

## Appendix A – EA Figures

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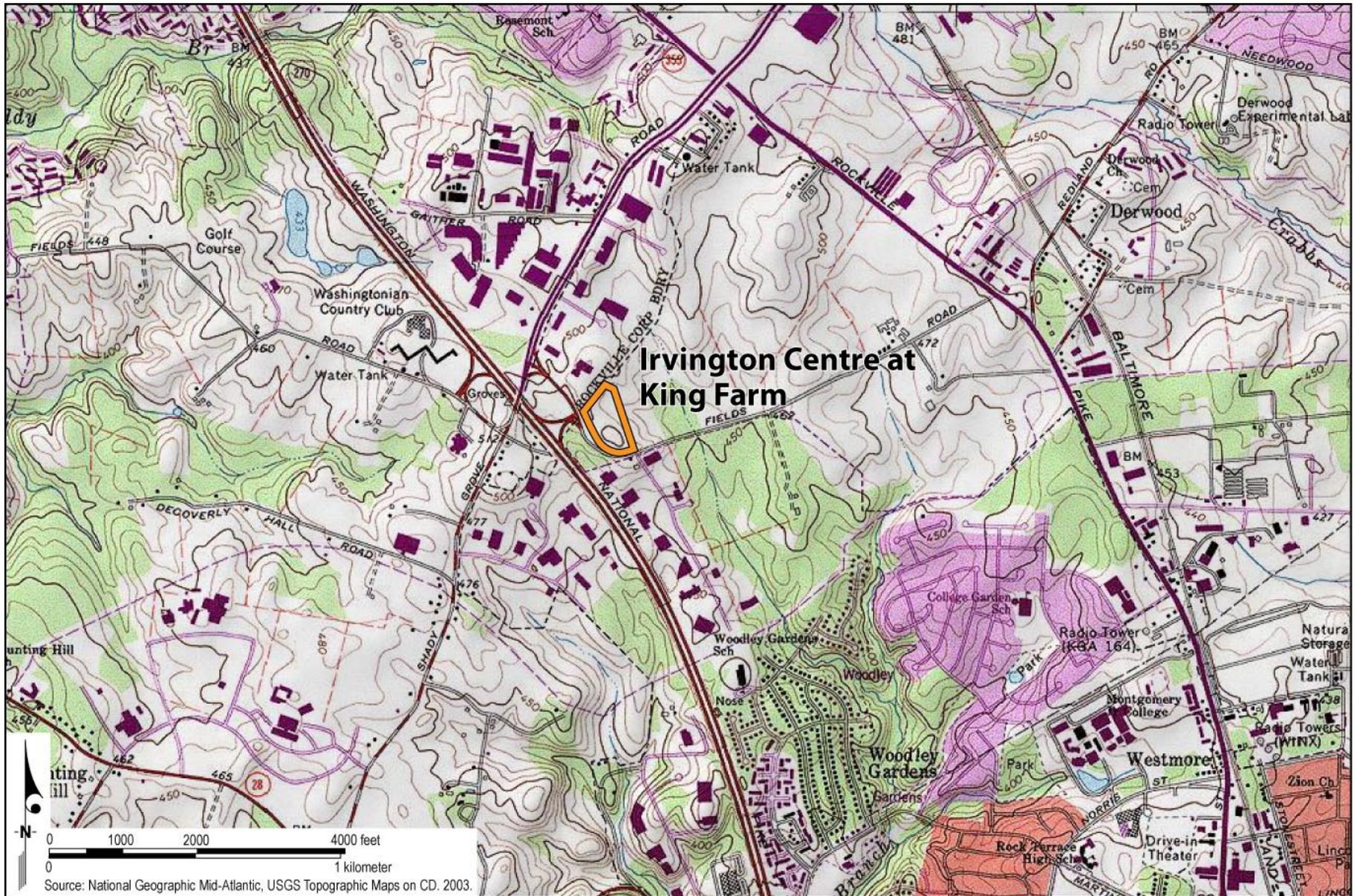


