the Planning Act of 1952, and recommends 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 and**
- **Support the final master plan which allows for three to four story chancery development in scale with the surrounding neighborhood, provides foreign missions suitable development sites, and protects existing historic resources by repurposing some existing historic buildings.**

Staff therefore recommends that the Commission **approve the Foreign Missions Center Final Master Plan.**

Analysis

The Commission reviewed the draft FMC Master Plan in March 2017 and provided DOS with a series of comments regarding historic preservation, transportation, security, and design guidelines. DOS has revised the FMC Master Plan and submitted a final document after taking into consideration the Commission's comments on the draft. Staff has reviewed this final master plan and recommends that the Commission **find that DOS has responded to the concerns raised by the Commission at its March 2017 including those related to historic preservation, transportation, security, and the development guidelines.** The following are responses to those comments:

Historic Preservation

As part of the review of the draft FMC Master Plan in 2017 the Commission made the following comments regarding 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.*

Since the draft FMC Master Plan review, DOS worked with the DC SHPO, NCPC and CFA staff, the Advisory Council for Historic Preservation and other consulting parties as part of the Section 106 process. DOS agreed with the consulting parties regarding the desire to reuse the buildings that were contributing to the historic district, namely Buildings 40, 41 and 57. DOS also stated that it was necessary to allow foreign missions some flexibility in developing the lots. This led to a robust discussion regarding the process to redevelop those lots where an existing historic building remained – in particular Buildings 40 and 41. DOS stated plans for Building 57, the Memorial Chapel, are to renovate it and reuse it as a venue for special events. The public would be allowed access to this building for events as well.

The discussions which took place in 2017 and 2018 ultimately resulted in the execution of a programmatic agreement (PA) between DOS, DC SHPO, NCPC and ACHP in December 2018. The PA creates an agreement on the maintenance of the historic buildings by DOS until they are utilized, an understanding for marketing and developing the historic buildings for reuse by foreign missions, and a process for DOS to undertake if it cannot reuse the historic buildings and seeks to demolish them.

Staff notes that DOS has, pursuant to the Programmatic Agreement, acknowledged it will do the following:

- **Develop promotional materials that summarize the historic significance, architectural features and other desirable qualities of the buildings...and distribute to every foreign country that expresses an interest in establishing a chancery at the FMC.**
- **Not consider any proposal to demolish Buildings 40 or 41 until all other lots similar in size, street frontage, and vehicular access within the FMC have been leased.**
- **Follow the process in the agreement to determine appropriate mitigation with the consulting parties if the demolition of either building is proposed.**

Transportation

As part of the review of the draft FMC Master Plan in 2017 the Commission made the following comments regarding 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 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.*

In response to the Commission's comments, DOS revisited the issue of making 14th Street NW a vehicular connection to Alaska Avenue, NW. While this portion of 14th Street is currently built, it has been closed to vehicles and pedestrians for decades - a gate at this intersection bars access into and out of the campus. Upon further review, DOS has decided to move forward with its original proposal to keep this section of 14th Street closed by building a cul-de-sac immediately south of Alaska Avenue. They will, however, provide a strong pedestrian and bicyclist connection to Alaska Avenue which has not existed since the gate was installed during the WRAMC operations. Keeping 14th Street closed to vehicular traffic in this location allows for greater lot size and more security for foreign missions. Furthermore, DOS analyzed this as part of the Supplemental Draft EIS which determined that reopening this small section of 14th Street, NW would not demonstrably improve vehicular circulation.

In response to DDOT's request to reopen 14th Street to vehicles, DOS has made certain commitments as mitigation including: not allowing any development in the 14th Street right-of-way, and constructing a 10' wide publicly-accessible pedestrian and bicycle path connecting to Alaska Avenue. The final master plan also encourages employees to use other commuting alternatives such as bicycling, walking or using mass transit. All mitigation measures are outlined in the Record of Decision. Staff would therefore recommend that the Commission **notes that DOS has provided the rationale for maintaining the cul-de-sac at 14th Street for vehicles – as its removal does not demonstrably improve vehicular circulation and allows for greater development flexibility and security for future chanceries.** Staff also recommends the Commission **finds that DOS' proposed mitigation to construct a 10' multi-use publicly-accessible path to Alaska Avenue is a significant improvement as 14th Street, NW, while built, has not been open to vehicles/pedestrians/or bicycles for decades. DOS has also committed to no development in the 14th Street right-of-way.**

DDOT has been involved in this project for many years and provided comments in a letter dated August 11, 2016 responding to the draft Comprehensive Transportation Review and in subsequent letters dated February 14, 2017, and in April 26, 2017. The last correspondence from 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. DDOT also provided comments to NCPC staff on April 25, 2019 regarding this project which included the following requests: a map showing the location of public access easements; a clear delineation of a setback between the 14th Street cul-de-sac and Alaska Avenue; timing of the installation of the Capital Bikeshare Station; and more clearly showing connections from the multi-use pathway and along 14th Street to the 14th Street greenway. These comments are addressed in the body of the staff report.

As part of the Record of Decision, DOS provided responses to DDOT comments included in the letters. The first issue was regarding 14th Street, NW where DDOT notes that if DOS was not able to maintain this right of way for vehicles that it would at least prohibit any buildings to be located in the area where the street might one day be constructed. The updated master plan includes an area that will remain clear of future buildings, to not preclude this connection in the future. DDOT in its April 25th comments stated that the setback in Figure 5.35 is not shown from the 14th Street cul-de-sac to Alaska Avenue. Staff is satisfied with the image on Figure 5.4, on page 5-8 that shows that there will be a green connection between the 14th Street cul-de-sac and Alaska Avenue. In addition, the images from Figures 5.37A and 5.37B show no buildings located in this area.

The next few issues concern facility dimensions and access. In the draft FMC master plan, DOS included four-foot bike lanes for Dahlia and 14th Streets. DDOT requested these be increased to five-foot bike lanes, and DOS has updated the FMC final master plan to include five-foot bike lanes on Dahlia and 14th Streets. DDOT also had a comment about providing easement information in the final master plan and limiting curb cuts along Main Drive. DOS included easement information in the final master plan on pages 4-12 and 4-13 which contain maps showing easements. Public access on the sidewalks, bike lanes and multi-use pathways would be allowed throughout the year. The exception to this would be during "...instances of extreme national emergency..." when DOS notes it "...will reserve the right limit access..." to the campus. DOS has agreed to limiting curb cuts along Main Drive except where no other frontage affords access to individual development lots.

In its April 25, 2019 comments DDOT also raised the issue about what the connection between the multi-use pathway and the 14th Street greenway bike lanes would be. NCPC staff notes that this issue will be addressed in greater detail as the infrastructure and roadway projects are submitted for Commission approval in the future.

Finally, there are several issues that DDOT raised that DOS has addressed through mitigation in the ROD. These include adding turning lanes to several intersections and agreeing to install two Capital Bikeshare stations. DDOT noted that the Comprehensive Transportation Review (CTR) identified improvements at two intersections: Dahlia/Alaska Streets and Main Drive and 16th Street. As mitigation in the ROD, the DOS has agreed to install a 100-foot right hand turn lane in the westbound direction on Dahlia Street and a 100-foot right hand turn in the westbound direction along Main Drive. DOS has also agreed to install one 19-dock Capital Bikeshare Station on the FMC at the northeastern corner of Dahlia and 14th Streets, NW and another 19-dock Capital Bikeshare Station at an off site location to be determined after 25% build out of the FMC. DOS is proposing these bikeshare stations in an effort to reduce the overall number of vehicles arriving at the FMC. DDOT notes that it requested DOS to construct the on-site Capital Bikeshare Station prior to the first foreign mission locating on campus to encourage alternative travel modes. DOS notes that since it is self-funded and it is responsible for preparing all of the campus infrastructure, it is not able to construct it currently, but is committed to installing them as required in the Record of Decision.

Given this, staff recommends the Commission **notes that DOS provided responses to DDOT's Comprehensive Transportation Review comments within the Record of Decision regarding:**

- **maintaining 14th Street ROW clear of buildings up to Alaska Avenue;**
- **increasing bike lanes on FMC streets from 4 feet to 5 feet;**
- **limiting curb cuts on Main Drive which is under joint DOS/DDOT control;**
- **providing access/easement information;**
- **preserving heritage trees where possible;**
- **committing to adding turning lanes to several intersections to improve level of service, and**
- **adding a 19-dock Capital Bikeshare Station at the intersection of Dahlia and 14th Streets and an off-site location to be determined after 25% buildout.**

Further, staff recommends the Commission **note that DOS is encouraging foreign missions to use alternative modes of transportation by installing bike lanes on FMC streets, funding a Capital Bikeshare Station, creating a multiuse path connection to Alaska Avenue, and providing sidewalks for pedestrians.**

Security

As part of the review of the draft FMC Master Plan in 2017 the Commission made the following comment regarding 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*

While some security elements are described in the draft FMC master plan, guidance for individual sites was not included. Since the draft FMC Master Plan review in 2017, DOS has updated the final master plan and now includes a reference to NCPC's guidance in the Comprehensive Plan regarding security. Staff recommends that the Commission **note that the final FMC Master Plan design guidelines state that foreign missions should refer to policies contained within the Urban Design Element, Foreign Mission, and International Organization Element of the Comprehensive Plan for the design of security elements and private lot frontage.**

Design Guidelines

As part of the review of the draft FMC Master Plan in 2017 the Commission made the following comments regarding design/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).*

- *Encourage DOS to maintain as much of the existing remnant forest area as possible as these individual sites are developed.*
- *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.*
- *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.*

Since the FMC Master Plan was reviewed in 2017, DOS has responded and incorporated or addressed the Commission's comments regarding tree replacement and preservation, surface parking, and lot development.

The first issue was regarding the preservation and replacement of trees, including heritage and special trees, on the individual development lots. DDOT's Urban Forestry Administration, which oversees heritage and special tree preservation, requested that DOS work with them to identify and evaluate all of these trees at the FMC. DOS notes that it has conducted a tree survey and identified all heritage and special trees on the campus. The final master plan includes a section called Site Development and Sustainability (5.6, page 5-22) that describes the tree preservation requirements for individual sites on the campus. In this section the master notes site plans shall take into consideration and that "Heritage trees and their associated critical root-zone will be identified by DOS via a certified arborist for each foreign mission's lot." In addition, if a heritage tree cannot be preserved on an individual lot the master plan provides the following guidance "Foreign missions are strongly encouraged to obtain a Heritage Tree Removal Permit through the DC Urban Forestry Administration." DOS also encourages substantial compliance with the relevant DC Municipal regulations which stipulate that "...the replacement of a special or heritage tree with a number of saplings of a minimal size whose aggregate circumference is equal or exceeds the circumference of the tree to be removed. Staff recommends that that the Commission **support the guidelines for strongly encouraging foreign missions to preserve trees identified as "special" or "heritage" as defined by the DC Municipal Regulations, and when not possible, obtain a Heritage Tree Removal Permit and replace in accordance with the Comprehensive Plan.**

In the review of the draft master plan DOS included images showing some parking in the forecourt areas on individual lots. DOS has addressed this concern by changing the typical lot development plans that remove surface parking from the forecourts and either place it underground, in side yards or in rear yards. Staff **notes that the design guidelines encourage foreign missions to provide employee parking below grade and a limited number of spaces for visitors above grade in the side or rear yard.**

Another issue that the Commission raised was regarding the development of individual lots. These issues included the axial connection between building 40 and Building 1, building frontage along 14th and Dahlia Streets, and the development of Lots 12 and 14. The final master plan includes images showing the proposed axial connection between Buildings 40 and 1. Regarding the street frontages along both 14th and Dahlia Streets, the Commission had noted that the frontages were not consistent and encouraged DOS to align the fronts of these buildings for a more consistent building line. DOS has responded to this comment by agreeing and realigning the buildings, so they are at a consistent distance away from both streets. Staff therefore **notes that the building frontage along Dahlia Street and northern portion of 14th Street, NW have been realigned in the final master plan to provide a consistent building wall.**

The final issue deals with lots 12 and 14. Previously, the Commission had raised concerns about the building siting or the size of the lot. The development of these lots is only contemplated in Option C of the FMC Master Plan Concept Plan, which includes 15 lots. Lot 12 is located at the intersection of 16th Street and Main Drive, one of the most visible public entrances into the FMC, and the Commission suggested that the building on this lot be oriented closer to Main Drive to reflect its prominence. While this would have helped to emphasize this entrance, DOS notes that there are a number of heritage and special trees on the southernmost portion of the site, which is closest to the intersection, that would need to be removed to place a building closer to the roadway. As a result, the building location has not changed and staff is satisfied with the DOS response. Regarding Lot 14, the Commission wanted to allow for more development sites on the campus as this lot is the largest one. DOS responded in the final master plan by noting that Lot 14 is comparable in size to the lot where the historic Building 40 is located. This is important because DOS wants to provide foreign missions with an alternative site to Building 40, where they could remove the existing building without it triggering historic preservation concerns. Staff is satisfied with this explanation. Therefore, staff **notes that DOS did not make any changes to Lots 12 and 14 as requested by the Commission in March 2017 because the building location on Lot 12 is dictated by existing heritage/special trees, and Lot 14 is the only lot of such size that provides a viable alternative to demolishing Building 40.**

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

As noted above, the final 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 (PA) 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.

Following lengthy discussions and several revisions, DOS completed its Section 106 responsibility for the master plan projects with the execution of a PA dated December 4, 2018. In summary, the PA describes the process for addressing historic resource impacts to contributing elements of the Walter Reed Army Medical Campus Historic District and agreed upon mitigation. The PA lists the following mitigation measures resulting from the Section 106 process:

- The signed PA and the Design Guidelines will be appended to all lease agreements with foreign governments that are created after the finalization of the PA.
- Within one year of the execution of the PA, and in consultation with the DC SHPO, the DOS will initiate planning for a phased implementation of additional interpretive panels meeting the quality standards of the D.C. Heritage Trails program for portions of the FMC that will be accessible to the public.
- Within one year of the completion of the infrastructure and site development activities, DOS will distribute a copy of the final public access plan for Building 57/Memorial Chapel to Consulting Parties, except the ACHP, by email within 14 calendar days of finalizing the public access plan.

The following agencies were signatories of this document: DOS, NCPC, DC State Historic Preservation Office, and the Advisory Council for Historic Preservation.

National Environmental Policy Act

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 (SEIS) was issued in March 2017. Following this a Final Environmental Impact Statement (FEIS) was issued in December 2017. Staff anticipates that DOS will issue a Record of Decision (ROD) for this FEIS in May 2019.

