



Draft Environmental Assessment

For the National Foreign Affairs Training Center (NFATC)
2016 Master Plan Update



Prepared by:
The U.S. General Services Administration

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Draft Environmental Assessment

National Foreign Affairs Training Center (NFATC) 2016 Master Plan Update
Arlington, VA

Responsible Agency:



U.S. General Services Administration
Public Buildings Service, National Capital Region

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Abstract

The United States (U.S.) General Services Administration (GSA), National Capital Region, has prepared this Environmental Assessment (EA) for George P. Shultz National Foreign Affairs Training Center (NFATC) 2016 Master Plan Update, located at 4000 Arlington Boulevard in Arlington County, Virginia. The NFATC site comprises approximately 71 acres of land where the State Department maintains the property as an educational and training center. The center serves as a major federal government education facility serving trainees in the Foreign Service and also as a professional training and conference center for Department of State(DOS) staff. The proposed action calls for phased improvements to this essential facility to accommodate its evolving training mission, as well as its growing campus population (on-site and distance learners) over the next decade. Improvements include expansion of existing facilities, as well as construction of new facilities. All improvements will remain within the existing, 71-acre site. Three Master Plan Alternatives and the No-Action Alternative have been considered. The EA has been prepared pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended; the Council on Environmental Quality (CEQ) regulations implementing NEPA; the *GSA Public Buildings Service NEPA Desk Guide*; and the National Historic Preservation Act (NHPA) of 1966, as amended.

December 2016

Table of Contents

1.0	PURPOSE OF AND NEED FOR ACTION.....	1
1.1	PROBLEMS TO BE SOLVED BY THE UPDATED MASTER PLAN	1
1.2	Objectives of the Updated Master Plan.....	5
1.3	Relevant Environmental Laws and Regulations	6
1.4	Environmental Issues Raised through the Scoping Process.....	6
1.4.1	What is NEPA and the Scoping Process?.....	6
1.4.2	What is Section 106 of the National Historic Preservation Act?	8
2.0	DESCRIPTION OF THE MASTER PLAN UPDATE AND ALTERNATIVES.....	9
2.1	No-Action Alternative.....	9
2.2	Build Alternatives	9
2.2.1	NFATC Master Plan Update Build Alternative 1 – Carried Forward.....	16
2.2.2	NFATC Master Plan Update Build Alternative 2 - Eliminated	16
2.2.3	NFATC Master Plan Update Build Alternative 3 - Eliminated	17
3.0	AFFECTED ENVIRONMENT, SIGNIFICANCE OF EFFECTS, AND MITIGATION	21
3.1	NEPA Topics Eliminated from Detailed Evaluation	21
3.2	Land Use and Zoning	24
3.2.1	Affected Environment.....	24
3.2.2	Significance of Effects	25
3.3	Parks and Recreation.....	25
3.3.1	Affected Environment.....	25
3.3.2	Significance of Effects	26
3.4	NFATC Pedestrian Trail and Neighborhood Connectivity	27
3.4.1	Affected Environment.....	27
3.4.2	Significance of Effects	27
3.5	Landscape and Viewshed	28
3.5.1	Affected Environment.....	28
3.5.2	Significance of Effects	28
3.6	Environmental Justice	29
3.6.1	Affected Environment.....	29

3.6.2	Significance of Effects	30
3.7	Perimeter Security.....	31
3.7.1	Affected Environment.....	31
3.7.2	Significance of Effects	31
3.8	Cultural Resources.....	32
3.8.1	Affected Environment.....	32
3.8.2	Significance of Effects	33
3.9	Traffic Volumes and Levels of Service.....	36
3.9.1	Affected Environment.....	36
3.9.2	Significance of Effects	38
3.10	Parking	40
3.10.1	Affected Environment.....	40
3.10.2	Significance of Effects.....	41
3.11	Alternative Modes of Transportation.....	42
3.11.1	Affected Environment.....	42
3.11.2	Significance of Effects	43
3.12	Cumulative Effects.....	43
3.12.1	Past and Present Actions	44
3.12.2	Reasonably Foreseeable Actions	44
3.12.3	Cumulative Effects	45
4.0	REFERENCES.....	46
5.0	LIST OF PREPARERS	47
	APPENDICES	A-1
Vol. II	A. Scoping Letters and Distribution Lists.....	A-1
Vol. II	B. Agency Coordination.....	B-1
Vol. II	C. Section 106 Consultation	C-1
Vol. III	D. NFATC Traffic Analysis.....	D-1
Vol. III	E. Visual Analysis.....	E-1

LIST OF TABLES

Table 1: NFATC Population Projections (No-Action Alternative) 4
 Table 2: NFATC Initial Improvement Concepts to Meet Program Needs 6
 Table 3: NFATC Population Projections (Build Alternative) 10
 Table 4: Comparison of NFATC Existing Condition, No-Action Alternative, and Build Alternatives 11
 Table 5: Comparison of Impacts – Full Build-Out by 2025 19
 Table 6: NEPA Topics Eliminated from Detailed Evaluation 21
 Table 7: Environmental Justice Populations 30
 Table 8: Archaeological Test Areas and Proposed Action 35
 Table 9: Campus Population 38

LIST OF FIGURES

Figure 1: Project Location 2
 Figure 2: George P. Shultz National Foreign Affairs Training Center (NFATC) 2
 Figure 3: Existing NFATC Campus, Building Function, and Building Size 3
 Figure 4: NFATC Existing Condition / No-Action Alternative 12
 Figure 5: NFATC Build Alternative 1 13
 Figure 6: NFATC Build Alternative 2 14
 Figure 7: NFATC Master Plan Alternative 3 15
 Figure 8: Recreation Resources and Neighborhoods 26
 Figure 9: Additional Tree Cover as Visual Barrier 29
 Figure 10: Perimeter Security Hardening 31
 Figure 11: Arlington Hall Station Historic District 33
 Figure 12: Arlington Hall Station Historic District and Sites Requiring Phase I Archaeology Surveys 34
 Figure 13: Historic Structures Area of Potential Effects 36
 Figure 14: Traffic Analysis – Intersections Studied 37
 Figure 15: Current NFATC Parking 41

1.0 PURPOSE OF AND NEED FOR ACTION

The U.S. Department of State (DOS) is updating the 1989 Master Plan for the approximately 71-acre George P. Shultz National Foreign Affairs Training Center (NFATC) located at the former Arlington Hall Station in Arlington Virginia. NFATC is the primary training facility for the Foreign Service Institute (FSI). As part of the 2016 Master Plan Update, the U.S. General Services Administration (GSA), on behalf of DOS, is preparing an Environmental Assessment (EA) in compliance with the National Environmental Policy Act (NEPA) of 1969 and the National Historic Preservation Act (NHPA) of 1966, Section 106 process. GSA is the lead federal agency for the EA.

The last update to the NFATC campus Master Plan was completed in 2005. This 2016 Master Plan Update follows the previously established vision and includes the approved buildings of the original 1989 master plan and the 2005 update. It provides updated information to meet the main goals of this 2016 Master Plan Update: construction of Building B (previously approved in the 2005 EA), expansion of the Childcare Center, and perimeter security enhancements that reflect updated requirements for federal facilities.

The NFATC is located on approximately 71 acres in Arlington County, Virginia at the southeast intersection of Arlington Boulevard (Route 50) and George Mason Drive. It is approximately seven miles west of the U.S. Capitol Building and monumental core of Washington, DC (Figure 1). The NFATC is comprised of two major parcels: an approximately 65-acre main academic campus, and the approximately 7-acre West Parcel, used by FSI for satellite parking and by Memorandum of Agreement (MOA) with Arlington County as a public park. The gross square footage (GSF) of buildings on the NFATC campus now totals 623,547 GSF (Figure 2). The location, size, and function of existing buildings at the NFATC are illustrated in Figure 3. With the implementation of the Master Plan Update, the primary uses of the NFATC campus will remain unchanged.

1.1 PROBLEMS TO BE SOLVED BY THE UPDATED MASTER PLAN

Since the 2005 Master Plan Update, training and security requirements for DOS and FSI have changed to reflect changes in world politics, diplomacy, education, technological advances, and security requirements. FSI's mission is to provide highly specialized training programs, which vary in duration from one day to one year. Training may occur either on site, through the internet, or as a combination, referred to by FSI as blended learning. Digital video e-learning originates from studios on the NFATC campus to a worldwide audience.

Over the intervening years, training methodologies have moved away from lecture-based instruction towards more interactive and experiential methods incorporating increased use of technology. Modern, reactive training methodology requires flexible, reconfigurable spaces that are not currently available on the campus. There is a need for additional facilities to accommodate new, specialized training programs which require a combination of smaller classrooms as well as larger classrooms and areas to support flexible class configurations and new approaches to interactive training which can include role plays, simulation exercises, holographic interaction, and case studies integration. The facility expansion must accommodate the increased number of instructors and support personnel who will create and maintain these programs, as well as expanded e-learning and mentored distance learning programs.

Figure 1: Project Location

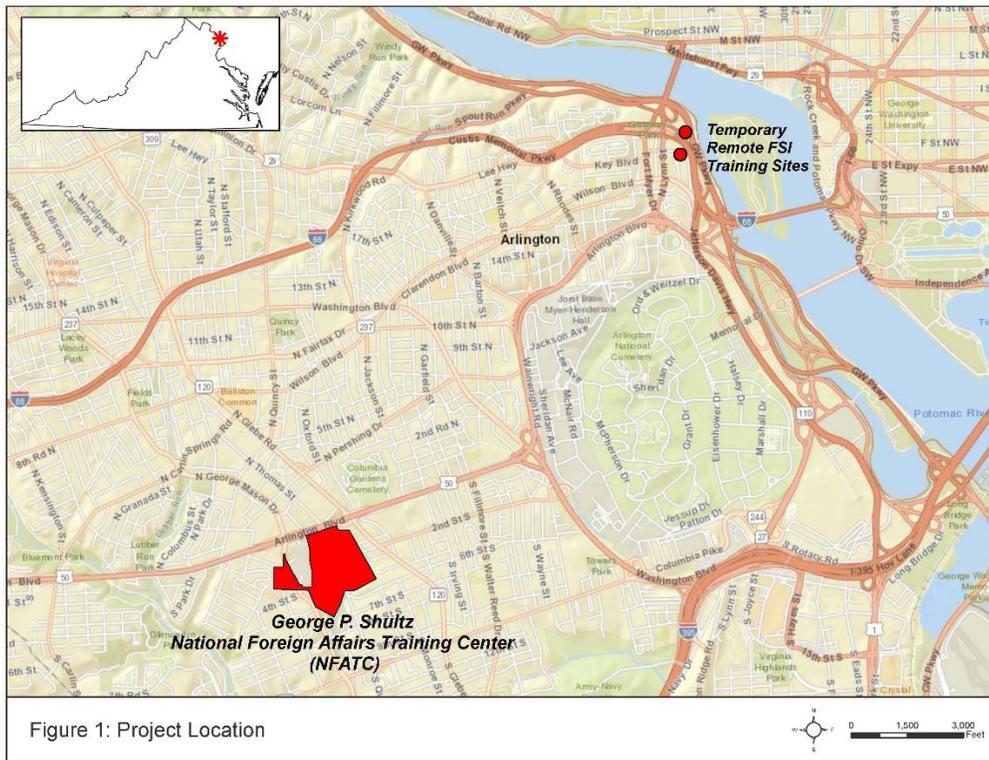
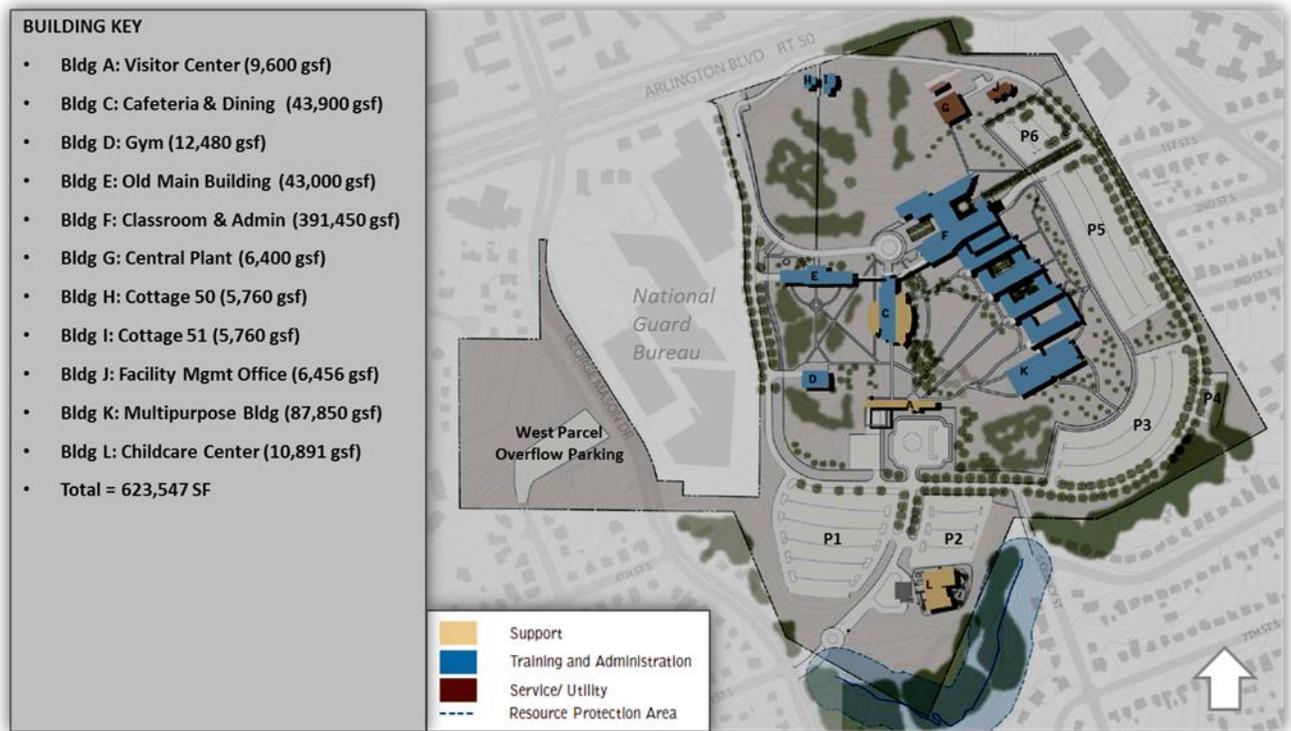


Figure 1: Project Location

Figure 2: George P. Shultz National Foreign Affairs Training Center (NFATC)



Figure 3: Existing NFATC Campus, Building Function, and Building Size



Periodically, physical security requirements for federal buildings are updated to mitigate increased risk throughout the world. The NFATC campus follows the requirements of the Physical Security Criteria for Federal Facilities: An Interagency Security Committee Standard.