Figure A-1. USGS Quadrangle Irvington Centre at King Farm

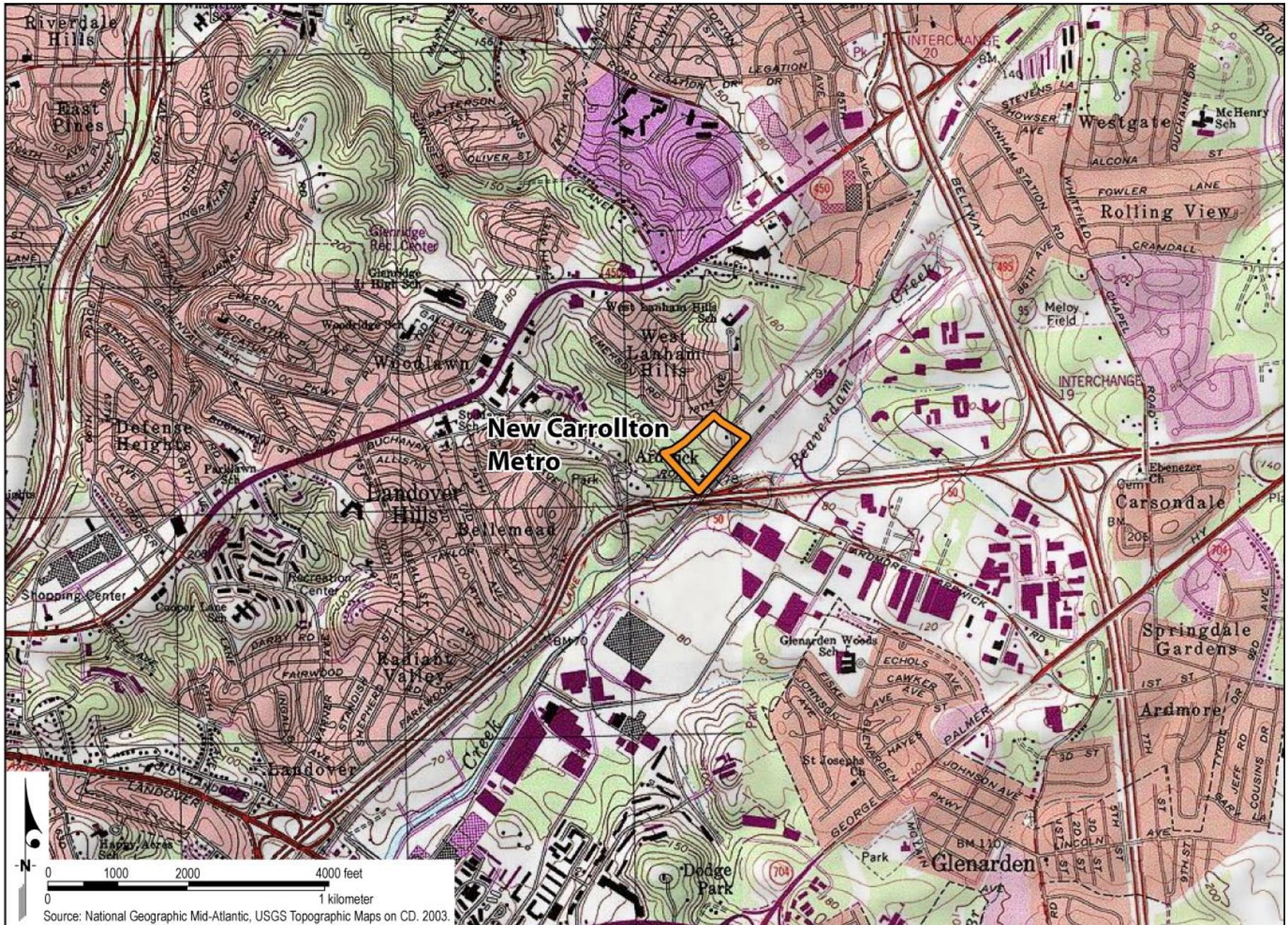


Figure A-2. USGS Quadrangle of New