Draft Environmental Assessment

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

Prepared by:
The U.S. General Services Administration

Volume II: Appendices A, B, & C

December 2016

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

For information concerning this document contact:

Ms. Alexis Gray, NEPA Compliance Specialist
U.S. General Services Administration
National Capital Region
301 7th Street, SW, Room 4004
Washington, DC 20407
alexis.gray@gsa.gov

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

Appendices

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B. Agency Coordination B-1
C. Section 106 Consultation C-1
D. NFATC Traffic Analysis D-1
E. Visual Analysis E-1

APPENDICES

A. SCOPING LETTERS AND DISTRIBUTION LISTS

GSA

GSA National Capital Region

JUL 6 2016

Example of Scoping Letter

The Honorable Terry McAuliffe
Governor of Virginia
Richmond, VA 23219

Dear Governor McAuliffe:

Re: Scoping for an Environmental Assessment for the George P. Shultz National Foreign Affairs Training Center 2016 Master Plan Update

Please be advised that the U.S. General Services Administration (GSA) intends to prepare an Environmental Assessment (EA) for the update of the U.S. Department of State's (DOS) Master Plan for the George P. Shultz National Foreign Affairs Training Center (NFATC), at Arlington Hall in Arlington, Virginia (see enclosed vicinity map). NFATC is the headquarters for the Foreign Service Institute (FSI). The National Environmental Policy Act (NEPA) requires Federal agencies to evaluate the potential impacts that proposed actions may have on the human and natural environment. GSA and DOS will act as co-lead agencies for the NFATC Master Plan Update and associated Section 106 compliance. Further, GSA will serve as the lead agency for NEPA and DOS will act as a cooperating agency for NEPA.

The Master Plan Update will document the physical requirements as well as the architectural and engineering intent for improvements to this campus for classroom training and distance learning for DOS. As world events and maintenance of U.S. diplomatic leadership place increasing demands on U.S. diplomatic professionals, the programs and support offered through NFATC equip DOS professionals with the knowledge and skills needed to carry out the Department's diplomatic mission throughout the world. The Master Plan Update lays the groundwork for phased improvements to this essential facility needed to accommodate its evolving training mission, as well as its expanding population (on-site and distance learners) over the next decade.

The EA is being prepared in accordance with Section 102 of the NEPA and is being coordinated with Section 106 of the National Historic Preservation Act (NHPA) in accordance with 36CFR, Part 800.8. NEPA requires that a Federal agency provide the public with an opportunity to participate in the process of analyzing the impact of Federal actions on the human environment. The purpose of this letter is to notify members of the community and other stakeholders of an opportunity to assist GSA and DOS in identifying potential impacts that may occur as a result of the proposed Federal action.

U.S. General Services Administration
301 7th Street, SW
Washington, DC 20407-0001
www.gsa.gov

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An open-house style public meeting will be held from 6:30 p.m. – 9:00 p.m. on July, 19, 2016, at the Unitarian Universalist Church of Arlington, 4444 Arlington Boulevard, Arlington, VA 22204.

Scoping is an early and open public involvement process aimed at determining the scope of issues to be addressed in the EA, and identifying significant issues related to a proposed Federal action. The purpose of scoping is to allow members of the community, interested agencies, and the general public an opportunity to assist GSA in identifying issues and potential impacts associated with the NFATC Master Plan. Your participation in this process is greatly appreciated.

Agencies and members of the public are encouraged to provide written comments on the scoping issues in addition to, or in lieu of, giving their comments at the public meeting. Comments received during the scoping period will be considered in the analyses to be conducted for the EA. Written comments regarding the EA must be postmarked no later than August 11, 2016, and sent to the following address:

Ms. Alexis Gray
NEPA Compliance Specialist
Office of Planning and Design Quality
Public Buildings Service
National Capital Region
U.S. General Services Administration
301 7th Street, SW - Room 4004
Washington, DC 20407

Comments may also be sent by email to alexis.gray@gsa.gov; email subject line: NFATC Scoping Comments. All emails must be received by 11:59 p.m., August, 11, 2016.

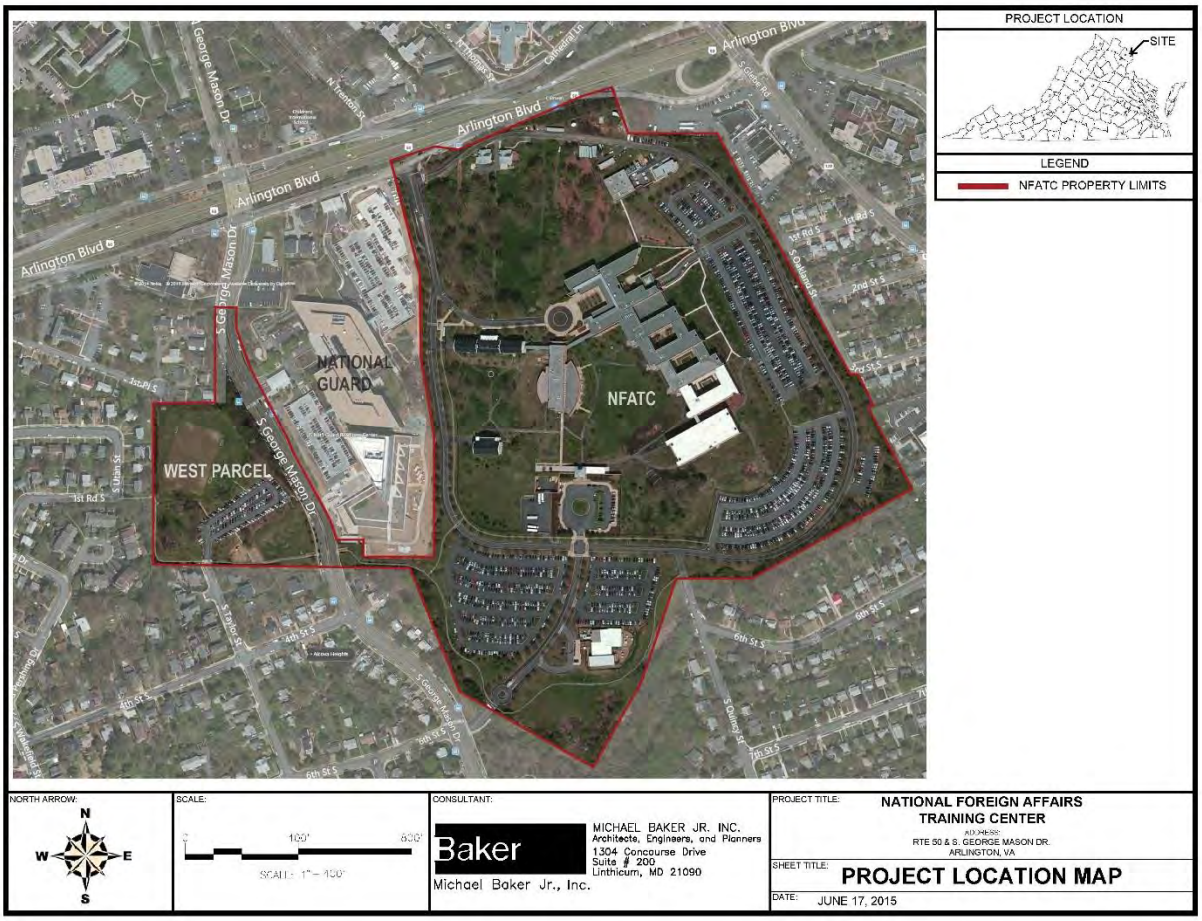
The EA will analyze the impacts of each of the alternatives on the human environment. Pursuant to NEPA regulations, a No Action Alternative will also be analyzed.

Thank you for your interest in this project. If you have any questions, please contact me at (202) 708-9100. Please direct staff inquires to Alexis Gray at (202) 260-6895.

Sincerely,

Julia E. Hudson
Regional Administrator

Enclosure: Project Location Map


PROJECT LOCATION
SITE
LEGEND
NFATC PROPERTY LIMITS
Arlington Blvd
S George Mason Dr
NATIONAL GUARD
NFATC
WEST PARCEL
NORTH ARROW:
N
W
E
S
SCALE:
0
100'
200'
SCALE: 1" = 100'
CONSULTANT:
Baker
Michael Baker Jr., Inc.
MICHAEL BAKER JR. INC.
Architects, Engineers, and Planners
1304 Concourse Drive
Suite # 200
Linthicum, MD 21090
PROJECT TITLE:
NATIONAL FOREIGN AFFAIRS TRAINING CENTER
ADDRESS:
RTE 50 & S. GEORGE MASON DR.
ARLINGTON, VA
SHEET TITLE:
PROJECT LOCATION MAP
DATE:
JUNE 17, 2015

Scoping Package Distribution List

Updated: 2/12/2015

Federal

Ms. Brenda Mallory
General Counsel
Council on Environmental Quality
Executive Office of the President
722 Jackson Place, NW Washington, DC 20503

Mr. Earl A. Powell III
Chairman
Commission of Fine Arts
441 F Street, NW, Ste. 312
Washington, DC 20001-2728

Ms. Barbara Rudnick
NEPA Team Leader
US Environmental Protection Agency
Region 3
1650 Arch Street
Philadelphia, PA 19103-2029

Dr. John M. Fowler
Executive Director
Advisory Council on Historic Preservation
1100 Pennsylvania Avenue, NW Room 8809
Washington, DC 20004

Mr. Marcel Acosta
Executive Director
National Capital Planning Commission
401 9th Street, NW
Suite 500 – North Lobby
Washington, DC 20004

Mr. Shane Dettman
Senior Urban Planner
National Capital Planning Commission
401 9th Street, NW, Suite 500
Washington, DC 20004

Mr. Stephen T. Ayers
Architect of the Capitol
US Capital Building, Room SB15
Washington, DC 20515

Mr. L. Eric Patterson
Director
Federal Protective Services
Department of Homeland Security
3rd and M Streets, SE, Room 74/110
Washington, DC 20407

Jim Inhofe
Chairman
Committee on Environmental & Public Works
United States Senate
410 Dirksen Senate Office Building
Washington, DC 20510-6175

The Honorable Bill Shuster
Chairman
Committee on Transportation & Infrastructure
US House of Representatives
2165 Rayburn House Office Building
Washington, DC 20515

The Honorable Tim Kaine
United States Senator
388 Russell Senate Office Building
Washington, DC 20510

The Honorable Mark Warner
United States Senator
475 Russell Senate Office Building
Washington, DC 20510

The Honorable Don Beyer
House of Representatives
431 Cannon HOB
Washington, DC 20515

Regional

Mr. Richard Sarles
General Manager
Washington Metropolitan Area Transit Authority (WMATA)
600 5th Street, NW Washington, DC 20001

1

Scoping Package Distribution List

Updated: 2/12/2015

Ms. Stephanie K. Meeks
President
National Trust for Historic Preservation
The Watergate Office Building
2600 Virginia Avenue, Suite 1000 Washington, DC 20037

Mr. Chuck Bean
Executive Director Metropolitan Washington Council of Governments
777 North Capitol Street, NE
Washington, DC 20002

State

The Honorable Terry McAuliffe
Governor of Virginia
1111 East Broad Street
Richmond, VA 23219

Mr. Thomas A. Faha
Regional Director
Virginia Department of Environmental Quality
Northern Virginia Regional Office
13901 Crown Court
Woodbridge, VA 22193

Ms. Julie Langan
Director
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia 23221

Ms. Helen L. Cuervo, PE
Northern Virginia District Administrator
Virginia Department of Transportation
4975 Alliance Drive
Fairfax, VA 22030

LTC Don McFadden
National Guard Bureau
703-601-8213
donald.l.mcfadden.mil@mail.mil

MAJ Samuel Harris
Chief Assessments & Evaluations Branch
National Guard Bureau
703 607-7990
Samuel.a.harris8.mil@mail.mil

Arlington Agencies

The Honorable Barbara Donnellan
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Arlington, VA 22201

Ms. Gabriela Acurio
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gacurio@arlingtonva.us
703-228-3117

Mr. Marc McCauley
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Arlington, VA 22201
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mmccauley@arlingtonva.us

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Arlington, VA 22201
703- 228-3516
rbrosnan@arlingtonva.us

Mr. Greg Emanuel
Director
Department of Environmental Services
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2100 Clarendon Blvd, Suite 900
Arlington, VA 22201

Mr. Dennis Leach
Deputy Director
Department of Environmental Services
One Courthouse Plaza
2100 Clarendon Blvd, Suite 900
Arlington, VA 22201
703-228-0588
dleach@arlingtonva.us

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Scoping Package Distribution List

Updated: 2/12/2015

Ms. Diane Kresh
Director
Department of Libraries
1015 N. Quincy Street
Arlington, VA 22201

Ms. Jane Rudolph
Director
Department of Parks, Recreation, & Cultural Resources
One Courthouse Plaza
2100 Clarendon Boulevard, Suite 400
Arlington, VA 22201

Chief James H. Schwartz
Fire Department
One Courthouse Plaza
2100 Clarendon Blvd, Room 400
Arlington, Virginia 22201

Mr. Jack Brown
Director
Office of Emergency Management
1400 N. Uhle St., Suite 300
Arlington, Virginia 22201

Chief Douglas Scott
Police Department
1425 N. Courthouse Rd.
Arlington, Virginia 22201

Arlington County Board

Jay Fisette
Chairman
Arlington County Board
2100 Clarendon Blvd, Suite 300
Arlington, VA 22201

Other Local Organizations/Groups

Stephen Hughes
President
Arlington Heights Civic Association
PO Box 40311 Arlington
Arlington VA 22204
stephenthughes@gmail.com

Mr. Bernie Berne
President
Buckingham Community Civic Association
4300 N. Carlin Springs Rd.
Arlington, VA 22203
bhberne@yahoo.com

Ms. Allison Kennett
President
Arlington Forest Civic Association
139 North Park Drive
Arlington, VA 22203
president@arlingtonforestva.org
703-528-1174

Mr. Eric Harold
President
Barcroft School and Civic League
902 South Buchanan Street
Arlington, VA 22204
eric@bscl.org

Ms. Sara Uzel
President
Alcova Heights Citizens Association
3709 6th St. S
Arlington, VA 22204-1668
ahca.mail@gmail.com
703-628-2369

Mr. Scott Sklar
President
Ashton Heights Civic Association
solarsklar@aol.com
Columbia Pike Revitalization Organization (CPRO)
2611 Columbia Pike
Arlington VA 22204
703-892-2776
cpro@columbiapike.org
tkarantonis@columbiapike.org

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Scoping Package Distribution List

Updated: 2/12/2015

Arlington Mill Community Center
Community Outreach Program
909 S. Dinwiddie St.
Arlington, VA 22204

Greater Washington Hispanic Chamber of Commerce
910 17th St NW, Suite 1150
Washington, D.C. 20006
202.728.0352
http://www.gwhcc.org/

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GSA

GSA National Capital Region
Office of Planning & Design Quality

Example of Tribal Scoping Letter

September 12, 2016

Ms. Wenonah G. Haire
Tribal Historic Preservation Officer
Catawba Indian Nation
Tribal Historic Preservation Office
1536 Tom Steven Road
Rock Hill, South Carolina, 29730

Re: Initiation of Section 106 Review and NEPA Project Scoping
Environmental Assessment for the George P. Shultz National Foreign Affairs Training Center (NFATC)
Master Plan Update, Arlington County, Virginia

Dear Ms. Haire:

We are writing to invite the Catawba Indian Nation to participate as a consulting party in the Section 106 consultation for a proposed update to the Master Plan for the George P. Shultz National Foreign Affairs Training Center (NFATC) at Arlington Hall in Arlington, Virginia (Figure 1). NFATC is the headquarters for the Foreign Service Institute of the Department of State (DOS). The U.S. General Services Administration (GSA) and DOS are co-lead agencies for this undertaking under Section 106 of the National Historic Preservation Act (NHPA). In addition, GSA, as the federal agency with jurisdiction of the site, is preparing an Environmental Assessment (EA) in compliance with the National Environmental Policy Act (NEPA) of 1969. DOS is a cooperating agency. NEPA requires federal agencies to evaluate the potential impacts that proposed actions may have on the human and natural environment.