The 2016 Master Plan Update states that since 2004, substantial growth and policy requirements have increased the number of DOS employees worldwide by approximately 32%, from 55,655 to 73,268 in 2015¹. FSI also serves employees from other Federal agencies. This growth, along with accompanying training requirements for each DOS employee and US Government staff, has increased FSI classroom enrollment 69%, from 37,367 in 2004 to 63,093 in 2015 with a combined classroom and distance learning enrollment increase of 361%, from 39,017 to 179,949.² The 2016 Master Plan Update is based on the past, present, and future NFATC campus population data presented in Table 1. Population projections were provided by DOS and FSI staff. Key assumptions for the 2020 and 2025 population projections are provided in the bulleted text that follows Table 1.

¹ Department of State and General Services Administration. *National Foreign Affairs Training Center: 2016 Master Plan Update*. Draft – November 18, 2016. Page 14.

² Ibid.

Table 1: NFATC Population Projections (No-Action Alternative)

Population Group	2005 NFATC Master Plan Update Data	2005 NFATC EA Data	2016 NFATC Master Plan Update Data	2020 NFATC Master Plan Update Data		2025 NFATC Master Plan Update Data	
				On-Campus	Off-Campus	On-Campus	Off-Campus
Faculty / Staff	845	920	1,400	1,170	200	1,400	200
Students	1,642	1,348	1,818	1,652	250	2,409	250
Total Planning Population	2,487	2,268	3,218	2,822	450	3,359	450

Source: U.S. Department of State and Foreign Services Institute November 8, 2016.

- Only one off-campus training location at 1200 Wilson Boulevard, in Rosslyn, VA (DOS-leased commercial office space) will be required to accommodate overflow students and staff from NFATC.
- Without construction of new buildings to accommodate growth in FSI training requirements, the goal of training consolidation on NFATC by FY 2020 will not be possible and that continuation of DOS-leased commercial office space will be required through 2025.
- The daily off-campus population remains static at 450 individuals into 2025.
- There would be a continued 3% growth in daily campus student population through 2025 and an increase in FSI personnel of 30 individuals by 2018.
- FSI full-time and contract staff are part of Daily On-Campus population.

An updated Master Plan is necessary to plan sufficient training and support space for present and anticipated methods of instruction, increased training hours, and new program requirements. Furthermore, FSI growth at NFATC has increased the number of administrative staff and the amount of space required to meet the higher demand. The student population is constantly in flux as FSI training can occur prior to, during, and after assignments to US missions abroad and during domestic assignments for both civil service and foreign service DOS personnel. Family members are also strongly encouraged to take training to help prepare them to represent the United States abroad, and are mandated to take security training prior to assignments at specific missions. The majority of students at FSI is in a period of transition and has many other tasks to undertake such as medical clearance appointments and consultations at a variety of locations. Adequate parking has to be provided to accommodate this unique population. However, FSI and DOS continue to focus on ways to decrease the use of private vehicles and increase the use of carpooling, public transportation, and shuttle buses among students, faculty, and staff.

1.2 OBJECTIVES OF THE UPDATED MASTER PLAN

The major objectives of the 2016 Master Plan Update are to:

- Advance projects previously identified and approved in the 1989 Master Plan and the 2005 NFATC Master Plan Update to support current FSI programs;
- Enhance security to reflect current threat assessment levels;
- Provide associated infrastructure projects needed to support new security and training requirements;
- Meet established historic preservation requirements for identified historic buildings and landscape elements and areas on the NFATC campus; and
- Comply with all governmental requirements, including those for energy, health and wellness, accessibility, and the environment.

The 2016 Master Plan Update proposes specific physical changes to the campus including:

- Supplementing existing training facilities to provide additional efficient and flexible training space for DOS and other government employees;
- Accommodating the planned 2020 consolidation of off-site FSI classroom training facilities from other National Capital Region locations;
- Providing adequate childcare facilities, student study spaces, collaboration spaces, information resources, and food service to improve FSI support services;
- Enhancing security protection, including eliminating the walking/biking trail traversing the southern portion of the campus and installing new security elements such as guard booths, barriers, low walls, fencing, and screening; and
- Providing stormwater management improvements to accompany the proposed development on campus.

DOS and FSI developed the improvement concepts identified in Table 2 to meet space requirements and objectives. Improvement concepts were then vetted through the Master Plan Update process and developed into Build Alternatives (see Chapter 2). Initially, up to 328,800 gross square feet (gsf) of additional building space were identified as necessary to meet current and future campus training needs.

Table 2: NFATC Initial Improvement Concepts to Meet Program Needs

Improvement Concept	Improvement Purpose	Improvement Description
New - Building B	New training and classroom facilities	Approximately 200,000 gsf
Expansion – Building L	Expand Childcare Center	Approximately 10,000 gsf
Expansion – Building F	Expand office and classroom space	Approximately 75,000 gsf
Expansion – Building K	Expand multi-purpose auditorium space via horizontal expansion	Approximately 12,000 gsf
Expansion – Building K	Expand multi-purpose auditorium space via vertical expansion	Approximately 25,000 gsf
Expansion – Visitor Center	Expand Visitor Center for more efficient visitor processing	Approximately 6,800 gsf
New & Upgraded – Physical Security	Enhance physical security to meet facility requirements	New perimeter fencing, upgraded guard booths, new bollards, new signage
<i>Additional Building Square Footage</i>		<i>Approximately 328,800 gsf</i>

1.3 RELEVANT ENVIRONMENTAL LAWS AND REGULATIONS

This EA was prepared in accordance with the following environmental laws and regulations:

- Section 102(2) of the National Environmental Policy Act of 1969 (NEPA), as amended
- The Council of Environmental Quality implementing regulations under 40 CFR Parts 1500 to 1508.
- Environmental Quality Improvement Act of 1970, as amended, (42 U.S.C. 4371 et seq.).
- Executive Order 11514, Protection and Enhancement of Environmental Quality, as amended
- 22 CFR Part 161-Regulations for Implementation of NEPA
- National Historic Preservation Act of 1966
- 36 CFR Part 800-Protection of Historic Properties
- Applicable statutes, judicial decisions, Federal policies, regulations, and guidelines.

1.4 ENVIRONMENTAL ISSUES RAISED THROUGH THE SCOPING PROCESS

1.4.1 What is NEPA and the Scoping Process?

NEPA is the nation's legislative charter for protection of the environment. NEPA requires federal agencies to consider environmental impacts of their projects during federal agency planning and decision-making. NEPA requires federal agencies to prepare an EA if the significance of the impacts that may result from the Proposed Action is unknown. GSA's EAs and other NEPA documents are prepared in

accordance with the Council on Environmental Quality (CEQ) regulations for implementing NEPA (40 Code of Federal Regulations (CFR) 1500-1508), GSA Order ADM 1095.1F-Environmental Considerations in Decision-Making, and the Public Building Service (PBS) NEPA Desk Guide (October 1999). Public involvement is an important part of the NEPA process. Title 40 Code of Federal Regulations (CFR) Part 1500.1(b) states, "NEPA procedures must insure that environmental information is available to public officials and citizens before decisions are made and before actions are taken." By involving citizens, stakeholder groups, and local, state, and federal agencies, the Federal Government can make better informed decisions.

Through the NEPA process, the public has had and will continue to have opportunities to comment on the 2016 Master Plan Update. GSA initiated the public involvement processes through the distribution of scoping letters to Federal, State, local agencies, elected officials, and other interested parties. "Scoping" is a tool for identifying the issues that should be addressed in the EA and processes required under Section 106 process of the National Historic Preservation Act (NHPA). Scoping allows the public to help define priorities and express stakeholder and community issues to the agency through written comments and the one-on-one exchange of information with Project Team members. GSA distributed scoping letters inviting Federal, state, and local agencies and officials to provide comments and express concerns about the 2016 Master Plan Update. In addition, GSA hosted a Public Scoping Meeting on July 19, 2016. The public was invited to attend the meeting through mailed postcard invitations, public notices in local and national newspapers, and a public meeting announcement on GSA's project website (<http://www.gsa.gov/portal/content/136234>). The public scoping period was open from July 19, 2016 through August 19, 2016.

Approximately 17 individuals attended the Public Scoping Meeting and a total of eight written comments were provided by the general public. Of the 43 agencies and officials receiving scoping letters, five provided responses: the Advisory Council on Historic Preservation (ACHP), the Virginia Department of Historic Resources (VDHR) (also referred to as the State Historic Preservation Office or SHPO), the Washington Metropolitan Area Transit Authority (WMATA), the National Capital Planning Commission (NCPC), and Arlington County. Of the four Tribal Nations contacted, one provided a response. Scoping letters received can be found in Appendices A, B, and C.

Comments received during the scoping period were taken into consideration during the development of the EA. The key issues identified during scoping included:

- Transportation - impacts to traffic, off-site parking, bicycle and pedestrian connectivity between adjacent communities with campus access restrictions, and future demands on mass transit services;
- Historic Resources – project effects to the Arlington Hall Station Historic District and adjacent Barcroft and Alcovia Heights historic resources, Tribal consultation, and compliance with Section 106;
- Adjacent Communities – views of new buildings, campus lighting, adequate on-campus parking to eliminate on-street parking in adjacent neighborhoods, the need for additional vehicular access points on campus to eliminate long lines of cars waiting to get past the security gates.

1.4.2 What is Section 106 of the National Historic Preservation Act?

The NHPA of 1966, governs Federal agencies in their handling of historic properties. As with NEPA, Section 106 of the NHPA requires that federal agencies take into account the adverse effects of their actions (undertaking) on historic resources. Under the NHPA, historic resources are defined as any district, site, building, structure, or object listed in or eligible for listing in the National Register of Historic Places (NRHP). Section 106, and its implementing regulations 36 CFR Part 800, encourages avoidance and minimization of adverse effects to historic resources. When these cannot be avoided, mitigation measures must be developed. The lead agency is required to consult with local and state agencies, as well as other consulting parties with interest in the undertaking. GSA has initiated consultations with the Virginia Department of Historic Resources (VDHR) for this project, as well as invited consulting parties and Tribal Nations to participate.

The public will also have the opportunity to comment on historic preservation issues during the public review period of this EA.

2.0 DESCRIPTION OF THE MASTER PLAN UPDATE AND ALTERNATIVES

This EA evaluates a No-Action Alternative and a Build Alternative (implementation of improvements proposed in the 2016 Master Plan Update). The No-Action Alternative is required by CEQ regulations and is intended to serve as a baseline for the assessment of impacts. The Build Alternative represents concepts developed to address FSI's current and future training program requirements in light of the Master Plan objectives for the NFATC.

2.1 NO-ACTION ALTERNATIVE

NEPA requires Federal agencies to consider a No-Action Alternative in their impact analysis. Evaluating the No-Action Alternative provides a baseline for comparing the environmental impacts of the Build Alternative. Under the No-Action Alternative, the improvements proposed under the Build Alternative would not occur. No new facilities would be constructed and existing buildings would not be expanded. Because the No-Action Alternative does not include campus improvements, its features are the same as the Existing Condition. Implementation of the No-Action Alternative would not provide DOS and FSI with sufficient training and support space for present and anticipated methods of instruction, increased student population, increased training hours, and new program security requirements. The 2020 consolidation of off-site FSI classroom training onto the NFATC campus would not occur. Off-campus training at the DOS's leased space in Rosslyn, Virginia would continue providing required training to and by 450 students and faculty.

2.2 BUILD ALTERNATIVES

To achieve project objectives and address current and future NFATC campus needs, construction of a new building and the expansion of several existing buildings would be required, as would physical security enhancements and infrastructure improvements. Consolidation of FSI training programs on campus would eliminate some duplicate support requirements, enhance the student experience by providing access to their peers who are also going abroad, and provide access to the FSI immunization and family support resources. No changes to the West Parcel are under consideration as part of the 2016 Master Plan Update.

Three Master Plan Build Alternatives were developed in light of the objectives identified in Chapter 1: Build Alternative 1, Build Alternative 2, and Build Alternative 3. Population projections for students, faculty, and staff are the same, regardless of the Build Alternative. These population projections helped guide the sizing of new and existing facilities to best meet training needs (Table 3.). The only difference in daily, on-campus population projections between the No-Action Alternative and the Build Alternatives would be 450 individuals. Under the No-Action Alternative, 450 individuals would continue to be located at DOS-leased, temporary off-campus training space in Rosslyn, Virginia. Under the Build Alternatives, training would be consolidated and there would be sufficient facilities available for those 450 individuals to be on campus.

Table 3: NFATC Population Projections (Build Alternative)

Year	Daily On-Campus Population	Daily Off-Campus Population*	Distinct Annual Student Count	Annual FSI Personnel	ANNUAL TOTAL
FY 2004	2,487	0	37,367	845	38,212
FY2015	3,165	0	36,687	1,400	38,087
FY2020	3,028	450	42,529	1,400	43,929
FY2025	3,809	0	50,782	1,400	52,182

Development of the Build Alternatives included avoiding and/or minimizing potential impacts to the human and natural environment. Regional and local contexts for NFATC and characteristics of the campus, including existing buildings, land use, circulation, parking, infrastructure, historic features, and natural features, were considered in the development of Build Alternatives for the Master Plan Update.

Differences among the three Build Alternatives are best illustrated by the square footage comparison in Table 4. Figures 4 through 7 illustrate the proposed footprint of improvements associated with each of the three Build Alternatives.

The goal of consolidating off-site FSI classroom training facilities from other National Capital Region locations by 2020 would be met under any of the Build Alternatives. New and expanded training facilities at NFATC would be able to accommodate 450 students and faculty currently receiving/providing training off campus.

The order in which improvements are undertaken would depend on funding availability and the periodic assessment of DOS/FSI’s mission-critical needs. Several projects are currently identified by DOS and FSI for early, high-priority implementation:

- Building B - a new training/classroom building,
- Childcare Center Facility Expansion,
- Physical Security Enhancements – upgraded perimeter fencing and guard booths, and
- Infrastructure Improvements.

The campus would remain in operation during construction of any of the proposed improvements.