Record of Decision

NCPC has an approval authority regarding the infrastructure and open space within the master plan and NCPC has an independent authority to comply with NEPA. Staff have worked closely with DOS throughout the environmental review process, and formally as a cooperating agency. Staff created a ROD for this project outlining the purpose and need, explained the alternatives, described the selected alternative, summarized the impacts and mitigation to address these impacts. Given the conclusion of the review and the additional changes addressed in the final master plan, and the FEIS, staff recommends the Commission **adopt its Record of Decision for the Foreign Missions Center Master Plan Final Environmental Impact Statement**. The EIS and ROD will form the basis for Commission reviews of future infrastructure and common area development contained within the master plan.

A series of mitigation commitments are also provided, which DOS will undertake as this campus begins to develop. Mitigation measures relate to a variety of resource topics, including cultural resources, transportation and Since there is mitigation included in this ROD associated with the master plan, staff would recommend that the Commission **require that when DOS submits a future infrastructure project at the FMC, it includes with the submittal an update to the Commission on any related mitigation identified in NCPC's Record of Decision**.

CONSULTATION

Coordinating Committee

At their April 10, 2019 meeting, the Coordinating Committee forwarded the proposed comments on the final master plan to the Commission with the statement that the DDOT and the District Office of Energy and Environment had not yet coordinating on this project, noting that neither had reviewed the final master plan and had previously raised outstanding transportation and stormwater issues. Subsequent to this meeting, DDOT submitted comments identifying several issues including: a map showing the location of public access easements; a clear delineation of a setback between the 14th Street cul-de-sac and Alaska Avenue; timing of the installation of the Capital Bikeshare Station; and more clearly showing connections from the multi-use pathway and along 14th Street to the 14th Street greenway. These comments are addressed in the body of the staff report. 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: 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.

The Commission has subsequently reviewed the final FMC Master Plan at its February 21, 2019 meeting and approved it on its consent calendar.

ONLINE REFERENCE

The following supporting documents for this project are available online at www.ncpc.gov:

- Submission Package
- FMC Master Plan Programmatic Agreement, December 2018
- FMC Master Plan Final Environmental Impact Statement (FEIS), December 2017 and Record of Decision May 2019.
- NCPC Record of Decision for the FEIS

Prepared by Carlton Hart
04/26/2019

PowerPoint (ATTACHED)
NCPC Draft Record of Decision (ATTACHED)

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

Approval of Final Master Plan

United States Department of State

Project Summary

Commission Meeting Date: May 2, 2019

NCPC Review Authority: 40 U.S.C. § 8722(a) and (b)(1)

Applicant Request: Approval of Final Master Plan

Session: Staff Presentation

NCPC Review Officer: Carlton Hart

NCPC File Number: MP305-7393

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 mission 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.

Project Summary

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.

Since this project was last before the Commission in March 2017, the Department of State has worked with staff, the State Historic Preservation Office and the Commission of Fine Arts to develop an acceptable agreement on the redevelopment of existing historic buildings on the campus. The PA was executed in December 2018. The Department of State has also been working to finalize the FEIS with the issuance of a ROD and it submitted the final ROD with the master plan and will sign it following the Commission meeting.

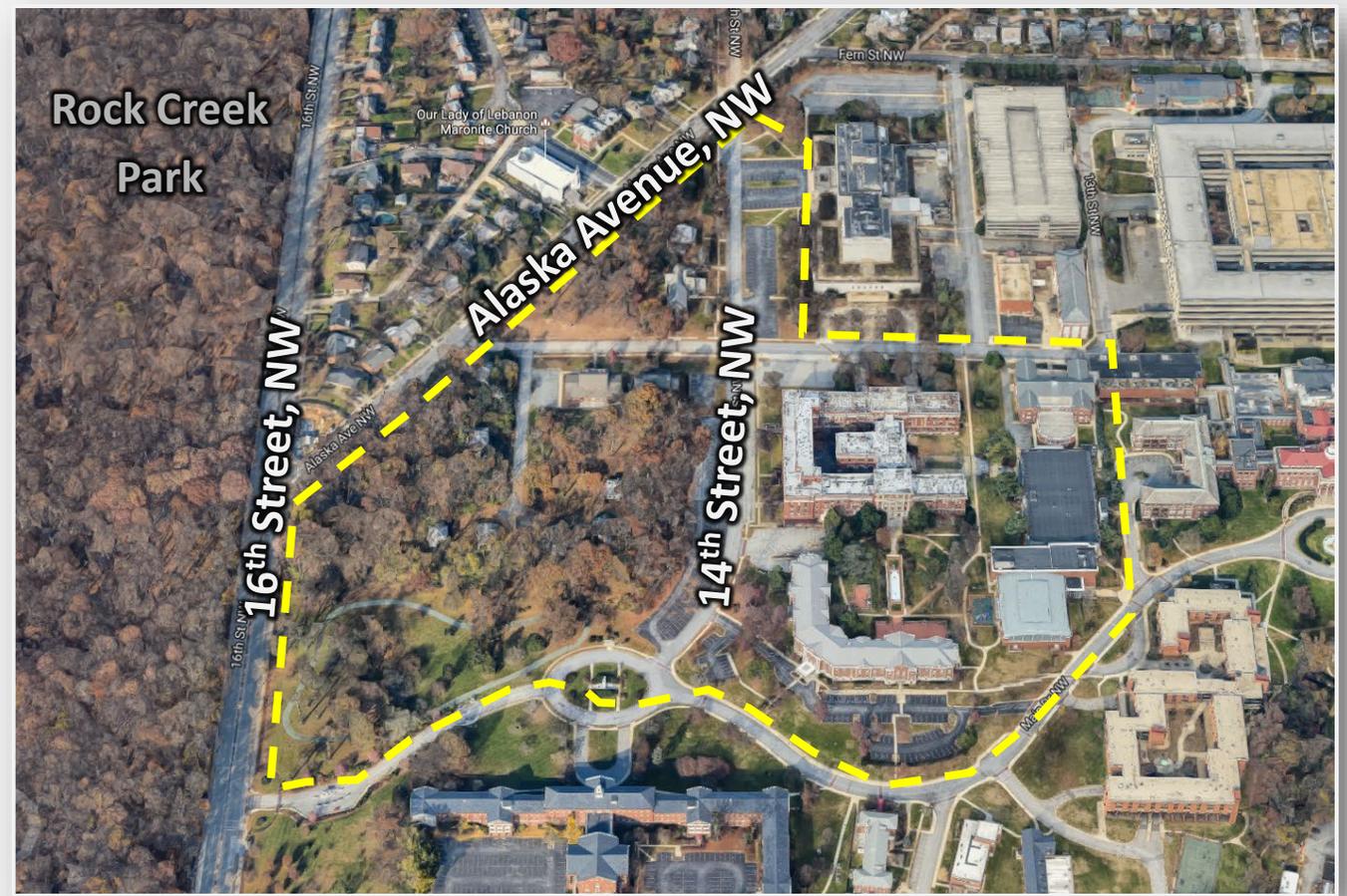
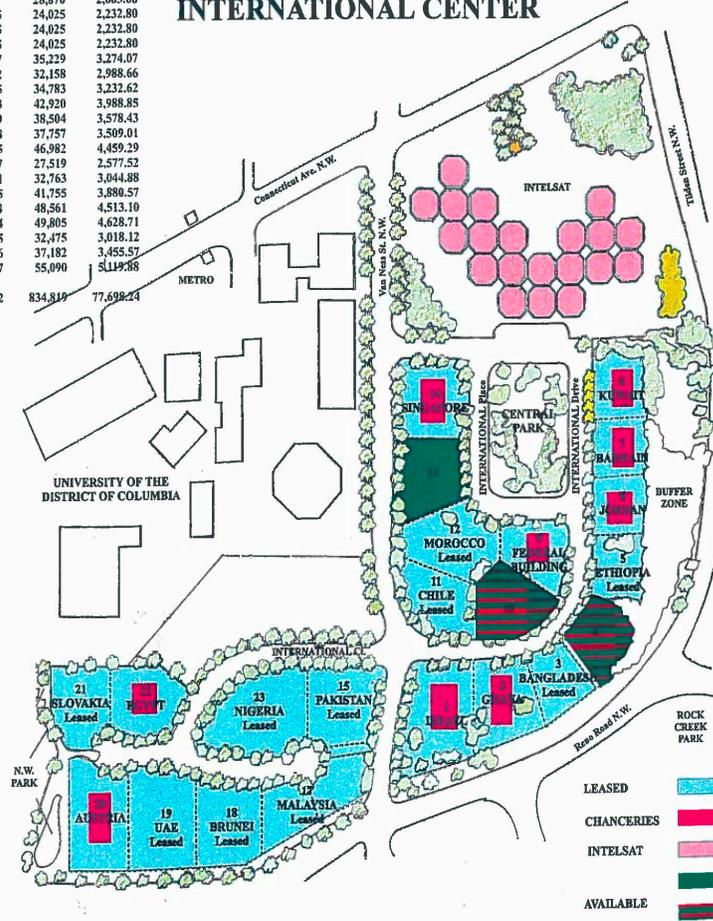
Site Location



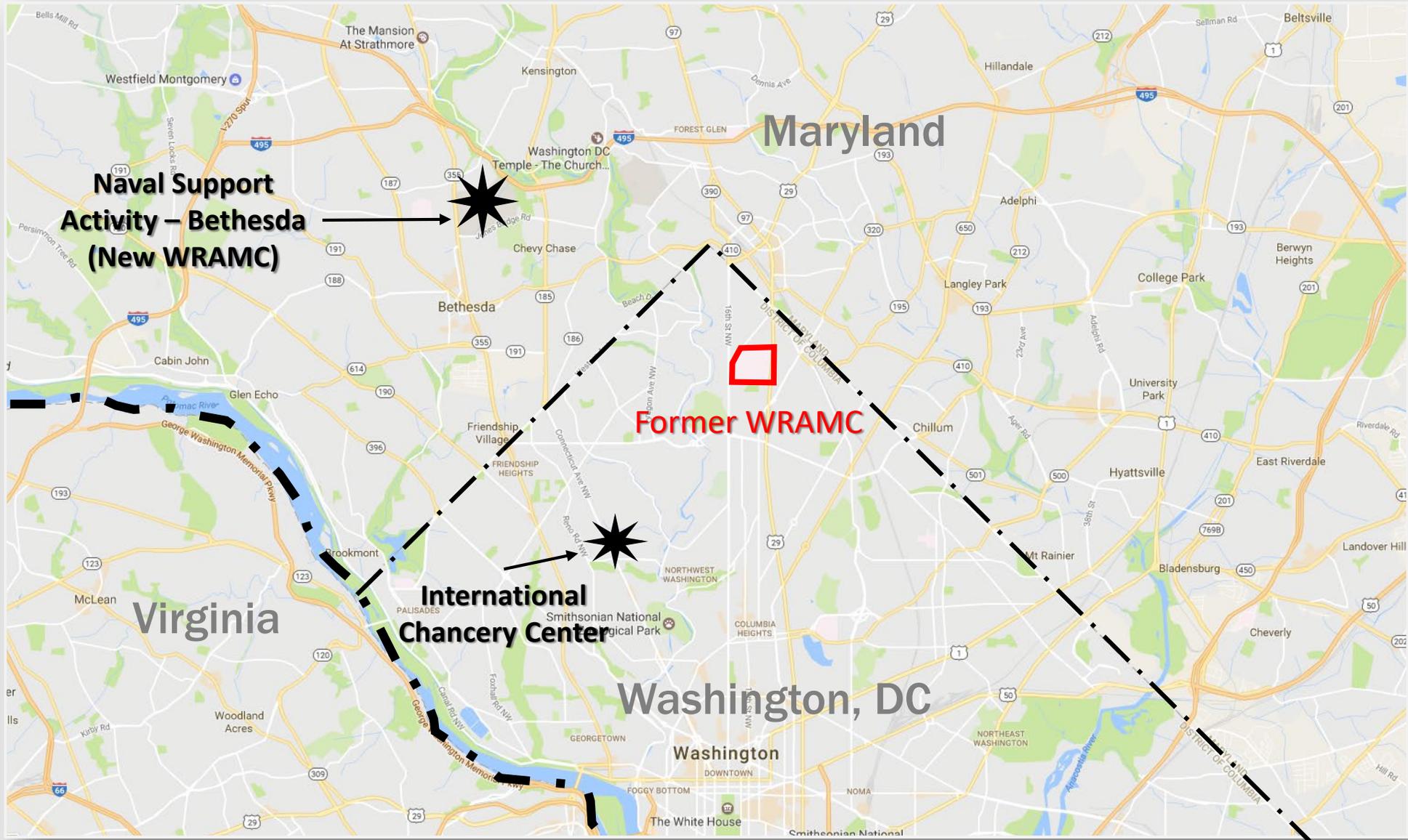
Location Map

LOT #	ACRES	SQ.FT.	SQ.MTRS.
1	1.1062	48,189	4,478.53
2	0.7220	31,451	2,922.95
3	0.6202	27,016	2,510.78
4	0.7744	33,735	3,135.22
5	0.6627	28,870	2,683.08
6	0.5515	24,025	2,232.80
7	0.5515	24,025	2,232.80
8	0.5515	24,025	2,232.80
9	0.8087	35,229	3,274.07
10	0.7382	32,158	2,988.66
11	0.7985	34,783	3,232.62
12	0.9853	42,920	3,988.85
13	0.8839	38,504	3,578.43
14	0.8668	37,757	3,509.01
15	1.0785	46,982	4,459.29
16	0.6317	27,519	2,577.52
17	0.7521	32,763	3,044.88
18	0.9585	41,755	3,880.57
19	1.1148	48,561	4,513.10
20	1.1434	49,805	4,628.71
21	0.7455	32,475	3,018.12
22	0.8536	37,182	3,455.57
23	1.2647	55,090	5,119.88
TOTALS	19.1642	834,819	77,698.24