Carrollton Metro Site

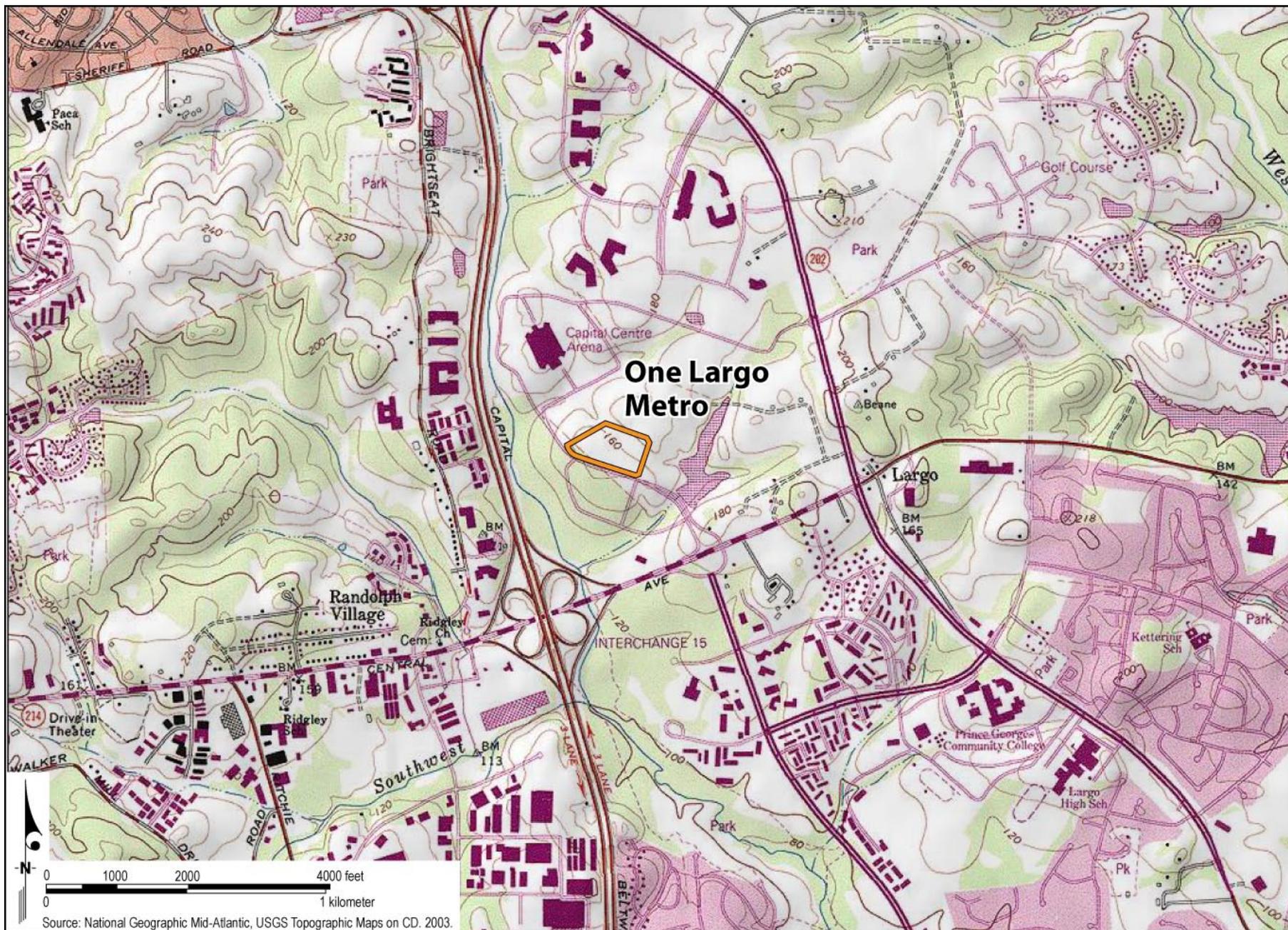


Figure A-3. USGS Quadrangle of One Largo Metro Site