Table 4: Comparison of NFATC Existing Condition, No-Action Alternative, and Build Alternatives

Building ID	Existing Building Name	Existing Condition / No-Action Alternative	Build Alternative 1	Build Alternative 2	Build Alternative 3
		<i>gsf</i>	<i>gsf</i>	<i>gsf</i>	<i>gsf</i>
A	Visitor Center	9,600	9,600	9,600	-
C	Cafeteria & Dining	43,900	43,900	43,900	43,900
D	Gym	12,480	12,480	12,480	12,480
E	Old Main Building	43,000	43,000	43,000	43,000
F	Classroom & Administration	391,450	391,450	391,450	391,450
G	Central Plant	6,400	6,400	6,400	6,400
H	Cottage 50	5,760	5,760	5,760	5,760
I	Cottage 51	5,760	5,760	5,760	5,760
J	Facility Management Office	6,456	6,456	6,456	6,456
K	Multipurpose Building	87,850	87,850	87,850	87,850
L	Childcare Center	10,891	10,891	10,891	10,891
Subtotal of Existing Building Square Footage		623,547	623,547	623,547	613,947
Building ID	Proposed New or Expansion Building Name	Existing Condition / No-Action Alternative	Build Alternative 1	Build Alternative 2	Build Alternative 3
		<i>gsf</i>	<i>gsf</i>	<i>gsf</i>	<i>gsf</i>
A	New - Visitor Center	-	-	-	6,010
A	Expansion - Visitor Center	-	6,800	5,078	-
B	New - Building B (5 floors)	-	200,797	200,797	200,797
F	North Expansion - Classroom & Administration (4 floors)	-	75,000	75,284	-
G	Expansion - Central Plant	-	6,165	6,165	-
K	Expansion - Auditorium	-	12,000	13,013	-
K	Vertical Expansion - Auditorium	-	-	25,452	-
K	New - Building K (4 floors)	-	-	-	113,201
L	Expansion - Childcare Center	-	10,000	10,000	10,000
Subtotal of Proposed Building GrossSquare Footage		0	310,762	335,789	330,008
Total Existing and New/Expansion Square Footage		623,547	934,309	959,336	943,955

Figure 4
NFATC Master Plan
**Existing Condition/
 No-Action Alternative**



-  NFATC Boundary
-  Arlington Hall Station Historic District
-  Existing Fencing
-  Existing Pedestrian Trail
-  Existing Stormwater Pond
-  Resource Protection Area (RPA)

Existing Buildings

- A: Visitor Center
- C: Cafeteria & Dining
- D: Gym
- E: Old Main Building
- F: Classroom & Admin
- G: Central Plant
- H: Cottage 50
- I: Cottage 51
- J: Facility Management Office
- K: Multipurpose Building
- L: Childcare Center

Figure 6
NFATC Master Plan
Build Alternative 2



- NFATC Boundary
- Arlington Hall Station Historic District
- Build Alternative 2
- Phase I Archaeology Survey Required
- Proposed Perimeter Fencing
- Existing Fencing
- Existing Pedestrian Trail
- Existing Stormwater Pond
- Resource Protection Area (RPA)

Existing Buildings

- A: Visitor Center
- C: Cafeteria & Dining
- D: Gym
- E: Old Main Building
- F: Classroom & Admin
- G: Central Plant
- H: Cottage 50
- I: Cottage 51
- J: Facility Management Office
- K: Multipurpose Building
- L: Childcare Center

Proposed Buildings

- A: Visitor Center (Expansion)
- B: Training/Classroom (New)
- F: Classroom and Admin (Expansion)
- G: Central Plant (Expansion)
- K: Auditorium (Expansion)
- L: Childcare Center (Expansion)

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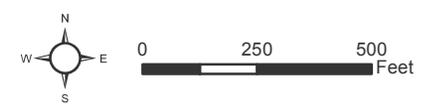


Figure 7
NFATC Master Plan
Build Alternative 3



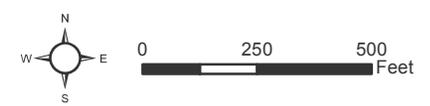
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Existing Buildings

- A: Visitor Center
- C: Cafeteria & Dining
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- L: Childcare Center

Proposed Buildings

- A: Visitor Center (Expansion)
- B: Training/Classroom (New)
- F: Classroom and Admin (Expansion)
- G: Central Plant (Expansion)
- K: Auditorium (Expansion)
- L: Childcare Center (Expansion)



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2.2.1 NFATC Master Plan Update Build Alternative 1 - Carried Forward

Alternative 1 retains the existing buildings on campus, generally continuing their current use. It is consistent with the original 1988 Master Plan and the subsequent 2005 Master Plan Update. Alternative 1 would provide an additional 310,762± gsf of new and expanded facilities. This represents a 50% increase in square footage over the No-Action Alternative. Expanded or new construction would occur incrementally, as needed and as funding is available. Additions under Alternative 1 would be as follows:

- A new Visitor Center south of the existing Visitor Center. The existing Visitor Center would be repurposed as a student center.
- A new training wing addition north of Building F.
- An addition to the Chiller Plant (Building G), as needed, to supplement the campus expansion.
- An addition to Building K to the west for an auditorium.
- A new training building (Building B) located south of the existing Gym.
- An addition to the Childcare Center on the southern side of the existing facility. Reconfiguration of the pick-up/drop-off area for the Childcare Center would result in the elimination of approximately 24 parking spaces.
- Closure of public access to the existing pedestrian trail to comply with enhanced security requirements.

Alternative 1 incorporates previously identified, smaller construction projects from earlier Master Plans and provides flexibility to accommodate growth as needed. In addition to the new and expanded buildings presented in Table 4 and Figure 5, improvements under Alternative 1 include physical security enhancements with new perimeter fencing, upgraded guard booths, bollards, and signage. Alternative 1 meets the objectives identified in Chapter 1 and best meets the Planning Principles identified in the 2016 Master Plan Update. Build Alternative 1 is considered a viable alternative and is carried forward for detailed analysis and consideration in this EA.

2.2.2 NFATC Master Plan Update Build Alternative 2 - Eliminated

Build Alternative 2 also retains the existing buildings on campus, generally continuing their current use (Figure 6). Alternative 2 would provide an additional 335,789± gsf of new and expanded facilities. This represents a 54% increase in square footage over the No-Action Alternative. Additions under Alternative 2 would be as follows:

- Alternative 2 calls for an addition to the east of the existing Visitor Center building. This alternative would retain the circular drop-off and limited visitor parking south of the Visitor Center.
- A new training wing addition to the north side of Building F.
- Two additions to Building K - an auditorium addition to the west and an additional training floor above the existing Building K.
- A new training building (Building B) located south of the Gym; and
- An addition to the north of the existing Childcare Center.
- Enhanced security requirements, including new guard booths, bollards, and other vehicle barriers, as well as new or modified perimeter fencing.
- Closure of public access to the existing pedestrian trail to comply with enhanced security requirements.

Alternative 2 consolidates the bulk of FSI's programmatic requirements into a compact massing of buildings located on or near the southern parcels of the campus. However, Build Alternative 2 would not address or meet the project purpose and need for the following reasons:

- There are shortcomings in the campus multi-modal transportation circulation that compromise pedestrian safety. This is counter to the objectives of upgrading physical security and improving campus amenities to support FSI programs.
- The proposed pedestrian circulation within the academic heart of the NFATC campus does not meet FSI programmatic requirements.
- With new security requirements, an addition to the Visitor Center would not adequately solve the problems of screening visitors in an efficient and timely manner. A new building would better meet the current security requirements.
- The addition to the Childcare Center, located to the north of the existing building, would be more costly. A substantial number of utility mains located in the parking lot would require relocation, including the main electric feed, as well as telecommunication lines and storm drain lines. The addition would also eliminate approximately 91 parking spaces in Lot P2.
- The addition to the Childcare Center does not meet the perimeter security setback requirements; cost-prohibitive security enhancements would be needed to maintain the perimeter security requirements.
- A portion of the Childcare Center addition encroaches on the resource protection area (RPA) along Doctors Run.
- The expansion of Building K, which adds an upper floor to the existing building, would be too disruptive to the campus and would require significant construction challenges to protect the safety of staff and existing, nearby buildings.

For these reasons, Build Alternative 2 is eliminated from further consideration in the EA.

2.2.3 NFATC Master Plan Update Build Alternative 3 - Eliminated

Build Alternative 3 retains the existing buildings on campus, generally continuing their current use (Figure 7). Alternative 3 would provide an additional 330,008± gsf of new space. This represents a 51% increase in square footage over the No-Action Alternative. Additions under Alternative 3 would be as follows:

- Alternative 3 calls for a new Visitor Center building located southeast of the existing Visitor Center and southwest of Building K.
- The existing Visitor Center would be repurposed as a student study center.
- A new training building (Building K) would be constructed southwest of existing Building K.
- A new training building (Building B) would be constructed south of the Gym.
- An addition to the Childcare Center would be added to the east.
- Enhanced security requirements, including new guard booths, bollards, and other vehicle barriers, as well as new or modified perimeter fencing.
- Closure of public access to the existing pedestrian trail to comply with enhanced security requirements.

Alternative 3 would consolidate the bulk of FSI's programmatic requirements into a compact massing of buildings located to the south and west of the existing Visitor Center. It would reconfigure the entry sequence at the George Mason gate and the roads in the southern portion of the main campus.

However, Build Alternative 3 would not address or meet the project purpose and need for the following reasons:

- The addition to the Childcare Center does not meet the perimeter security setback requirements; cost-prohibitive security enhancements would be needed to maintain the perimeter security requirements.
- A portion of the Childcare Center addition encroaches on the resource protection area (RPA) along Doctors Run.
- The locations of the new Visitor Center and new K Building in Build Alternative 3 would not meet FSI program adjacency requirements.
- Building K would be within the Visitor Center Test Area, an area with the potential to yield archaeological resources and an area requiring a Phase 1 archaeology survey prior to ground-disturbing activity.
- Build Alternative 3 would not include a Central Plant expansion, potentially impacting the infrastructure improvements identified as needed in the project's Purpose and Need statement.
- The reconfiguration of the road on the south requires more site improvements, which would be disruptive to entering and exiting of the campus. In addition, the reconfiguration would eliminate approximately 47 parking spaces from parking lot P2
-

For these reasons, Build Alternative 3 is eliminated from further consideration in the EA.

Table 5 provides a comparison of facility size and potential impacts associated with the No-Action Alternative and the three Build Alternatives.

Table 5: Comparison of Impacts - Full Build-Out by 2025

Resource	No-Action Alternative	Build Alternative 1	Build Alternative 2	Build Alternative 3
Square Feet Building Space	623,547 Total gsf <i>0 additional gsf</i>	934,309± Total gsf <i>310,762± additional gsf</i>	959,336± Total gsf <i>335,789± additional gsf</i>	943,955± Total gsf <i>330,008± additional gsf</i>
Year 2025 Daily, On-Campus Population	3,359 Total Daily On-Campus Population. Approximately 450 students, faculty, and staff would remain off-campus due to space constraints on-campus.	3,809 Total Daily On-Campus Population There would be no difference among the Build Alternatives relative to future, on-campus, daily population projections.		
Traffic	By 2025, main intersections will continue to operate at similar levels of service (LOS C or better) with slightly higher delays. Exception to this is George Mason / 6 th street intersection (LOS F).	Traffic volumes and impacts would be similar to No-Action Alternative. The additional 450 student/ staff populations would create a slight increase in traffic on the roadways and intersections surrounding the Shultz Center. George Mason / 6 th street intersection would operate at a slightly worse LOS F than it does under the No-Action Alternative.		
Parking – # of Spaces	1,690	1,666	1,599	1,643
Mass Transit	Public transportation would experience increased use from the expansion of NFATC that might necessitate additional buses or transit, or increased frequency of service. The updated Transportation Management Plan (TMP), remains consistent with the 2005 by way of encouraging the use of active transportation (biking, walking), public transit, DOS and private shuttle services, and ridesharing to reduce the use of single occupant vehicles and the need for parking on campus.			
Pedestrian/Bicycle Circulation	For security reasons, the NFATC will become a closed campus. The existing pedestrian trail near the Childcare Center will be removed and the trails within the campus will be accessible only to DOS-badged personnel. Neighborhood connectivity via NFATC will not be possible and will require a slightly longer bicycle ride or walk around the campus to get to and from desired destinations.			
Historic Resources	The No-Action Alternative will have no adverse effect on the historic resources on this site.	Consultation with the SHPO is ongoing and a determination of effect from SHPO is pending. There are no documented NRHP-listed or eligible archaeological resources within the NFATC boundary. Four test areas were identified as having the potential to contain significant archaeological resources. A Programmatic Agreement between DOS, GSA, and SHPO is underway stipulating the requirements for a Phase I archaeological survey should ground-disturbing activities take place within any of the four test areas.		
Viewsheds	The No-Action Alternative will have no effect on the viewsheds of and from the NFATC.	Portions of new and expanded buildings may be visible from within and outside of campus, depending on the viewer’s location. Additional tree plantings will be added around the buildings and the perimeter of the campus to screen interior views of the site from adjacent residences.		
Ambient Air Quality	No significant change in air quality is anticipated in local or regional air quality due to the No-Action or Build Alternative.			
Ambient Noise	No significant change in ambient noise level is anticipated due to the No-Action or Build Alternatives.			
Socioeconomics	Neither the No-Action nor any of the Build Alternatives will impact social or economic character, employment, commerce, or housing in the surrounding area or on campus. On-campus populations are anticipated to consistently grow at a 3% rate per year, regardless of alternative.			
Environmental Justice	The No-Action or any of the Build Alternatives is contained within the existing boundaries of a secured installation. Concentrations of minority populations and/or low-income populations were not identified in the vicinity of the NFATC communities. NFATC’s operations do not currently impact the adjacent populations’ abilities to get access or receive goods and services, or pose an impact on community functions. There will be no environmental justice impacts from any alternative.			

Resource	No-Action Alternative	Build Alternative 1	Build Alternative 2	Build Alternative 3
Soils	There would be no ground disturbing activities; therefore there would be no impact to soils.	There would be small, short-term and long-term disturbances to the existing topography under any of the Build Alternatives due to building construction. Soil borings may be taken as needed to determine soil characteristics for use in building design and landscaping. The borings would temporarily disturb a small area. Structural fill may be required for the construction of new and/or expanded buildings. All appropriate local and state erosion and sediment control measures will be adhered to during construction activities. After construction is completed, disturbed soils will be landscaped with appropriate vegetative species to enhance the campus setting		
Surface Water & Wetlands	There would be no ground disturbing activity; therefore, surface water and wetlands would not be disturbed.	No direct impacts to surface waters, wetlands, or RPAs are anticipated. Potential short-term, indirect adverse impacts to surface waters during construction would be minimized through use of BMPs.	No direct impacts to surface waters, wetlands. Expansion of Childcare Center (Bldg. L) would encroach on approximately 480 ft ² of the RPA around Doctors Run Branch. Potential short-term, indirect adverse impacts to surface waters during construction would be minimized through use of BMPs.	No direct impacts to surface waters, wetlands. Expansion of Childcare Center (Bldg. L) would encroach on approximately 5,066 ft ² of the RPA around Doctors Run Branch. Potential short-term, indirect adverse impacts to surface waters during construction would be minimized through use of BMPs.
Groundwater & Hydrology	There would be no ground disturbing activity; therefore, there would be no impacts to groundwater or its hydrology.	There would be a net increase in impervious surface area on the campus due to new and expanded buildings (± 111,428 ft ²). To counter this impact, landscaping includes additional trees and native plantings, BMPs include bioretention basins and rain gardens to enhance water collection and filtration, as well as groundwater recharge.	There would be a net increase in impervious surface area on the campus due to new and expanded buildings (± 111,619 ft ²). To counter this impact, landscaping includes additional trees and native plantings, BMPs include bioretention basins and rain gardens to enhance water collection and filtration, as well as groundwater recharge.	There would be a net increase in impervious surface area on the campus due to new and expanded buildings (± 96,469 ft ²). To counter this impact, landscaping includes additional trees and native plantings, BMPs include bioretention basins and rain gardens to enhance water collection and filtration, as well as groundwater recharge.
Land Use Planning & Zoning	The NFATC site is a teaching facility with a campus-like setting, primarily surrounded by residential areas and small parks. No changes to land uses or zoning are anticipated under the No-Action or Build Alternatives. The NFATC site will remain a teaching facility in a campus-like setting, regardless of alternative. No impacts to off-site residential or recreational spaces are anticipated.			