In accordance with 36 CFR 800.8, GSA will coordinate the Section 106 review process with the NEPA process for this undertaking. The Area of Potential Effect for archaeology is the current boundary of the NFATC, which also comprises the boundary of the Arlington Hall Station Historic District.

As the attached figures indicate, the NFATC is comprised of two major parcels: a 65-acre main academic campus and a 7-acre west parcel used by DOS for satellite parking and (by memorandum of agreement) with Arlington County as a public park (Figure 2). The area of building on the NFATC campus now totals approximately 623,500 gross square feet (Figure 3). The DOS anticipates the Master Plan update will require phased construction of several new buildings and phased expansions of existing buildings within the historic district campus.

The Virginia Department of Historic Resources has informed GSA that further identification efforts (a Phase I archaeological survey) are warranted in four areas of potential new development prior to any ground disturbing activities. These areas are the Meadow Test Area, the Visitor's Center Test Area, the northwest portion of the West Parcel Test Area, and the Gymnasium Test Area (Figure 4).

U.S. General Services Administration
301 7th Street SW
Washington, DC 20407-0001
www.gsa.gov

We invite the Catawba Indian Nation's comments or concerns regarding the proposed efforts. Your participation in consultation on our analysis is appreciated.

If you have any questions regarding the project, please contact Alexis Gray, NEPA Compliance Specialist, alexis.gray@gsa.gov , or Gary Porter, Historic Preservation Specialist, gary.porter@gsa.gov, by email or at the mailing address on the first page of this letter.

Sincerely,

Nancy Witherell
Regional Historic Preservation Officer

cc: John J. Bernard, Jr., DOS

Attachments, Figures 1-4

2

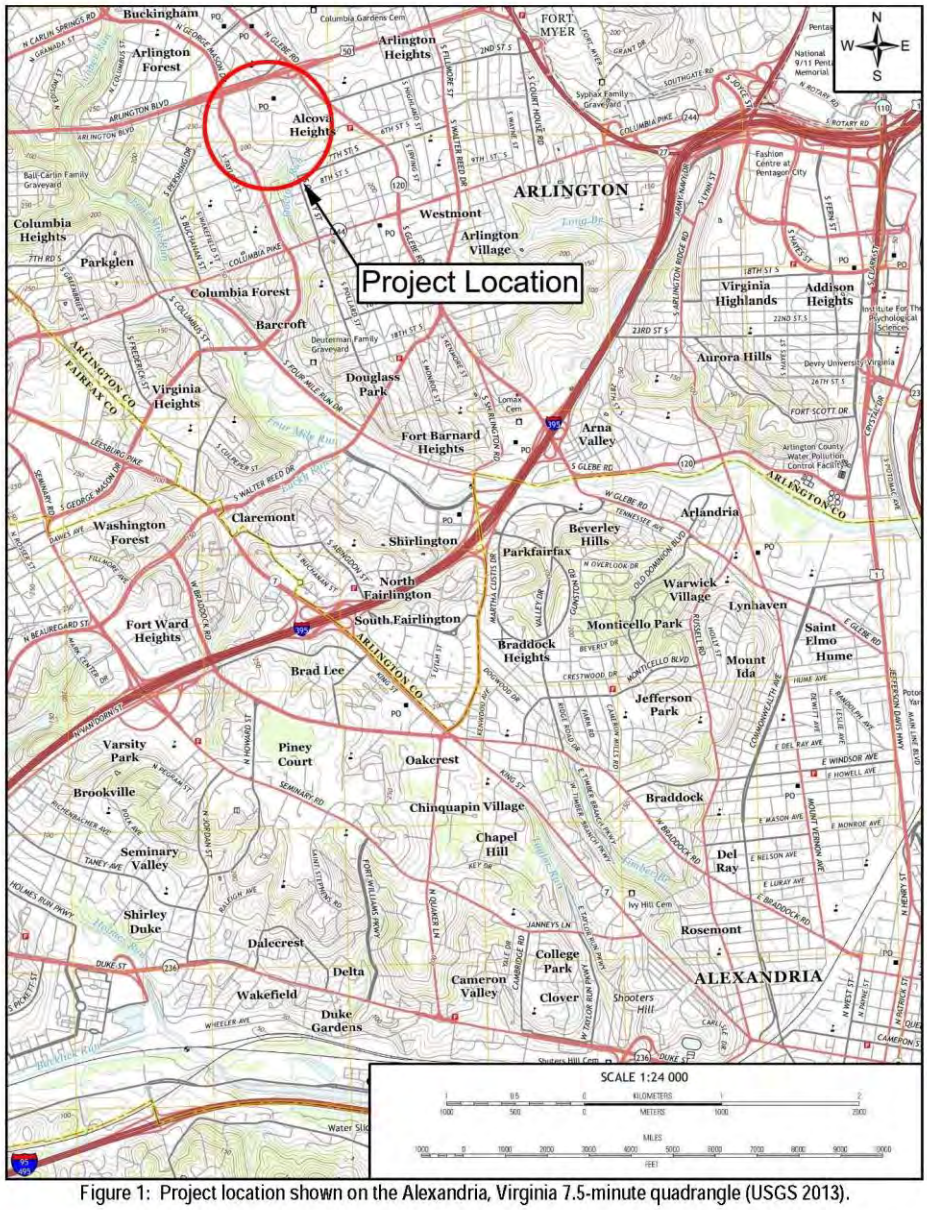

Figure 1: Project location shown on the Alexandria, Virginia 7.5-minute quadrangle (USGS 2013).

3

PROJECT LOCATION
SITE
LEGEND
NFATC PROPERTY LIMITS
NFATC
NATIONAL GUARD
WEST PARCEL
S George Mason Dr
Arlington Blvd
NORTH ARROW:
SCALE:
CONSULTANT:
Baker
MICHAEL BAKER JR, INC.
Architects, Engineers, and Planners
1304 Concourse Drive
Suite # 200
Linthicum, MD 21090
Michael Baker Jr., Inc.
PROJECT TITLE:
NATIONAL FOREIGN AFFAIRS
TRAINING CENTER
ADDRESS
RTE 50 & S GEORGE MASON DR
ARLINGTON, VA
SHEET TITLE:
Figure 2: NFATC Campus
DATE
JUNE 17, 2015

4

Figure 3: Existing Conditions - National Foreign Affairs Training Facility (NFATC)

5

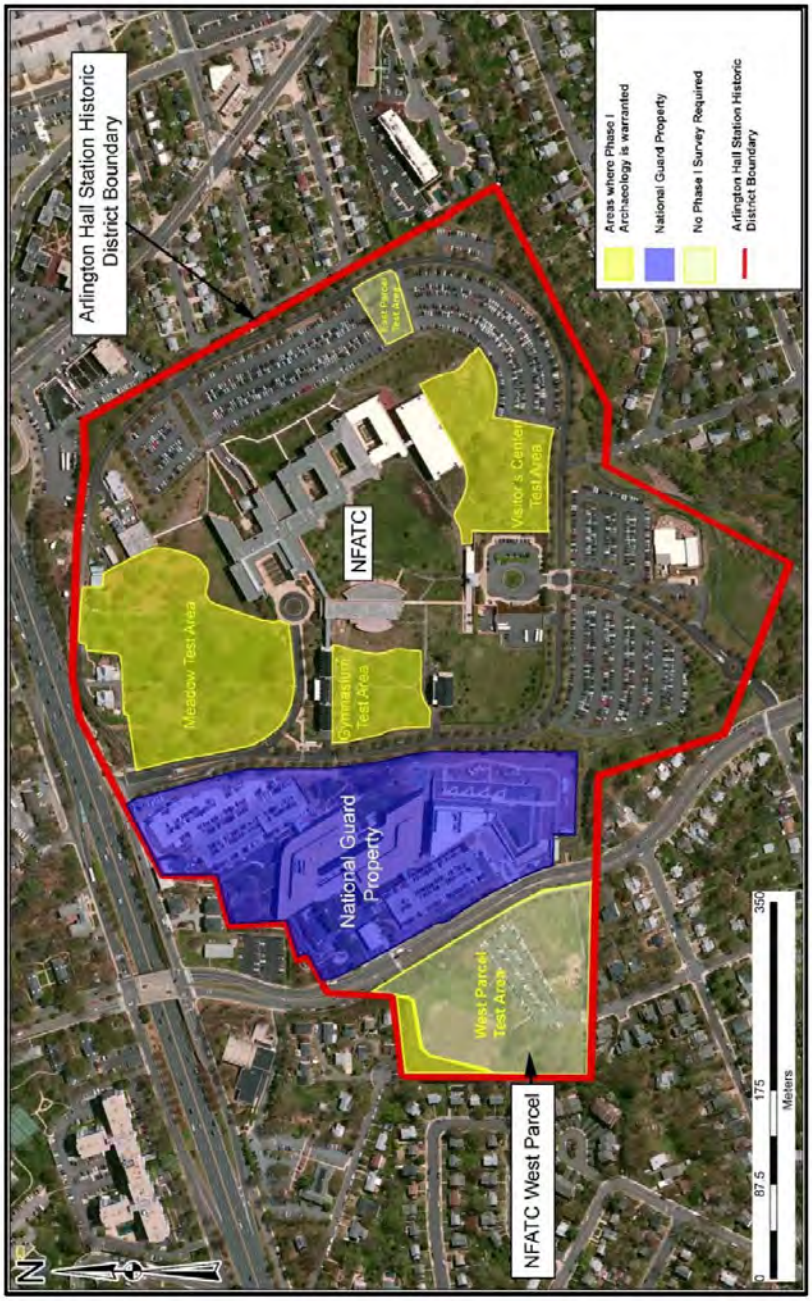

Figure 4: Areas recommended for Phase 1 archaeological survey.

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B. AGENCY COORDINATION

In Progress

United States Department of the Interior

FISH AND WILDLIFE SERVICE

Virginia Field Office
6669 Short Lane
Gloucester, VA 23061

Date: November 9, 2016

Self-Certification Letter

Project Name: NFATC: EA for 2016 Master Plan Update

Dear Applicant:

Thank you for using the U.S. Fish and Wildlife Service (Service) Virginia Ecological Services online project review process. By printing this letter in conjunction with your project review package, you are certifying that you have completed the online project review process for the project named above in accordance with all instructions provided, using the best available information to reach your conclusions. This letter, and the enclosed project review package, completes the review of your project in accordance with the Endangered Species Act of 1973 (16 U.S.C. . 1531-1544, 87 Stat. 884), as amended (ESA), and the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c, 54 Stat. 250), as amended (Eagle Act). This letter also provides information for your project review under the National Environmental Policy Act of 1969 (P.L. 91-190, 42 U.S.C. 4321-4347, 83 Stat. 852), as amended. A copy of this letter and the project review package must be submitted to this office for this certification to be valid. This letter and the project review package will be maintained in our records.

The species conclusions table in the enclosed project review package summarizes your ESA and Eagle Act conclusions. These conclusions resulted in:

- "no effect" determinations for proposed/listed species and/or proposed/designated critical habitat; and/or
- "may affect, not likely to adversely affect" determinations for proposed/listed species and/or proposed/designated critical habitat; and/or
- "may affect, likely to adversely affect" determination for the Northern long-eared bat (*Myotis septentrionalis*) and relying on the findings of the January 5, 2016 Programmatic Biological Opinion for the Final 4(d) Rule on the Northern long-eared bat; and/or
- "no Eagle Act permit required" determinations for eagles.

We certify that use of the online project review process in strict accordance with the instructions provided as documented in the enclosed project review package results in reaching the appropriate determinations. Therefore, we concur with the “no effect” or “not likely to adversely affect” determinations for proposed and listed species and proposed and designated critical habitat; the “may affect” determination for Northern long-eared bat; and/or the “no Eagle Act permit required” determinations for eagles. Additional coordination with this office is not needed.

Candidate species are not legally protected pursuant to the ESA. However, the Service encourages consideration of these species by avoiding adverse impacts to them. Please contact this office for additional coordination if your project action area contains candidate species.

Should project plans change or if additional information on the distribution of proposed or listed species, proposed or designated critical habitat, or bald eagles becomes available, this determination may be reconsidered. This certification letter is valid for 1 year.

Information about the online project review process including instructions and use, species information, and other information regarding project reviews within Virginia is available at our website http://www.fws.gov/northeast/virginiafield/endspecies/project_reviews.html. If you have any questions, please contact Troy Andersen of this office at (804) 824-2428.