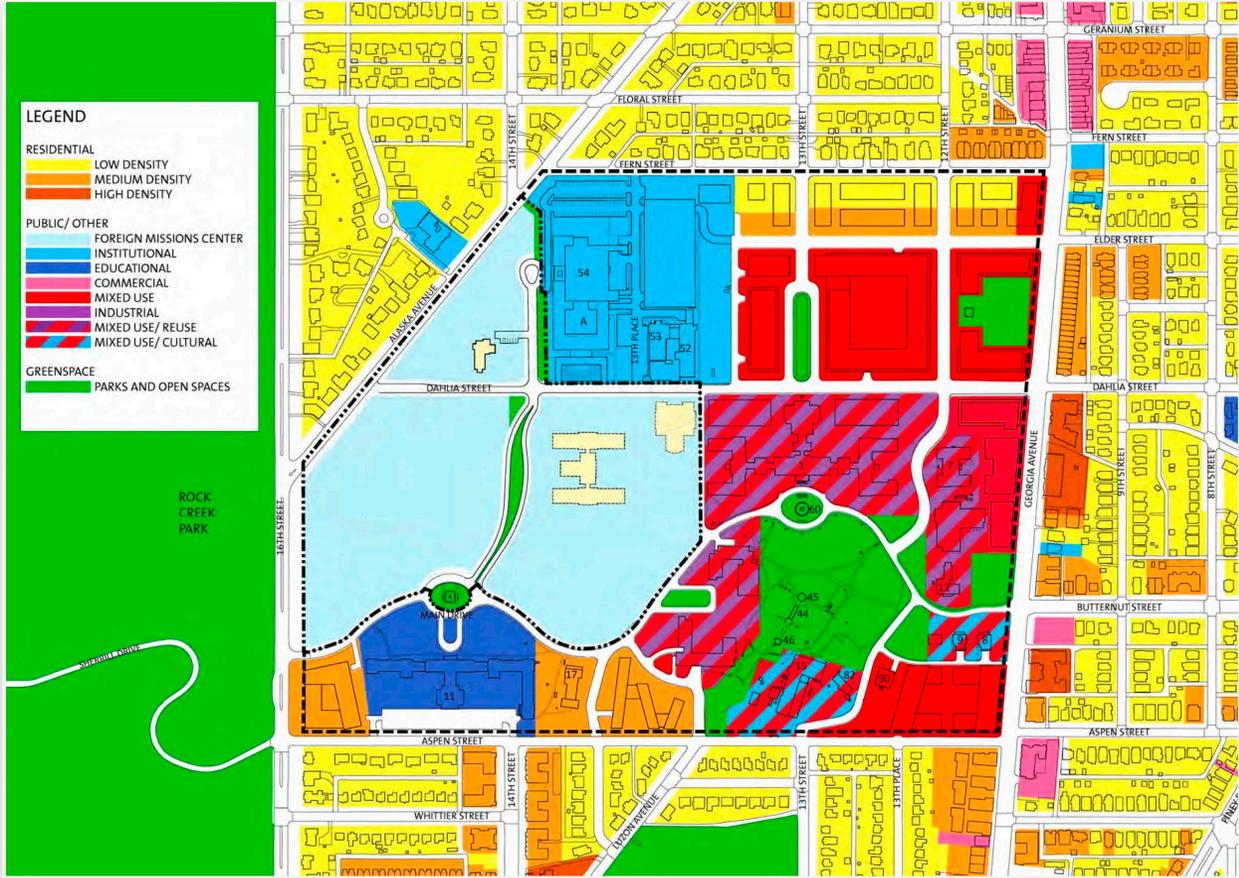
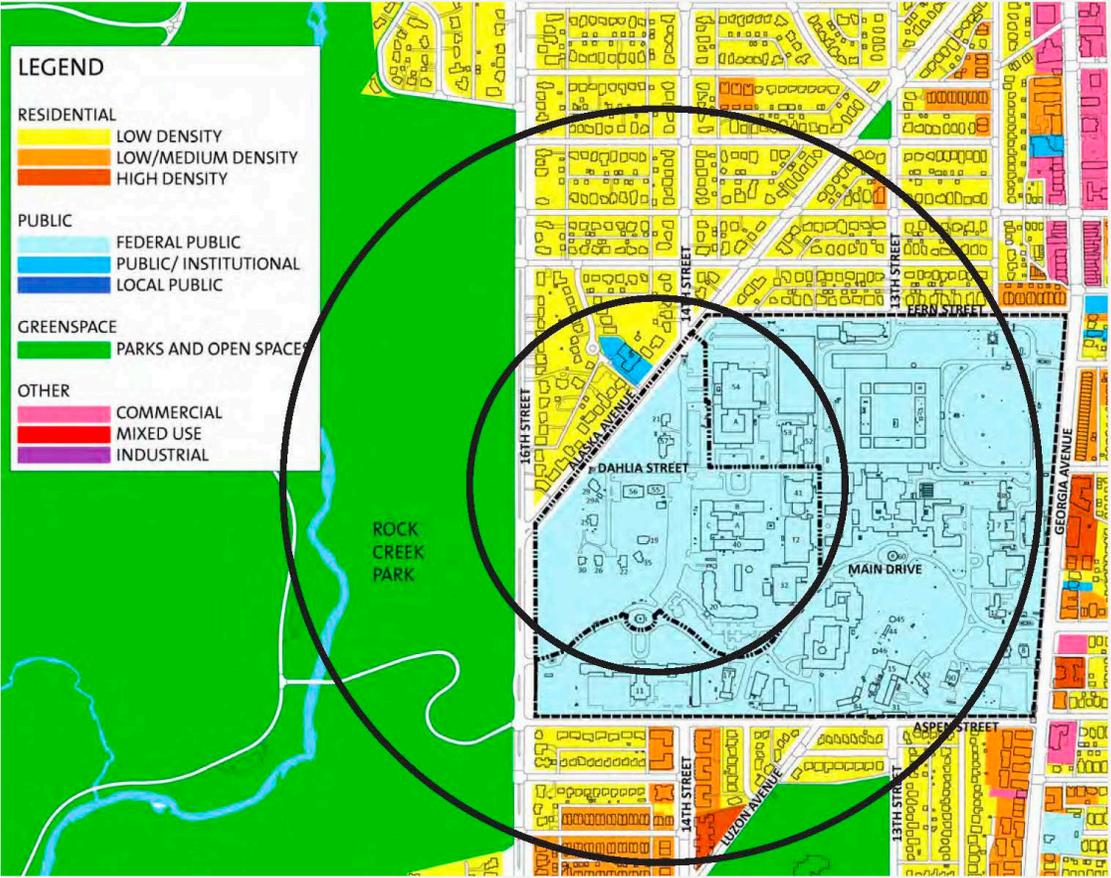
**UNITED STATES
DEPARTMENT OF STATE
INTERNATIONAL CENTER**



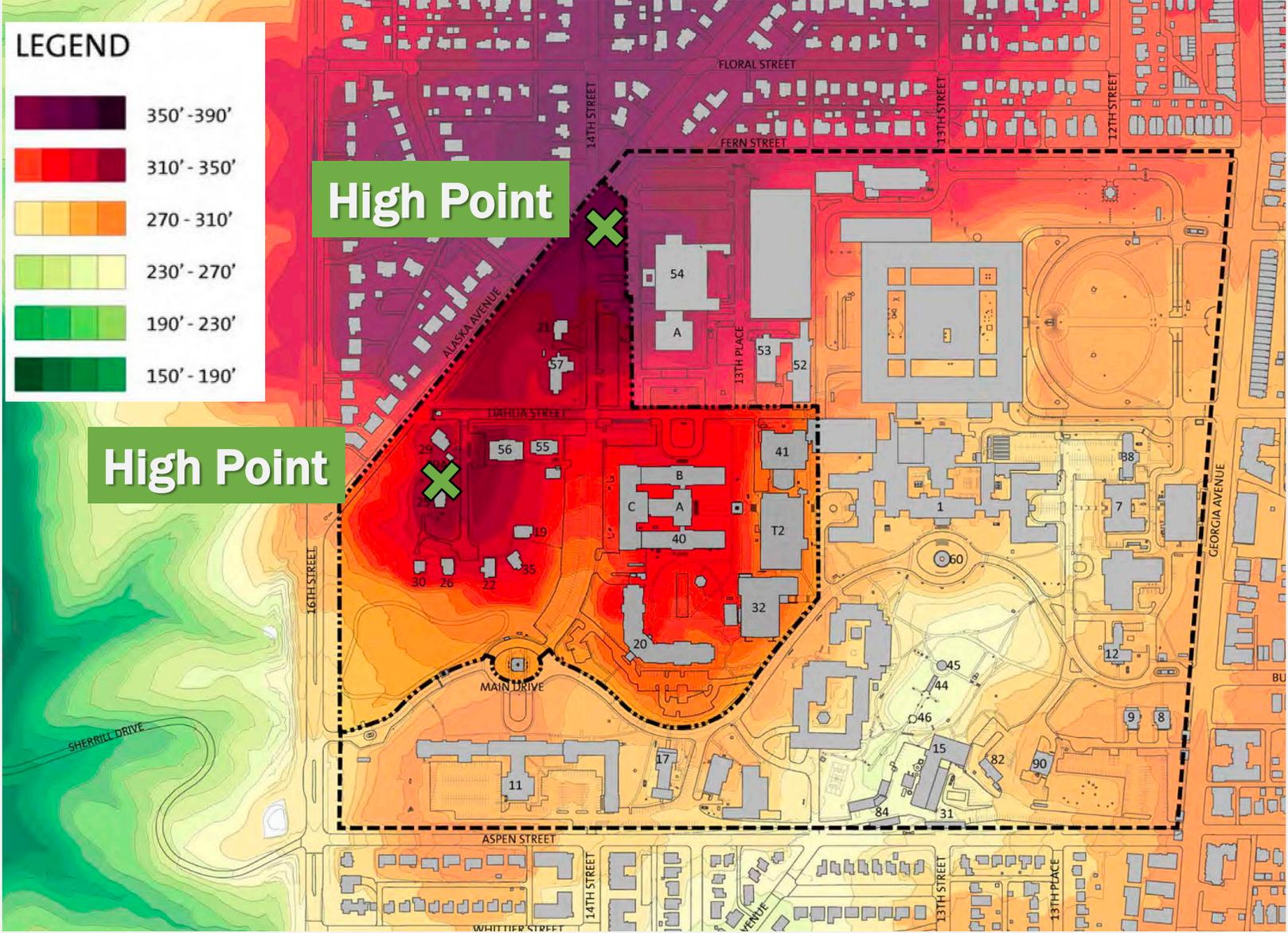
Former Walter Reed Army Medical Center Context



