Site Boundary Size
• Approximately 58 acres

Potential Issues of Interest
• Impacts to residential areas
• Compatibility with existing zoning and land use
• Traffic impacts on Loisdale Road, Franconia Road, Frontier Drive, and Franconia-Springfield Parkway
• Impacts to Metro service

GSA and FBI welcome your comments on what resources and issues are important to you.
Greenbelt Alternative


Site Boundary Size
• Approximately 62 acres

Potential Issues of Interest
• Compatibility with existing zoning and land use
• Traffic impacts on Cherrywood Lane, Metro access roads, and Capital Beltway entrance and exit ramps
• Impact on existing parking availability
• Impacts to floodplains and wetlands
• Impacts to Metro service

GSA and FBI welcome your comments on what resources and issues are important to you.

FBI Headquarters Consolidation
@USGSA | #FBIMove | fbi-hq-consolidation@gsa.gov
Site Boundary Size
- Approximately 80 acres

Potential Issues of Interest
- Impacts to residential areas
- Compatibility with existing zoning and land use
- Traffic impacts on Landover Road, Brightseat Road, Arena Drive, and Capital Beltway entrance and exit ramps
- Environmental contamination (hazardous waste site)
- Impacts to Metro service

GSA and FBI welcome your comments on what resources and issues are important to you.
Public Scoping

What is public scoping?

Scoping is an early and open public involvement process intended to determine which issues the Environmental Impact Statement will address. GSA and FBI are hosting this meeting to share information about the project with the community and welcome public input on what resources and issues are important to you.

What resources will be potentially analyzed in the Environmental Impact Statement?

Note: not all resources pertain to all of the sites.

1. Land Use
2. Aesthetics and Visual Resources
3. Earth Resources
   - Geology
   - Topography
   - Soils
4. Biological Resources
   - Vegetation
   - Wildlife
   - Rare, Threatened, and Endangered Species
5. Water Resources
   - Surface Water
   - Groundwater
   - Wetlands
   - Floodplains
6. Transportation and Traffic
7. Cultural Resources
8. Hazardous Materials / Public Health and Safety
9. Community Facilities
10. Noise
11. Air Quality
12. Infrastructure and Utilities
13. Socioeconomics
14. Cumulative Impacts

How will your input be used in the decision making process?

Following the 45-day public comment period GSA and FBI will review all comments received. Your comments will be analyzed and used to develop the Draft EIS.
Public Scoping

What are the next steps and when is

**FALL 2014 - WINTER 2015 ● SPRING 2015**

**WE ARE HERE**

<table>
<thead>
<tr>
<th>Step 1</th>
<th>Step 2</th>
<th>Step 3</th>
<th>Step 4</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NEPA Process</strong></td>
<td><strong>Initiate EIS</strong></td>
<td><strong>Collect Data</strong></td>
<td><strong>Analyze Alternatives</strong></td>
</tr>
<tr>
<td>• Develop purpose and need</td>
<td>• Analyze existing conditions</td>
<td>• Continue site analysis</td>
<td>• Release Draft EIS to public</td>
</tr>
<tr>
<td>• Collect baseline data</td>
<td>• Identify needed studies</td>
<td>• Analyze the environmental impacts of alternatives</td>
<td>• Conduct public meetings</td>
</tr>
<tr>
<td>• Conduct agency and public scoping meetings</td>
<td>• Begin preparation of the Draft EIS</td>
<td></td>
<td>• Hold 45-day public comment period</td>
</tr>
<tr>
<td>• Hold 45-day public comment period</td>
<td></td>
<td></td>
<td>• Review all public/agency comments received on the Draft EIS</td>
</tr>
<tr>
<td>• Start developing alternatives</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Section 106 Process**

<table>
<thead>
<tr>
<th>Step 1</th>
<th>Step 2</th>
<th>Step 3</th>
<th>Step 4</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Initiate Section 106 Review</strong></td>
<td><strong>Identify &amp; Document Historic Properties</strong></td>
<td><strong>Assess &amp; Resolve Adverse Effects</strong></td>
<td><strong>Draft Agreement Document</strong></td>
</tr>
<tr>
<td>• Define Undertaking</td>
<td>• Identify and document historic properties</td>
<td>• Identify adverse effects and potential resolutions</td>
<td>• Draft agreement document with proposed changes and resolutions as needed</td>
</tr>
<tr>
<td>• Define draft Area of Potential Effect (APE)</td>
<td>• Finalize APE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Identify and meet with Consulting Parties</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Exchange Process**

<table>
<thead>
<tr>
<th>Step 1</th>
<th>Step 2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Identify Developer Short List</strong></td>
<td><strong>Select Developer</strong></td>
</tr>
<tr>
<td>• GSA issues an RFP (Phase I) before the Draft EIS is released for public review</td>
<td>• GSA issues RFP (Phase II) to short-listed developers for the development of the FBI HQ on the site</td>
</tr>
<tr>
<td>• GSA evaluates responses to an RFP (Phase II) and identifies short list of developers</td>
<td>• GSA reviews proposals and selects preferred developer</td>
</tr>
</tbody>
</table>

FBI Headquarters Consolidation
@USGSA | #FBI_Move | fbi-hq-consolidation@gsa.gov
**Step 5**

**Publish Final EIS**
- Review and develop responses to comments on the Draft EIS
- Prepare Final EIS addressing public/agency comments
- Hold 30-day public review period

**Make a Decision**
- Prepare and publish Record of Decision (ROD)

**Step 6**

**Execute Agreement Document**
- Execute historic preservation agreement document

**Step 3**

**Execute Exchange Agreement**
- GSA will enter into an agreement with the selected developer to design and build the new FBI HQ
- Prior to execution of agreement GSA completes the required NEPA and Section 106 processes

**Step 4**

**Construct New HQ Facility**
- Developer constructs the new FBI HQ in accordance with the exchange agreement

**Step 5**

**Convey JEH to Developer**
- Upon acceptance of the new FBI HQ, GSA conveys ownership of JEH to the developer

*Note: Steps 2 of the Exchange Process would occur at the same time of Step 4 of the NEPA process. Steps 3-5 of the Exchange Process would occur after the completion of the NEPA and Section 106 processes.*
FBI HQ Program

What are the likely components of the FBI HQ?

- MAIN OFFICE
- SECURITY ZONE
- PARKING STRUCTURE(S)
- VISITOR CONTROL CENTER
- REMOTE DELIVERY FACILITY
- CENTRAL UTILITY PLANT
- TRUCK SCREENING AREA
- GENERATOR SUBSTATION

Employee count: approximately 11,000 employees
Main Office: approximately 2.1 million rentable square feet
Support services: approximately 78,000 square feet

What are the general site planning principles?

Consider the existing and/or proposed mixed-use development when siting the Main Office Complex
Promote the use of transit (including shuttle bus stations) by siting the Main Office Complex and shuttle bus facilities adjacent to transit
Leverage the site’s natural character (i.e. topography and wetlands when locating parking structures and ancillary facilities)
Minimize conflicts between pedestrian and vehicular circulation
Configure program elements in a compact arrangement to promote opportunities for public spaces and pedestrian quality