Sincerely,

Cindy Schulz
Field Supervisor
Virginia Ecological Services

Enclosures - project review package

Molly Joseph Ward
Secretary of Natural Resources

Clyde E. Cristman
Director

COMMONWEALTH of VIRGINIA

DEPARTMENT OF CONSERVATION AND RECREATION

Rochelle Altholz
Deputy Director of Administration and Finance

David C. Dowling
Deputy Director of Soil and Water Conservation and Dam Safety

Thomas L. Smith
Deputy Director of Operations

November 2, 2016

Susan Manes
Michael Baker International
1801 Bayberry Ct. Hillcrest Bldg. Suite 101
Richmond, VA 23226

Re: EA for National Foreign Affairs Training Center Master Plan Update

Dear Ms. Manes:

The Department of Conservation and Recreation's Division of Natural Heritage (DCR) has searched its Biotics Data System for occurrences of natural heritage resources from the area outlined on the submitted map. Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations.

Biotics documents the presence of natural heritage resources within two miles of the project area. However, due to the scope of the activity and the distance to the resources, we do not anticipate that this project will adversely impact these natural heritage resources.

Under a Memorandum of Agreement established between the Virginia Department of Agriculture and Consumer Services (VDACS) and the DCR, DCR represents VDACS in comments regarding potential impacts on state-listed threatened and endangered plant and insect species. The current activity will not affect any documented state-listed plants or insects.

There are no State Natural Area Preserves under DCR's jurisdiction in the project vicinity.

New and updated information is continually added to Biotics. Please re-submit a completed order form and project map for an update on this natural heritage information if the scope of the project changes and/or six months has passed before it is utilized.

A fee of $90.00 has been assessed for the service of providing this information. Please find enclosed an invoice for that amount. Please return one copy of the invoice along with your remittance made payable to the Treasurer of Virginia, **DCR - Division of Natural Heritage, 600 East Main Street, 24th Floor, Richmond, VA 23219.** Payment is due within thirty days of the invoice date. Please note the change of address for remittance of payment as of July 1, 2013. Late payment may result in the suspension of project review service for future projects.

The Virginia Department of Game and Inland Fisheries (VDGIF) maintains a database of wildlife locations, including threatened and endangered species, trout streams, and anadromous fish waters that may contain information not documented in this letter. Their database may be accessed from http://vafwis.org/fwis/ or contact Ernie Aschenbach at 804-367-2733 or Ernie.Aschenbach@dgif.virginia.gov.

Should you have any questions or concerns, feel free to contact me at (804) 692-0984. Thank you for the opportunity to comment on this project.

Sincerely,

Alli Baird

Alli Baird, LA, ASLA
Coastal Zone Locality Liaison

Molly J. Ward
Secretary of Natural Resources

COMMONWEALTH of VIRGINIA

Department of Game and Inland Fisheries

Bob Duncan
Executive Director

October 6, 2016

Ms. Susan Manes
Michael Baker International
1801 Bayberry Court
Hillcrest Building, Suite 101
Richmond, VA 23226

Re: Request for Determination of Impact upon Wildlife Resources: National Foreign Affairs Training Center (NFATC) Project

Dear Ms. Manes:

We appreciate that you submitted your project(s) for review by VDGIF to ensure the protection of sensitive wildlife resources during project development. Due to current staffing limitations within our Fish and Wildlife Information Services (FWIS) and Environmental Services sections, we are unable to review and provide comments on projects that are not currently involved in one of the regulatory review processes for which we are a consultatory agency (see http://www.dgif.virginia.gov/environmental-programs/environmental-services-section.asp). Please note that no response from VDGIF does not constitute "no comment" nor does it imply support of the project or associated activities. It simply means VDGIF has not been able to respond to your request.

To assist you in determining which, if any, wildlife resources under our jurisdiction, including threatened and endangered wildlife, may be present on or near your project site, we recommend that you access the Virginia Fish and Wildlife Information System (VAFWIS) at http://vafwis.org/fwis/.

If you should have further questions or need additional information about VDGIF's Environmental Programs, please visit: http://www.dgif.virginia.gov/environmental-programs/.

Please feel free to attach a copy of this correspondence and any reports from VAFWIS with your project paper work to document your correspondence with us regarding this project.

Thank you,

Shirl Dressler, Program Support Technician
Environmental Services Admin.

C. SECTION 106 CONSULTATION

In Progress

COMMONWEALTH of VIRGINIA

Department of Historic Resources

Molly Joseph Ward
Secretary of Natural Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

July 28, 2016

U.S. General Services Administration
National Capital Region
Attention: Ms. Alexis Gray, Project Manager
301 7th Street, SW, Room 4004
Washington, D.C. 20407

Re: Environmental Assessment
George P. Shultz National Foreign Affairs Security Training Center Master Plan Update
Arlington, Virginia
DHR File No. 2016-0732

Dear Ms. Gray:

Thank you for your letter of June 29, 2016 notifying the Department of Historic Resources as Virginia's State Historic Preservation Office that the Department of State (DOS) is updating its Master Plan for the George P. Shultz National Foreign Affairs Security Training Center at Arlington Hall in Arlington. As part of the Master Plan Update the U.S. General Services Administration (GSA, on behalf of DOS, is preparing an environmental Assessment and plans to coordinate the Section 106 review process pursuant to 36 CFR Part 800.8 with the National Environmental Policy Act(NEPA) of 1969. Based upon the information provided, we offer the following comments;

Description of APE. At this initial stage we cannot agree that that the Area of Potential Effects (APE) is limited to the current Historic District boundary of Arlington Hall Station. The APE is not defined by the presence or absence of historic properties. While we can agree that the area of direct effects may be defined by the Historic District boundary, the initial APE should expanded to consider visual, socioeconomic, and cumulative effects. The APE for visual effects should include all areas from which the complex can be seen. NEPA will help define the area to be considered for effects of increased traffic on the adjacent historic districts or effects to local providers of childcare facilities. Once you have defined this initial APE you can proceed to identify historic properties and the likely effects. It is our understanding that the EA will evaluate the impacts of three Development Alternatives in addition to the no action alternative. Further detail will be needed to define the APE for each alternative.

Identification of Historic Properties. Please keep in mind that archaeological sites may also be historic properties. You have already discussed historic properties in addition to Arlington Hall that may be within the APE, such as the eligible Barcroft Historic District and the potentially eligible Alcova Heights. At this time we do not have sufficient information to say whether the identification of architectural resources is complete.

Archaeological Resources. We have reviewed Attachment A: *Archaeological Assessment*. In our opinion the APE for direct effects is the current Historic District boundary of Arlington Hall Station. Please note that the APE is not the same as the area where further archaeological survey is warranted. We agree that the five areas within the boundary of the NFATC, the Meadow, East Parcel, Visitor's Center, West Parcel, and Gymnasium Test Areas, were selected appropriately for further identification. Based on the documentation provided, we also agree with the recommendations made in the *Assessment*. No further identification efforts are warranted in the East Parcel Test Area. Further identification efforts (Phase I survey) are warranted in the Meadows Test Area, Visitor's Center Test Area, the northwest portion of the West Parcel Test Area and the Gymnasium Test Area prior to any proposed new construction/development/ground disturbing activities.

Identification of Consulting Parties and Scope of Public Involvement. In addition to the list of consulting parties presented on page 10, we recommend that you consider notifying appropriate federally recognized Tribes, especially as archaeological survey will be conducted. The Delaware Nation and the Delaware Tribe of Indians are actively consulting on several projects in Virginia and have indicated that the entire state is their area of interest. The Catawba Indian Nation is also actively consulting in Virginia and lists Arlington County as an area of interest. And, as you are aware, Virginia now has its first federally recognized tribe, the Pamunkey Tribe.

Finally, we are very pleased to see that GSA has already held a Public Scoping Meeting on July 19th. While we were unable to attend, you have provided us with the materials presented at the meeting. These seem very thorough. GSA appears to be proceeding appropriately in providing the opportunity for public comment.

If you have any questions concerning our comments, or if we may provide any further assistance, please do not hesitate to contact me) at (804) 482-6088

Sincerely,

Ethel R. Eaton, Ph.D., Senior Policy Analyst
Review and Compliance Division

GSA National Capital Region
Office of Planning & Design Quality

June 29, 2016

Ms. Andrea Kampinen
Division of Review and Compliance
Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia 22802

Re: Initiation of Project/Section 106 Review
Environmental Assessment for the George P. Schultz National Foreign Affairs Training Center Master Plan Update, Arlington, Virginia

Dear Ms. Kampinen:

The Department of State (DOS) is updating its Master Plan for the George P. Shultz National Foreign Affairs Training Center (NFATC) at Arlington Hall in Arlington, Virginia (Figures 1 and 2). NFATC is the headquarters 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. NEPA requires federal agencies to evaluate the potential impacts that proposed actions may have on the human and natural environment. GSA and DOS are co-lead agencies for the NFATC Master Plan Update and associated Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA). DOS is a cooperating agency for NEPA. In accordance with 36 CFR 800.8, the Section 106 process is being coordinated with the NEPA process for this undertaking.

SECTION 106 INITIATION

The purpose of this letter is to formally initiate the project review process with the Virginia Department of Historic Resources (DHR), as required by Section 106, and its implementing regulations (36 CFR § 800). To facilitate timely completion of the environmental review, in accordance with 36 CFR § 800.3, GSA and DOS are initiating consultation with your office because the NFATC Master Plan Update is an undertaking that has the potential to affect historic properties. At this time, GSA and DOS wish to receive formal comment on:

- Definition of the undertaking's Area of Potential Effects (APE) for historic (above-ground) and archaeological resources
- Identification of historic properties
- Identification of consulting parties and scope of public involvement.

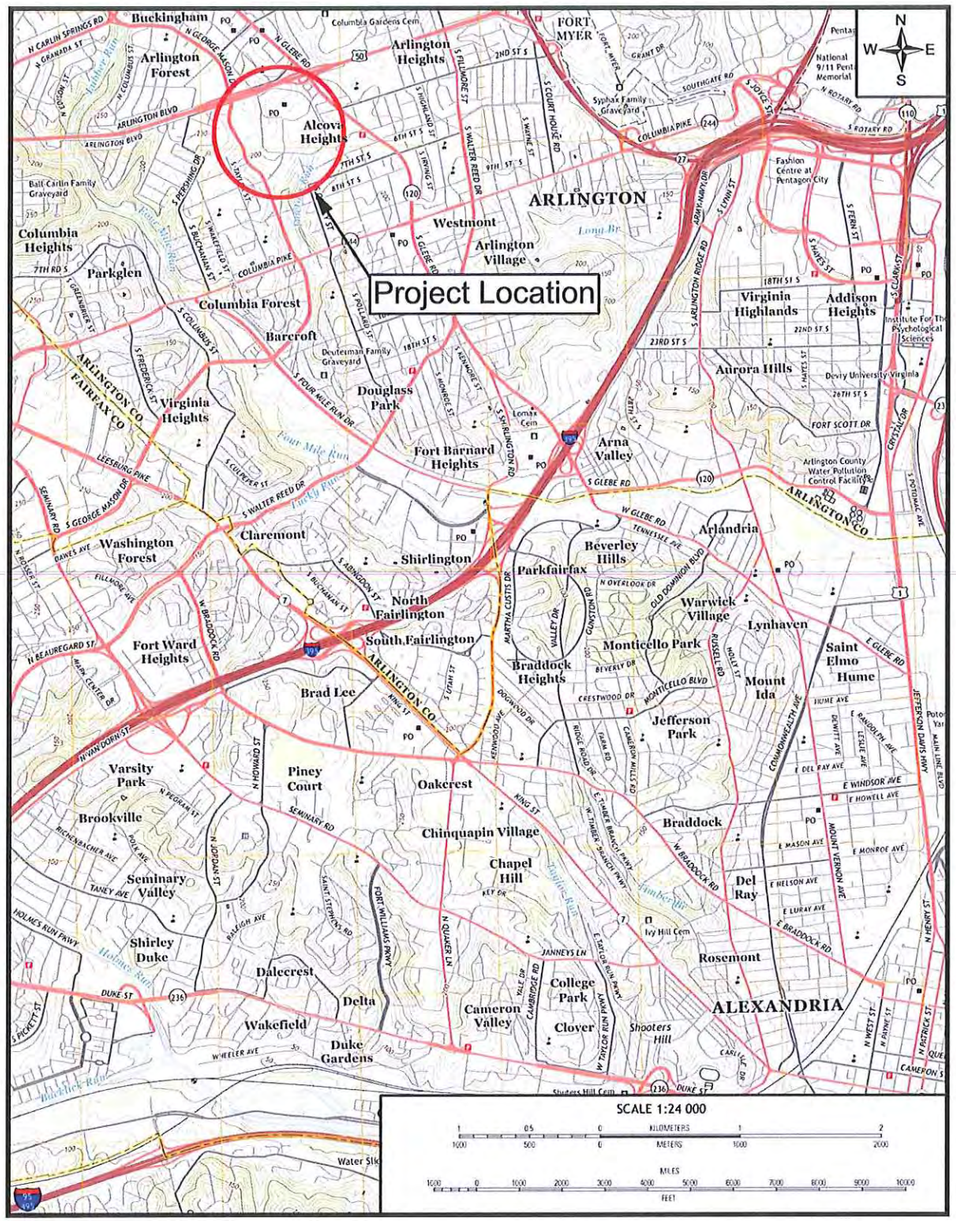

Figure 1. Project location shown on the *Alexandria, Virginia* 7.5-minute quadrangle (USGS 2013).

Figure 2: National Foreign Affairs Training Center (NFATC) – Current Campus and Buildings

Figure 3: Existing Conditions - National Foreign Affairs Training Facility (NFATC)

Building Key

Bldg A - Visitors Center
3,200 SF (plus 6,400 Rec/Control
Bldg C - Cafeteria & Dining
43,900 SF
Bldg D - Gym
12,480 SF
Bldg E - Old Main Building
43,000 SF
Bldg F - Classroom and Administration
391,450 SF
Bldg G - Central Plant
6,400 SF
Bldg H - Cottage 50
5,760 SF
Bldg I - Cottage 51
5,760 SF
Bldg J -Facility Management Office
6,456 SF
Bldg K - Multipurpose Building
87,850 SF
Bldg L - Childcare Center
10,891 SF

623,547 SF TOTAL

3234-002-14 1" = 300'-0" NFATC

Master Plan Update: Purpose, Need, and Objectives

The Master Plan Update will document the physical requirements and architectural and engineering intent for improvements to this campus for classroom training and distance learning for DOS. The programs and support offered through NFATC equip DOS professionals with the knowledge and skills needed to carry out the department's diplomatic mission throughout the world. World events and maintenance of U.S. diplomatic leadership place increasing demands on U.S. diplomatic professionals. The Master Plan Update lays the groundwork for phased improvements to this essential facility needed to accommodate its evolving training mission, as well as its ever-changing population (on-site and distance learners) over the next decade.