3.0 AFFECTED ENVIRONMENT, SIGNIFICANCE OF EFFECTS, AND MITIGATION

This chapter describes the existing natural and human environment, as well as the potential environmental impacts associated with the Proposed Action of Build Alternative 1, as described in Chapter 2 and detailed in the 2016 Master Plan Update. The information presented reflects the current conditions, as updated from the March 2005 EA/FONSI for the George P. Shultz National Foreign Affairs Training Center (NFATC).

The full range of NEPA topics was considered for this study. Many topics were eliminated from detailed study because the Proposed Action would cause negligible or no impact. A summary of those topics is presented in Section 3.1. The remaining portion of this chapter addresses those topics for which additional study is warranted to determine whether or not the resources in question are impacted by the Proposed Action.

3.1 NEPA TOPICS ELIMINATED FROM DETAILED EVALUATION

As with any environmental analysis, there are resource issues that are dismissed from further analysis because the Proposed Action would cause negligible or no impact. Negligible impacts are effects that are localized and immeasurable at the lowest level of detection. Therefore, these topics are briefly discussed and then dismissed from further consideration or analysis. These topics are addressed in Table 6.

Table 6: NEPA Topics Eliminated from Detailed Evaluation

Topic	Basis for Determination of Negligible or No Impact
Socioeconomics	<p>Neither the No-Action nor the Proposed Action will not impact land use on site or the surrounding areas. Under either scenario, the site will remain a teaching facility with a campus-like setting and the surrounding residential areas will remain the same. With the Proposed Action, the amount of open space located within the facility boundaries will be reduced; however, the reduction will not negatively impact the campus-like setting.</p> <p>There may be short-term employment increases due to construction activities; however, no significant or long-term changes in area employment are anticipated as a result of the Proposed Action. The No-Action Alternative would not provide for short-term, construction-related employment opportunities. Long-term employment would be similar to that of the Proposed Action.</p> <p>With the Proposed Action, the future on-campus population will increase by 450 over the No-Action Alternative. However, because student population is largely transient, no long-term demands for housing in the immediate area are anticipated.</p> <p>Due to training capacity constraints at NFATC, DOS leases commercial office space in three metropolitan Washington, D.C. locations to supplement FSI training facilities on the NFATC campus. The short-term leases total approximately 175,000 square feet. This is a short term solution for DOS to accommodate unexpected training requirements at NFATC. Under the Proposed Action, staff and students will return to the NFATC campus when space is available. Future termination of these DOS leases will make available more commercial space options for those seeking such facilities.</p>
Children’s Environmental Health	<p>In accordance with Executive Order (E.O.) 13045, Protection of Children from Environmental Health Risks and Safety Risks, neither the No-Action nor the Proposed</p>

Topic	Basis for Determination of Negligible or No Impact
	<p>Action would pose an environmental health or safety risk to children. Under the Proposed Action, all construction activities would occur within a closed campus. The Childcare Center will be constructed and operated in compliance with the requirements of EO 13045.</p>
<p>Topography, Geology, and Soils</p>	<p>The No-Action Alternative would not disturb topography, geology, or soils.</p> <p>There may be short-term and long-term disturbances to the existing topography as a result of the Proposed Action. Soil borings may be taken as needed to determine soil characteristics for use in the design of the Proposed Action. The borings would temporarily disturb a small area. The existing topography and vegetation would be altered by construction because earthwork would be required. All appropriate local and state erosion and sediment control measures would be adhered to during construction activities. After construction is completed, disturbed areas would be landscaped with appropriate vegetative species to enhance the campus setting.</p>
<p>Hydrology and Groundwater</p>	<p>There is no permanent surface water located on the site. The NFATC site was previously bisected by one drainageway and skirted by other intermittent/ephemeral tributaries that flowed to Doctors Run and on to Four Mile Run. Through development of the campus and surroundings, these corridors and waterways were interrupted, disconnected, and even buried to create level space suitable for buildings.</p> <p>The No-Action Alternative would have no additional impact on hydrology or groundwater.</p> <p>The Proposed Action would result in a net increase in impervious surface area. Therefore, there would be a minor, long-term adverse impact to groundwater. Adherence to best management practices (BMPs) for stormwater will help to minimize this impact. The Proposed Action will be implemented in compliance with Section 438 of the Energy Independence and Security Act of 2007 (EISA-438), including reducing impervious surfaces, using vegetative practices, porous pavements, cisterns and green roofs. All construction activity would meet or exceed all Virginia and Arlington County regulations, as applicable. A Stormwater Pollution Protection Plan (SWPPP), including a Stormwater Management Plan, erosion and sediment control plan, pollution prevention plan, and description of necessary control measures would be developed in accordance with the Virginia Department of Environmental Quality's (DEQ) Virginia Stormwater Management Plan (VSMP) regulations for construction activities and maintained onsite throughout construction.</p>
<p>Floodplains</p>	<p>Federal activities within floodplains must comply with EO 11988: Floodplain Management, 33 C.F.R. 1977; and EO 13690: Establishing a Federal Flood Risk Management Standard and a Process for Further Soliciting and Considering Stakeholder Input. The NFATC site is located outside of the 100-year and 500-year floodplains on Flood Insurance Rate Map (FIRM) panels 51013C0076C, effective August 19, 2013. Because the NFATC site is not located within the floodplain, the Proposed Action is not expected to have a measurable effect on the frequency, elevation, intensity, or duration of floods, nor would it impact floodplain functions. The No-Action Alternative would continue to be in compliance with EO 11988 and E) 13690.</p>
<p>Vegetative Habitat</p>	<p>Vegetation on campus varies in character, dominated by areas of large, deciduous trees and smaller, ornamental trees and shrubs, as well as mowed lawns and gardens that aid in stormwater management. The No-Action Alternative would not alter the existing vegetative habitat on campus. Within limited areas, the Proposed Action will require the removal of existing vegetation and trees for building construction. This disturbance would be minimized as much as practicable during construction. Perimeter roads and cleared areas on these sites would be kept to a minimum, carefully landscaped, and managed in a manner that addresses security, aesthetics, and natural character. Overall, improvements to the NFATC campus include a landscape plan that promotes the addition</p>

Topic	Basis for Determination of Negligible or No Impact
	of native vegetation and maintains and conserves trees and other vegetation. Therefore, impacts to vegetation from the Proposed Action would be negligible, short-term, and beneficial.
Surface Water, Wetlands, and Resource Protection Areas (RPA)	There are no wetlands on the NFATC site. An unnamed tributary to Doctors Branch follows the southwestern boundary of the NFATC main campus property boundary. Doctors Branch, a perennial stream, runs parallel to and outside of the southeastern boundary of the main campus. Arlington County designated a Resource Protection Area (RPA) buffer of 100 feet around both Doctors Branch and its unnamed tributary. A portion of the RPA is located within southernmost portion of the NFATC main campus. Neither water bodies nor their respective RPA's would be directly impacted by the Proposed Action. The No-Action Alternative would not impact these water-related resources.
Wildlife and Aquatic Resources	<p>The wildlife that occupies the NFATC consists of those species that survive in urban conditions, primarily urban birds and squirrels. These species are not anticipated to be significantly impacted by the Proposed Action.</p> <p>There are no naturally occurring aquatic resources on the NFATC campus that would be impacted by the No-Action Alternative or the Proposed Action on the NFATC campus.</p>
Protected Species and Critical Habitat	In accordance with the federal Endangered Species Act (ESA) of 1973, the Virginia Endangered Species Act of 1972 (§ 29.1-563 through 570), and the Virginia Natural Area Preserves Act of 1989 (§ 10.1-209 through 217) the U.S. Fish and Wildlife Service, the Virginia Department of Game and Inland Fisheries, and the Virginia Department of Conservation and Recreation were contacted for consultation in compliance with Section 7 of the Endangered Species Act and Virginia law. No known listed or endangered species, no critical habitat, and no natural heritage resources would be impacted by the No-Action Alternative or the Proposed Action.
Coastal Zone Management	Arlington County is part of the Commonwealth of Virginia's coastal zone. Section 307 of the Federal Coastal Zone Management Act of 1972, as amended, requires that proposed federal activities affecting a state's coastal zone be consistent, to the maximum extent practicable, with a state's federally-approved Coastal Zone Management Program (CZMP). Neither the No-Action Alternative nor the Proposed Action would have a direct effect on the coastal zone or coastal zone resources and uses. The potential for indirect or direct effects would be nonexistent or minimal for each of the enforceable regulatory programs of Virginia's Coastal Resources Management Program.
Stormwater Management	The No-Action Alternative would continue to comply with current local, state, and federal environmental requirements including stormwater management and energy conservation. The Proposed Action would be designed to be in compliance with Section 438 of the Energy Independence and Security Act of 2007 (EISA), requiring federal agencies to reduce stormwater runoff from federal development projects in a manner that is focused on collecting and repurposing stormwater on-site to the maximum extent technically feasible.
Climate Change	Construction and operation of new, expanded, and existing facilities at NFATC will be in accordance with EO 13693, Planning for Federal Sustainability in the Next Decade. The Proposed Action will implement sustainable building design and transportation strategies to address the challenges of climate change and advance projects that minimize fossil fuel consumption and reduce greenhouse gas emissions.
Air Quality	No significant change in air quality is anticipated in local or regional air quality due to the No-Action Alternative or the Proposed Action. No additional parking is to be added to the facility. The potential increase in auto emissions from the projected growth in on-campus

Topic	Basis for Determination of Negligible or No Impact
	populations would not result in significant changes in existing air quality. In addition, the Transportation Management Plan (TMP) prepared for the Master Plan Update includes strategies to reduce the number of individual vehicles traveling to the site; thereby, potentially reducing auto emissions in the region.
Noise	No substantive increase in ambient noise level is anticipated as a result of the No-Action Alternative or the Proposed Action. Short-term impacts on ambient noise levels may occur during construction activities of the Proposed Action, but this would be temporary. Construction hours would be in accordance with Arlington County code to minimize potential impacts to the surrounding residential neighborhoods.
Utilities and Services	Under the No-Action Alternative, the campus would continue to provide adequate utilities and services. Under the Proposed Action, with the increase in student and staff populations, the power infrastructure would need slight modification. However, the existing 34.5kV loop distribution system would remain unchanged with a few exceptions where new buildings are constructed and there is no nearby transformer. Existing plumbing connections and infrastructure are expected to remain and will adequately serve building expansions and new buildings.
Hazardous, Toxic, and Radioactive Waste (HTRW)	There are no known HTRW sites on the NFATC campus. Construction of new buildings and expansions of existing buildings will use nontoxic materials both internally and externally. Therefore, the Proposed Action will not have any HTRW impacts.
Federal Space Management	The Proposed Action and the management of the NFATC site will be in compliance with the requirements of Executive Order 12072: Federal Space Management (43 FR 36869, 3 CFR, 1978 Comp., p. 213).
Sustainability	The Proposed Action will be implemented in accordance with the requirements of E.O. 13693, Planning for Federal Sustainability in the Next Decade. The Proposed Action will implement sustainable building design and transportation strategies to address the challenges of climate change and advance projects that will minimize fossil fuel consumption and reduce greenhouse gas emissions. Buildings will be designed to achieve energy, waste, and water net zero use, where feasible.

3.2 LAND USE AND ZONING

3.2.1 Affected Environment

Existing land uses around NFATC are predominantly federal and local government and private residential with scattered commercial uses located mainly along Glebe Road to the east. The closest federal use is the Army National Guard Bureau (NGB) facility adjacent to the northwest side of NFATC. Completed in 2011, the Army National Guard Readiness Center building is a 250,000 square foot, 8-story Headquarters and administrative building. To the east, southeast, and southwest, NFATC is surrounded primarily by long-established residential communities, with most homes built in the late 1930s and early 1940s. Residential neighborhoods in the vicinity include Alcova Heights, Barcroft, Arlington Forest, Buckingham, and Arlington Heights; primarily single-family low density and low-medium density residential homes. The Alcova Heights Park and Playground, a neighborhood park along Doctors Run Branch, backs up to the southern corner of the NFATC campus. A number of places of worship are located within nearby residential neighborhoods.

The NFATC is designated by Arlington County as public land, which is defined as parks, schools, parkways, major unpaved right-of-way, libraries, and cultural facilities. NFATC is zoned as an “S-3A” Special District “to encourage the retention of certain properties in a relatively undeveloped state. Land so designated may include publicly or privately owned properties which have distinct and unique site advantages or other features so as to make them desirable to retain as active or passive recreation or for a scenic vista. . .”³ Building height limits within S-3A Special Districts are not to exceed 45 feet. However, building heights up to 75 feet are allowed via a special use permit for school administration buildings on sites 19 acres or greater in size.⁴

3.2.2 Significance of Effects

Neither the No-Action nor the Proposed Action would change existing land use or zoning. However, Building B is proposed as a 5-story building with an approximate height between 53 and 70 feet. As a school administration building on a site 19 acres or greater, Building B would qualify for a special use permit from Arlington County to exceed the standard building height restriction of 45 feet.

Other than obtaining a special use permit from Arlington County, this impact is not considered significant and no mitigation is required for the Proposed Action.