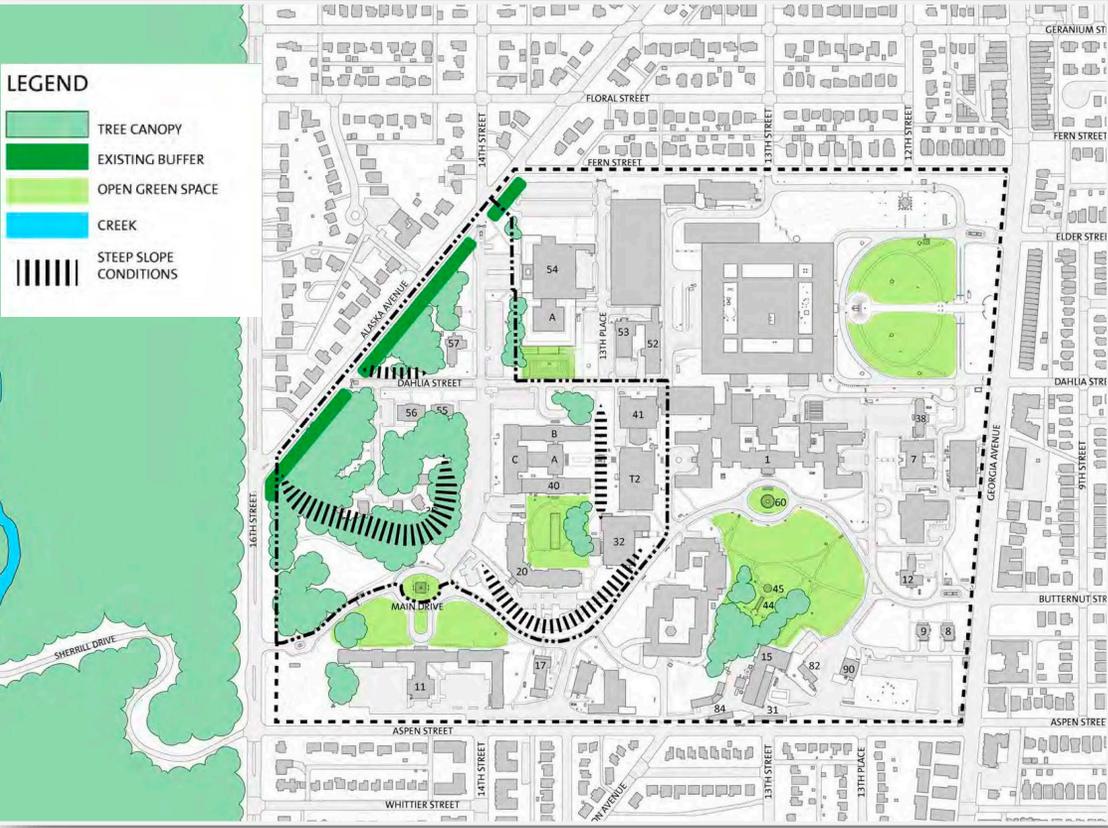
Existing and Proposed Zoning



Existing Topography

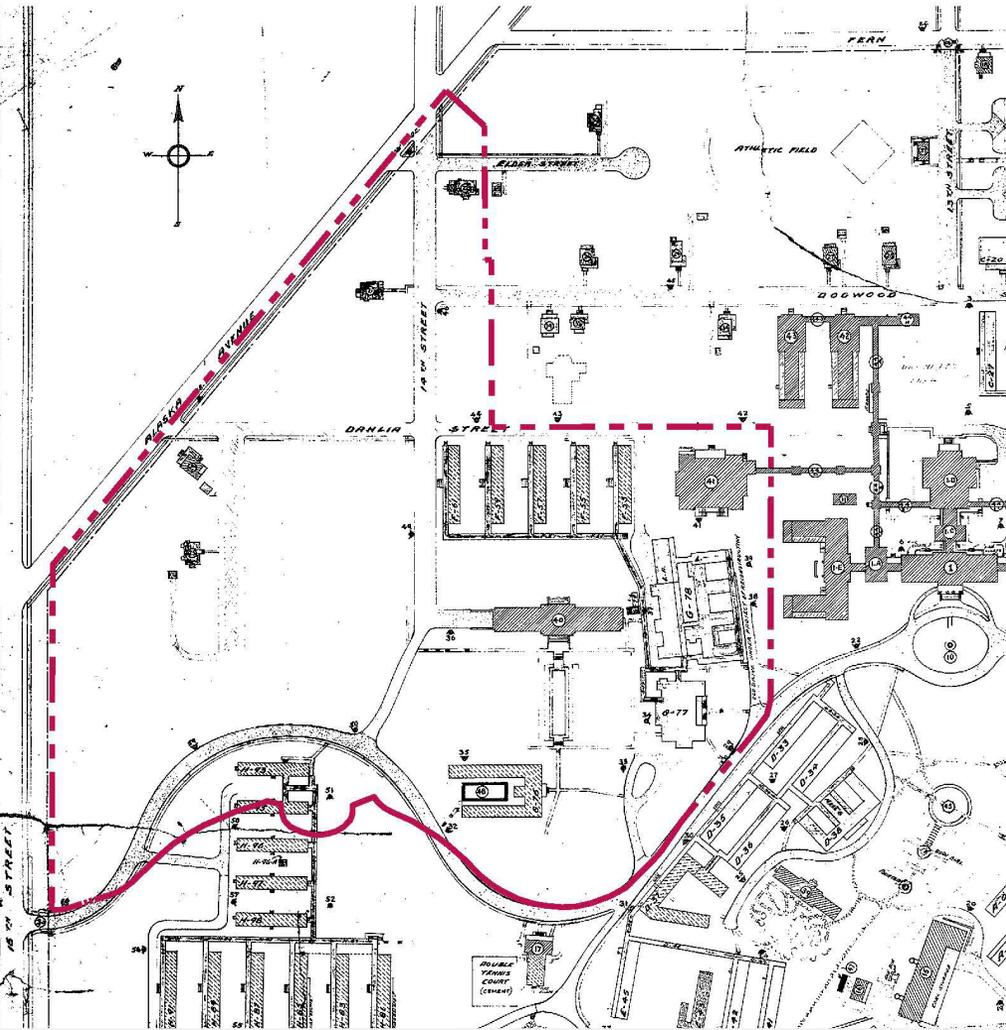


Natural Resources and Tree Cover Maps

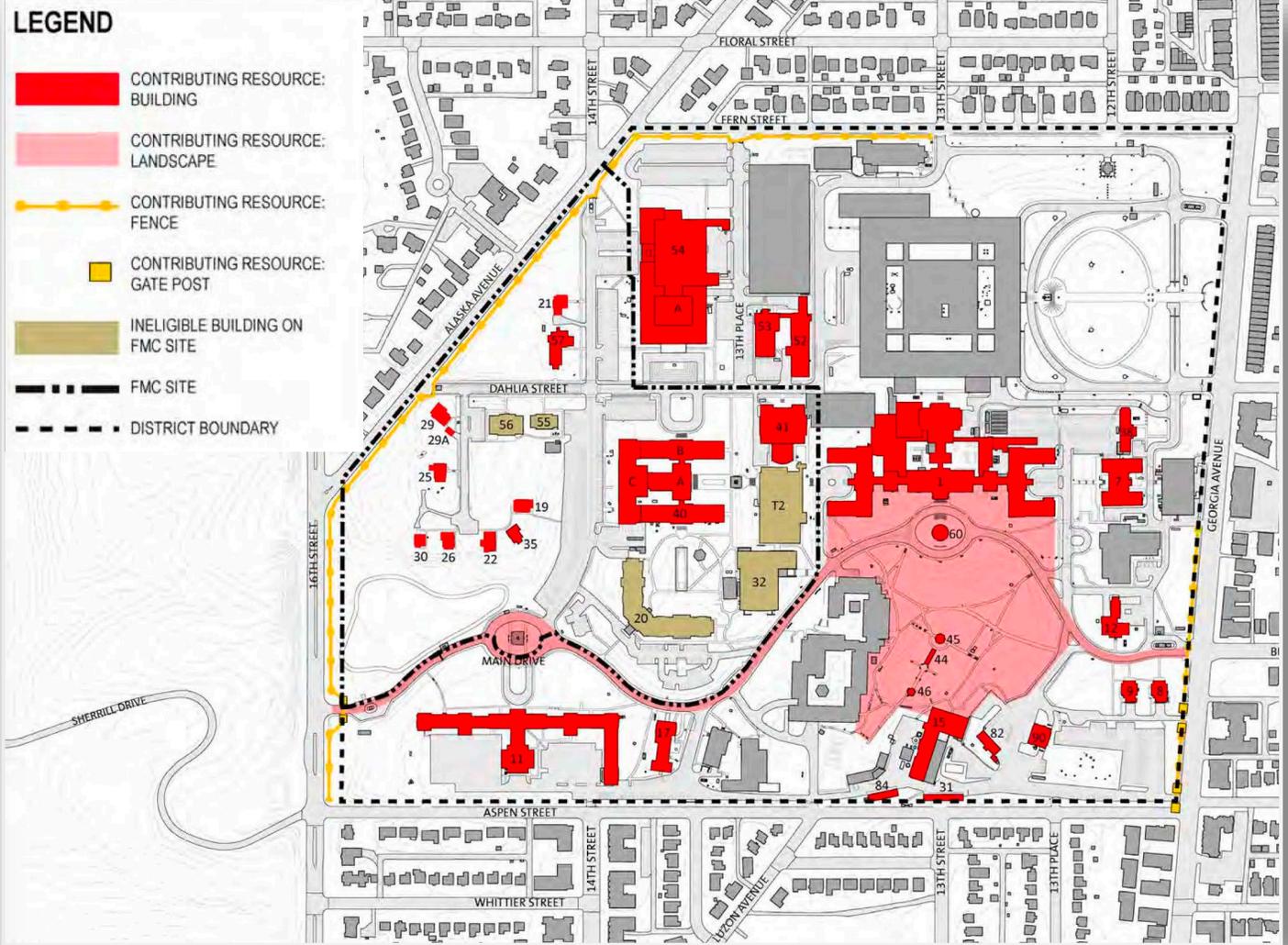


Historic Resource Maps

Historic Map: 1927



Period of significance
(7/11 to 7/12/1864, and between 1909 and 1956)



Photos of Existing Historic Buildings



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



Building30



Building 35



Building 29A

Final Master Plan

Campus Development Plan



Highlights

- Identify developable parcels while maintaining flexibility in layout (Options for 11, 13 and 15 lots)
- Connecting to urban fabric
 - Building massing
 - Dahlia Street connection
 - Open space framework
- Preservation and architectural character, Potential reuse of existing historic buildings
 - Walter Reed Army Institute of Research (#40)
 - Red Cross Building (#41)
- Memorial Chapel (#57) – will be reused as an event space and will be open to the public.
- Sustainability
 - Connecting to bike lanes and pedestrian network
 - Stormwater management LID
 - Preserving special trees and steep slopes

Master Plan – 3 Campus Development Alternatives



Option A - 11 Lots



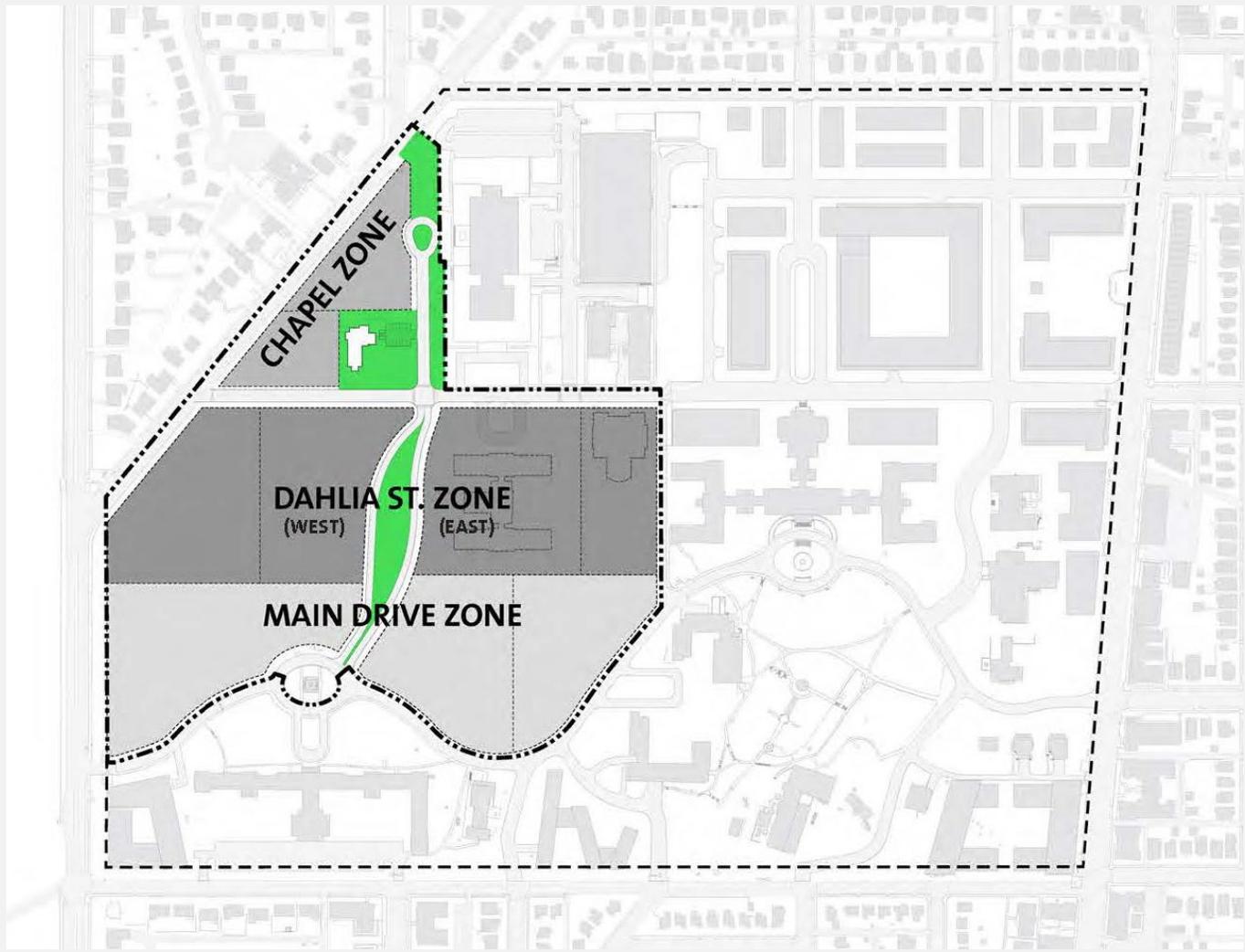
Option B - 13 Lots



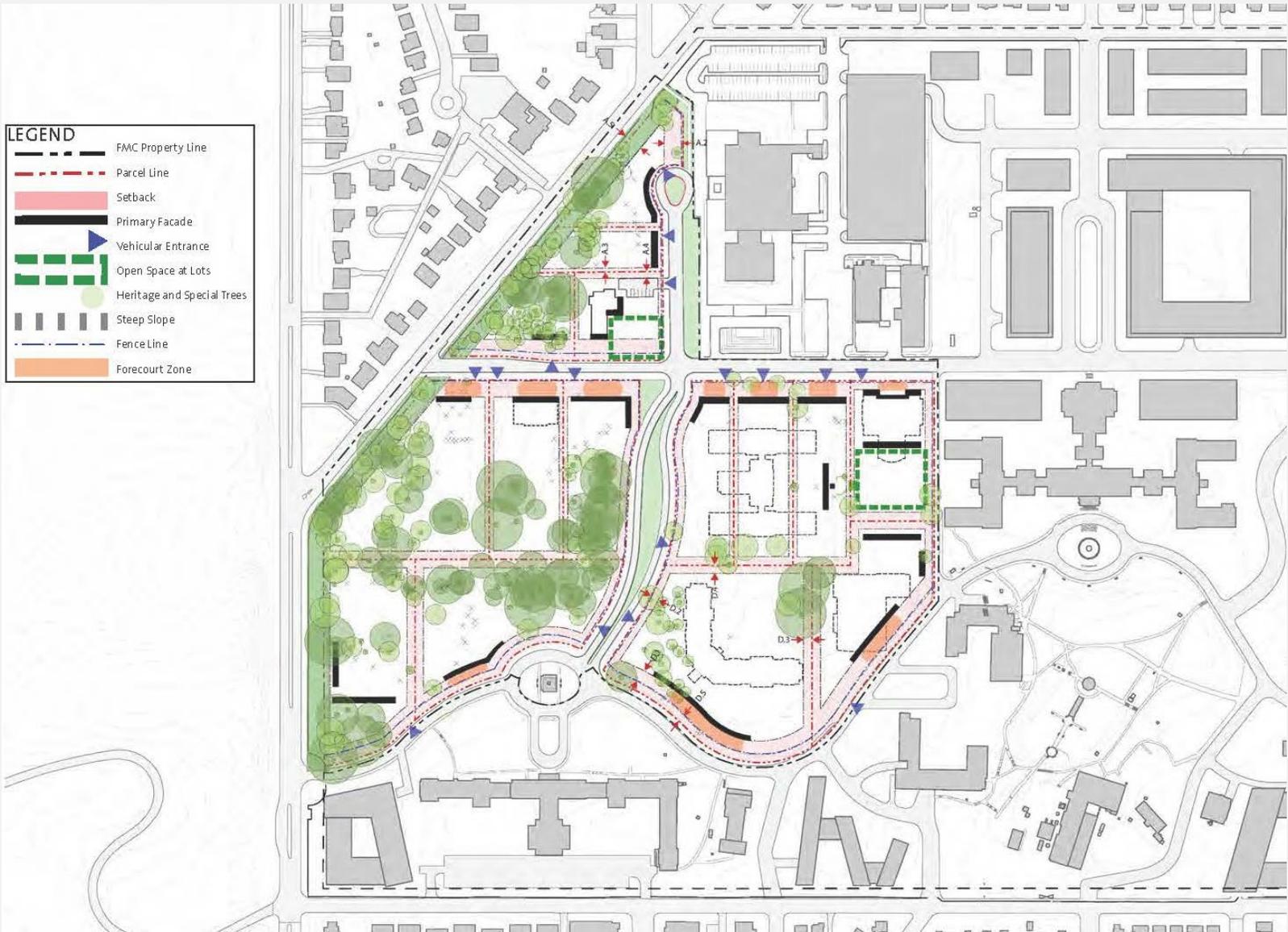
Option C - 15 Lots

	Number of Individual Lots	Max Building Area (sq.ft.)	Number of Employees	Ave. Max Building Area (sq.ft.)	Ave. Lot FAR
Option A	11	1,025,935	2,048	85,500	.78
Option B	13	1,000,232	1,999	71,500	.78
Option C	15	994,078	1,987	66,300	.85