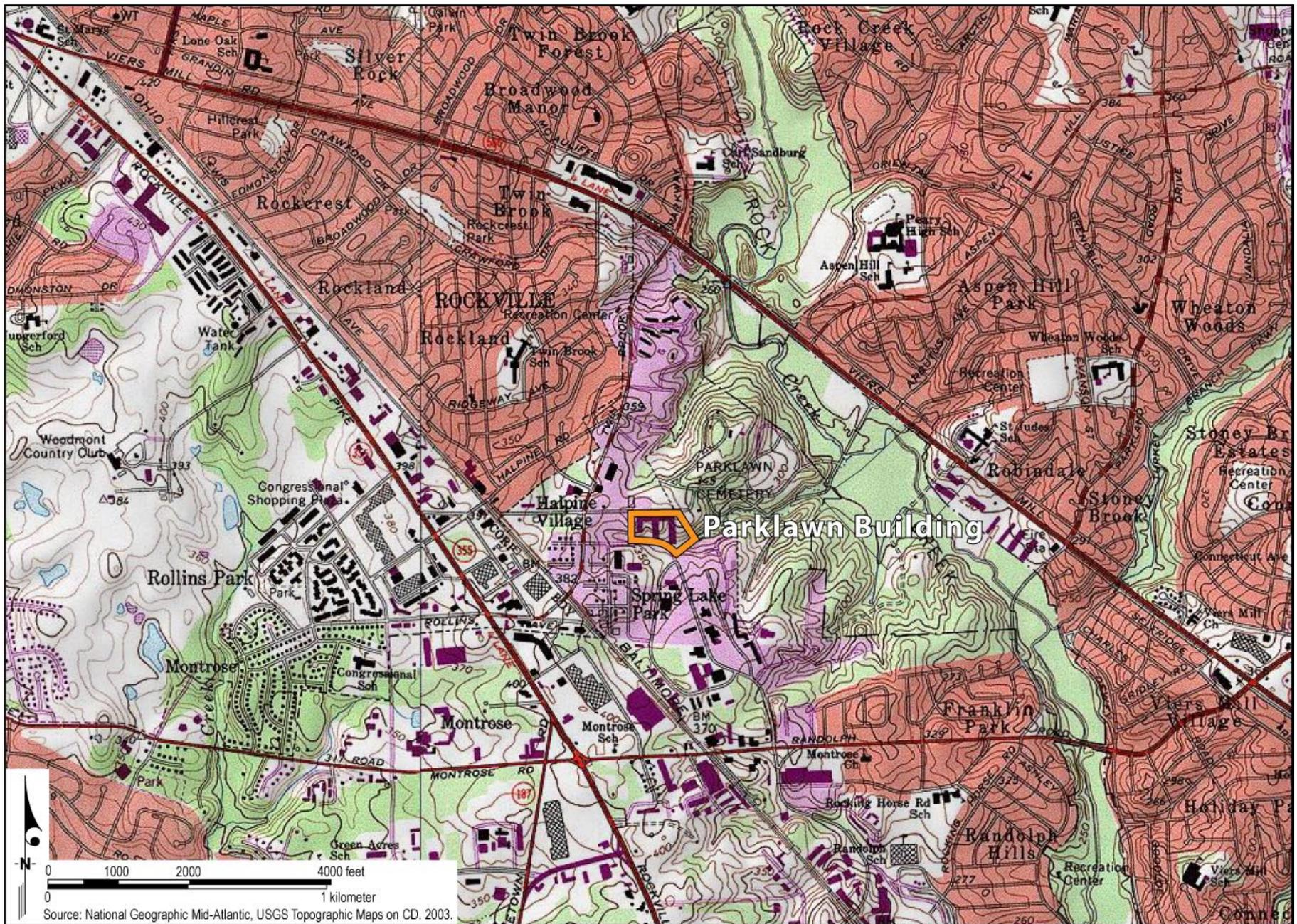


Figure A-4. USGS Quadrangle of Parklawn Building Site

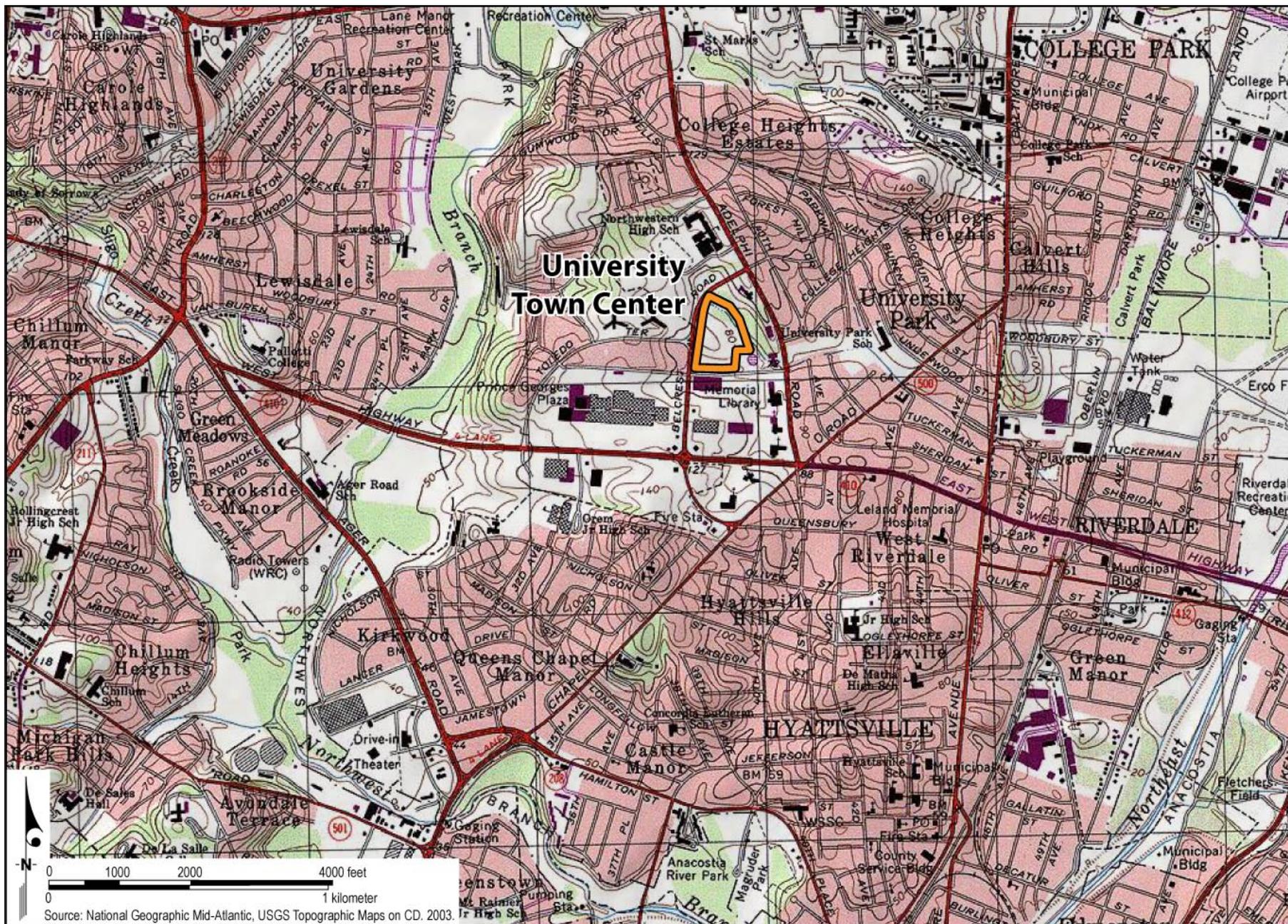