The NFATC is comprised of two major parcels: a 65 +/- acre main academic campus, and the 7 +/- acre West Parcel used by FSI for satellite parking and, by Memorandum of Agreement with Arlington County, as a public park (Figures 2 and 3). The area of the buildings on the NFATC campus now totals approximately 623,500 gross square feet. With the implementation of this Master Plan Update, the primary uses of the NFATC campus will remain unchanged. Objectives of the NFATC Master Plan Update include having the ability to:

- Provide facilities that can simultaneously support training of:
  - Foreign Service personnel and their families
  - Other DOS employees (domestic and overseas)
  - Other Federal Agency employees and U.S. military personnel
  - Government Contractors.
- Provide innovative, technology-enabled classrooms that support interactive, experiential training methodology, as well as blended and mentored e-learning.
- Provide IT facilities, equipment, and personnel space to support the increased requirements for technology based distance learning for domestic and overseas staff.
- Accommodate the planned 2020 consolidation of offsite FSI classroom training facilities from other National Capital Region locations.
- Provide additional facilities to train and support existing programs and recently levied training requirements that are driving training demand beyond current campus capacity, as well as accommodate training requirements for the increased population projected by DOS.
- Provide instructional ancillary space including testing facilities, independent and group study space, faculty/staff offices, and the necessary added facility infrastructure support.
- Provide adequate childcare, parking, student study/collaboration, and other information resources and amenities to support users of FSI services from the foreign affairs community at large. Unlike those who live or will be in an area for an extended period of time, these students come to FSI while in transition for a year or less. They are often not able to get their names on "childcare waiting lists" or to prepare properly for their assignments if there is inadequate childcare or parking while they are in FSI training.
- Maintain historic buildings and greenspace on the campus and meet historic preservation requirements.
- Comply with local, state, and federal environmental requirements, including stormwater management and energy conservation.
- Plan for expansion and renovation of campus facilities in a manner consistent with the original Master Plan (1989) and its 2005 update.

To achieve these objectives, the DOS anticipates the 2016 Master Plan Update will require phased construction of several new buildings and phased expansions to existing buildings. At this time, the general consensus is the improvements listed below are necessary. However, future improvements and future square footage needs will be identified through the NEPA process and documented in the EA.

- **Building B -** A new training/classroom building of 200,000 +/- GSF. Budgeted, funding is being requested.
- **Child Care Facility Expansion--**An addition of 10,000 GSF to the existing Child Care Facility. Budgeted and Funded.
- **Parking Structure -** A new parking structure for 700 +/- vehicles. No request for budgeting or funding at this time.
- **Building F Expansion -** A 75,000 +/- GSF expansion of Building F. No request for budgeting or funding at this time.
- **Building K Expansion -** A 12,000 +/- GSF multi-purpose space expansion of Building K. No request for budgeting or funding at this time.
- **Building K Expansion** – A 25,000 +/- GSF office/classroom expansion to Building K. No request for budgeting or funding at this time.
- **Visitor Center Expansion –**A 6,800 +/- GSF visitor processing expansion to the Visitor's Center. No request for budgeting or funding at this time.
- **Physical Security Enhancements –** New perimeter fencing. Future planning only. No request for budgeting or funding at this time.

Alternatives

The EA will evaluate the impacts of up to three Development Alternatives, in addition to a No Action Alternative. The Master Plan Update will establish design and planning principles to guide the efforts associated with integrating existing and new buildings, access points and roadways, open/green space, utility systems, infrastructure, and other site elements in a sustainable way that yields a unified campus environment. Further information on alternatives considered and measures taken to avoid and minimize impacts to historic properties will be presented in a forthcoming Determination of Effect report.

HISTORIC RESOURCES

Definition of the Area of Potential Effects

The proposed APE for historic resources includes the entire 86.5-acre tract of land that was historically associated with Arlington Hall Station, which previously occupied the NFATC site. This boundary includes the entire 65+/- acre tract occupied by the NFATC main campus plus a 14.5 +/- acre tract located between the NFATC main campus and the 7+/-acre NFTAC West Parcel (used for parking and a public park) that is presently utilized by the National Guard. The proposed APE is bordered by US Route 50 (Arlington Blvd.) on the north and by ca. 1940 residential developments (Barcroft and Alcova Heights) on the east, south and west (Figures 4 through 6).

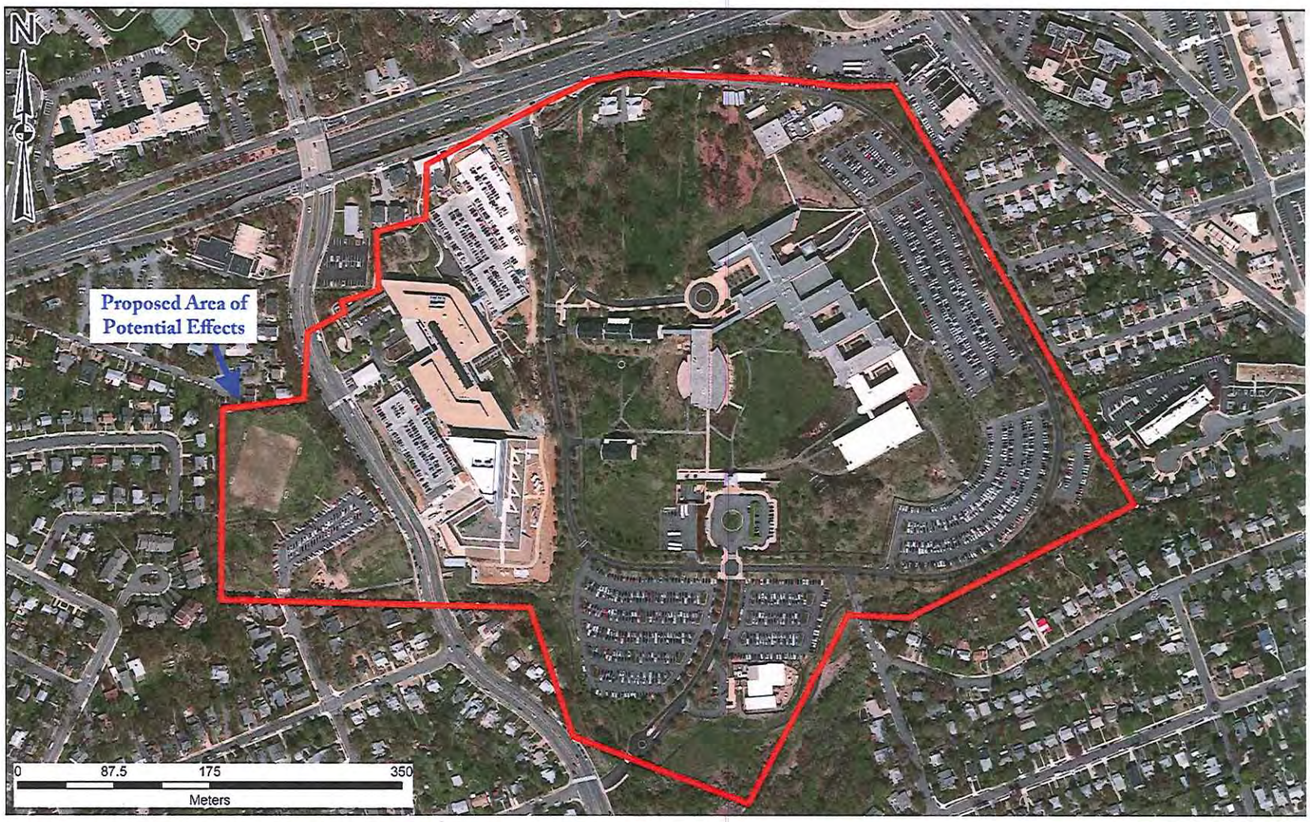

Figure 4. Proposed APE for historic resources on current aerial photograph.

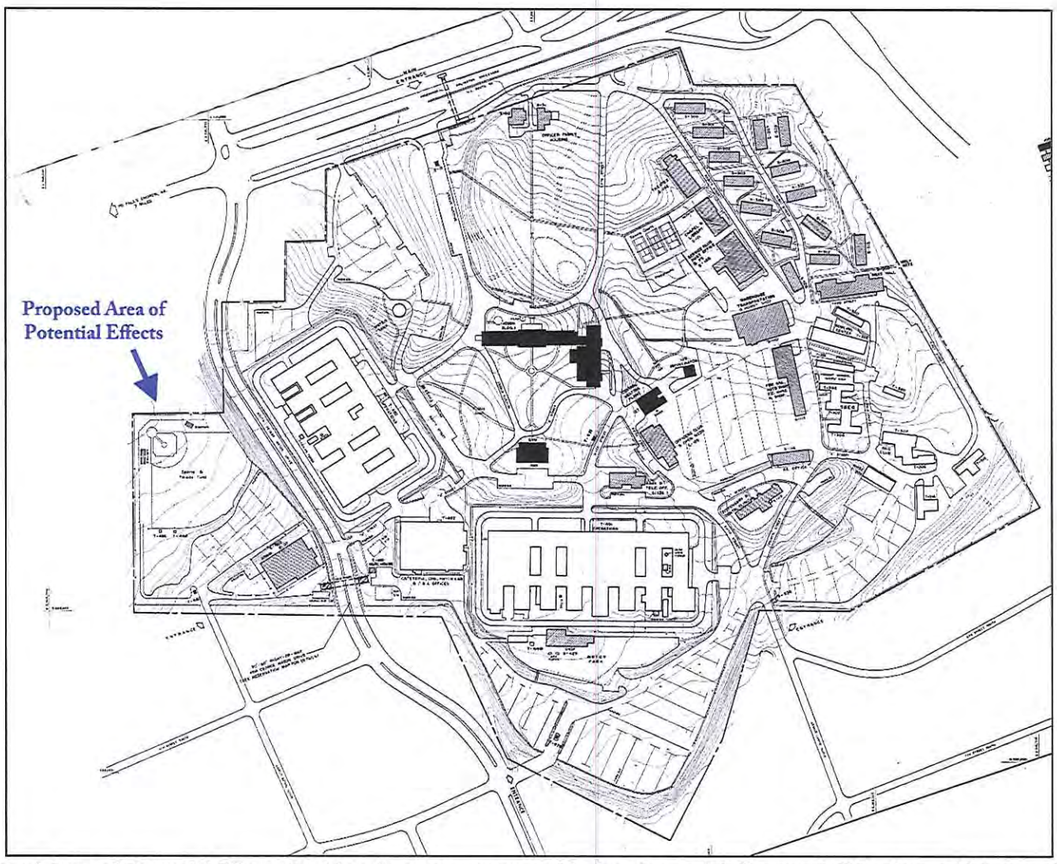

Figure 5. Proposed Area of Potential Effects for historic resources on 1963 plan sheet of Arlington Hall Station, which was the base mapping used in developing the property's National Register Boundary in 1988. The APE is commensurate with Arlington Hall Station's National Register Boundary.

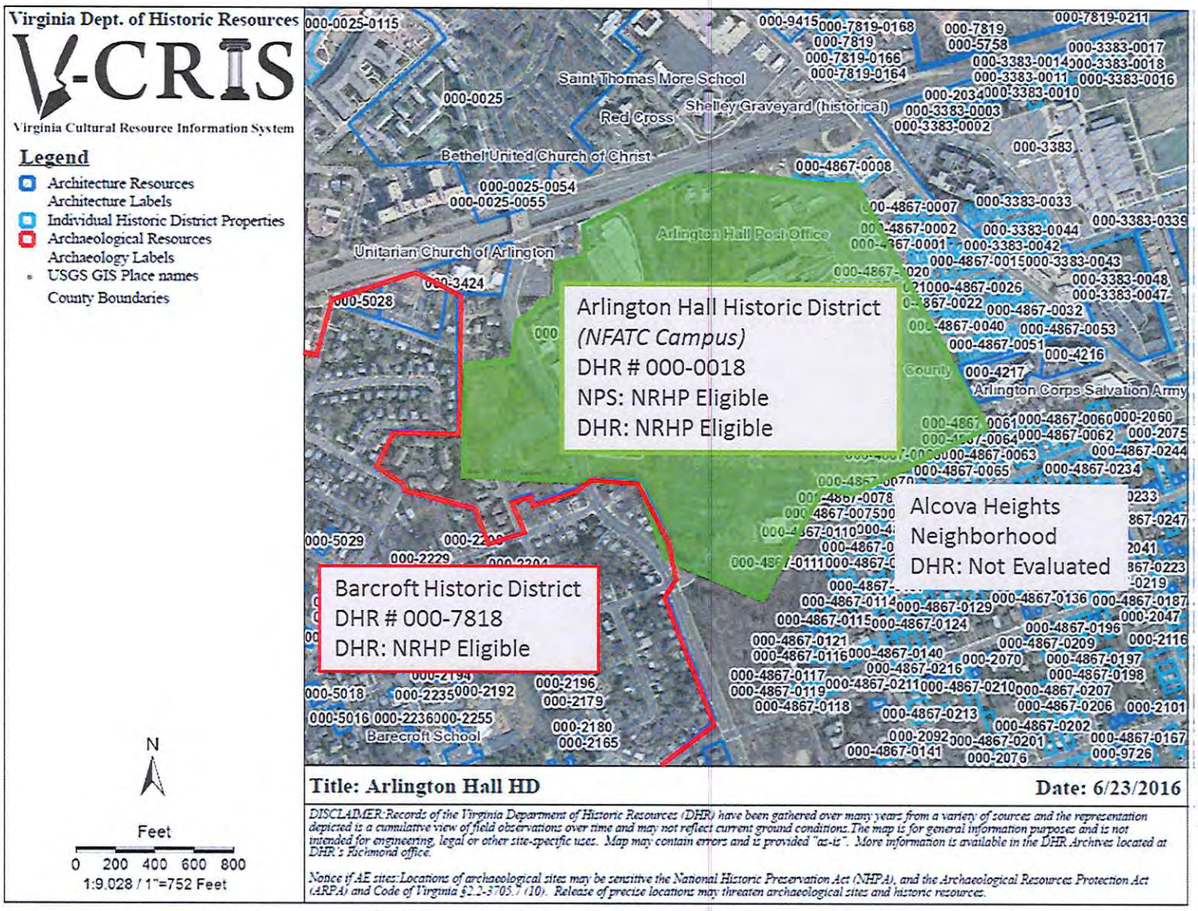

Figure 6. Arlington Hall Station (NFATC Campus) relative to adjacent, existing and potential historic properties as of 6/21/16.