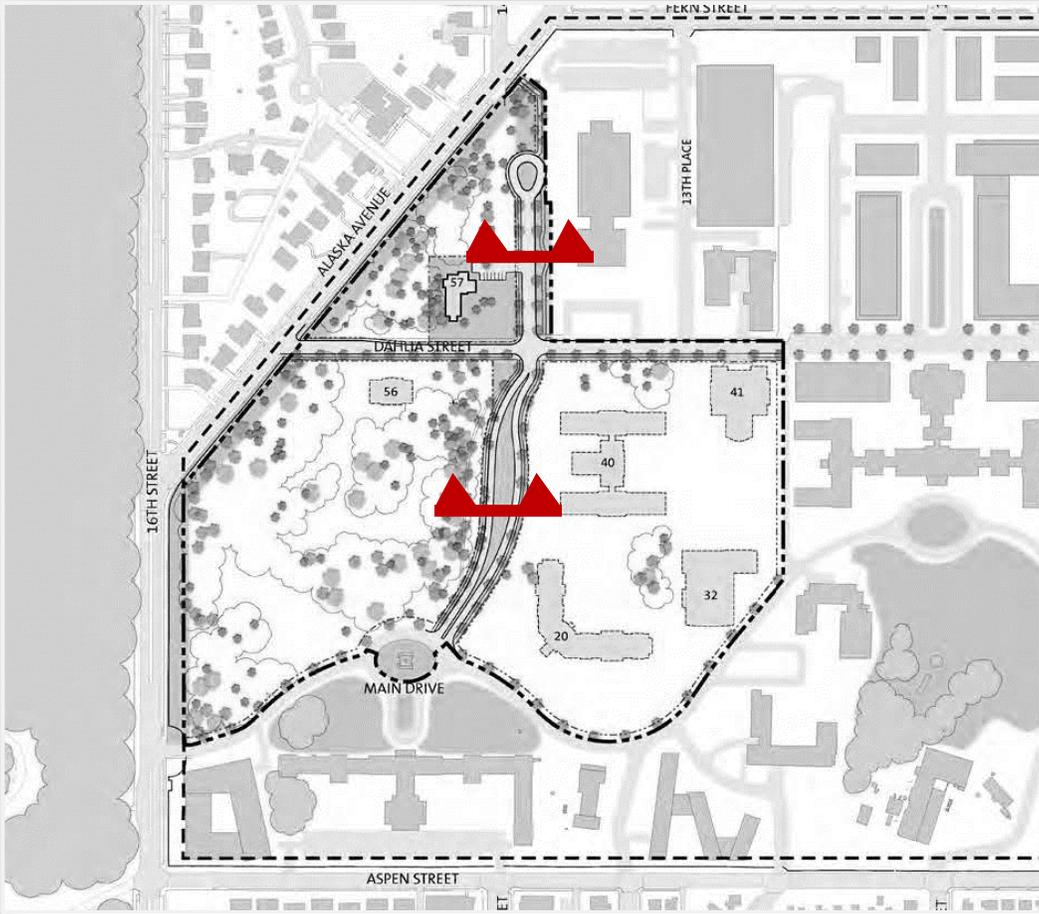
Campus Zones and Building Massing Plans



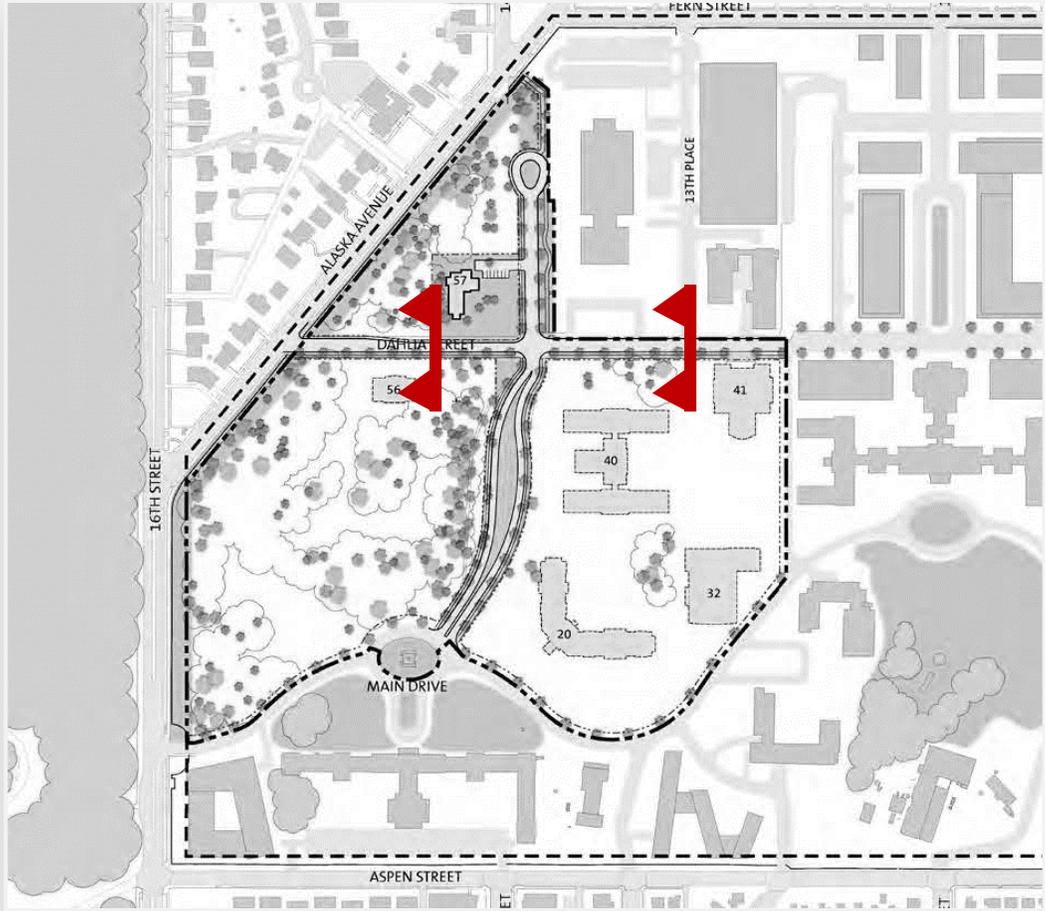
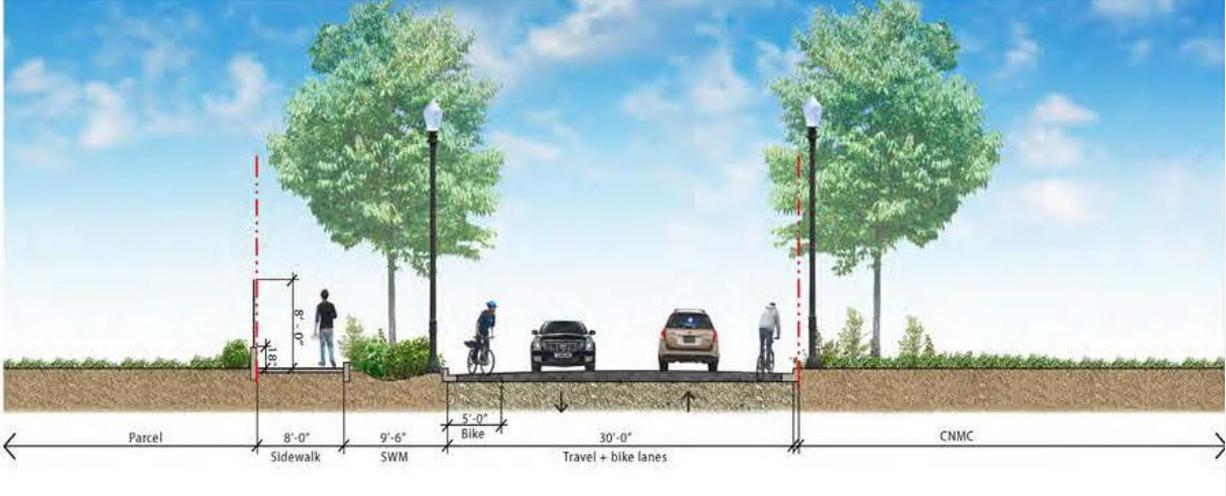
Potential Development – Option C



Proposed Street Sections – 14th Street, NW



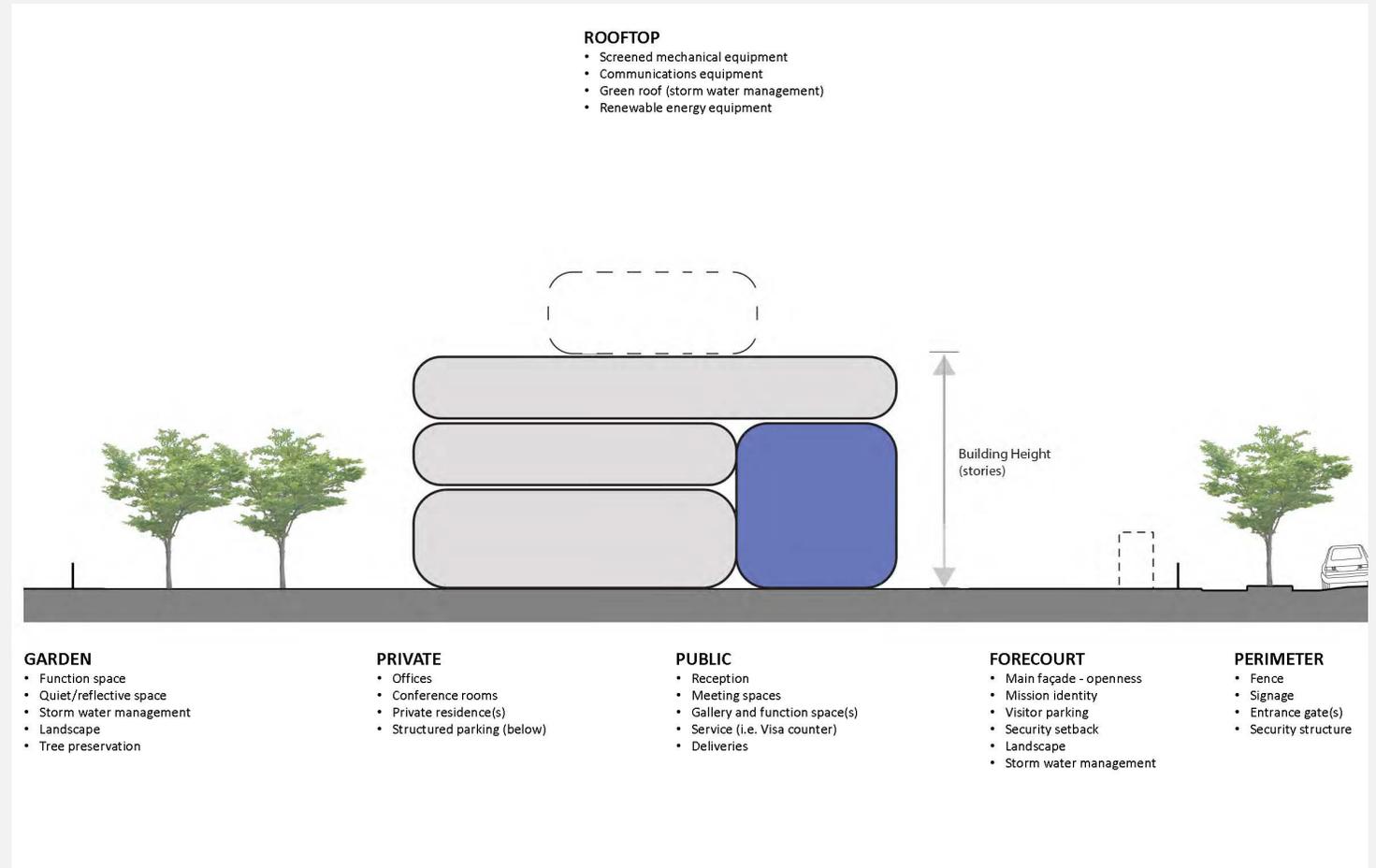
Proposed Street Sections – Dahlia Street, NW



Individual Lot Development Guidelines

Buildings and structures

- Site layout
 - Density and scale
 - Building setbacks
- Reuse of existing buildings
- New Construction
- Site Development and Sustainability
 - Open space, landscaping and stormwater management
 - Fences –
 - 8 feet normally and
 - up to 9 feet along 14th Street south of Dahlia Avenue.
 - Sustainable buildings
 - Vehicular access and parking



Individual Lot Development Guidelines

Buildings and structures

- Site layout
 - Density and scale
 - Building setbacks
- Reuse of existing buildings
- New Construction
- Site Development and Sustainability
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 - Sustainable buildings
 - Vehicular access and parking

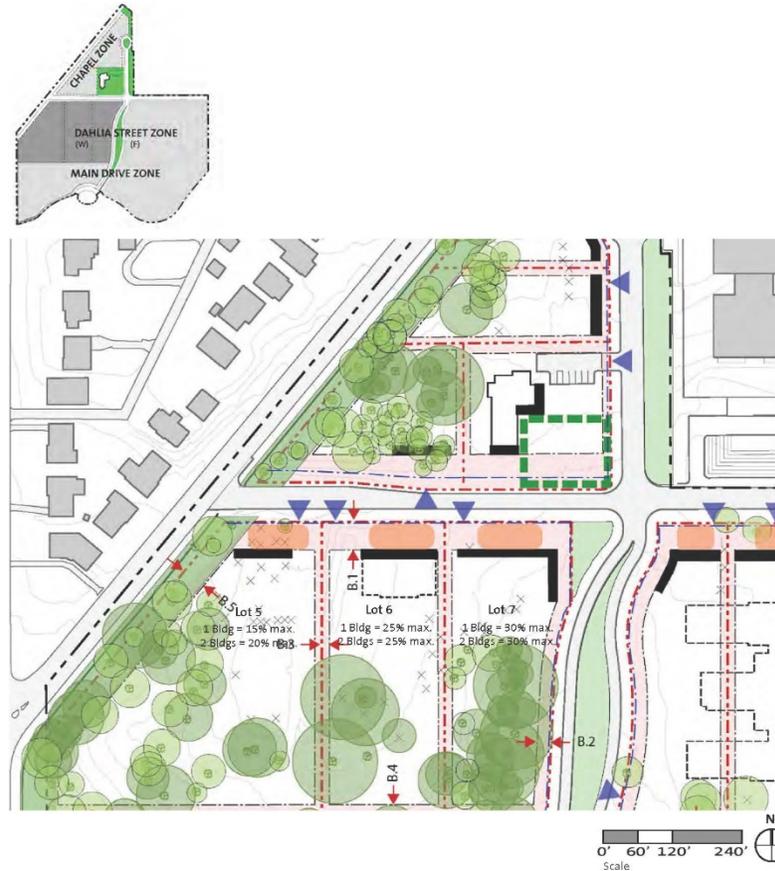


Figure 5.38: Foreign Missions Center - Dahlia Street (west) Zone Setbacks Diagram

DAHLIA STREET ZONE (west of 14th Street)

Building Height

Principal Building	48 feet max. (4 stories)
	32 feet, min. (2 stories)
Annex Building	30 feet max. (2 stories)

Lot Occupation

Building Coverage	See plan
Lot Coverage	10% more, see plan

Setbacks

B.1 Front Setback (primary facade)	40 feet, min.
B.2 Front Setback (secondary facade)	20 feet, min.
B.3 Sideyard Setback	10 feet, min.
B.4 Rearyard Setback	20 feet, min.
B.5 Alaska Ave Buffer	50 feet from existing fence
Fences	* 0,15 feet

Lot Character & Improvements

- Tree preservation critical
- Buildings face internal streets
- Maintain buffer at Alaska
- Preserve presence of Chapel

Parking Provisions

Staff Parking	Provide TDM Plan
Visitor/Surface Parking	4 to 6 spaces
Loading	1 max.

*Fences at all side & rear site boundaries not abutting street to be on property line.