Figure A-5. USGS Quadrangle of University Town Center Site



Figure A-6. Soils Map Irvington Centre at King Farm Site



Figure A-7. Soils Map New Carrollton Metro Site



Figure A-8. Soils Map One Largo Metro Site



**Figure A-9. Soils Map Parklawn Building Site**

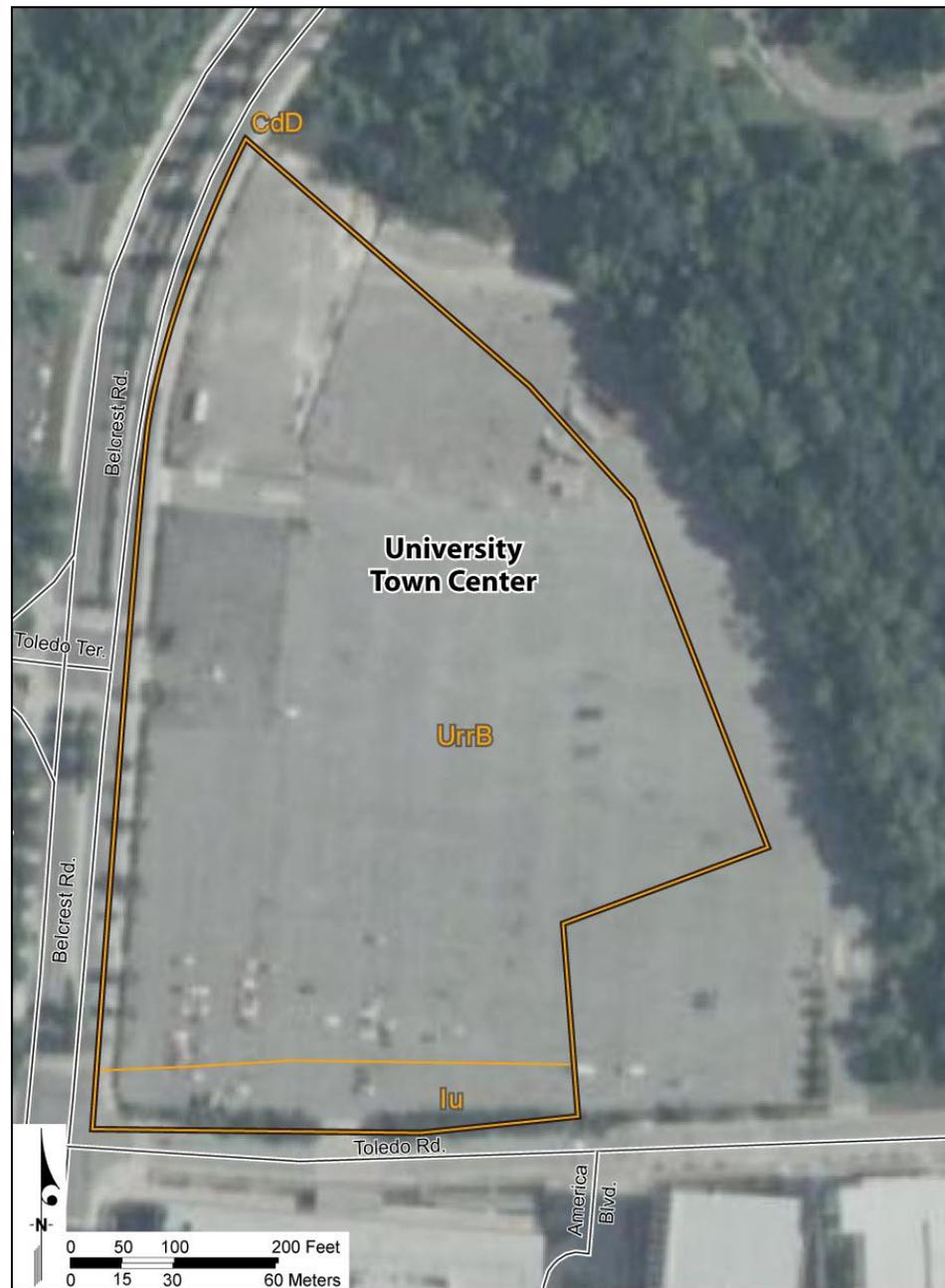