3.3 PARKS AND RECREATION

3.3.1 Affected Environment

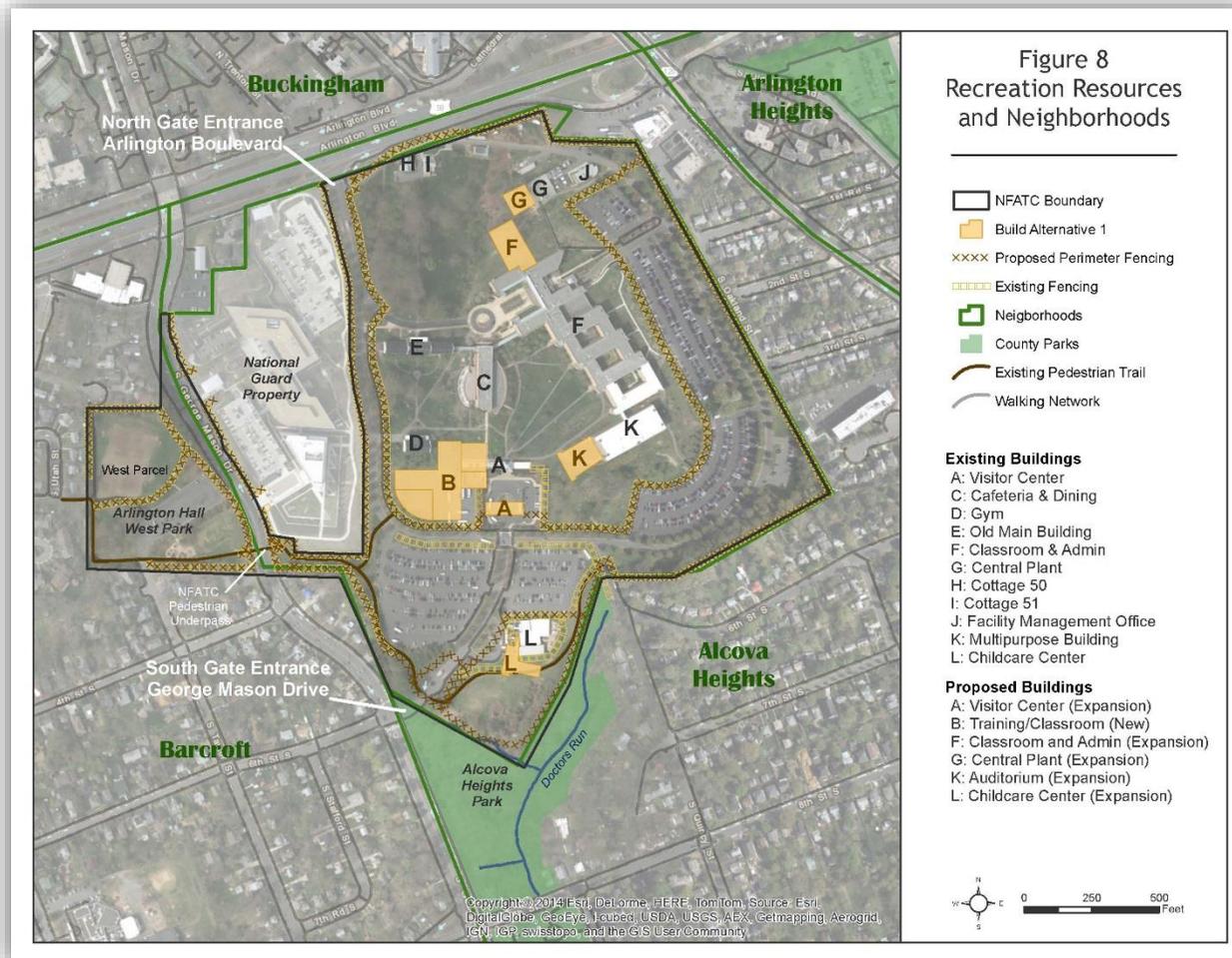
Two parks are located adjacent to or within the NFATC campus: Alcova Heights Park and Arlington Hall Park, respectively (Figure 8). Alcova Heights Park is located adjacent to the southern edge of the NFATC site at South George Mason Drive and South 6th Street. This 13-acre park contains a picnic shelter, picnic tables and a grill, public restrooms, playground, baseball field, basketball court, and sand volleyball court, as well as a portion of Doctor’s Branch, a small tributary stream to Four Mile Run.

The West Parcel, although federally owned by DOS and within the NFATC property boundary, is maintained by Arlington County as Arlington Hall Park. A Memorandum of Agreement (MOA) between DOS and the county addresses maintenance, hours of availability, and related conditions. The 7-acre park includes a playground, picnic area with grill, and multi-use field for soccer and baseball. The park provides recreation opportunities for NFATC staff and students, as well as the Arlington County community. In addition to recreational use, the West Parcel provides overflow parking for the NFATC campus. Parking for 121 vehicles is located on the parking lot on the lower level of the parcel to the east, near George Mason Drive. The West Parcel is separated from the main NFATC campus by George Mason Drive and the National Guard Bureau site. Pedestrian access between the West Parcel and the rest of the campus is provided via a NFATC pedestrian underpass of George Mason Drive. Public access through the tunnel is currently open, but can be secured to maintain security on the NFATC campus.

³ Arlington County. Arlington County Zoning Ordinance, Section 3, Page 1 of 3, February 23, 2013.

⁴ Ibid, Page 2 and 3 of 3.

Figure 8: Recreation Resources and Neighborhoods



3.3.2 Significance of Effects

Neither the No-Action Alternative nor the Proposed Action would directly impact the use of or resources within Alcova Heights Park and Arlington Hall Park. Under either alternative, no changes are proposed to the existing MOA between DOS and Arlington County for Arlington Hall Park, located within NFATC’s West Parcel. However, under the Proposed Action, perimeter security improvements would prohibit the general public’s use of the NFATC pedestrian underpass to gain access to Arlington Hall Park. Only badged NFATC staff and students would be able to pass through the secure turnstile to use Arlington Hall Park via the underpass. Other park access options will still be available to the general public, including by way of the local roadway network and sidewalk network. This potential shift in access would not be a significant impediment to the public’s access to or use of the park.

This impact is not considered significant. No mitigation would be required for impacts associated with the Proposed Action.

3.4 NFATC PEDESTRIAN TRAIL AND NEIGHBORHOOD CONNECTIVITY

3.4.1 Affected Environment

Arlington County is a strong supporter of community walkability to promote the health benefits to its citizens and the environment, to provide commuting options, and to help with community-building. The county is a designated Gold-Level Walk Friendly Community, one of only 15 communities across the nation to receive the Gold rating.⁵ A designated walking network is part of the county's Master Transportation Plan. The walking network is shown on Figure 8.

An element of the walking network is the approximately 3,055 foot-long paved pedestrian trail that runs along the southern edge of the NFATC property, from S. Quincy Street southwestward past the Childcare Center, then west past the guard station at S. George Mason Drive, northward towards the National Guard Bureau, then westward to the West Parcel and Arlington Hall Park (Figure 8). This pedestrian trail is open to the public. NFATC staff and students and the surrounding community use the trail daily. In 2016, FSI conducted a trail use count from September 1st through September 18th. During that period, the total trail use count was 1,192 individuals with an average daily use of 66 persons. During the week, the periods of greatest use were between 7:00 AM and 5:00 PM, with the hour of 8:00 AM having the greatest use (11 individuals). On the weekends, the periods of greatest use were between 8:00 AM and 3:00 PM, with the hour of 8:00 AM having the greatest use (4 individuals).

Comments received during the public scoping process held in July and August, 2016 expressed concern for maintaining public access to this trail. Citizens commented the trail is an important and safe link in pedestrian connectivity between neighborhoods. Use of the pedestrian trail through the NFATC underpass allows for a safe, traffic-free crossing of S. George Mason Drive.

3.4.2 Significance of Effects

The No-Action Alternative would not directly or indirectly impact the use of the NFATC pedestrian trail along the southern portion of the campus.

As a result of perimeter security improvements and expansion of the Childcare Center (Building L), Build Alternative 1 would eliminate the general public's access to and use of the pedestrian trail. As shown on Figure 8, new perimeter security fencing would be installed along the southern border of the NFATC campus, thereby closing public access to the trail on campus. In addition, the expanded Childcare Center overlaps the existing trail, requiring an approximately 150-foot shift of the trail to the south to make it usable for badged NFATC staff and students.

While input from the public scoping process showed a concern to keep the pedestrian trail open to the public, the Proposed Action's impact on neighborhood connectivity would be minor. This determination is based on the limited number of individuals using the NFATC pedestrian trail, as well as the extensive walking network of sidewalks adjacent to campus that offer an alternative to the pedestrian trail.

This impact is not considered significant. No mitigation would be required for impacts associated with the Proposed Action.

⁵ Walk Arlington. Arlington Brings Home Another Gold with Second Walk Friendly Community Designation. Accessed on 11/16/17 at: <http://www.walkarlington.com/pages/about/arlington-recognized-as-walk-friendly-community/>.

3.5 LANDSCAPE AND VIEWSHED

3.5.1 Affected Environment

A comprehensive landscape and viewshed inventory and analysis were completed for the NFATC 2016 Master Plan Update, the excerpt of which is provided in Appendix E. As noted in the discussion of land use, views of and from the NFATC campus consist of a heavily wooded campus, established residential neighborhoods, wooded community parks, the National Guard Bureau, and roadways. Portions of the campus adjacent to neighborhoods are wooded and help serve as visual barriers between residences and campus buildings, parking lots, and activities.

3.5.2 Significance of Effects

Under the No-Action Alternative, the viewshed of and from the facility would not change. No mitigation would be required for the No-Action Alternative.

Under the Proposed Action, portions of new and expanded buildings may be visible from within and outside of campus, depending on the viewer's location. While there would be a change to the visual environment, the Master Plan was developed in light of two key design goals: to be sensitive to the visual context of the site and the viewsheds of surrounding residences, as well as to preserve the integrity of the remaining historic elements of the campus, the Arlington Hall Station Historic District, and the adjacent residential historic districts (Barcroft and Alcova Heights). (A discussion of the Proposed Action's effects on historic districts is provided in Section 3.8.) To ensure visual impacts to adjacent neighborhoods are minimized by the Proposed Action, the Master Plan Update included Massing Studies of visible proposed development. To further minimize the potential for visual intrusion, a landscape plan with additional tree plantings is part of the Proposed Action (Figure 9). The new tree plantings would help obscure views of the existing P1 and P2 parking lots, as well as the South Gate entrance and the Childcare Center. At five stories and between 53 and 70 feet high, Building B would be the tallest building on campus. Views of this new building would be blocked from the west by the eight-story National Guard Bureau complex. The additional tree plantings would help to obscure views of this building from residential areas to the south and the east.

Because a large vegetative buffer surrounds most of the campus and because proposed development is located in the center of the campus, the visual impact on the surrounding communities is expected to be minimal or none at all.

This impact is not considered significant. No mitigation would be required for impacts associated with the Proposed Action.

Figure 9: Additional Tree Cover as Visual Barrier



3.6 ENVIRONMENTAL JUSTICE

3.6.1 Affected Environment

EO 12898: Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, directs that " ... each Federal agency shall make achieving environmental justice part of its mission by identifying and addressing, as appropriate, disproportionately high and adverse human health and environmental effects of its programs, policies, and activities on minority populations and low-income populations " Although GSA is not a member of the Interagency Federal Working Group (IWG) on Environmental Justice, the agency, in accordance with the EO, complies with the provisions of the EO and assesses Environmental Justice issues as part of its NEPA review and analysis.

A minority individual is defined as any individual that is nonwhite or identifies as Hispanic or Latino. IWG guidance states that a "minority population" may be present in an area if the minority population percentage in the area of interest is "meaningfully greater" than the minority population in the general population, and/or if the minority population of the affected area exceeds 50 percent.

A low-income individual is defined as any individual receiving a total family income below the applicable poverty threshold, as derived from the Office of Management and Budget's (OMB) Statistical Policy

Directive 14. A low-income population is defined as any census tract with a higher percentage of low-income individuals than the City or County population as a whole.

At a block group level, current data from the U.S. Census and the American Community Survey (ACS) were reviewed for the NFATC campus and the ten adjacent block groups. As shown in Table 7, minority populations within the NFATC campus block group, while not exceeding the 50% threshold, are meaningfully greater than the general Arlington County population by 11%. There are no low-income populations within the NFATC campus block group or the surrounding, adjacent block groups.

Table 7: Environmental Justice Populations

% Environmental Justice Population	NFATC Block Group Only	NFATC Block Group & 10 Adjacent Block Groups	Arlington County	Virginia
Minority	48%	42%	37%	36%
Low-Income	4%	17%	18%	27%

Source: Environmental Protection Agency. EJSCREEN Report (Version 2016). Accessed online on 11/09/16 at: <https://www.epa.gov/environmentaljustice>.

3.6.2 Significance of Effects

Because there are no low-income populations within the NFATC or adjacent Census block groups, no disproportionately high or adverse impacts will result to these populations under either the No-Action Alternative or Proposed Action.

While minority populations are present, neither the No-Action Alternative nor the Proposed Action would result in a disproportionately high and adverse impact on minority populations. Because the Proposed Action is contained within the existing boundaries of a secured installation, the adjacent populations would not experience adverse impacts to mobility, community access and functions, or the ability to receive goods and services.

During the public scoping process described in Section 1.4.1, the public was invited to attend a public scoping meeting on the project. The meeting was an effort to reach out to all members of the community, including minorities. Over 200 postcard invitations were sent to adjacent homeowners and homeowner/condominium associations; public notices were posted in local and national newspapers; and a public scoping meeting announcement was posted on GSA’s project website. Information presented at the meeting, including handouts, comment sheets, and display boards, were also posted on GSA’s project website. The meeting, held within two blocks of the NFATC campus, was attended by 17 individuals and a total of eight written comments were submitted by the general public. None of the comments received indicated concern for the Proposed Action’s impact on minority populations.

Therefore, no disproportionately high or adverse impacts will result to minority populations under either the No-Action or Proposed Action alternative.

This impact is not considered significant. No mitigation would be required for the Proposed Action.

