

**FOREIGN MISSIONS CENTER MASTER PLAN**

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

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 14<sup>th</sup> 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 14<sup>th</sup> 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.

// Original Signed //

Date: May 2, 2019

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Thomas M. Gallas, Vice Chairman  
National Capital Planning Commission