Figure A-10. Soils Map University Town Center Site

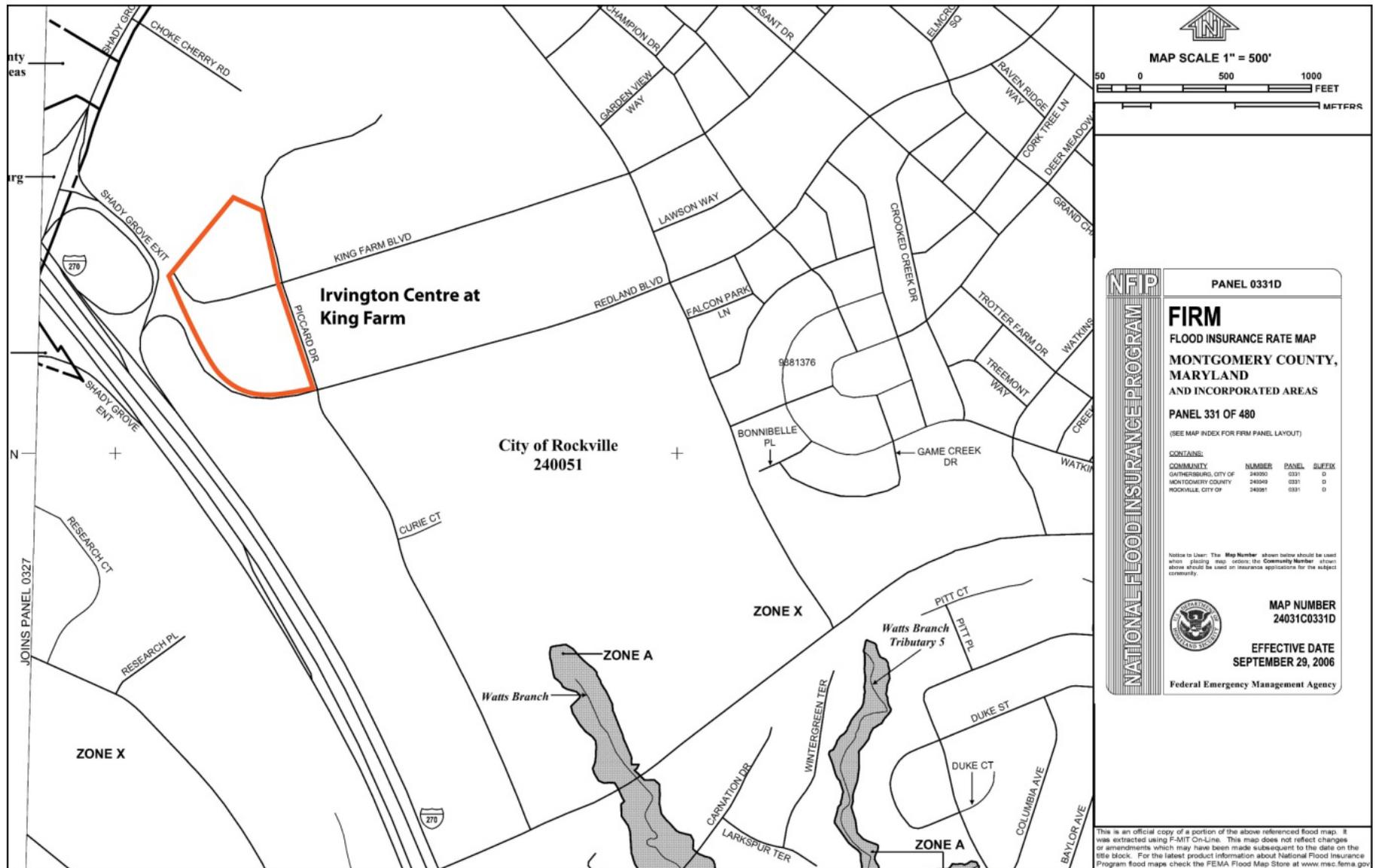


Figure A-11. Floodplain