3.7 PERIMETER SECURITY

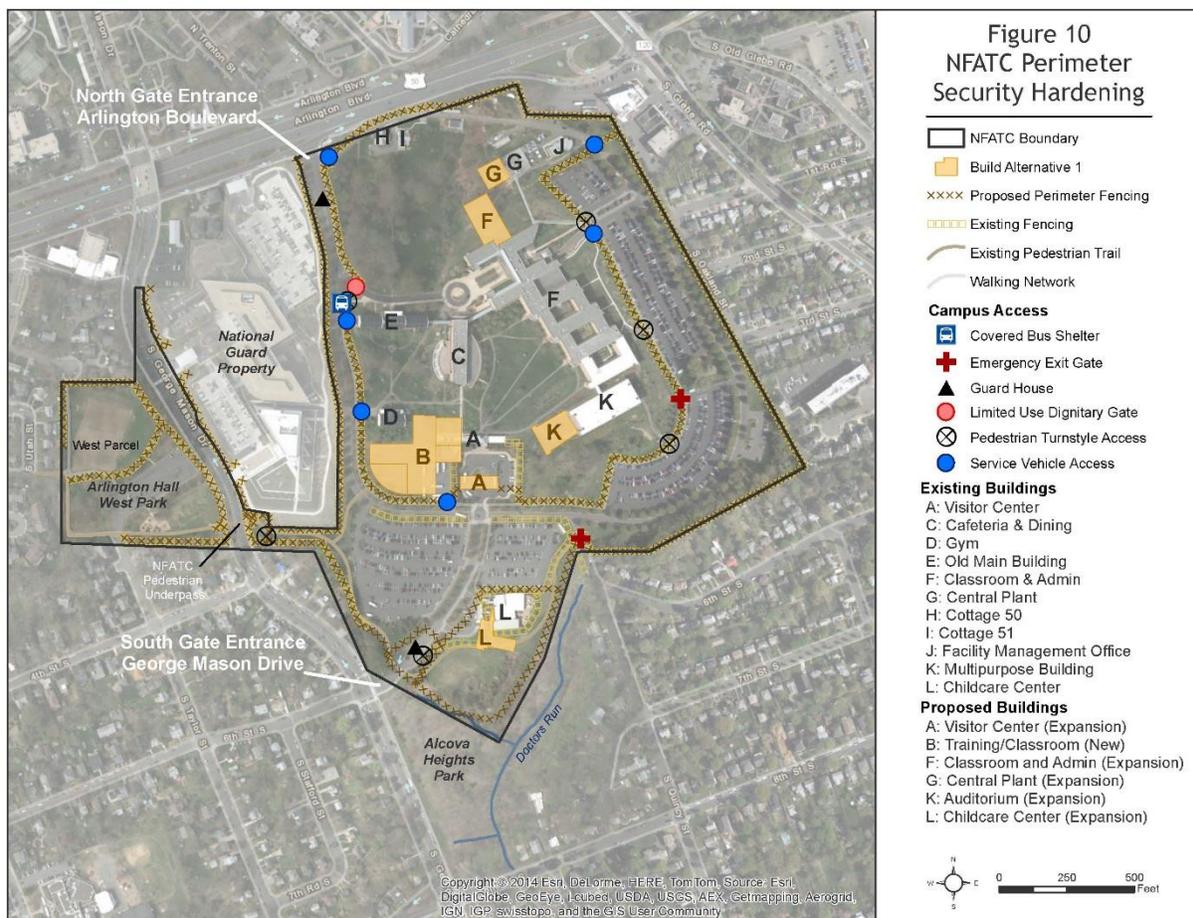
3.7.1 Affected Environment

Worldwide terrorism and increased threats against federal enclaves and employees have resulted in enhanced federal security requirements for federal facilities. The perimeter of the NFATC campus must be made secure and done so in accordance with the standards set forth in “The Risk Management Process for Federal Facilities: An Interagency Security Committee Standard August 2013 – 1st Edition” (issued pursuant to Executive Order 12977, October 19, 1995, as amended by Executive Order 13286, March 5, 2003). The DOS considers perimeter security upgrades at the NFATC campus to be a high priority; campus security will be enhanced by protecting guards and discouraging and resisting attacks.

3.7.2 Significance of Effects

Figure 10 illustrates existing and proposed perimeter security such as fences and pedestrian turnstiles. Under the No-Action Alternative, no perimeter security improvement measures would be implemented and the NFATC campus would be in violation of the above security standards.

Figure 10: Perimeter Security Hardening



As part of the Proposed Action, physical security improvements would be implemented in accordance with the above security standards, including updating entrances with new turnstiles, modern guard booths, bollards, and the installation of security fencing at the outer perimeter of the campus. While approvals by NCPC are not required for security-related improvements, the visual and aesthetic impact on the NFATC campus and on surrounding neighborhoods are considered minimal.

Operational security improvements include physical screening of vehicles and first-time visitors who will be required to enter through the Arlington Boulevard (Route 50) North Gate entrance. Currently, visitors are allowed to enter through both the North and South Gate entrances. The new security features improve protection and security for employees, their families, students, and visitors to the campus.

The new perimeter fencing will eliminate public access to the main campus, including public use of the existing pedestrian trail along the southern portion of the main campus. As previously noted, input from the public scoping process showed a concern to keep the pedestrian trail open to the public. The necessity of providing a safe and secure environment for individuals on campus requires the closure of the trail to the general public. However, the Proposed Action's impact on neighborhood connectivity would be minor based on the limited number of individuals using the NFATC pedestrian trail, as well as the extensive walking network of sidewalks adjacent to campus that offer an alternative to the pedestrian trail.

Impacts resulting from implementation of perimeter security improvements is not considered significant. No mitigation would be required for the Proposed Action.

3.8 CULTURAL RESOURCES

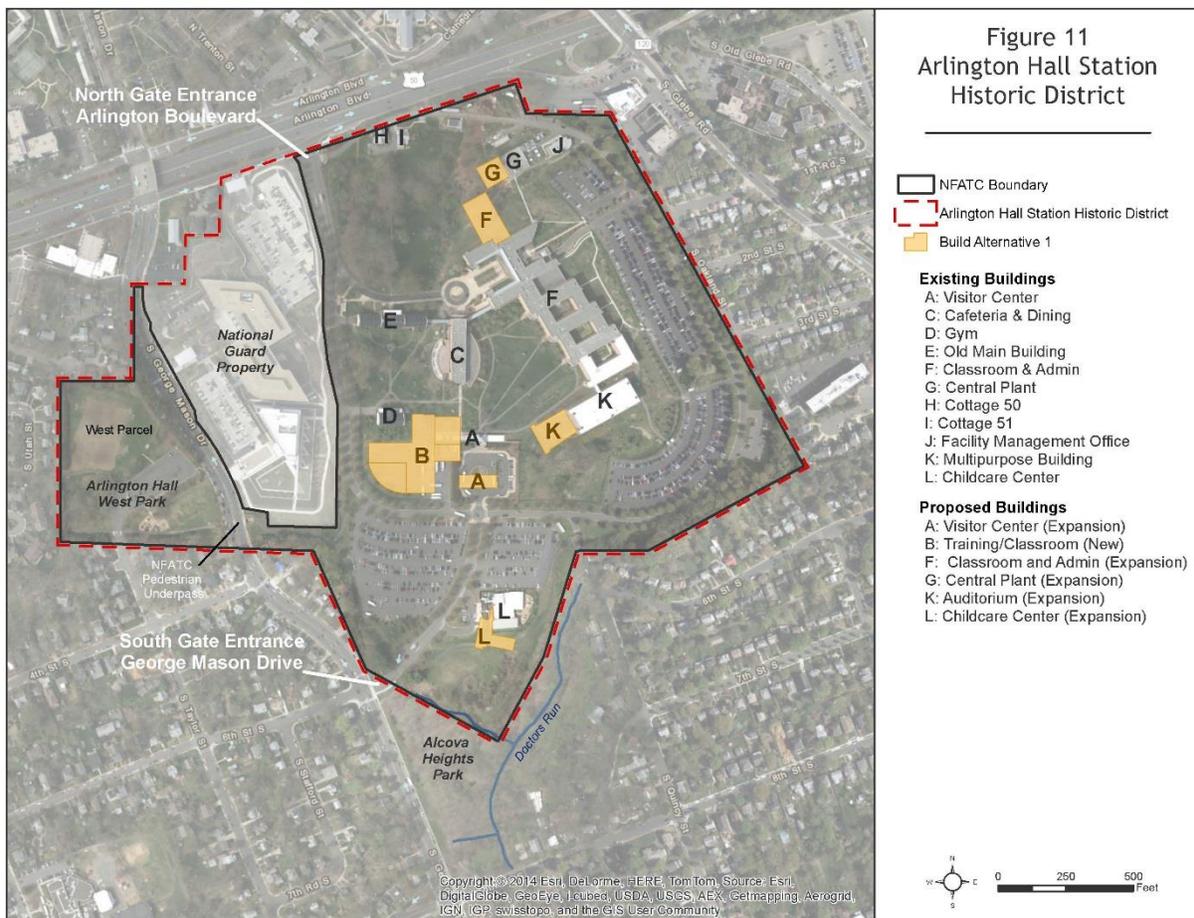
3.8.1 Affected Environment

The NFATC site was originally a women's finishing school. Construction of the Arlington Hall Junior College (1924-1942) was begun on the then wooded 86 acre site in 1926. Buildings to support a finishing school, and later a college preparatory curriculum, were developed. The grounds and a gymnasium building supported a variety of sports activities including field hockey, tennis, shooting, and horseback riding. The site continued to be known as Arlington Hall as it served as the headquarters for the U.S. Signal Intelligence Service beginning in 1942, through World War II and beyond. By 1944, 700 enlisted personnel, 200 officers, and 2,227 civilian employees were housed at the site. During the World War II years, the site was developed with many temporary and some permanent structures to accommodate the influx of personnel. U.S. Army intelligence functions remained on-site until they were relocated to Fort Belvoir in 1989. A Master Plan to convert the campus to the NFATC was prepared in 1989 and approved by the National Capitol Planning Commission (NCPC) in 1990. In addition to retaining four of the junior college era buildings, several new structures and surface parking lots were constructed in the following years. The new buildings included academic and campus support structures.

The NFATC facility was determined to be eligible for listing on the National Register of Historic Places (NRHP) as Arlington Hall Station by the Keeper of the NRHP in 1988. At that time, the campus contained the original buildings of the Arlington Hall Junior College (1924-1942) and the buildings constructed during World War II when the U.S. government acquired the property to relocate the U.S. Signal

Intelligence Service from Washington, DC. During the U.S. Army period, the property was known as Arlington Hall Station. At the time of the determination of NRHP eligibility, the historic district contained as contributing features, all buildings, structures, and landscape features constructed prior to 1946, including all temporary, semi-permanent, and permanent World War II buildings. In 1989, the U.S. General Services Administration (GSA) and the State Department entered into a Memorandum of Agreement (MOA) with the Virginia Department of Historic Resources, the State Historic Preservation Office or SHPO for Virginia. The MOA allowed for the transfer of the property to the State Department. Between 1989 and 2015, all World War II-era buildings were demolished and replaced with new construction. The only remaining historic structures are those from the Arlington Hall Junior College (Buildings D, E, H, and I). Figure 11 shows the boundary of the historic district relative to the Proposed Action.

Figure 11: Arlington Hall Station Historic District



3.8.2 Significance of Effects

An assessment of cultural resources was conducted for the 2016 Master Plan Update. The preliminary findings were used to initiate Section 106 consultation (see Appendix C, Section 106 Consultation) with the Virginia Department of Historic Resources which serves as Virginia’s State Historic Preservation Office (SHPO).

3.8.2.1 Archaeological Resources

The preliminary assessment for archaeology was performed pursuant to all pertinent cultural resources laws, regulations, and guidelines, including the National Environmental Policy Act of 1969; Section 106 of the National Historic Preservation Act of 1966, as amended; the Virginia Antiquities Act (Code of Virginia § 10.1-2300); *Guidelines for Conducting Archaeological Survey in Virginia* (effective July 15, 2009); and other guidelines and regulations promulgated by the Virginia Department of Historic Resources (VDHR), as necessary. Technical personnel conducting this work meet the qualifications specified in the *Secretary of the Interior's Standards*, and published in 36 CFR §61.

The archaeological area of potential effects (APE) conforms to the boundaries of the Arlington Hall Station Historic District, minus the National Guard Bureau property (Figure 11). In a letter dated July 28, 2016, the SHPO concurred with the archaeological APE and recommended a Phase I archaeological survey only in those portions of NFATC not disturbed by 1991 construction activities. Aerial photographs from the time reveal that the majority of the main campus had been graded by heavy machinery during the demolition of the U.S. Army's former base. As shown in Figure 12 and Table 8, four areas totaling 9.8 acres within the archaeological APE were determined to have the potential to yield archaeological resources because they were not likely impacted by ground disturbing activity.

Figure 12: Arlington Hall Station Historic District and Sites Requiring Phase I Archaeology Surveys

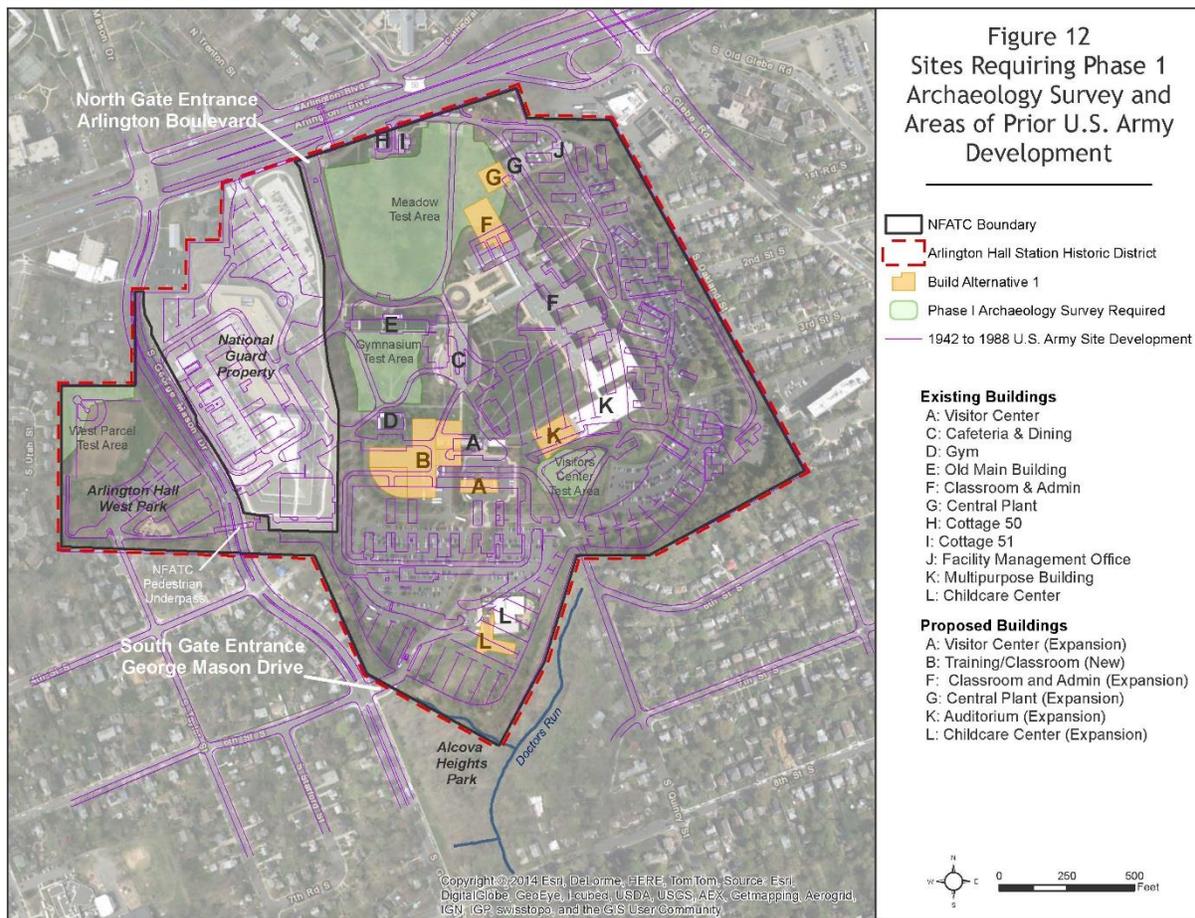


Table 8: Archaeological Test Areas and Proposed Action

Test Area Requiring Phase I Survey	Total Size of Test Area	Acreage of Proposed Action within Test Area
The Meadow Test Area	6.6 acres	0.4 acre <i>Where:</i> <i>Building F = 0.21 acre</i> <i>Building G = 0.16 acre</i>
The Gymnasium Test Area	1.7 acres	0 acres
The Visitor Center Test Area	0.8 acres	0 acres
The West Parcel Test Area (northwest corner only)	0.7 acre	0 acres

The SHPO stated that, should construction activities disturb any of the above test areas, a Phase I archaeological survey would be required prior to construction. Because construction of the various buildings and improvements under the Proposed Action would be phased over time, a Programmatic Agreement between GSA, DOS, FSI, and other consulting parties is currently being developed. The Programmatic Agreement will establish the protocol for continuing the Section 106 process as construction plans for the Proposed Action advances.