A review of the SHPO's VCRIS site shows eligible or "not evaluated" sites adjacent to the Arlington Hall Station Historic District boundary, including the National Register-eligible Barcroft Historic District, which borders the NFATC site on the west and the unevaluated but historic-age neighborhood of Alcova Heights on the east (Figure 6). While historic resources are adjacent to the campus, it is felt the APE for historic properties should remain within the current Historic District boundary of Arlington Hall Station. Given the presence of the new National Guard buildings and an arterial four-lane road (George Mason Drive), as well as the heavily landscaped and screened campus boundary, the undertaking would not have indirect effects that could affect character-defining features of adjacent historic properties.

Identification of Historic Properties

One historic property, Arlington Hall Station, is contained within the proposed APE. The property was determined eligible for listing in the National Register of Historic Places (NRHP) by the Keeper of the National Register in 1988. The history of the NFATC facility has been documented in previous cultural resources reports (Brown, Eichman, et al. 1988; Metcalf and Assoc. 1988) and the Historic American Buildings Survey for Arlington Hall Station (Milner and Assoc. 1989). These studies were conducted prior to the transfer of the facility from the U.S. Army to the DOS. When Arlington Hall Station was determined eligible for listing in the NRHP in 1988, the 86.5-acre campus contained the original buildings of the Arlington Hall Junior College (1924-1942) and the buildings constructed during World War II when the federal government acquired the property to relocate the U.S. Signal Intelligence Service from Washington, DC. 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, GSA and DOS entered into a Memorandum of Agreement with the Virginia SHPO for the operational transfer of the property to DOS. Between 1989 and 2016, all World War II-era buildings were demolished and replaced with new construction (compare Figures 7 and 8). Extant contributing features to the historic district include two cottages, the meadow, the pond bridges, the administration building, and the gymnasium.

ARCHAEOLOGICAL RESOURCES

The definition of an archaeological APE, brief land use history, and assessment of archaeological potential are included in Attachment A: Archaeological Assessment.

PROPOSED SECTION 106 PUBLIC INVOLVEMENT

PROPOSED LIST OF CONSULTING PARTIES

Virginia Department of Historic Resources
Arlington Historical Society
National Capital Planning Commission
National Guard Bureau
Arlington Department of Community Planning, Housing, and Development

It is anticipated that one Consulting Party Meeting will be held at the assessment of project effects stage. If the undertaking is determined to adversely affect historic properties, then additional consulting party coordination will occur, as warranted, in order to resolve adverse effects.

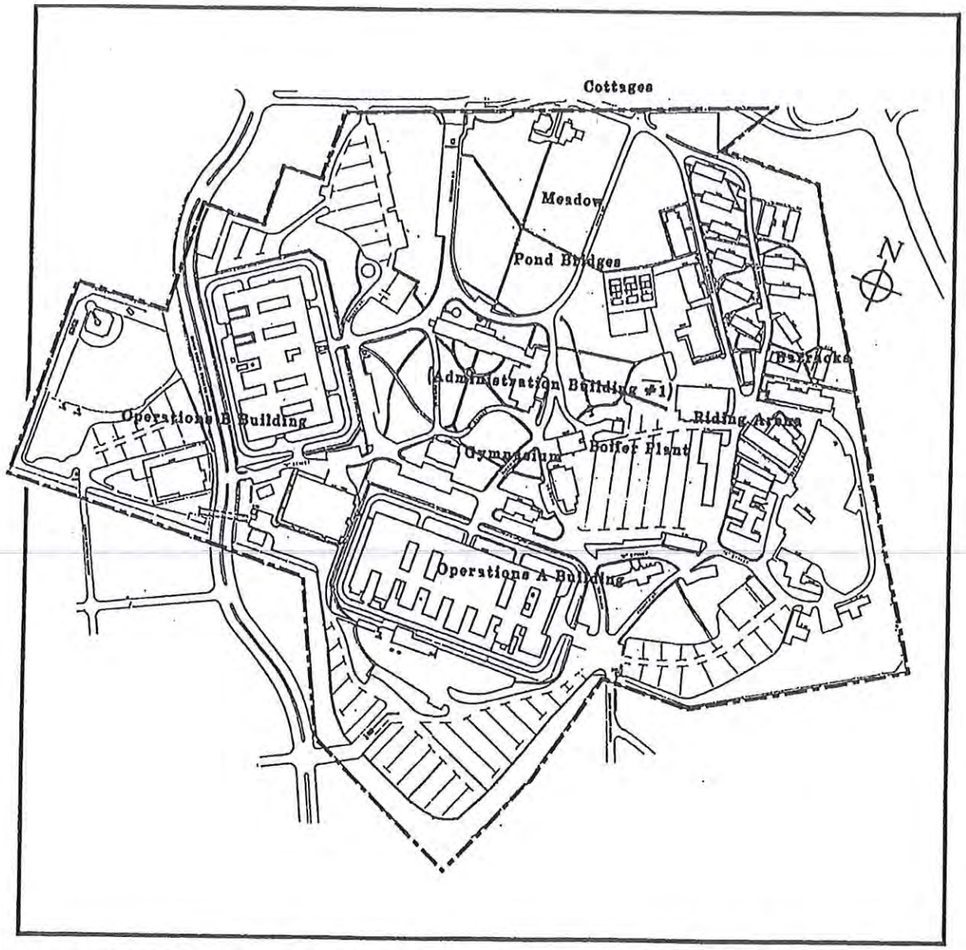

Figure 7: NRHP and parcel boundary circa 1988 showing Administration Building, Gymnasium, Riding Arena, and Cottages associated with Arlington Hall Junior College (1924-1942) and Operations Buildings A and B and numerous World War II-era buildings then comprising the historic district.

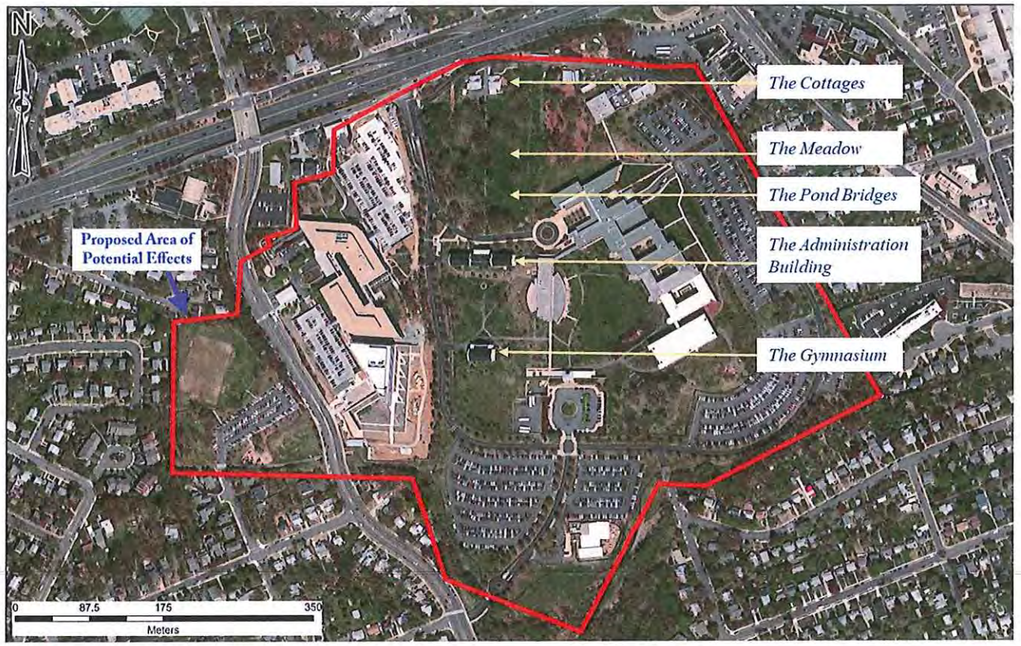

Figure 8: Remaining historic district contributing features on current aerial imagery.

SECTION 106 PUBLIC NOTIFICATION

As part of the EA, GSA will study the impacts of each alternative on the natural, cultural, and social environment. GSA will be consulting under Section 106 of the National Historic Preservation Act, 54 U.S.C. 306108, and intends to partially fulfill the Section 106 public notification and consultation requirements through the NEPA scoping process.

PUBLIC SCOPING MEETING:

GSA will be holding a Public Scoping Meeting to obtain input from the public on the 2016 Master Plan Update effort. The meeting will be an informal open house where visitors may receive information on the project and provide comments to Project Team Members. Meeting information is provided below:

Date: Tuesday, July 19th
Time 6:30 PM to 9:00 PM
Location: Unitarian Universalist Church of Arlington
4444 Arlington Boulevard
Arlington, VA 22204

WRITTEN COMMENTS:
Agencies and the public are encouraged to provide written comments on the scoping issues in addition to or in lieu of giving their comments at the public scoping meeting. Written comments regarding the EA for the Master Plan Update for the NFATC at Arlington Hall must be postmarked or received no later than August 11, 2016 and sent to the following address:

U.S. General Services Administration, National Capital Region
Attention: Ms. Alexis Gray, Project Manager
301 7th Street, SW, Room 4004
Washington, DC 20407
Email: alexis.gray@gsa.gov using the subject line: *NFATC Scoping Comment*.

If you have any questions regarding the project, please contact Alexis Gray, NEPA Compliance Specialist. Her contact information is provided below.

Ms. Alexis Gray
NEPA Compliance Specialist
Office of Planning and Design Quality
U.S. General Services Administration
National Capital Region
301 7th Street, SW
Suite 4004
Washington, DC 20407
Office: (202) 260-6895
Cell: (202) 412-1416
alexis.gray@gsa.gov

Sincerely,

For Gary Port

Nancy Witherell
Regional Historic Preservation Officer
National Capital Region
U.S. General Services Administration

CC: Alexis Gray, GSA Project Manager
John J. Bernard, Jr., DOS
Patrick Koby, HGA Architects and Engineers
Timothy Zinn, Michael Baker International
Susan Manes, Michael Baker International
Kirstin Kulis, Advisory Council on Historic Preservation

Attachment A: Archaeological Assessment

REFERENCES

Brown, Eichman, Dalglish, Gilpin and Paxton, P.C.

1988 *Arlington Hall Station Historic Resources Assessment, Volumes 1 and 2.* Prepared by Browne, Eichman, Dalglish, Gilpin and Paxton, P.C., Architects, Charlottesville, Virginia.

John Milner Associates, Inc.

1989 *Historic American Buildings Survey: Arlington Hall Station, Arlington, Virginia.* Submitted to Sasaki-Mitchell/Giurgola Joint Venture, Washington, D.C. Prepared by John Milner Associates, Inc. Philadelphia, Pennsylvania.

Metcalf and Associates

1988 *Environmental Assessement: National Guard Consolidation to Arlington Hall.* Prepared for National Guard Bureau by Metcalf and Associates, Architects-Planners with Lawrence and Lawrence, P.C.

United States Geological Survey (USGS)

2013 *Alexandria, Virginia-District of Columbia-Maryland* 7.5-minute quadrangle.

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ATTACHMENT A: ARCHAEOLOGICAL ASSESSMENT

Archaeological Area of Potential Effects

The proposed archaeological APE is limited to those portions of NFATC not disturbed by 1991 construction activities. Aerial photographs at the time reveal that the majority of the 35.2 ha (87 ac) has been graded by heavy machinery (Figure 1). Five areas within the boundaries of the NFATC were not impacted by this activity. These areas, labeled the Meadow, East Parcel, Visitor's Center, West Parcel, and Gymnasium Test Areas, total 3.8 ha (9.5 ac) and comprise the current archaeological APE for this project (Figure 2).

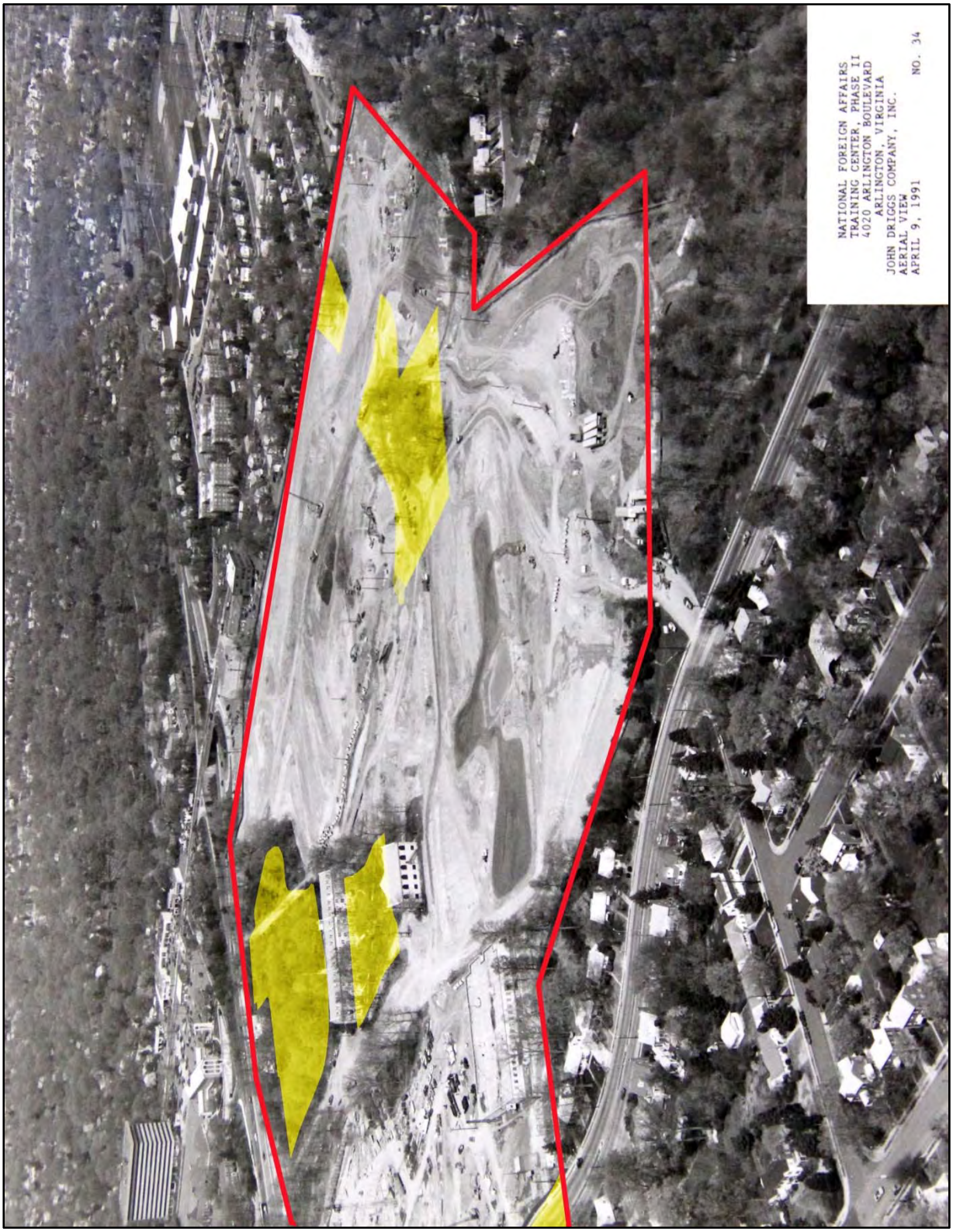

Figure 1: 1991 aerial photograph of the Project Area showing the extent of disturbance and the five areas not affected by the earth moving activity (courtesy of the National Archives). The approximate locations of the Test Areas are shown in yellow.

