U.S. General Services Administration
West Heating Plant Parcel Disposal Final EA and FONSI Revisions

Dated: January 18, 2013

RE: West Heating Plant Parcel Disposal Final Environmental Assessment and Finding of No Significant Impact, Conclusion

U.S. General Services Administration (GSA), in its review of the public comments received in response to the Final Environmental Assessment (Final EA) of December 2012 and Finding of No Significant Impact (FONSI) dated December 12, 2012, has concluded that no information has come to light that leads to a contrary finding. In accordance with GSA's PBS NEPA Desk Guide (October 1999) and the Council on Environmental Quality's NEPA regulations, these revisions are issued to make minor changes and updates of a technical or editorial nature that should be acknowledged, while not making any substantive changes to the EA or FONSI (GSA NEPA Desk Guide, 8-1, 40 CFR 1502.9(c)(1)(i), (ii).)

The following provides documentation that supports this conclusion:

- **Zoning**: The Final EA at page 1-11 makes reference to and takes into account the letter from the District of Columbia Office of Planning Director Harriet Tregoning to GSA dated September 25, 2012 regarding zoning of the West Heating Plant. The letter in its entirety was included in Appendix A of the Final EA. The content of this letter has also been included in the Invitation for Bids (IFB) document for bidders on the property. The IFB is available at realestatesales.gov.

- **Section 106 Process & Historic Preservation Covenants**: The National Historic Preservation Act, Section 106 process was concluded for GSA's sale of the property in accordance with the letter received from the DC Historic Preservation Office on December 7, 2012, which concurred in the determination of No Adverse Effect and the historic preservation covenants (Exhibit 1). GSA notes that the determination of No Adverse Effect was premised upon the Area of Potential Effect, which included adjacent historic properties (including, but not limited to, Rock Creek Park and the C&O Canal Park)(Final EA Figure 3-14, pg 3-54).

- **Letter to GSA Administrator from DC Mayor (December 21, 2012)**: GSA has responded to the District of Columbia that it does not intend to reopen the Section 106 process for the sale of the property. GSA followed longstanding local and national policy and process for the conveyance of historic properties in its Section 106 compliance for the sale of this property.

- **Green spaces adjacent to Rock Creek Park and C&O Canal Park**: GSA outlined plans for this area of the site in Comment #2 of the responses to Draft EA comments (Final EA pg 7-2). GSA acknowledges the National Park Service's (NPS) comment from their letter of January 14, 2013 indicating that NPS could pursue a conservation / scenic easement with the subsequent landowner.

- **Property Boundaries**: Based on comments on the Draft EA, GSA contacted NPS to request documentation on the boundaries of the C&O Canal Park. On September 26, 2012, NPS provided the attached map in reply, which depicts the disposal site being outside the boundaries of the C&O Canal and Rock Creek Parks (Exhibit 2). This map is consistent with GSA's records regarding the disposal site. Further, the disposal site does not include the gate arms or the inlet to the former drydock at Lock #1 of the C&O Canal. An American Land Title Association (ALTA) boundary survey of the disposal site is available at realestatesales.gov.

- **Transportation Study:** The scope and approach for the transportation study was fully coordinated with the DC Department of Transportation. See response to Comment #42 and #43 of the responses to Draft EA comments (Final EA pg 7-22).

- **Maintenance of Seawall**: The proposed Deed Restrictions are included in the Final EA in Appendix F. GSA notes that it will amend the IFB by updating the provision regarding the transferee's responsibility for maintaining the seawall to include responsibility for both cosmetic features and structural integrity. The IFB is available at realestatesales.gov.

- **Floodplain Management**: The following text will be added to the IFB: The DC Department of the Environment (DDOE) is the Floodplain Administrator and National Flood Insurance Program coordinating agency for the disposal site. Bidders are encouraged to contact DDOE for further guidance regarding floodplain issues.

Exhibit 1: Letter of Concurrence from District of Columbia Historic Preservation Office, December 7, 2012

GOVERNMENT OF THE DISTRICT OF COLUMBIA
STATE HISTORIC PRESERVATION OFFICER

December 7, 2012

Ms. Julia E. Hudson
Regional Administrator
National Capital Region
U.S. General Services Administration
301 7th Street, SW
Washington, DC 20407-0001

RE: Proposed Disposal of the West Heating Plant, 1051 29th Street, NW

Dear Ms. Hudson:

Thank you for continuing consultation with the DC State Historic Preservation Office (DC SHPO) on the above-referenced undertaking and for your recent letter, dated November 27, 2012, which provided a proposed covenant for our review. We are writing in accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, to provide additional comments regarding effects on historic properties.

Since the proposed covenant requires that after disposal, construction on the property shall be consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating Historic Buildings*, we concur with GSA's determination that the disposal of the West Heating Plant will have "no adverse effect" on historic properties.

If you should have any questions or comments regarding this matter, please contact me or Andrew Lewis at andrew.lewis@dc.gov or 202-442-8841. Thank you for providing the DC SHPO with an opportunity to comment on this undertaking.

Sincerely,

David Maloney
State Historic Preservation Officer

Exhibit 2: National Park Service Rock Creek Park and C&O Canal Park Boundary Map, September 26, 2012

National Park Service
National Capital Region
Land Resources Program Center

George Town University Trestle

NPS Property | GSA Parcel | SCALE: 1in = 100ft | DATE: 09-20-2012 | DN BY: LF