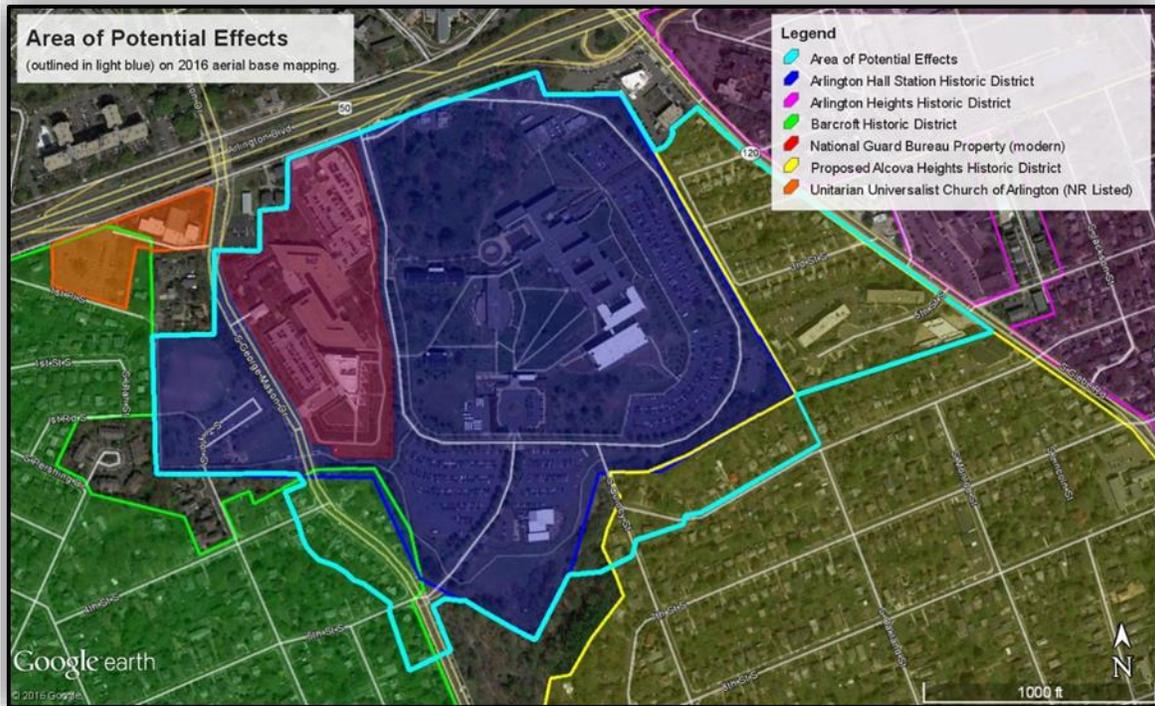
3.8.2.2 Historical Resources

The area of potential effects (APE), as defined in 36 CFR Part 800, for the 2016 NFATC Master Plan Update is outlined in light blue in Figure 13. VDHR historic site files indicated the presence of two National Register of Historic Places (NRHP)-eligible historic districts within the APE: the Barcroft Historic District (determined NRHP eligible by VDHR by consensus) and the Arlington Hall Station Historic District (determined NRHP eligible by the Keeper of the National Register). In addition, portions of the Alcova Heights neighborhood are located with the APE. No prior eligibility determination has been made for the Alcova Heights historic district, though the majority of properties in the neighborhood have been individually surveyed. For Section 106 review purposes, GSA will consider the Alcova Heights Neighborhood as NRHP eligible. As shown in Figure 13, two additional historic properties are in the vicinity of—but outside—the APE: the NRHP-listed Unitarian Universalist Church of Arlington and the NRHP-eligible Arlington Heights Historic District.

In a preliminary assessment, GSA has applied the Criteria of Adverse Effects to the 2016 NFATC Master Plan Update, per 36 CFR 800.5(a)(1), and has determined that the various components of the Proposed Action are compatible with the architecture of contributing historic features in the Arlington Hall Station Historic District, and if implemented, would have no adverse effect on the overall character of the setting and views within the historic district. Several steps were taken during the preliminary development of the Proposed Action to minimize and/or reduce impacts to Section 106 resources. The Gymnasium (Building D) is an original building on campus. Proposed Building B would be approximately 26 feet to the east of the gym and approximately 64 feet to the south of it. To minimize the potential for visual effects on campus and surrounding residential historic districts, Building B was depressed with one floor underground and outdoor activities associated with Building B occurring on the opposite sides of the building, outside of the viewshed of the Gym. Depressing at least one floor of Building helps to reduce the visual mass and size of Building B relative to the Arlington Hall Station Historic District and the adjacent historic Districts. In addition, the bulk of Proposed Action would be located within the center of the campus, shielding the views of new and expanded buildings from adjacent neighborhood

historic districts. Implementation of the Proposed Action is anticipated to have no adverse effect to the Barcroft Historic District and the Alcova Heights Historic District. Consultation on effects is ongoing with SHPO and other consulting parties.

Figure 13: Historic Structures Area of Potential Effects



3.9 TRAFFIC VOLUMES AND LEVELS OF SERVICE

3.9.1 Affected Environment

As part of the Master Plan Update, a traffic study was conducted to determine the impacts associated with the No-Action Alternative and the Proposed Action. The detailed NFATC Traffic Study is provided in Appendix D.

NFATC can be accessed by an extensive network of local streets including Route 50 (Arlington Boulevard); George Mason Drive, and Glebe Road (VA Route 120). The primary road system within the NFATC campus consists of a two-way main loop road, 36 feet wide, that provides access to the parking areas surrounding the building complex. Currently, there are no traffic volume problems on the existing, internal road network.

The operational analysis for the existing conditions was conducted using the HCM 2000 module of the Synchro v8.0 software, as specified by the *VDOT Traffic Operations Analysis Tool Guidebook*. Figure 14 shows the seven intersections analyzed for the traffic study. Level of Service (LOS) is a standardized measure of traffic engineering programs. It indicates the operability of an intersection based upon the delay encountered by a vehicle using that intersection. LOS rankings were calculated for each intersection during the AM and PM peak demand periods to analyze and compare intersection

operations and traffic service levels. A letter grade A-F, defines an intersection's ability to pass traffic through the intersection. A LOS (A) represents excellent free flow conditions and LOS (F) represents failing conditions. LOS (D) is considered to be the worst tolerable ranking and still be considered an acceptable condition. In comparison, an intersection at LOS (F) represents a situation in which the drivers experience significant delays, having to wait through multiple cycles before passing through.

Figure 14: Traffic Analysis - Intersections Studied



The results of the analysis show that all of the intersections included in the study currently operate at LOS C or better during the AM peak hour. Individual turning movements or approaches that operate at LOS E or LOS F during the AM peak hour are listed below:

- Glebe Road @ Route 50 North – Westbound approach from Route 50 westbound off ramp.
- Glebe Road @ Route 50 South – Eastbound approach from Route 50 eastbound off ramp.
- George Mason Drive @ 8th Street – Eastbound approach from 8th Street.
- George Mason Drive / 6th Street (South Gate) – Eastbound and Westbound approaches.

During the PM peak hour, all of the study intersections currently operate with an overall LOS C or better with the exception of the unsignalized intersection of George Mason and 6th Street, which operates at LOS F. The significant delay results from large northbound and southbound traffic volumes containing very few traffic flow gaps to allow for the turning movements from the eastbound and westbound approaches. Individual turning movements or approaches that operate at LOS E or LOS F during the PM peak hour are listed below:

- Glebe Road @ Route 50 North – Westbound through movement and left turn from Route 50 westbound off ramp
- Glebe Road @ Route 50 South – Eastbound approach from Route 50 eastbound off ramp
- George Mason Drive @ 8th Street – Westbound approach from 8th Street
- George Mason Drive / 6th Street Gate Access (South Gate) – Eastbound and Westbound approaches

3.9.2 Significance of Effects

The future conditions for the No-Action and the Proposed Action were analyzed for a full build-out year of 2025. For both scenarios, the daily, on-campus staff and faculty population remained the same at 1,400. The daily student on-campus population was projected to have an annual increase of 3%. The only difference between the No-Action and Proposed Action in the year 2025 would be the total number of students on campus. Under the No-Action Alternative, due to the unavailability of training space, 450 students would attend off-site training at the DOS-leased facility in Rosslyn. Under the Proposed Action, the off-site training would cease and all training would be consolidated at the NFATC. An additional 450 people would be on-campus under the Proposed Action. Table 9 shows the on and off-campus populations used to generate traffic volumes and levels of service.

Table 9: Campus Population

No-Action Alternative						
Fiscal Year	Daily Off-Campus Population	Daily On-Campus Population				Total Population Increase from Fiscal Year 2015
		Students	Student Population Increase from Fiscal Year 2015	Faculty	Total	
FY2015	0	1,765	0	1,400	3,165	0
FY2025	450	1,959	11%	1,400	3,359	6%

Build Alternative 1 - Proposed Action						
Fiscal Year	Daily Off-Campus Population	Daily On-Campus Population				Total Population Increase from Fiscal Year 2015
		Students	Student Population Increase from Fiscal Year 2015	Faculty	Total	
FY2015	0	1,765	0	1,400	3,165	0
FY2025	0	2,409	37%	1,400	3,809	20%

To determine the potential impacts of the two alternatives, a trip generation analysis was conducted based on the population projections presented in Table 9, as well as growth and campus access assumptions provided in the NFATC Traffic Study (Appendix D).

The results of the 2025 No-Action operational analysis show that the intersections studied will operate with similar LOS and slightly higher delays when compared to the existing, 2015 conditions. During the AM peak hour, all of the study intersections will continue to operate at a LOS C or better. The individual turning movements that are operating with a LOS E or LOS F in year 2015 will continue to operate at those service levels, albeit with slightly higher delays. The queue length analysis for the AM peak hour shows acceptable queue lengths for all intersection movements. The results for the 2025 No-Action PM peak hour also show similar operations to the 2015 conditions. All intersections are expected to operate at a LOS C or better except the intersection of George Mason and 6th Street (Intersection 7) which is expected to operate at a LOS F. The queue lengths for the No-Action Alternative's PM peak hour would all be within the acceptable range.

The results of the operational analysis for the 2025 Proposed Action show that the study area intersections will operate similarly to the 2025 No-Action condition except for the intersection of George Mason and 6th Street, which includes the southern access to campus site at the eastern leg of the intersection. Due to the increased number of vehicles entering and exiting the site for the 2025 Proposed Action, all movements from the minor approaches are expected to operate at a LOS F for both the AM and PM peak hours. The PM peak hour delay for the westbound movements (exiting vehicles) exceeds 999 seconds. The queue lengths for the 2025 Proposed Action PM peak hour would all be within the acceptable range, except for the westbound movement at the South Gate. This queue length would exceed 1,200 feet, which would extend back to parking lot P2 on the east side of the main campus.

Recommended Mitigation

Recommendations were developed to mitigate the degradation of LOS associated with the Proposed Action at the unsignalized intersections leading to the North and South Gate entrances. A left-turn lane signal warrant analysis was conducted for the southbound left-turn at the intersection of George Mason Drive and the South Gate intersection. Signal warrant analyses were also conducted for this intersection using FHWA's Manual on Uniform Traffic Control Devices (MUTCD) peak hour and four hour warrant periods. Details of the analysis are included in Appendix D, NFATC Traffic Study.

Results of the warrants analyses show a southbound left-turn lane is warranted at the intersection of George Mason Drive and the South Gate entrance. The signal warrants at this intersection are met in the existing (2015) condition, the 2025 No-Action Alternative condition, and the 2025 proposed Action condition. Construction of both a traffic signal and southbound left turn lane at this intersection would mitigate current and traffic forecasted delays.

Arlington County is one of two counties in Virginia that maintains its own roads, including George Mason Drive. Therefore, implementation of a signal and left-turn lane at the South Gate entrance requires the county's review, approval, and funding. DOS and FSI would need to coordinate with Arlington County to begin the process of implementing this mitigation effort.

3.10 PARKING

3.10.1 Affected Environment

The Comprehensive Plan for the National Capital: Federal Elements (1977-1984, updated 2016)⁶ is the principal planning document adopted by NCPC for the planning of federal facilities. The Plan contains goals, objectives, and policies to direct and manage growth throughout the metropolitan area. Of particular relevance to the 2016 NFATC Master Plan Update and this EA are policies outlined within the Plan's Transportation Element. The Transportation Element identifies parking ratios for federal facilities within the historic District of Columbia boundaries, including NFATC. For these facilities, the goal is to provide one parking space for every 4 employees (1:4 ratio).