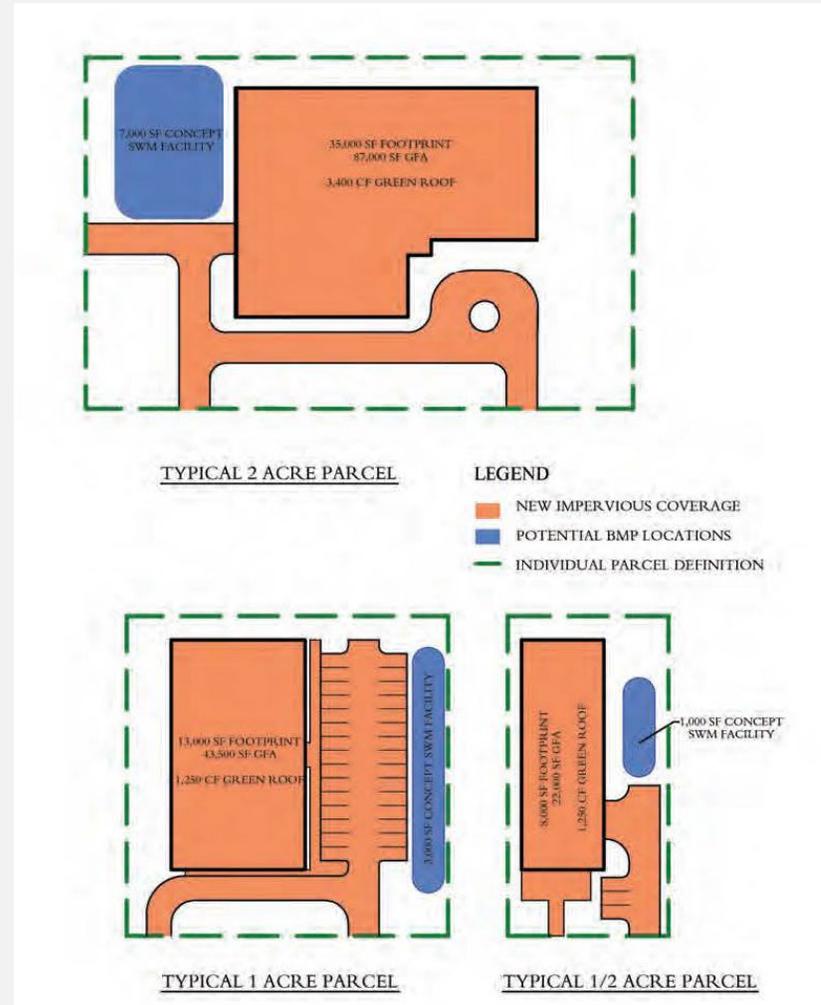
LEGEND

—	FMC Property Line
- - -	Parcel Line
—	Setback
—	Primary Facade
▶	Vehicular Entrance
—	Open Space at Lots
—	Heritage and Special Trees
—	Steep Slope
—	Fence Line
—	Forecourt Zone

Individual Lot Development Guidelines

Buildings and structures

- Site layout
 - Density and scale
 - Building setbacks
- Reuse of existing buildings
- New Construction
- Site Development and Sustainability
 - Open space, landscaping and stormwater management
 - Fences –
 - 8 feet normally and
 - up to 9 feet along 14th Street south of Dahlia Avenue.
 - Sustainable buildings
 - Vehicular access and parking



Individual Lot Development Guidelines

Buildings and structures

- Site layout
 - Density and scale
 - Building setbacks
- Reuse of existing buildings
- New Construction
- Site Development and Sustainability
 - Open space, landscaping and stormwater management
 - Fences –
 - 8 feet normally and
 - up to 9 feet along 14th Street south of Dahlia Avenue.
 - Sustainable buildings
 - Vehicular access and parking

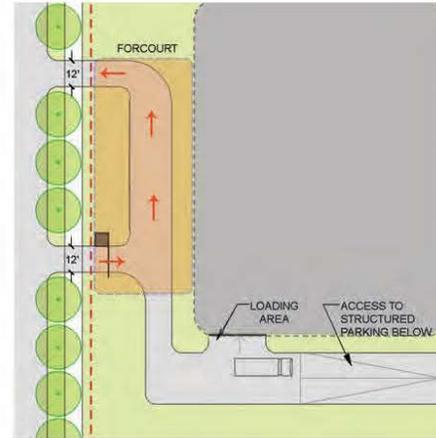


Figure 5.33A: Lot Access with Two Entrances

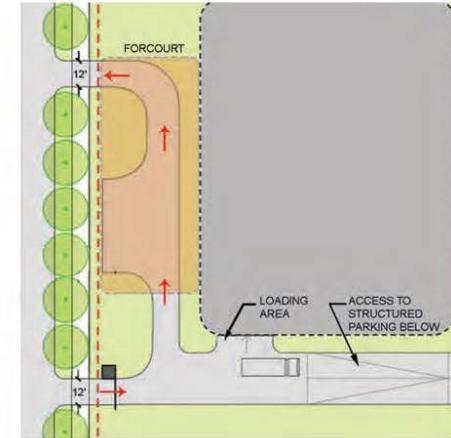


Figure 5.33B: Lot Access with Two Entrances

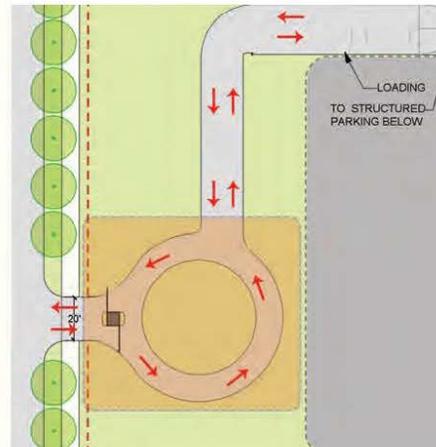


Figure 5.33C: Lot Access with One Entrance

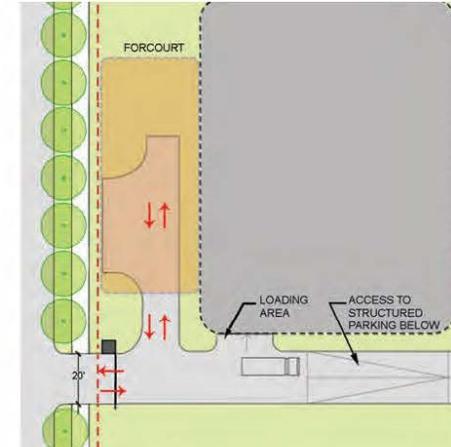


Figure 5.33D: Lot Access with One Entrance

FOREIGN MISSIONS CENTER MASTER PLAN

Department of State
Former Walter Reed National Army Medical Center
Washington, DC

April 18, 2019

DRAFT - Record of Decision

I. INTRODUCTION

The National Capital Planning Commission (NCPC or the Commission) finds that the requirements of the National Environmental Policy Act (NEPA) of 1969 have been satisfied for the Foreign Missions Center Master Plan as proposed by the Department of State (DOS). This Record of Decision (ROD) documents the rationale for NCPC's decision based on information contained in the DOS's Final Environmental Impact Statement (EIS) issued in November 2017, the Supplemental Draft EIS (SDEIS) issued in March 2017, the Draft EIS (DEIS) issued in February 2014, technical studies, and comments from Federal and District agencies, elected officials, organizations and individuals. NCPC concurs with DOS's selection of Alternative 7 as the Preferred Action Alternative and the Environmentally Preferred Alternative.

DOS has proposed to develop a Foreign Missions Center (FMC) on the northwest portion of the former Walter Reed Army Medical Center (WRAMC) on 16th Street in Northwest Washington, D.C. DOS will redevelop 31.7 acres for the construction of new chancery buildings by foreign governments. DOS acquired the land under the Foreign Missions Act (FMA) of 1982 (U.S.C. 4301-4316), which facilitates the conduct of diplomacy and consular operations between the United States and foreign governments.

DOS, as the property owner, prepared an Environmental Impact Statement (EIS). The master plan alternative, Alternative 7, was selected through a multi-year Alternatives Analysis in the DEIS, SDEIS, FEIS, and the National Historic Preservation Act (NHPA) Section 106 consultation process.

NCPC's has an approval authority over proposed infrastructure and open space projects at the FMC and will use the FEIS as the environmental review document for these projects. Individual chancery applications will follow the process identified in the Memorandum of Agreement (MOA) signed by both DOS and NCPC on February 27, 2017 which uses a similar review process set forth in the Foreign Missions Act of 1982 and will conclude with a decision to "disapprove" or "not disapprove" the application.

II. PURPOSE AND NEED

The FMC Master Plan is a framework for the long-term development of the FMC, under the authority of the Foreign Missions Act of 1982 (FMA), on the site of the former WRAMC in the District of Columbia. The master plan is intended to guide the development of a cohesive campus by establishing design and land-use planning principles for the construction of new buildings, roadways, green space, and utilities, while minimizing or mitigating environmental impacts.

The DOS has identified a need for foreign mission sites in the District of Columbia, given the lack of large parcels for foreign mission development or redevelopment in the District, and the need for land to use in property exchanges with other countries.

NCPC concurs that DOS has a need to meet the demand from foreign missions for modern and secure facilities within the nation's capital. NCPC's role is to review and comment on the master plan pursuant to 40 USC § 8722 (a) and (b)(1) and it will need to approve the infrastructure projects and open space not affiliated with any individual development parcel at the FMC pursuant to 40 USC § 8722 (b)(1) and (d). The individual development parcels will be reviewed under the MOA.

III. RATIONALE FOR DECISION

This Record of Decision describes the rationale for NCPC's choice of Action Alternative 7, which is the same alternative chosen by DOS. This choice is based on a number of factors including consultation with coordinating agencies and Section 106 of the National Historic Preservation Act consulting parties; consideration of potential environmental consequences; foreign mission requirements; safety and security considerations; availability of resources; and public comments on the DEIS, and FEIS. NCPC finds that this alternative best meets the project's purpose and need while minimizing potential environmental impacts to the greatest extent possible while facilitating development of a new FMC on the former WRAMC property in Washington, DC.

The Action Alternative meets the purpose of the project and satisfies the needs for the project while best maintaining and enhancing the existing site character of the former WRAMC; addressing community concerns raised during scoping; minimizing potential impacts to cultural resources; and maximizing marketability by allowing the greatest flexibility in developing the site.

IV. ALTERNATIVES

A. Development of Alternatives in the DEIS

During the master planning process, DOS identified and developed six potential design alternatives through collaborative planning and design work sessions with other federal and district agencies with direct or indirect jurisdiction over the proposed action, or an interest or special expertise. The six design alternatives were presented in the DEIS, published in February 2014.

Components common to all the action alternatives consisted of cost-neutral funding (DOS needs the individual leases to pay for the campus infrastructure projects), a minimum 50-year design life for utilities, on-lot storm water management, parking guidelines, and street design. Site and individual lot development parameters (size, floor area ratio, building coverage, and height restrictions) developed for each campus zone did not vary between the action alternatives.

Under all the action alternatives, the existing historic perimeter fence along 16th Street and Alaska Avenue would be retained. The existing landscape on the west boundary of the site would be enhanced to create a 50-foot vegetated buffer, and the tree canopy will be preserved to the extent reasonably possible. Access to individual lots will be internal to the campus.

Assessment criteria were developed to help differentiate the alternatives and they consisted of the following: (1) maintaining and enhancing the existing site character, (2) responsiveness to the concerns raised during scoping, and (3) minimizing the potential impacts to cultural resources, and maximizing the marketability of the FMC as a whole, and individual parcels by allowing development flexibility.

B. DEIS Alternatives

1. No Action Alternative

At the time of the DEIS, the No Action Alternative focused on not establishing an FMC on the 43.5 acre portion of the former WRAMC with no underlying DOS ownership or master plan to develop the FMC. This scenario resulted in continued DOS challenges in facilitating the provision of adequate and secure facilities for foreign missions. It also envisioned continued growth of demand for foreign mission facilities over time and the persistent lack of readily available parcels within the District of Columbia for the development of foreign mission facilities. It also forecast an increase in DOS's inability to reciprocally acquire properties in other countries and delays in updating U.S. diplomatic and consular properties abroad to meet modern security requirements would continue.

The DEIS studied the No Action Alternative and its consequences through the year 2032 to demonstrate the full impact of the no action alternative. This analysis provided a baseline for comparison with the action alternative. The year 2032 represented the earliest completion of the planned build-out of the FMC over an approximate 15 to 20-year period.

2. Action Alternatives

The DEIS considered six action alternatives as follows:

Alternative 1 (2014 DEIS Preferred Alternative) - The Preferred DEIS Preferred Alternative provided a maximum of 24 lots for chancery development (exhibit 2.2). It retained historic Building 57/Memorial Chapel in the northwest quadrant for adaptive reuse. Green space surrounded the chapel and existing trees of good condition in the quadrant remained undisturbed.

The Preferred DEIS Alternative envisioned the possible retention of historic Building 52/Medical Warehouse and Clinic, Building 40/Walter Reed Army Institute of Research, and historic Building 41/Old Red Cross Building in the eastern portion of the site for potential adaptive reuse, depending on marketability. It also envisioned retention of 13th Place at its current location or relocated slightly to the east, in alignment with Building 41 (requiring the provision of a new entry in the existing perimeter fence). These variations for 13th Place provided flexibility to adjust parcel sizes to support the marketability and programmatic requirements of interested foreign missions.

Further, the Preferred Alternative depicted Dahlia Street and 14th Street as boulevards supporting pedestrian, bicycle and vehicular traffic connections to the surrounding neighborhoods. In the southwest quadrant, the Preferred Alternative widened the boulevard landscaping bordering 14th Street to create green space replacing the existing parking lot. This low-lying green space contributed to the filtration of rain water from the FMC reducing stormwater runoff.

Alternative 2 - In the northwest quadrant, Alternative 2 retained Historic Building 57/Memorial Chapel for adaptive reuse, and provided two lots for development (exhibit 2.3). In the southwest quadrant, Alternative 2 provided up to five lots. Alternative 2 converted the existing cul-de-sac to a one-way access road surrounding an orthogonal open space.

In the northeast quadrant, Alternative 2 extended Elder Street from the DC-LRA site west to 14th Street. It moved 13th Place to the east and then terminated it at Elder Street. Alternative 2 located several lots around a central linear green space, and envisioned the possible retention of Historic Building 52/Medical Warehouse and Clinic for potential adaptive reuse.

Alternative 2 provided east-west and north-south linear green spaces in the southeast quadrant. Historic Building 41/Old Red Cross Building and an historic portion of Building 40/ Walter Reed Army Institute of Research could remain for potential adaptive reuse. Lots along Main Drive would be accessed from Main Drive.