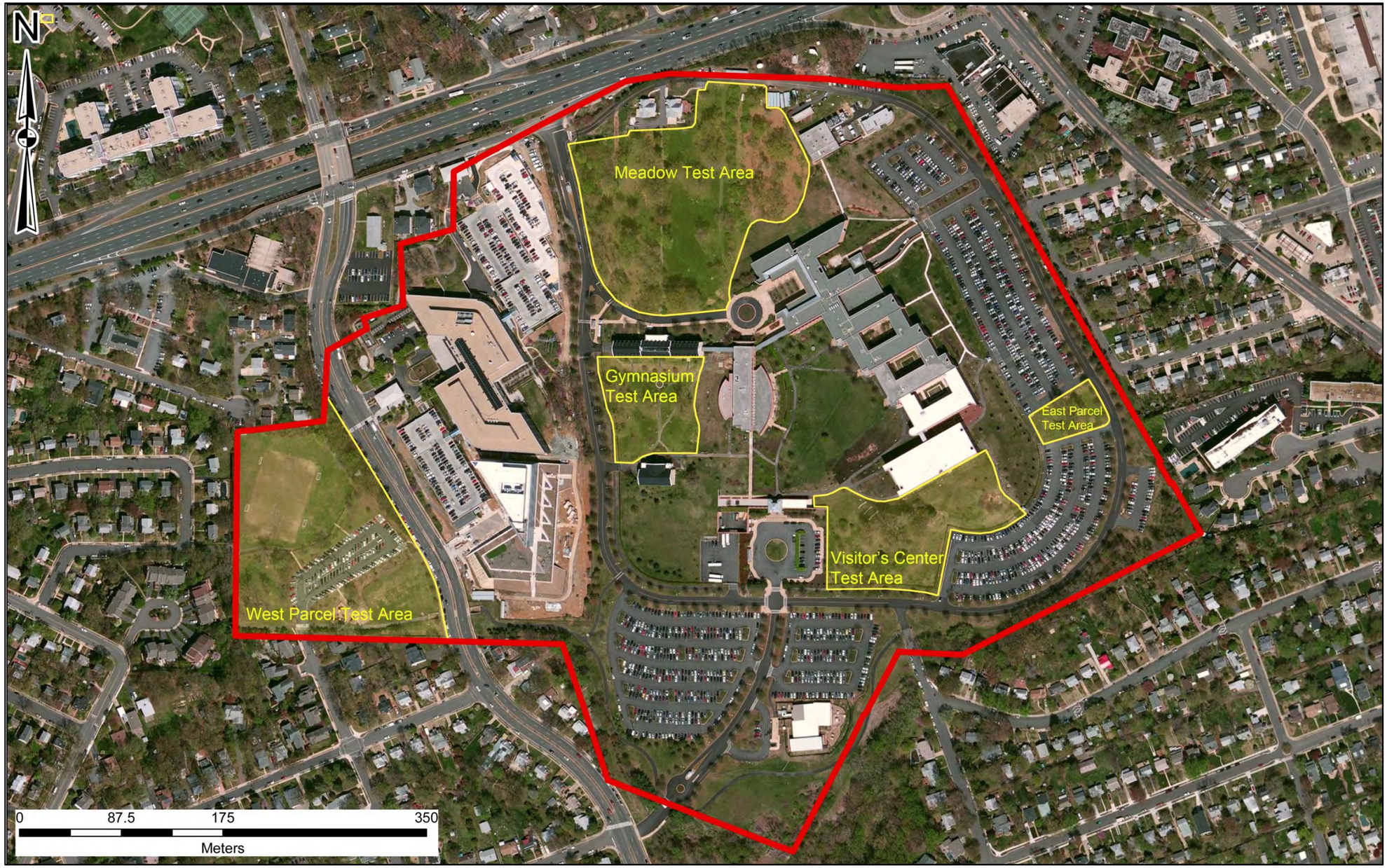

Figure 2: NFATC Project Area showing the locations of the test areas.

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Background Research

The history of the NFATC facility has been documented in previous cultural resource reports (Brown, Eichman, et al. 1988; Metcalf and Assoc. 1988) and the Historic American Buildings Survey for Arlington Hall Station (Milner and Assoc. 1989). These studies were conducted prior to the transfer of the facility from the U.S. Army to the DOS. No archaeological surveys were conducted during this time.

An online file search for previously identified archaeological sites and previous cultural resource surveys within a 1.6 km (1.0 mi) radius of the current archaeological APE was conducted utilizing the VDHR Virginia Cultural Resource Information System (VCRIS). No archaeological sites have been identified and no archaeological surveys have been conducted within the boundaries of the NFATC.

Two prehistoric archaeological sites have been identified within the 1.6 km (1.0 mi) radius. Site 44AR0015 is an open air quarry site with an unknown prehistoric affiliation. The site, located on the banks of Four Mile Run, exploited quartz and quartzite cobbles eroding out of the banks. The site was recorded in 1982 and has not been evaluated for NR status. Site 44AR0040 is an open air lithic workshop of unknown prehistoric affiliation. The site was identified in 1972 by the landowner and consisted of quartzite flakes and cores. This site has not been evaluated for NR status.

Three Phase I archaeological surveys were completed within a 1.6 km (1.0 mi) radius of the Project Area, DHR Survey Report numbers AR-018, AR-071 and AR-076. Survey AR-018 was conducted approximately 0.8 km (0.5 mi) slightly northwest of the Project Area. Survey AR-071 lies directly east of the Project Area. The majority of this survey lies within the 1.6 km radius, however, the eastern edge lies without. Survey AR-076 lies northeast of the Project Area, greater than 1.6 km from the Project Area. No sites were identified during these surveys.

Review of Aerial Photographs

Aerial photographs taken between 1937 and 1984 were examined to record the historic/modern evolution of the APE (Figure 3-Figure 11).

<u>Meadow Test Area</u>

Beginning in the north, the Meadow Test Area appears to have changed the least since 1937. An aerial photograph that originally appeared in the 1937 brochure for Arlington Hall Junior College includes the eastern portion of the test area. A pond is visible in the southeast quarter, although it appears to be dry. A 1945 photograph depicts the entire facility and shows two buildings at the northern end of the test area. The pond is no longer extant. Asphalt walking paths are located along the northern edge of the area and bisecting the test area from the buildings at the north end to the road at the south end. A third building was located is the northeast corner of the test area, with a garden to the immediate west. The area was populated with mature trees, which are more numerous to the west. By 1949, all of the buildings and paths are still present; however the garden does not appear to be present. A third path connects two roads at the southern end of the test area. The next available aerial photograph was made in 1957. By this time several changes had been made to the Meadow Test Area. The three buildings are present; however, new pathways and roads appear throughout. The 1962 photograph shows little change, with the exception of possible earth moving activity in the southern portion of the test area. No changes are evident in the 1967 or 1969 photographs. By 1974, the building in the northeast corner of the test area has been razed and several mounds of soil are present. The two buildings in the north central portion have been surrounded by an asphalt parking area. All of the paths are still present. Few changes are evident in the 1989 photograph. The tree cover has increased and much of the formerly bare soil is now covered with

grass or low vegetation. The Meadow Test Area was not impacted by the 1991 construction project that leveled much of the facility.

East Parcel Test Area

The East Parcel Test Area is located in an area where several rectangular buildings, used as barracks and later office space, were situated in 1945, 1949, 1957, 1962, 1967, 1969, and 1974. The buildings had been razed by 1980 and replaced by grass. It is the same in the 1989 photograph. The East Parcel Test Area was not impacted by the 1991 construction project that leveled much of the facility.

Visitor's Center Test Area

The Visitor's Center Test Area is located in a portion of the facility that has been greatly modified since 1945. In 1945, the test area included a rectangular building along its northern boundary. The southeastern portion was tree covered and what appears to be an unpaved road runs southwest to northeast through the test area. The visible portions of the ground surface are covered with sparse grass. No changes are evident in the 1949 photograph; however the road appears to have been paved. By 1957, the test area shows little change. The area to the southeast has been graded. The 1962 photograph shows construction activity in the southeast portion of the test area. No other changes are evident. Changes in the 1967, 1969, 1974, 1980, and 1989 photographs include the removal of trees in the southeast corner and the encroaching of the parking areas into the test area. The Visitor's Center Test Area was not impacted by the 1991 construction project that leveled much of the facility.

West Parcel Test Area

The West Parcel area is located to the west of South George Mason Drive, outside of the secure area of the facility. The area has traditionally been used by facility personnel and the general public as a park with sports fields. In 1945 and 1949 a baseball field was located in the northern half of the test area and a rectangular building was present in the southeast corner. The rest of the test area was tree covered. This portion of the facility is not visible on the 1957 aerial photographs. By 1962, an unpaved road cuts through the center of the test area and most of the trees had been removed. In 1967, the central portion of the test area is an unpaved parking lot. Portions of the parking area appear to have been paved by 1974. No other changes are evident in the historic photographs. The West Parcel Test Area was not impacted by the 1991 construction project that leveled much of the facility.

Gymnasium Test Area

The Gymnasium Test Area is located between the two buildings remaining from the Arlington Hall Junior College, the Gymnasium and Arlington Hall. In 1945, the area is tree covered but several paths are visible. The area remains essentially unchanged until the present when the paved roads that traversed the test area had been removed. The Gymnasium Test Area was not impacted by the 1991 construction project that leveled much of the facility.

Review of Historic Maps

USGS topographic quadrangles for the project area are available beginning in 1900. No development is shown on the 1900 Washington, Maryland 15-minute quadrangle (USGS 1900). The next available quadrangle is the 1945 Alexandria, Virginia 7.5-minute. This map, a 1941-42 revision of a 1913-1915 edition, shows the original, still extant, college buildings and the facility road network. This was prior to the Army's acquisition of the property. The 1951 map includes the two large multi-winged buildings constructed by the Army during World War II. The 1956 quadrangle depicts the entire complex as it was drawn from 1955 aerial photographs. No changes are evident on the 1965 quadrangle. New

buildings are shown in the eastern and western portions of the facility on the 1983 photorevised 1965 quadrangle. No new editions of this quadrangle were produced until 2011 when aerial photographs were layered over the topographic information.

Figure 3: 1945 aerial photograph showing the historic building locations in relation to the test areas (U.S. Army 1945).

Figure 4: 1949 aerial photograph showing the historic building locations in relation to the test areas (arlgis 2014).

Figure 5: 1957 aerial photograph showing the historic building locations in relation to the test areas (arlgis 2014).

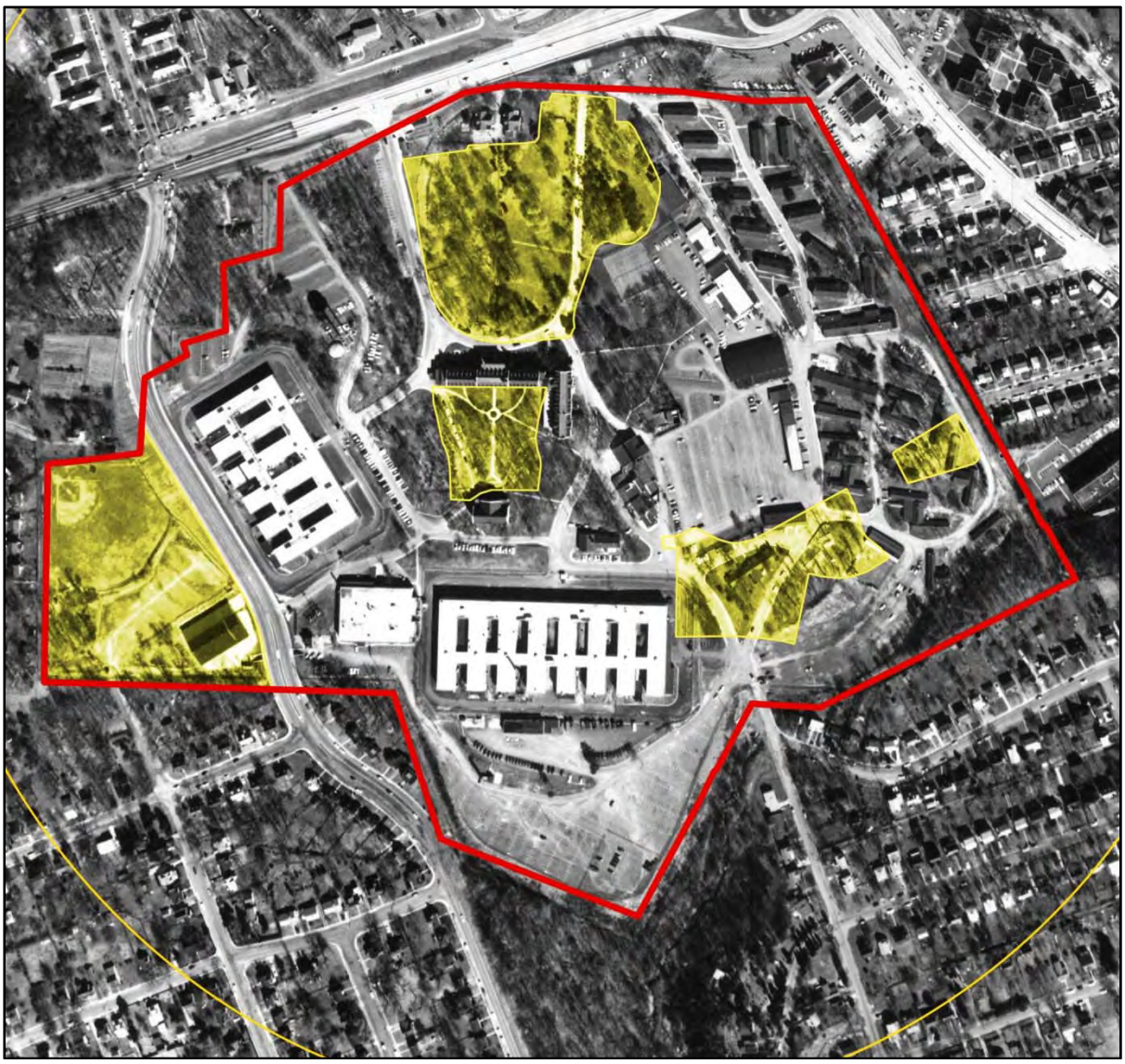

Figure 6: 1962 aerial photograph showing the historic building locations in relation to the test areas (arlgis 2014).