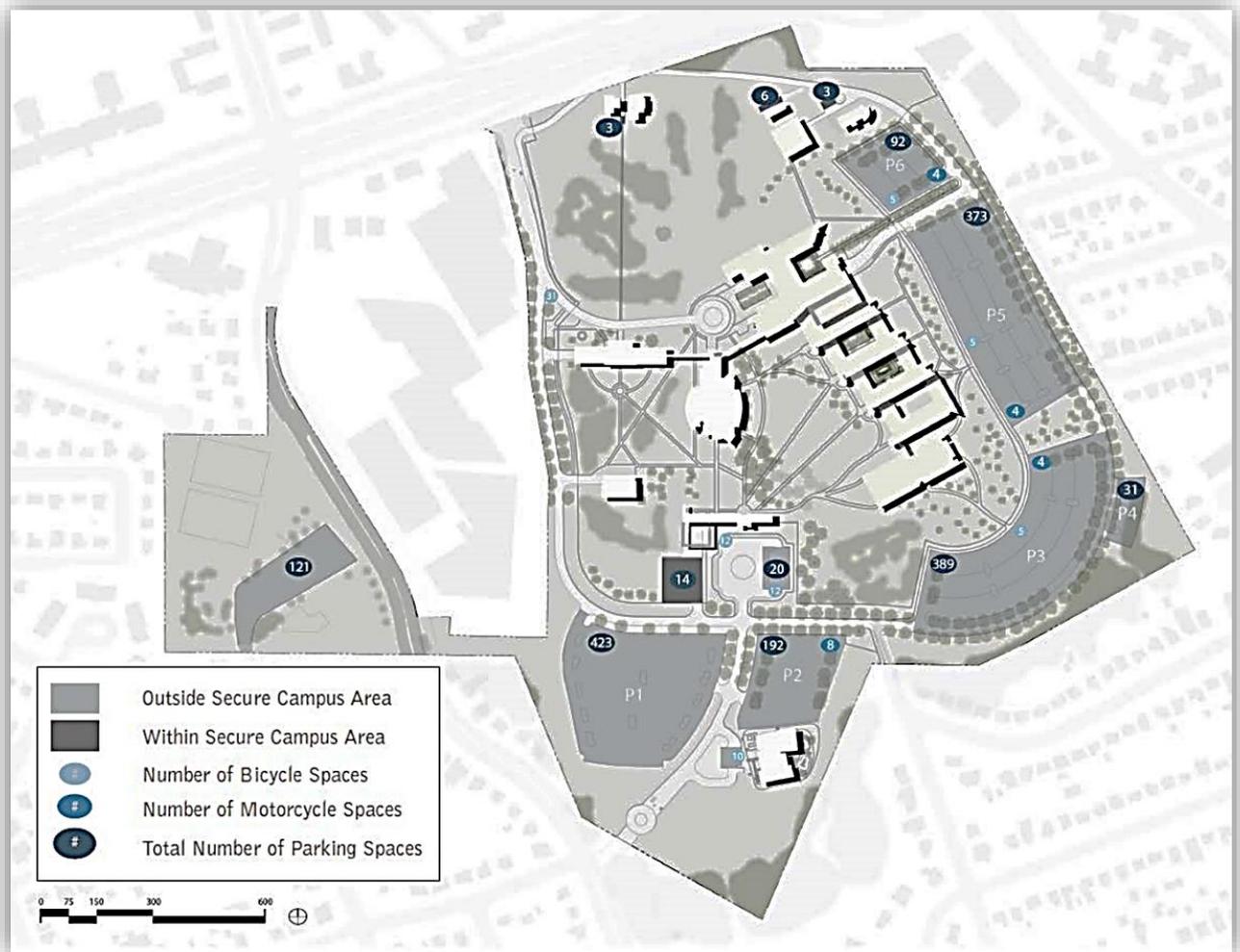
Currently, 1,690 parking spaces are provided at NFATC, nearly all in paved surface parking lots surrounding the main Campus or in an overflow lot on the West Parcel. Of those, 22 are reserved spaces and 46 are handicapped spaces, leaving approximately 1,622 spaces for general parking. In addition, 20 motorcycle parking spaces are provided, which are dispersed throughout the main campus parking lots. (Figure 15). In 2015, the average daily campus population was 3,165 students, faculty, and staff. This equates to a parking ratio of approximately 1:2, meaning 1 parking space per two vehicles.

NFATC requires parking permits to park at the main campus. Daily, monthly, and yearly passes are available. Daily passes cost \$5 in the morning, from 7:00-11:00 AM, at the North and South Gate entrances. Bi-weekly, monthly, and annual passes are available for \$15, \$25, and \$130, respectively. A free, 121-space overflow lot is provided on the West Parcel. From there, individuals can access the campus using the pedestrian underpass or by walking to the gate on the south side of the main campus. From 7:00 AM to 11:00 AM, a guard is posted to prevent non-NFATC staff/students from parking there; suitable identification must be shown to gain access. There is no off-site, private parking facility available near the campus.

During the public scoping process, several residents expressed concern that individuals on campus were parking in adjacent neighborhoods; either for more convenient access, to avoid the parking fee, or because space was not available. In light of the availability, low cost, and proximity of parking spaces on campus, it is unlikely that individuals at NFATC are parking in residential areas. However, to deter such renegade parking, several streets within the Barcroft neighborhood require residential parking permits.

⁶ National Capital Planning Commission. *Comprehensive Plan for the National Capital*. The updated Federal Elements of the Comprehensive Plan became effective April 5, 2016. NCPC website accessed on 11/22/16 at https://www.ncpc.gov/compplan/docs/06_CP_2016_Transportation_Element_2.29.16.pdf.

Figure 15: Current NFATC Parking



3.10.2 Significance of Effects

No additional parking spaces will be provided for the No-Action Alternative with the number of available parking spaces remaining at the current level of 1,690, plus 22 reserved spaces, 46 handicapped spaces, and 20 motorcycle spaces. By 2025, under the No-Action Alternative, the average daily on-campus population is projected to be approximately 3,359 people. The parking ratio would remain at approximately 1:2. Because the campus would not have adequate facilities to meet FSI’s training demands, approximately 450 individuals would receive or provide off-campus training in the DOS-leased space in Rosslyn, Virginia.

Under the Proposed Action, reconfiguration of the pick-up/drop-off area for the Childcare Center would result in the elimination of approximately 24 parking spaces for a total of 1,666 general parking spaces on campus. Construction of additional buildings and expanded training facilities allows for the consolidation of training on one campus and would provide space to accommodate the additional 450 individuals on-campus by 2025. The average daily on-campus population would be approximately

3,809, increasing the parking ratio to almost 1:3. While this parking ratio would be an improvement over the No-Action Alternative, the long-term NFATC parking ratio goal is 1:4.

Traditionally, growth in daily on-campus population would mean an equal increase in the number of vehicles on campus. However, in accordance with the NCPC's Comprehensive Plan - Transportation Element and with NFATC's updated TMP, FSI will be actively promoting the use of alternative transportation modes for travel to and from campus. The TMP prepared for the 2016 Master Plan Update provides comprehensive strategies for achieving NCPC's 1:4 parking ratio goal, including transit use incentives, promotion of active commuting (walking and cycling), and parking management options. The successful implementation of these strategies is intended to reduce the use of single-occupant vehicle trips generated at NFATC via parking management and the promotion of transit, walking, and biking-based transportation systems.

Recommended Mitigation

To meet NCPC's ultimate parking ratio goal of 1:4, FSI will further emphasize and encourage alternative means of transportation to the NFATC campus. Strategies presented in the updated NFATC TMP provide numerous options to reduce the use of single-occupant vehicles and increase the use of alternative transportation modes.

3.11 ALTERNATIVE MODES OF TRANSPORTATION

Alternative modes of transportation include public transit services (Metrobus and Metrorail), active transportation (walking, bicycling), and on-campus services (DOS shuttles, apartment/lodging shuttles for students, ridesharing programs, and active transportation amenities). The TDM Report in the 2016 Master Plan Update provides detailed descriptions of these services.

3.11.1 Affected Environment

3.11.1.1 Public Transit

The public transportation system in the vicinity of the site consists of Metrobus and Metro rail service providing service for persons requiring access to/from the NFATC. DOS full-time employees at the NFATC are eligible for Metrocheks, which may be purchased off-site at the State Department Offices in Rosslyn, Virginia.

The Ballston Station, located on the Washington, D.C. Metro's Orange and Silver lines, is 1.5 miles from the NFATC. Ballston Station is located next to the Ballston Common Mall and is the nearest station to the NFATC. The State Department shuttle makes stops throughout the day at the Rosslyn Metro Station (located on the Orange, Silver, and Blue lines) and transports State Department employees to both the NFATC and the main State Department building in Washington, D.C. This shuttle is used for official business travel only and is dominated by individuals attending training. Regular commuter trips may not use the shuttle service; such trips may be accommodated through public transit.

Several bus lines provide connecting service between the NFATC and Metro Rail Stations. Bus stops are located near NFATC, on Arlington Boulevard (North Gate entrance), George Mason Drive (South Gate entrance), and Glebe Road.

3.11.1.2 Bicycle and Pedestrian Facilities

Marked bicycle and pedestrian paths are provided in abundance in Arlington County and the NFATC. These paths provide connectivity with other designated routes throughout the county. Capital Bikeshare has a station outside the North Gate entrance to the main campus. A second station is set to be built outside the South Gate entrance.

As was previously shown in Figure 8, Arlington County is one of the most walkable counties in the country, with a designated walking network of sidewalks and pedestrian crossing buttons and signs at intersections. Sidewalks are adjacent to both Arlington Boulevard North Gate entrance and George Mason South Gate entrance.

Marked bicycle and pedestrian paths are provided in abundance in Arlington County and also on the NFATC campus. These paths provide connectivity with other designated routes throughout the county. On the site, the parking lots and buildings are connected by paved sidewalks. Enclosed pedestrian bridges link the classroom buildings to provide students and staff sheltered access between these buildings. For those students and staff who bike to work, FSI provides bicycle racks. There are 80 spaces for bicycle parking throughout the campus. Shower facilities and lockers are available for free in the gym for all students and staff.

3.11.1.3 On-Campus Transportation Services

NFATC has been proactive with respect to traffic management and has a number of existing TDM strategies already in place. NFATC's TDM strategies and services include:

- An Employee Transportation Coordinator (ETC) who monitors and manages parking program and implements NFATC TDM strategies;
- NFATC website and transportation options packet;
- DOS shuttles;
- Private shuttles from DOS-leased apartments to and from campus for students;
- Managed parking;
- Rideshare matching; and
- Bike Racks and shower facilities for active commuters.

3.11.2 Significance of Effects

According to The Transportation Element of the NCP's *Comprehensive Plan*, federal agencies should use a TMP to document an employer's active program to foster more efficient employee commuting patterns. The plan should include specific strategies to encourage change in employee travel modes, trip timing, frequency and length, and travel routes so as to reduce traffic congestion and improve air quality.

Alternative transportation strategies and goals presented in the updated NFATC TMP will be used in the future, regardless of whether the No-Action Alternative or the Proposed Action is implemented.

Other than FSI implementing the NFATC TMP strategies for promoting the use of alternative modes of transportation, no mitigation would be required for the Proposed Action.

3.12 CUMULATIVE EFFECTS

CEQ regulations require federal agencies to assess the cumulative effects of federal projects during the decision making process. Cumulative effects are defined as: "the impact on the environment which

results from the incremental impact of the action when added to other past, present, and reasonable foreseeable future actions regardless of what agency (federal or non-federal) or person undertakes such other actions" (40 CFR 1508.7).

In other words, would the proposed federal project add to or interact with the environmental impacts of past, present, or future projects, regardless of the agency or group implementing those actions? This section of the EA provides a description of the cumulative impacts that the proposed action, combined with other projects in the area, may have on the human environment.

3.12.1 Past and Present Actions

Prehistoric Native American sites are located within Arlington County, primarily adjacent to the Potomac River. The earliest record of their presence is estimated to be 13,500 years ago. Native Americans continued to be the sole occupants of the area until the arrival of Europeans in the early 1600's. By the mid-1700's, European settlers dominated the Arlington area, with agriculture being the primary occupation and business⁷. Ultimately, following establishment of Washington D.C. as the Capital of the U.S., the Arlington area became closely tied to Federal activities and services nearby. The extension of trolley lines and the Washington and Old Dominion Railway into the County from Alexandria and Washington made possible the development of such commuter villages as Lyon Park, Clarendon, Ballston, Cherrydale, Bon Air, Glencarlyn, and Barcroft.⁸ The advent of the automobile and World War II brought increased growth and development, reshaping the county from largely agricultural to suburban, in support of Federal government activities.⁹ The area surrounding the NFATC campus is primarily residential with supporting community services and facilities such as churches, schools, and parks.

The NFATC site was originally developed as Arlington [Hall] Junior College between 1924 and 1942. It was the first exclusive women-only school of higher education in the region and the only one developed as a college campus. During World War II, the U.S. Army purchased and occupied Arlington Hall, subsequently renamed Arlington Hall Station, to conduct secret military intelligence operations. From 1942 to 1988, the NFATC site was a military base with housing, training, and service buildings built on campus. In 1989, the Department of Defense transferred the site to the DOS for development of the NFATC campus, one of the Foreign Service Institute's training facilities for members of the U.S. foreign affairs community. Since then, all World War II-era buildings have been demolished and the site functions as a teaching and training facility in a tree-covered, campus-like setting, primarily surrounded by long-established, suburban, single-family residential neighborhoods.

3.12.2 Reasonably Foreseeable Actions

Reasonably foreseeable actions were determined to be those actions contained in an approved planning document at the local, state, or federal level. The Traffic Study (Appendix D) is based on planned and approved transportation improvements through year 2025. Traffic projections under the No-Action Alternative and the Proposed Action are based on projected population growth on the NFATC campus,

⁷ Arlington Historical Society. *The History of Arlington County*. Accessed on 12/07/16 at: <http://www.arlingtonhistoricalsociety.org/learn/history-of-arlington-county/>. The website notes the following source for the information presented: Historic Arlington, ©2001, by the Arlington County Bicentennial Task Force and the County's Historical Affairs and Landmark Review Board, rev.ed. *Historic Arlington, 1608-1932* by Ludwell Lee Montague. Arlington County Historical Committee, 1968.

⁸ Ibid. *Suburban Alexandria County*.

⁹ Ibid. *Arlington County in Transition*.

as well as the annual 3% growth anticipated by Arlington County through year 2025. The cumulative results of the traffic projections show little difference between the No-Action Alternative and the Proposed Action by year 2025.

Under the No-Action Alternative or the Proposed Action, land use on the NFATC campus will remain the same; the campus will continue to function as a training facility for the FSI community. In addition, the Arlington County Comprehensive Plan does not show a planned change in land use in the areas adjacent to the NFATC campus.

3.12.3 Cumulative Effects

Given that the surrounding area is built out, future development and changing land use is unlikely. The increasing demand for training at the NFATC campus will happen regardless of whether the Proposed Action is constructed. The additional population growth on campus will not likely result in corresponding development of properties outside of campus.

Under the Proposed Action, the construction of new buildings and expansion of existing facilities will result in an initial loss of vegetation, as well as a permanent increase in impervious surface area for each new or expanded building footprint. Vegetation impacts will be minimized by the addition of sustainable landscaping using native species and the use of green roofs for new buildings. Stormwater runoff from impervious surfaces will be minimized by implementing approved Stormwater Management Plan. The plan will include: campus-wide designs that promote the infiltration of rainfall for aquifer recharge; retaining and treating required amounts of water on site; using a mix of areas planted with native species and structured gabion areas for stormwater retention areas; and integrating existing topography and plantings to minimize ground disturbance.

Beneficial cumulative impacts associated with past, current, and future development of the Proposed Action at the NFATC site include: increased short-term job opportunities during construction; continuing demand for short-term student housing while in training on campus; and continuing demand for goods and services within the community by students, faculty, and staff. In addition, consolidation of FSI's training programs will have the following cumulative beneficial effects:

- Campus consolidation would reduce FSI's administrative and support burdens associated with off and on-campus learning programs;
- Campus consolidation would eliminate the duplication of FSI personnel and services at the off-campus training location in Rosslyn; and
- Campus consolidation would meet a main FSI mission goal of having individuals from all agencies who are going to serve at Missions abroad housed in one training location. Doing this would allow students and their family members to learn together and form connections to one another before going to post.

Neither the No-Action Alternative nor the Proposed Action is anticipated to result in substantive, adverse cumulative effects to the natural, cultural, and social environment.

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