Alternative 3 - In the northwest quadrant, Alternative 3 retained Historic Building 57/Memorial Chapel for adaptive reuse, and provide two lots for development (exhibit 2.4). In the southwest quadrant, Alternative 3 provided up to five lots. The existing cul-de-sac would be moved to the east and widened.

In the northeast quadrant, Alternative 3 extended linear green space between Fern Street and Dahlia Street. It also provided for the possible retention of Historic Building 52/Medical Warehouse and Clinic for adaptive reuse.

In the southeast quadrant, Alternative 3 provided east-west and north-south linear green spaces. This alternative envisioned possible retention of Historic Building 41/Old Red Cross Building for adaptive reuse. Because of linear green space centered to the west of the historic Building 40/ Walter Reed Army Institute of Research axis, Building 40 would be removed. Lots along Main Drive would be accessed from Main Drive.

Alternative 4 - In the northwest quadrant, Alternative 4 retained Historic Building 57/Memorial Chapel for adaptive reuse. Open green space surrounding the chapel and existing trees in the quadrant remained undisturbed (exhibit 2.5). In the southwest quadrant, Alternative 4 provided up to six lots. Alternative 4 moved the existing cul-de-sac to the east and converted it to a one-way access road surrounding a square open space.

Alternative 4 created boulevards extending north to south along 14th Street and 13th Place. It extended 13th Place south to Main Drive. In the southwest quadrant, Alternative 4 widened the boulevard landscaping bordering 14th Street to the west to create green space across the existing steep slope.

Alternative 4 required relatively uniform lot sizes because of the street layout. In the eastern portion of the site, historic Building 52/Medical Warehouse and Clinic and historic Building 41/Old Red Cross Building remained for potential adaptive reuse.

Alternative 5 - In the northwest quadrant, Alternative 5 retained Historic Building 57/Memorial Chapel for adaptive reuse, and provided two lots for development (exhibit 2.6). In the southwest quadrant, Alternative 5 provided up to four lots. It removed the existing cul-de-sac, and dead ended Dahlia Street before reaching Alaska Avenue.

In the eastern portion of the site, Alternative 5 created a single large open green space north of Dahlia Street. It provided for possible retention of Historic Building 52/Medical Warehouse and Clinic and Historic Building 41/Old Red Cross Building for adaptive reuse. In the southeast quadrant, fewer and larger parcels would be provided in comparison to other alternatives.

Alternative 6 - In the northwest quadrant, Alternative 6 retained Historic Building 57/Memorial Chapel for adaptive reuse, and provided two lots for development (exhibit 2.7). In the southwest quadrant, Alternative 6 provided up to six lots. It moved the existing cul-de-sac to the east and converted it to a one-way access road surrounding a square open space.

Alternative 6 created two additional square open green spaces in the eastern half of the site. It envisioned the possible retention of historic Building 52/Medical Warehouse and Clinic and historic Building 41/Old Red Cross Building for adaptive reuse.

Two DEIS alternatives were selected for further study: No Action and Alternative 1, the DEIS Preferred Action Alternative. Subsequent to the publication of the DEIS, the total acreage of the land available for transfer from the Army to DOS was reduced from 43.5 to 31.7 acres through the National Defense Authorization Act of 2015. This legislative enactment reduced the overall acreage available to DOS provided 11.8 acres to Children's National Medical Center (CNMC). The reduction in land area necessitated dismissal of the six DEIS action alternatives because they were no longer viable and subsequent preparation of a SDEIS.

C. Alternatives Evaluated in the Supplemental Draft EIS and Final EIS

Following the reduction of acreage, DOS undertook preparation of an SDEIS to revisit the issue of alternatives. DOS, in coordination with the Commission of Fine Arts (CFA), NCPC, the District of Columbia Historic Preservation Office (DC-SHPO), and the District Department of Transportation (DDOT), developed Alternative 7, which was identified as the Selected Action Alternative in the FEIS, published in November 2017. The Selected Action Alternative adjusted the master plan design to reflect the acreage change, and to respond to comments from other federal agencies, district agencies, and the public on the DEIS and SDEIS. Along with Alternative 7, the SDEIS considered a No Action Alternative.

No Action Alternative

The No Action alternative remained the same as that set forth in the DEIS, but in the SDEIS it focused on 31.7 acres of land vs, the original 43.5 acres.

Alternative 7-Selected Action Alternative

The SDEIS developed a seventh alternative –Alternative 7—and identified it as the **Selected Action Alternative** because it furthered the purpose of the project and satisfied the needs for the project while best maintaining and enhancing the existing site character of the former WRAMC; addressing community concerns raised during scoping; minimizing potential environmental impacts and impacts to cultural resources; and maximizing marketability by allowing the greatest flexibility in developing the site.

The Selected Action Alternative provided a maximum of 15 lots for chancery development. Two or three smaller lots surround the chapel as does green space to maintain its setting. The Selected Action Alternative also provides several development options to increase flexibility of lot distribution and allow for reuse or expansion of existing buildings.

The Selected Alternative moves campus infrastructure, which includes road rights-of-way, perimeter fencing and open space to the section of 14th Street north of Dahlia Street, to approximately 30 feet to the east to provide sufficient lot sizes in the northwest quadrant. The end of 14th Street terminates in a cul-de-sac centered on the main entrance of Building 54/Armed Forces Institute of Pathology's (AFIP). CNMC, the now owner of Building 54, a historic district contributing resource located the former WRAMC, plans to reuse this contributing structure as a research laboratory. A 30-foot wide paved access path that accommodates pedestrians and bicycles provides public access from the 14th Street cul-de-sac to Alaska Avenue.

The Selected Action Alternative envisions both Dahlia Street and 14th Street as boulevards supporting pedestrian, bicycle and vehicular traffic connections to the surrounding neighborhoods. In the southwest quadrant, the Selected Action Alternative creates a landscaped median between traffic lands along 14th Street. This low-lying green space along with tree boxes between the streets and sidewalks will assist with the filtration of rainwater from the FMC, reducing stormwater runoff. This alternative also includes 14th Street being changed into a cul-de-sac, north of Dahlia Street.

The Selected Action Alternative maintains public access along streets within the FMC except in limited instances where security requires the need for temporary closures (such as national emergencies).

Pursuant to the Selected Action Alternative, the intersection of Main Drive and 14th Street serves as the primary vehicle entrance for the FMC from the south. Entrances from the west at the intersection of Alaska Avenue and Dahlia Street and from the east at Dahlia Street serve as secondary entrances. The proposed access points correspond to previously used, and now closed, access locations of the former WRAMC.

The Selected Action Alternative prohibits on-street parking and requires chancery parking (employees, visitors, and delivery vehicles) to be contained within the confines of each chancery property. Each foreign mission must meet 100 percent of its parking needs on its lot calculated based on the number of spaces needed at the time of occupancy plus the number of additional spaces required up to 10 years after occupancy. The resulting number of spaces reflects the maximum number of projected parking spaces to be constructed on-site. A Transportation

Management Plan (TMP) encourages chanceries to limit on-site parking needs and to use public transportation.

Alternative 7 - Environmentally Preferred Alternative

Of the action alternatives evaluated in the DEIS, SDEIS, and FEIS, the **Environmentally Preferable Alternative** is also Alternative 7. This alternative best meets the project's purpose and need while resulting in the least adverse environmental consequences. Compared to Alternative 7, Alternatives 1 through 6 resulted in a larger area of disturbance with greater impacts to vegetation, traffic, noise, cultural resources, economic resources, security, and hazardous materials.

V. ENVIRONMENTAL IMPACTS OF THE SELECTED ACTION ALTERNATIVE AND ENVIRONMENTALLY PREFERRED ALTERNATIVE

The environmental impacts of the Selected Action Alternative are set forth below organized on the basis of impacts upon certain resource types.

Stormwater

Under the Selected Action Alternative, the capture and retention of stormwater runoff within the FMC property will result in a beneficial impact to surface waters by contributing to reducing the occurrence of overflow combining with sanitary effluent in severe rain events. The water quantity controls for the Selected Action Alternative will be in accordance with Section 438 of the Energy Independence and Security Act (EISA) of 2007 and the District of Columbia Stormwater Management Guidelines, consisting of the 2013 District of Columbia Department of the Environment Rule on Stormwater Management and Soil Erosion and Sediment Control and the 2013 Stormwater Management Guidebook.

Vegetation

The Selected Action Alternative will impact vegetation by removing some existing trees, and those may include some Heritage and Special Trees. The impact to trees will be minimized by maintaining a 50-foot wide vegetative buffer along Alaska Avenue, Fern Street, and 16th Street. DOS will retain trees in fair to excellent condition, including Heritage and Special Trees, within the buffer zone and the public open space. Approximately 15 of the 84 Heritage Trees and 47 of the 226 Special Trees inventoried across the site were designated as poor to very poor condition and will be removed. On the DOS-controlled portion of the site, if a poor to very poor Heritage or Special Tree is removed, replacement trees will be planted along streets and within the vegetative buffer to offset the loss at the ratio defined in the DDOT guidance. DOS will use a licensed arborist to identify necessary tree removals, protected trees, and to supervise new tree planting on the property. District statutes and Sustainable District of Columbia goals will be used as a general framework for tree management on the site.

Traffic and Transportation Facilities

The Selected Action Alternative was considered to have an impact at an intersection if the capacity analyses showed a Level of Service E or F at an intersection or along an approach with the

proposed action, where one does not exist in the future for the No Action Alternative. Based on these criteria, the following intersections will be impacted by the FMC development:

- 16th Street & Alaska Avenue
- 16th Street & Aspen Street
- 16th Street & Main Drive
- Georgia Avenue & Butternut Street
- Georgia Avenue & Dahlia Street
- Dahlia Street & Alaska Avenue

These streets will be impacted by the FMC development and DC LMA and DOS has committed to providing turning lanes on Dahlia and Main Drive, monitoring and signal changes for the other intersections

The Selected Action Alternative will increase travel by heavy vehicles. Service for trash, recycling, and deliveries will occur regularly. Overall, many of the heavy vehicle operations will occur with a standard single unit vehicle, but the Selected Action Alternative will need to account for access by larger articulated vehicles.

The Selected Action Alternative/Environmentally Preferred alternative will add to pedestrian traffic in the study area. The Selected Action Alternative will have an impact on pedestrian crossings of Georgia Avenue and 16th Street. As the crash data shows there are a number of pedestrian crashes at intersections along Georgia Avenue and 16th Street, DOS will coordinate with the DDOT to consider adding Leading Pedestrian Intervals (LPis) to the signalized intersections.

Under the Selected Action Alternative, through streets within the FMC will be able to accommodate buses should bus routes and/or stops be considered in the future by DDOT or WMATA. The Selected Action Alternative will increase use in both Metrorail and Metrobus.

The Selected Action Alternative will impact bicycle facilities by increasing demand for bicycle parking and storage, demand for Capital Bikeshare docks and facilities in or near the former WRAMC, and increased safety and visibility for cyclists.

Current and Future Land Use

The Selected Action Alternative will impact the 31.7 acres of land at the former WRAMC by converting vacant institutional land to active institutional land. The infrastructure and open space comprises 5.11 acres of the total 31.7 acres for the campus. The Selected Action Alternative will likely have a positive effect by making adjacent residential and commercial areas more desirable.

The Selected Action Alternative will have a positive effect on future land use by supporting planned redevelopment at the District of Columbia's Walter Reed Army Medical Center Local Redevelopment Authority (DC-LRA) portion of the former WRAMC, as described in the Small Area Plan. The FMC will be a large employment center adjacent to the DC-LRA development. Employees will likely patronize the retail and food service businesses planned for the DC-LRA

development, and some might choose to reside in the planned residential portion of the development.

The Selected Action Alternative will impact emergency response services, which will be responsible for providing emergency service to the FMC. The Selected Action Alternative will result in approximately 4.9 acres of new publicly available open space.

Visual Resources and Aesthetics

A visual change could occur for users of the Rock Creek Park Holly Trail, depending on specific lot development. The former WRAMC is visible from the Holly Trail across 16th Street, a four-lane arterial roadway. While the design guidelines for the site emphasize retaining the tree canopy and require a landscaped buffer along 16th Street, views of the former WRAMC from the trail could change, depending on the lot development on the site's southwest quadrant.

After the FMC is constructed, views of the site of the former WRAMC from surrounding areas will be similar to current views of institutional land. The Selected Action Alternative will be designed to retain historic campus character. Site development will be visually consistent with current and future adjacent land uses. Specific lot development characteristics will be dependent upon the lot's location.

Cultural Resources

The Selected Action Alternative proposes definitive actions that will result in adverse effects on historic properties, which are contributing elements to the WRAMC Historic District, as well as potential actions where the effect will be dependent on whether DOS finds foreign mission partners that are interested in renovating a historic resource for a new programmatic use.

The residential properties at the western portion of the site (Buildings 19, 21, 22, 25, 26, 29, 29A, 30, and 35) have been identified for removal. Buildings 40 and 41 will be offered to potential lessees with the objective that they will be renovated. Building 57/Memorial Chapel will be retained and repurposed with DOS retaining control of the building. The perimeter fence and gates will be retained, although some modifications may be required to accommodate current functional requirements.

Under the Selected Action Alternative, the "worst-case scenario" is that of the contributing resources within the FMC boundary, only Building 57 and the perimeter fence will be retained. The following evaluation is based on this scenario. The Selected Action Alternative will have no direct adverse effect on Rock Creek Park. The Selected Action Alternative retains the configuration of the WRAMC at the western boundary along 16th Street adjacent to Rock Creek Park. The existing historic perimeter fence and gate will be retained and the boundary reinforced with a landscaped buffer along 16th Street and Alaska Avenue. Access to Rock Creek Park will not be restricted during construction or operation of the proposed FMC.

Implementation of the Selected Action Alternative will result in an adverse effect to the WRAMC Historic District. The integrity of a historic district is based on the setting, design, and association

of the component parts. These are linked to the identifiable boundary, the arterial system within the campus, and the surviving resources constructed between 1909 and 1956.

The boundary and arterial system will be retained and reinforced as part of the proposed development of the FMC. The Selected Action Alternative will retain and reinforce the primary vehicular artery of Dahlia Street (east-west). The section of 14th Street north of Dahlia Street will be moved approximately 30 feet to the east, and 14th Street between Main Drive and Dahlia Street will be modified to incorporate a landscaped median element that will also serve as a bioswale. North of Dahlia Street, 14th Street will terminate in a cul-de-sac centered on Building 54. The Alaska Avenue gate will be closed to vehicles, although pedestrian and bicycle access will be maintained. While these are changes from the internal road system that existed in 1956, they are in keeping with the changes that occurred throughout the period of significance and are not considered an adverse effect to the historic district.