Figure 7: 1967 aerial photograph showing the historic building locations in relation to the test areas (arlgis 2014).

Figure 8: 1969 aerial photograph showing the historic building locations in relation to the test areas (arlgis 2014).

Figure 9: 1974 aerial photograph showing the historic building locations in relation to the test areas (arlgis 2014).

Figure 10: 1980 aerial photograph showing the historic building locations in relation to the test areas (arlgis 2014).

Figure 11: 1989 aerial photograph showing the historic building locations in relation to the test areas (arlgis 2014).

Field View

A field view of the NFATC Project Area was conducted on November 5, 2014. The entire 35.2 ha (87 ac) Project Area was examined by pedestrian reconnaissance and five areas, those determined through an examination of historic documentation to be still undisturbed following 1991 construction activities (see Figure 1), were examined by the excavation of 16 shovel test probes (STPs), excavated to determine the extent of ground disturbance (see Figure 2). The results of the pedestrian reconnaissance and the STPs are discussed below. Soils in the Project Area are classified as Sassafras-Urban land-Neabsco complex, 0-3 percent slopes. This complex is found on hills on coastal plains. Sassafras soil is described as well-drained, with no flood hazard. Urban land includes land that has been developed or otherwise disturbed. Neabsco soil is described as moderately well-drained with no flooding hazard (NRCS 2014).

Meadow Test Area

The Meadow Test Area is located in the northern portion of the Project Area and measures approximately 2.6 ha (6.5 ac). It is bounded on the north, west and south by the boundary road, and on the east southeast by areas of new construction. The southeastern portion of the test area is the former pond site shown in photographs of Arlington Hall Junior College. The pond was not present in the 1945 aerial photograph. Aerial photographs show the pond location to contain more vegetation that the surrounding areas. The pond was fed by Doctors Branch and the area is currently low-lying and wetter than the surrounding areas of higher elevation. The southwestern portions of the test area are steeply sloped and consist of areas disturbed by storm drains. Other disturbances observed in the test area include portions of old roads and the remnants of a concrete wall (Figure 12-Figure 17).

Eight STPs were advantageously placed within the test area in an attempt to identify areas of intact, undisturbed soil stratigraphy (Figure 18). STPs were excavated to a maximum depth of 28 cm (11 in) below ground surface. STPs 1, 2, 4, 6, and 8 appear to contain intact, undisturbed soils. STPs 3, 5, and 7 contain disturbed soils including, recently added topsoil and hydric soils, gravel filled soil in STPs 5 and 7, which were located near a storm sewer. Based on the results of the background research, as well as the field investigation confirming areas where intact soil horizons are present, Phase I archaeological survey is recommended in the Meadow Test Area prior to any proposed new construction/development activities.

Figure 12: Eastern portion of the Meadow Test Area, facing south toward Arlington Hall toward the former pond location.

Figure 13: Old road right-of-way in eastern portion of the Meadow Test Area, facing north.

Figure 14: Section of concrete retaining wall observed in north central portion of the Meadow Test Area, facing northeast.

Figure 15: Western portion of the Meadow Test Area, facing south.

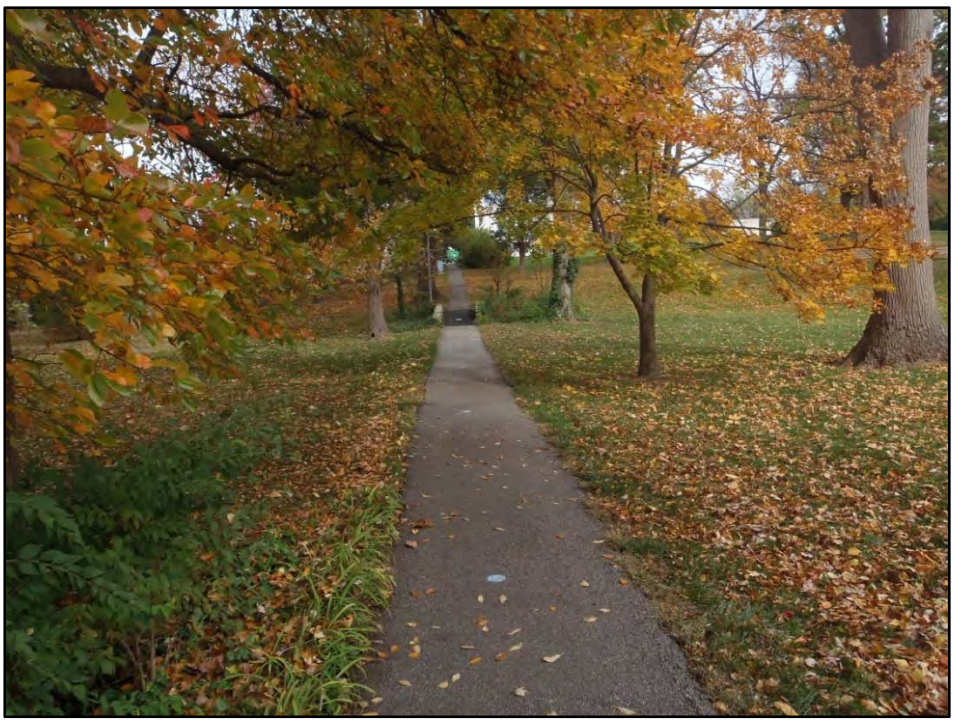

Figure 16: Asphalt walking path bisecting the Meadow Test Area, facing north.

Figure 17: Former pond location in the south central portion of the Meadow Test Area, facing west southwest.

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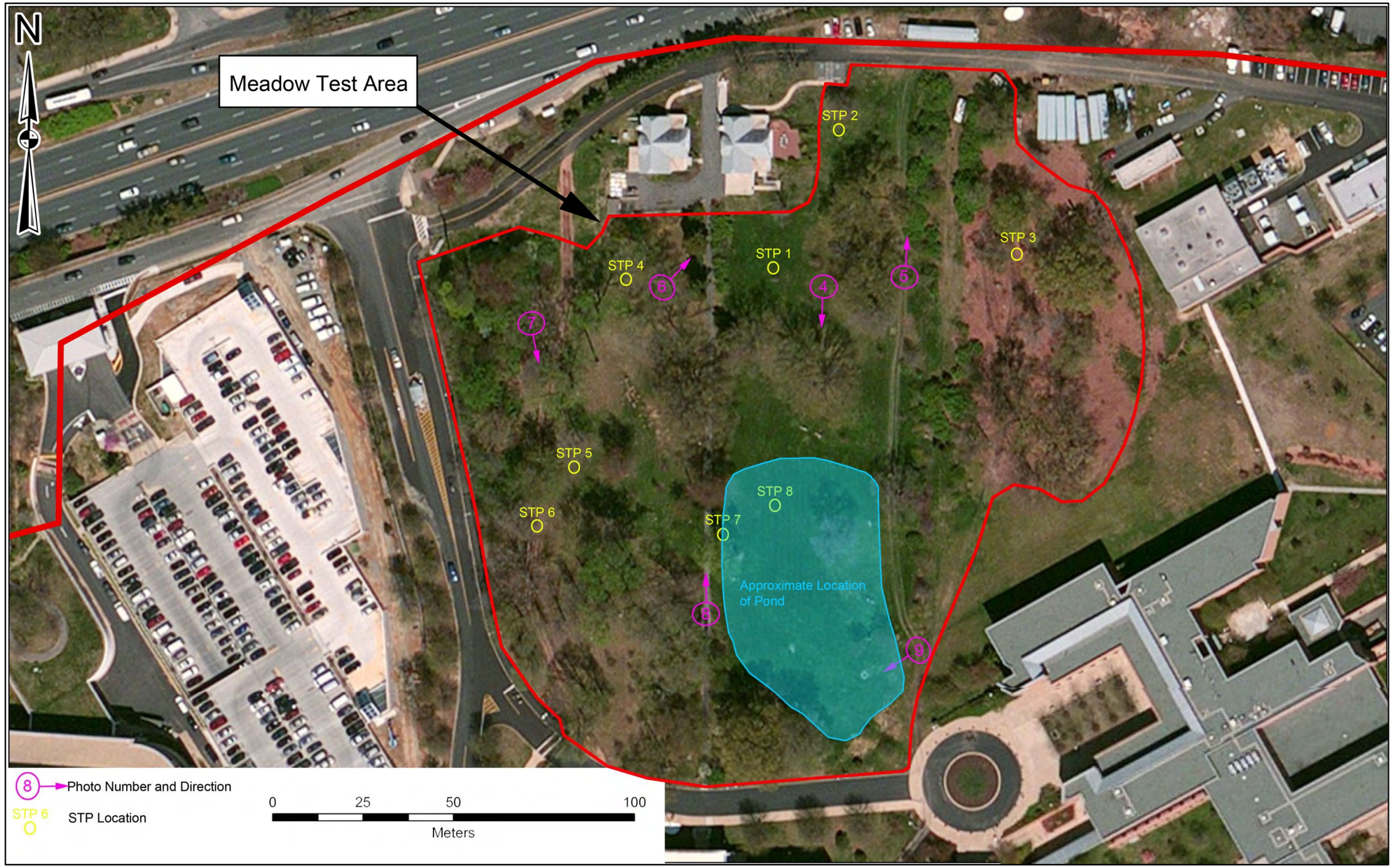

Figure 18: Aerial photograph of the Meadow Test Area showing the locations of STPs and featured photographs.

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East Parcel Test Area

The East Parcel Test Area is located between parking lots along the eastern edge of the NFATC (see Figure 2). The small, rectangular shaped test area measures approximately 0.6 ha (0.4 ac). Vegetation in the test area consists of landscaped lawn and mature trees. Disturbances observed in the test area include buried utilities, storm drains, and slope (Figure 19-Figure 20).

Based on an analysis of historic aerial images and the disturbances observed during the pedestrian reconnaissance, no portion of the East Parcel Test Area was considered to contain intact soil horizons suitable for subsurface testing. Proposed development in the East Parcel Test Area should have no impact to significant archaeological materials eligible for listing on the NRHP and no further field investigations are recommended (Figure 21).

Figure 19: Eastern Parcel Test Area, facing southwest from the boundary road.

Figure 20: The Eastern Parcel Test Area, facing east-northeast from the western edge of the test area.

Figure 21: Aerial photograph of the East Test Area showing the locations of featured photographs.

Visitor's Center Test Area

The Visitor's Center Test Area is located in the southern portion of the NFATC, west of the eastern parking lots and east of the visitor's center (see Figure 2). It is bounded on the north by a steep slope, with retaining walls and on the south by the boundary road, the area measures approximately 0.28 ha (0.69 ac). The central part of the test area consists of a landscaped lawn with several mature trees scattered throughout. Several benches and picnic tables are also located within the test area. Disturbances observed in the test area include moderate landscaping and the permanently installed benches (Figure 22 and Figure 23).

The central portion of the test area was considered to be suitable for subsurface testing. Two STPs were advantageously placed within the test area in an attempt to identify areas of intact, undisturbed soil stratigraphy (Figure 24). STPs were excavated to a maximum depth of 20 cm (8 in) below ground surface. STP 15 was placed in the north central portion of the test area, in the area of mature trees. This STP appears to contain fill. STP 16, placed in the south central portion of the test area, appears to contain intact, undisturbed soils. Based on the results of the background research, as well as a pedestrian reconnaissance confirming areas where intact soil horizons are present, Phase I archaeological testing may be warranted prior to new construction or development activities.

Figure 22: The eastern portion of the Visitor's Center Test Area, facing east-northeast.

Figure 23: The western portion of the Visitor's Center Test Area, facing west.