The Selected Action Alternative provides for the reuse of Building 57/Memorial Chapel, but may have an adverse effect on the resource. The programmatic use of the facility has not been finalized. Prior to reuse, modifications will be required to comply with building code, incorporate programmatic needs, and provide necessary support spaces (toilet rooms, kitchenette, etc.). These modifications could have an adverse effect on character-defining features. Removal or replacement of features could have an adverse effect on the materials and workmanship of the resource.

The Selected Action Alternative may result in an adverse effect to the perimeter fence. Under the 14th Street cul-de-sac option, the Selected Action Alternative retains the perimeter fence on 16th Street and Alaska Avenue within the project area boundary. Existing gates and gate posts at Main Drive (north side of the gate), Dahlia Street, and 14th Street will remain in their current locations. Under the 14th Street through-street option, the perimeter fence on Alaska Avenue will be altered to align the intersection, resulting in an adverse impact.

The Selected Action Alternative will have no adverse effect on Main Drive. The Selected Action Alternative includes curb cuts to the northern edge of Main Drive for access to new construction. The configuration and detailing of the north side of Main Drive will not be changed.

Security

The WRAMC has been closed to the public since 2001. Under the Selected Action Alternative, public access will be allowed along all streets within the FMC except in limited instances where security justifies the need for temporary closures (such as national emergencies). DOS will define a process and establish thresholds for security-related street closures. Programmatic security planning will be developed. It is anticipated that security measures before, during, and after construction will be different and overlap in some cases. Security requirements for the individual chanceries will be developed by each chancery and coordinated with the multijurisdictional authorities, with the ICC used as a security model. The U.S. Secret Service Uniformed Division is responsible for security of foreign missions and security requirements will include U.S. Secret Service patrols of the area.

Petroleum Tanks and Hazardous Substances

The Selected Action Alternative will represent a decrease in potential uncontrolled storage tank petroleum releases, as compared to when WRAMC was an operational Army Garrison, and no significant change from the current conditions.

The Selected Action Alternative will result in the removal of storage tanks and decommissioning of generators. If a building will be reused, the foreign mission will be responsible for removal and decommissioning. If a building is to be demolished, DOS will be responsible for removal and decommissioning. DOS will be responsible for removal of underground storage tank MP-30 that feeds a generator in Building 54. Through the design guidelines, DOS will ensure that all remediation is carried out in accordance with district and federal law.

The Selected Action Alternative will result in the removal of PCB-impacted soil and other materials. DOS may remediate beyond requirements to the unrestricted use concentration, depending on the planned use of the area. If a building will be reused, the foreign mission will be responsible for removal. If a building is to be demolished, DOS will be responsible for removal. Through the design guidelines, DOS will ensure that all remediation is carried out in accordance with District and federal law.

Based on information provided by the Department of the Army, asbestos is present in Buildings 19, 21, 22, 25, 26, 29, 30, 35, 40, 41, 55, 57, and T-2. The Selected Action Alternative will result in the removal and disposal of asbestos-containing material from buildings and steam tunnels in accordance with district and federal law.

Buildings 40, 41, 57, and T-2 are presumed to contain lead-based paint (LBP). The Selected Action Alternative will require building demolition to occur in accordance with LBP regulations. Buildings to be reused may require testing and remediation in accordance with the regulations.

Cumulative Effects

Stormwater and vegetation impacts have been and would continue to be influenced by land use and development. The cumulative effect of the past, present, and reasonably foreseeable future impacts consists of an increase in impervious surfaces and vegetative cover. The site of the former WRAMC has a significant extent of impervious cover, accounting for approximately 23.4 acres, or 52 percent of the area. The Selected Action Alternative would be required to reduce the developed peak flows from the site of the former WRAMC to predevelopment conditions through detention, reuse, and low-impact development. It would also impact the vegetative cover with the possible removal of existing trees, including heritage and special trees, for the site with the development of new chanceries. With the incorporation of rainwater harvesting and water quality improvement measures into the network, peak discharge quantities can readily be controlled and managed to satisfy local regulation requirements.

The FEIS describes that since the 1970s the study area traffic patterns have been affected by the growth and later closure of the WRAMC, as well as other development within the study area and larger region. The traffic analysis conducted for the Selected Action Alternative assumed that other reasonably foreseeable future development, including the CNMC and DC-LRA, would occur. As

a result of this future development, DOS created mitigation strategies to lessen impacts of this project on the local street network. The Selected Action Alternative is not expected to significantly have a cumulative impact on the study area traffic.

The cumulative effect of past, present, and reasonably foreseeable future impacts to cultural resources consists of adverse effects to the WRAMC Historic District caused by land use changes. While the history of the Walter Reed campus is one of change and accommodation to meet new program requirements, the loss of 13 of the 14 contributing buildings within the boundary of the FMC under the Selected Action Alternative will further diminish the integrity of the historic district as an assembly of related structures. The infrastructure framework of the historic district, the perimeter fence, and the roadways, will remain but the visual continuity of the campus will be lost from outside looking in and more importantly from within the campus. Contributing historic resources on the CNMC and DC-LRA developments are planned for reuse. However, adaptation of these historic buildings for new purposes may contribute to a cumulative impact on the integrity of the WRAMC Historic District.

VI. MITIGATION

All practicable means of avoiding, minimizing, or mitigating adverse environmental consequences of the Selected Action Alternative were adopted and are described below.

Site Development Notice Requirements

The DOS will follow the process developed and described within the PA for Section 106 consulting parties to be informed about and participate in the infrastructure and site plan design prior to submission to NCPC for review pursuant to The National Capital Planning Act (40 U.S.C. § 8722 (b)(1) and (d)) (see Appendix A).

Within one year of the execution of the PA, DOS will consult with the Environmental Protection Agency to determine whether the requirements of the Comprehensive Environmental Response, Compensation and Liability Act (“CERCLA”) apply to Building 40 or 41 and will notify DC SHPO of the determination within 30 calendar days of receipt.

Construction Activities

Each individual parcel will be required to address construction Best Management Practices and follow procedures established in the design guidelines. In addition, when a building demolition occurs on the FMC, the DOS will hire a pest control contractor. DOS will coordinate with the developers for the land owned by CNMC and DC-LRA; if they demolish buildings or start major construction that will impact pests, DOS will hire a pest control contractor for the FMC property.

Stormwater

The Selected Action Alternative will not be allowed to increase the peak rate of stormwater runoff. The Selected Action Alternative will be required to reduce the developed peak flows to predevelopment conditions through detention, reuse, and low impact development. DOS-controlled infrastructure parcels (roadways and open spaces) will establish a pre-development hydrologic condition. DOS infrastructure upgrades will include stormwater management to return

the post-developed hydrologic conditions to the pre-developed conditions through the use of several decentralized low impact development facilities, including bioretention and streetscape filtration inlets, as well as by reducing the impervious coverage to a minimum required.

As individual parcels and common infrastructure will be required to meet the DCSWM requirements, the project as a whole will attain compliance with the District's requirements and EISA Section 438.

The DOS-controlled common areas to be developed will include stormwater management capable of meeting requirements independently. To accommodate the infrastructure improvements outside of individual lots (i.e., roads, walks, open space, etc.), detention/water quality improvement areas will be designated adjacent to roads. Roadway runoff will be collected at intervals along the gutter pan and directed to bioretention facilities (tree boxes) for cleaning and disposal. In addition to the linear roadway system, the linear park along 14th Street will replace the existing surface parking lot and provide an additional centralized area for the treatment of stormwater runoff. The open space along 14th Street is designed as a large landscaped green area and incorporates bioretention elements. The stormwater system for road infrastructure will connect to the District of Columbia system.

Vegetation

Heritage Trees and their associated critical root-zone will be identified by DOS for each chancery lot. DOS will strongly encourage foreign missions, through lot development guidelines and lease agreements, to protect, and if needed, replace Heritage and Special Trees in accordance with the intent of the Urban Forest Preservation Act. Requirements and guidelines for retaining the tree canopy on chancery parcels are included in the FMC design guidelines that are supplemental to the lease agreement between DOS and the respective chanceries.

Landscape guidelines for the DOS- and foreign mission-controlled portions of the site include the recommendation to use native or adapted species. The Selected Action Alternative master plan design guidelines require each street within the FMC to be lined with trees from the DDOT's Urban Forestry Administration recommended tree list. The trees will be located in tree boxes that will include bioretention elements in support of the stormwater management plan for DOS common areas.

Transportation

In support of the Selected Action Alternative, DOS will perform the following to increase transit usage:

- Coordinate with DDOT and the DC-LRA Reuse Plan team on future streetcar and other long-term transit improvements;
- During the development, review transit facilities along 16th Street and Alaska Avenue for potential improvements and consolidation;

- As part of the planning process between DDOT, WMATA, and the DC-LRA development team, provide assistance in the service modification for transit lines and streetcar servicing the streets interior to WRAMC; and
- In locations where available and appropriate, coordinate with WMATA to provide bus shelters, bus stops, and layover areas along the boundary of FMC and within and along the boundary of former WRAMC.

In support of the Selected Action Alternative, DOS will perform the following to improve pedestrian facilities:

- Improve pedestrian conditions along east-west and north-south pedestrian routes within the FMC.
- Add east-west and north-south pedestrian connections through the FMC to provide better access and routing between the FMC and the surrounding neighborhood.

In support of the Selected Action Alternative, DOS is committed to the following mitigation measures to improve bicycle facilities:

- Ensure roadways internal to the FMC accommodate bicycle travel;
- All shared-use trails will be designed to a minimum of 10 feet wide to accommodate bicycle and pedestrian activities;
- Recommend bicycle facilities be extended by the District of Columbia at the northern edge of the former WRAMC campus;
- Provide land, installation funding, and first year's operating expenses for a Capital Bikeshare station at the NE corner of the 14th Street and Dahlia Street intersection.
- Provide installation funding and first year's operating expenses for a second Capital Bikeshare station at the Takoma Metrorail station or in the adjacent neighborhood; and
- Provide crosswalks and all-way stops at FMC entrances to ensure bicycle access.

DOS has committed to the following mitigation measures at intersections:

- Dahlia Street and Alaska Avenue - DOS will install a 100' westbound right turn lane at the Dahlia Street and Alaska Avenue intersection.
- 16th Street and Alaska Avenue - DOS will coordinate the retiming of the signal to ensure the most efficient operation in the future and DOS has agreed to construct the northbound right turn lane along 16th Street at Alaska Avenue, if it is not be in place by the time the FMC is 50 percent.
- 16th Street & Main Drive - The District of Columbia, the developer of the DC-LRA site, and DOS will coordinate to monitor the operation of the intersection to ensure the most efficient operation in the future following the construction of the FMC. Also, should the westbound right-turn lane along Main Drive at 16th Street that is planned for implementation as a part of the DC-LRA not be in place by the time the FMC is 50 percent built out, DOS will construct this improvement.
- 16th Street & Aspen Street/Sherrill Drive - DOS will coordinate with DDOT on signal timings to ensure the most efficient operation in the future following the development of the FMC. To mitigate this impact, DOS will encourage a reduction in auto mode travel by

funding the installation and of a new 19-dock Capital Bikeshare station on the FMC property.

- Georgia Avenue & Aspen Street - The District of Columbia, the developer of the DC-LRA site, and DOS will coordinate to ensure that signal timing changes that occur during the DC-LRA Reuse Plan be done in a way that will improve conditions when the FMC is complete. No additional signal timing changes will be expected as part of the FMC.
- 14th Street and Alaska Avenue – Designated greenspace and a required setback will extend for the entire right of way of 14th Street up to Alaska Avenue. These design elements will ensure that this pedestrian/bicycle only intersection remain clear of future buildings.

Cultural Resources

The DOS will avoid adverse effects to Buildings 40, 41, and 57 by continuing to include the following measures in contracting instruments for its interim maintenance agreements:

- Maintain the integrity of the exterior building envelopes that existed as of November 2015.
- Provide fire protection using systems in place as of November 2015 that are operational.
- Prevent undue deterioration by:
 - Maintaining air circulation and ventilation with operational ventilation systems in place as of November 2015
- Conduct periodic exterior inspections at least monthly. A record of the inspections will be maintained on site by the contractor and included in the annual report required by Stipulation VII of the Programmatic Agreement (PA) (Appendix A).
- Follow the process outlined in the PA regarding unforeseen damage that occurs to character-defining features.

The DOS, in consultation with the DC SHPO, will ensure adherence to the Treatment Standards in the removal of noncharacter-defining features from Buildings 40 and 41. Non-character-defining features may consist of, but are not limited to, artwork, plaques, memorials, building numbers, architectural lettering, time capsules, and architectural signage. The DOS will take precautions not to damage historic fabric and will repair surfaces to ensure preservation of historic materials.

DOS will include language in all lease agreements with foreign governments to manage unanticipated archaeological discoveries in accordance with federal law. The foreign governments will turn over to DOS all recovered artifacts.

Section 106 Mitigation

The PA lists the following mitigation measures resulting from the Section 106 process:

- The signed PA and the Design Guidelines will be appended to all lease agreements with foreign governments that are created after the finalization of the PA.
- Within one year of the execution of the PA, and in consultation with the DC SHPO, the DOS will initiate planning for a phased implementation of additional interpretive panels

meeting the quality standards of the D.C. Heritage Trails program for portions of the FMC that will be accessible to the public.

- Within one year of the completion of the infrastructure and site development activities, DOS will distribute a copy of the final public access plan for Building 57/Memorial Chapel to Consulting Parties, except the ACHP, by email within 14 calendar days of finalizing the public access plan.

VII. MONITORING AND ENFORCEMENT

The FMC will be designed and constructed in accordance with the design guidelines found within the FMC Master Plan. DOS personnel will be periodically present on site during construction to monitor adherence to the design guidelines. Design review of the individual site developments by foreign missions will be undertaken by NCPC utilizing the process established by the FMA.

DOS and NCPC signed a Memorandum of Agreement (MOA) on February 27, 2017 pursuant to 40 U.S.C. § 8722 and the FMA (22 U.S.C. 4302), defining the review process for new chanceries at the FMC. The MOA states that NCPC will undertake the sole review of applications for the location, replacement, or expansion of chanceries at the FMC. The parameters for NCPC's review will be those established by the FMA, including, without limitation 22 U.S.C. § 4306(b)(2); 22 U.S.C. § 4306(c)(2)-(3); 22 U.S.C. § 4306(d)(1)-(6); and 22 U.S.C. § 4306(f). The process will include public participation by those members of the public who express an interest, but only comments addressed to the requirements of the FMA at 22 U.S.C. § 4306(d)(1)-(6) will be considered.

DOS agrees as a condition of NCPC's approval to include information on compliance with mitigation measures outlined in the FEIS when it submits future infrastructure projects at the FMC.

VIII. SIGNATURE

After carefully weighing the information presented in the FEIS, the Commission has determined that the Selected Action Alternative best meets the project's purpose and need while minimizing potential environmental impacts to the greatest extent possible.

Thomas M. Gallas, Vice Chairman
National Capital Planning Commission

Date: _____