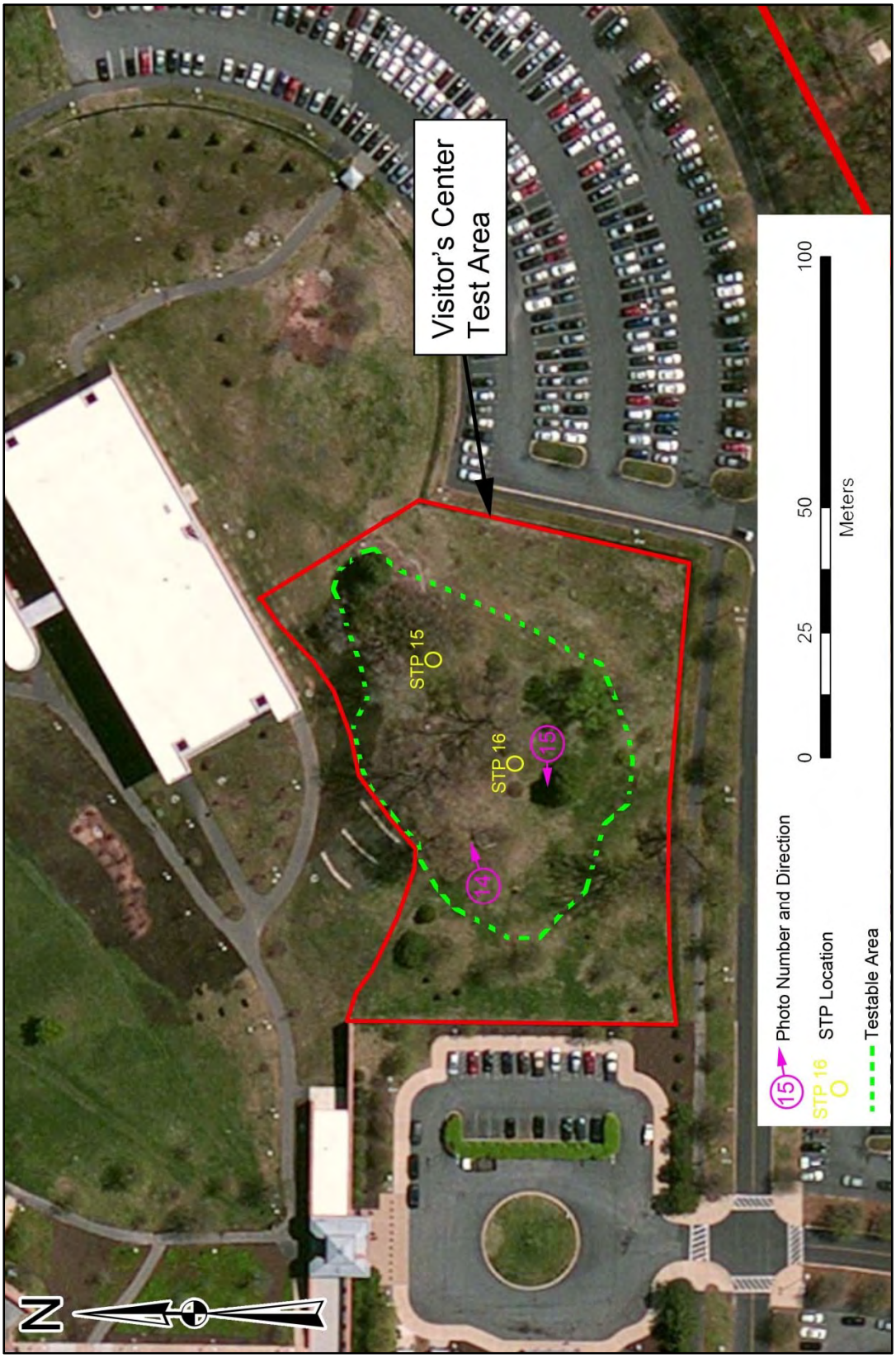

Figure 24: The Visitor's Center Test Area showing the location of excavated STPs and featured photographs.

West Parcel Test Area

The West Parcel Test Area is located at the western edge of the NFATC facility (see Figure 2). It is bounded on the east by S. George Mason Drive; and on the south, west and north by a modern housing development. The test area measures approximately 2.6 ha (6.4 ac) and includes a soccer field in the northwestern portion and a parking lot in the center. The remainder of the test area is made up of landscaped lawn and sparse mature trees (Figure 25-Figure 28). The majority of the test area has been graded or paved.

Four STPs were advantageously placed in the West Parcel Test Area in an attempt to identify areas of intact, undisturbed soil stratigraphy (Figure 29). STPs were excavated to a maximum depth of 10 cm (4 in) below ground surface before compact fill was encountered. Only STP 9 appeared to contain intact, undisturbed soils. The northwest corner of the area appears to be suitable for subsurface testing. This portion of the test area measures approximately 0.17 ha (0.42 ac). Based on the results of the background research, as well as a pedestrian reconnaissance confirming areas of intact soil horizons, Phase I archaeological testing may be warranted in the northwest portion of the West Parcel Test Area prior to new construction or development activities.

Figure 25: The southeastern portion of the West Parcel Test Area, facing west-northwest from the underpass walkway.

Figure 26: The southeastern portion of the West Parcel Test Area, facing east-northeast.

Figure 27: The western portion of the West Parcel Test Area, facing south from the edge of the soccer field.

Figure 28: The southwestern portion of the West Parcel Test Area, facing southeast.

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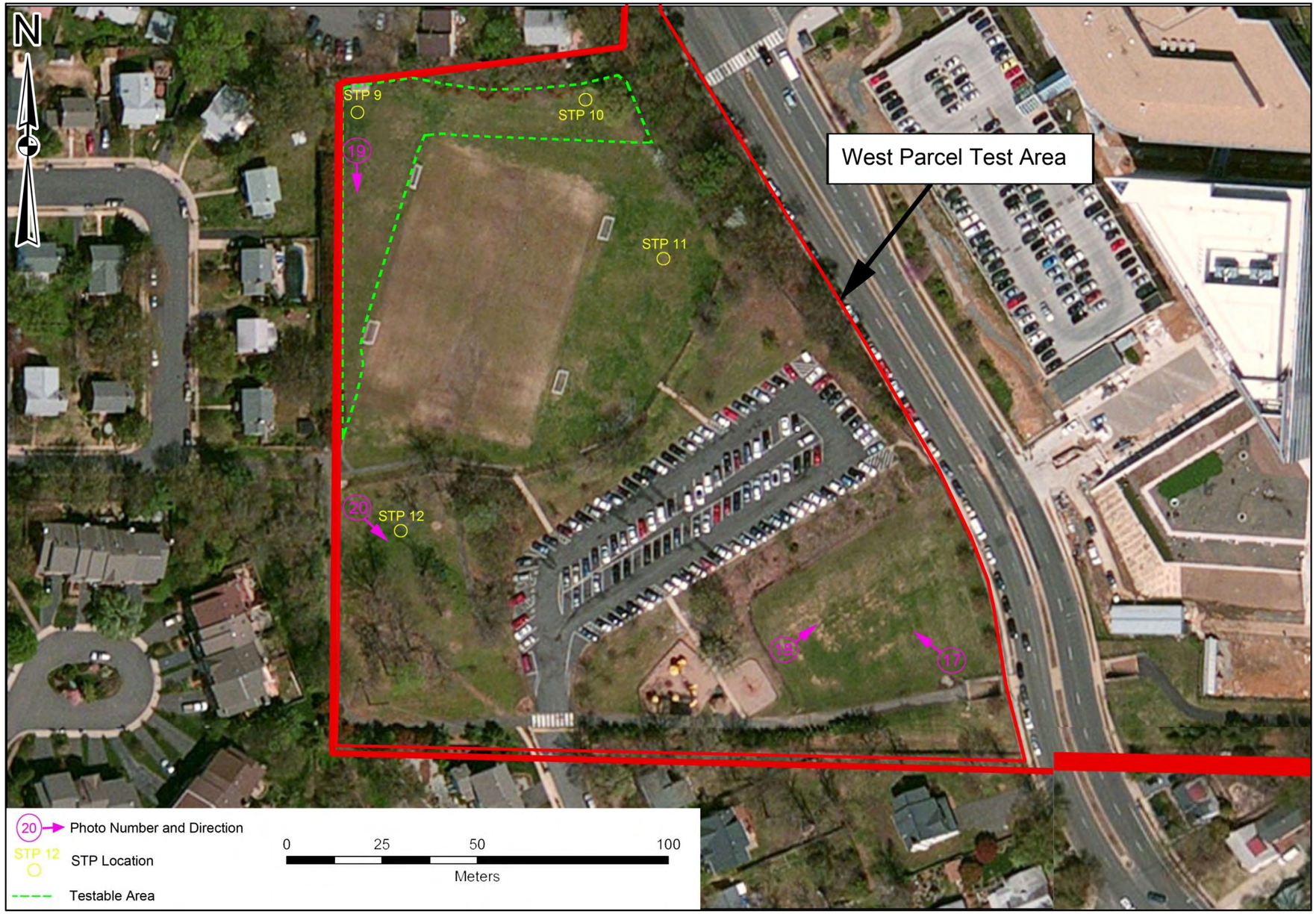

Figure 29: Aerial photograph of the West Parcel Test Area, showing the location of excavated STPs and featured photographs.

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Gymnasium Test Area

The Gymnasium Test Area is located in the center of the NFATC facility and is comprised of the lawn between Arlington Hall and the gymnasium. The test area consists of a landscaped lawn and measures approximately 0.58 ha (1.4 ac) (Figure 30-Figure 33). An asphalt path connects Arlington Hall and the Gymnasium and the test area contains several underground utilities (Figure 33).

Two STPs were advantageously placed in the West Parcel Test Area in an attempt to identify areas of intact, undisturbed soil stratigraphy (Figure 34). STPs were excavated to a maximum depth of 15 cm (5.9 in) below ground surface. One of the two STPs, located in the northwest portion of the test area appears to contain intact, undisturbed soils. Based on the results of the background research, as well as a pedestrian reconnaissance confirming areas where intact soil horizons are present, Phase I archaeological survey may be warranted in the Gymnasium Test Area prior to new construction or development activities.

Figure 30: The Gymnasium Test Area, facing north.

Figure 31: The Gymnasium Test Area, facing north-northwest.

Figure 32: The Gymnasium Test Area, facing southeast.

Figure 33: Asphalt paths in the Gymnasium Test Area, facing east. Note the patched asphalt and manhole plate indicating the locations of underground utilities.

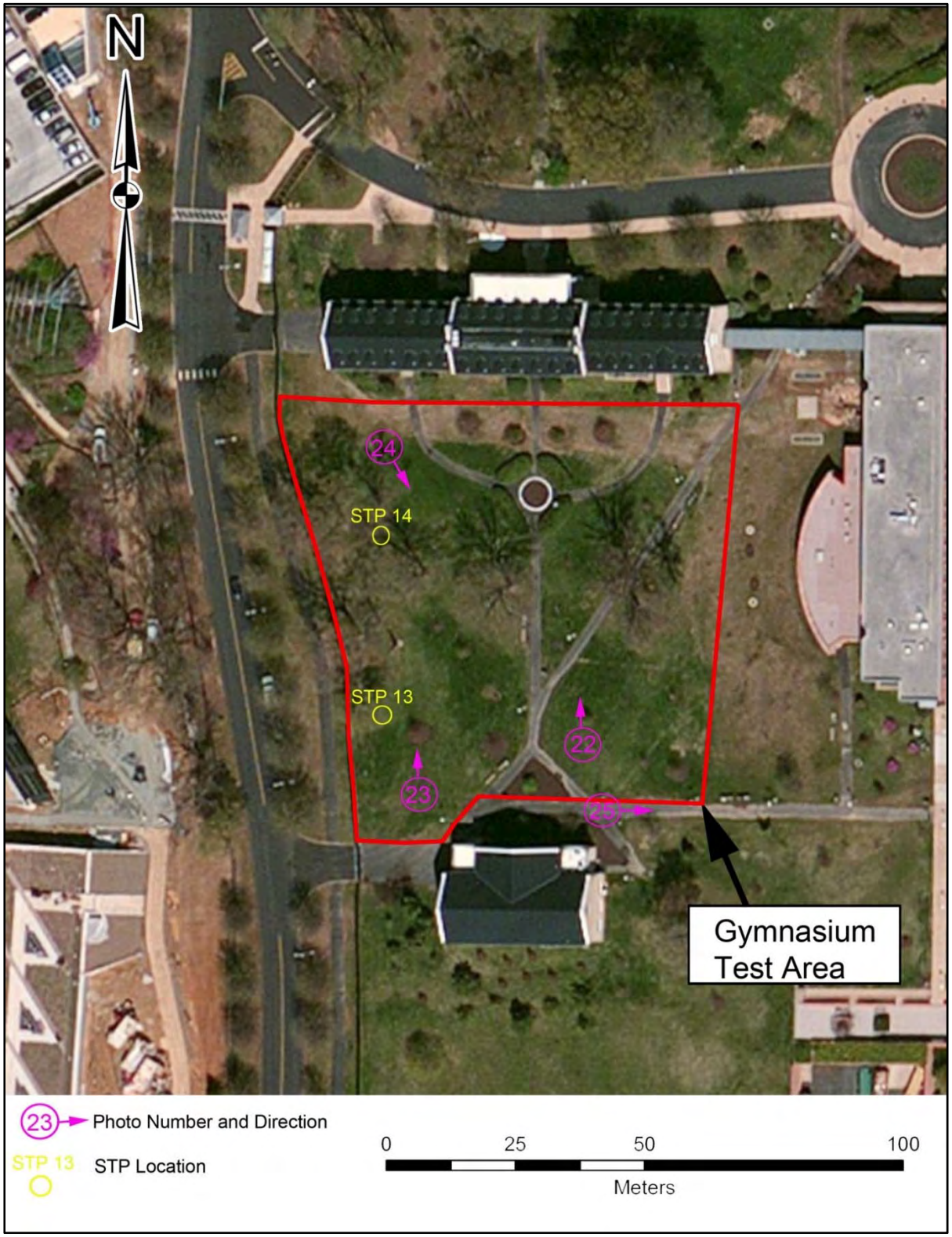

Figure 34: Aerial photograph of the Gymnasium Test Area, showing the locations of excavated STPs and featured photographs.

Archaeological Research Expectations

An online file search for previously identified archaeological sites utilizing the VDHR Virginia Cultural Resource Information System (VCRIS) indicated that no archaeological sites have been identified within the Project Area. An examination of historic aerial photographs and historic mapping revealed that there was little development within the Project Area prior to the construction of Arlington Hall Junior College in the 1920s. The development increased when the property was acquired by the U.S. Army in 1942. The Project Area saw major construction projects throughout World War II and the Cold War years. By the late 1980s the majority of the acreage was built on or was paved for parking. After the facility was acquired by DOS in the late 1980s, another major redevelopment project required large portions of the facility to be graded for new construction (see Figure 2).

Based on this history, NFATC has been the locus of numerous episodes of development and redevelopment, resulting in a significant extent of the natural soil horizons contained in the 72 acre facility, having been disturbed or altered. This modification of the soils has compromised the potential for identifying archaeological materials. Further, any archaeological materials that might be present would exist within a disturbed context, reducing their research potential and rendering them ineligible for nomination to the NRHP. Based on archival research, and the November 2014 pedestrian reconnaissance, four minor portions of the facility, totaling 9.5 acres, may contain pockets of intact soil horizons with the potential for containing archaeological materials. It is recommended, that development in the greater facility be considered in terms of impacts to these limited areas of preserved soils. Further, prior to any construction in these areas, a program of Phase I archaeological testing should be considered to fully investigate the potential for prehistoric or historic archaeological deposits.

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