Map Irvington Centre at King Farm Site

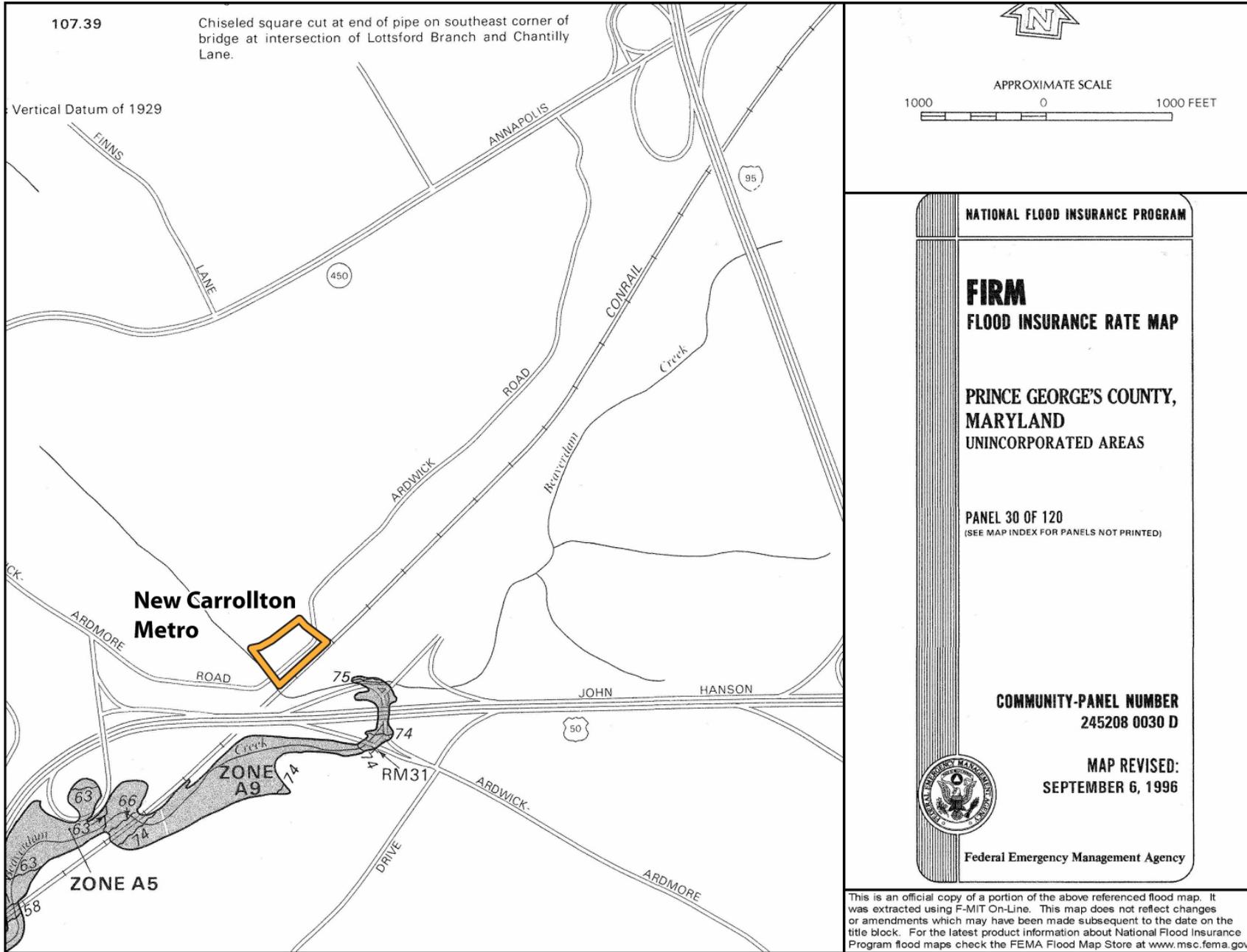


Figure A-12. Floodplain Map New Carrollton Metro Site

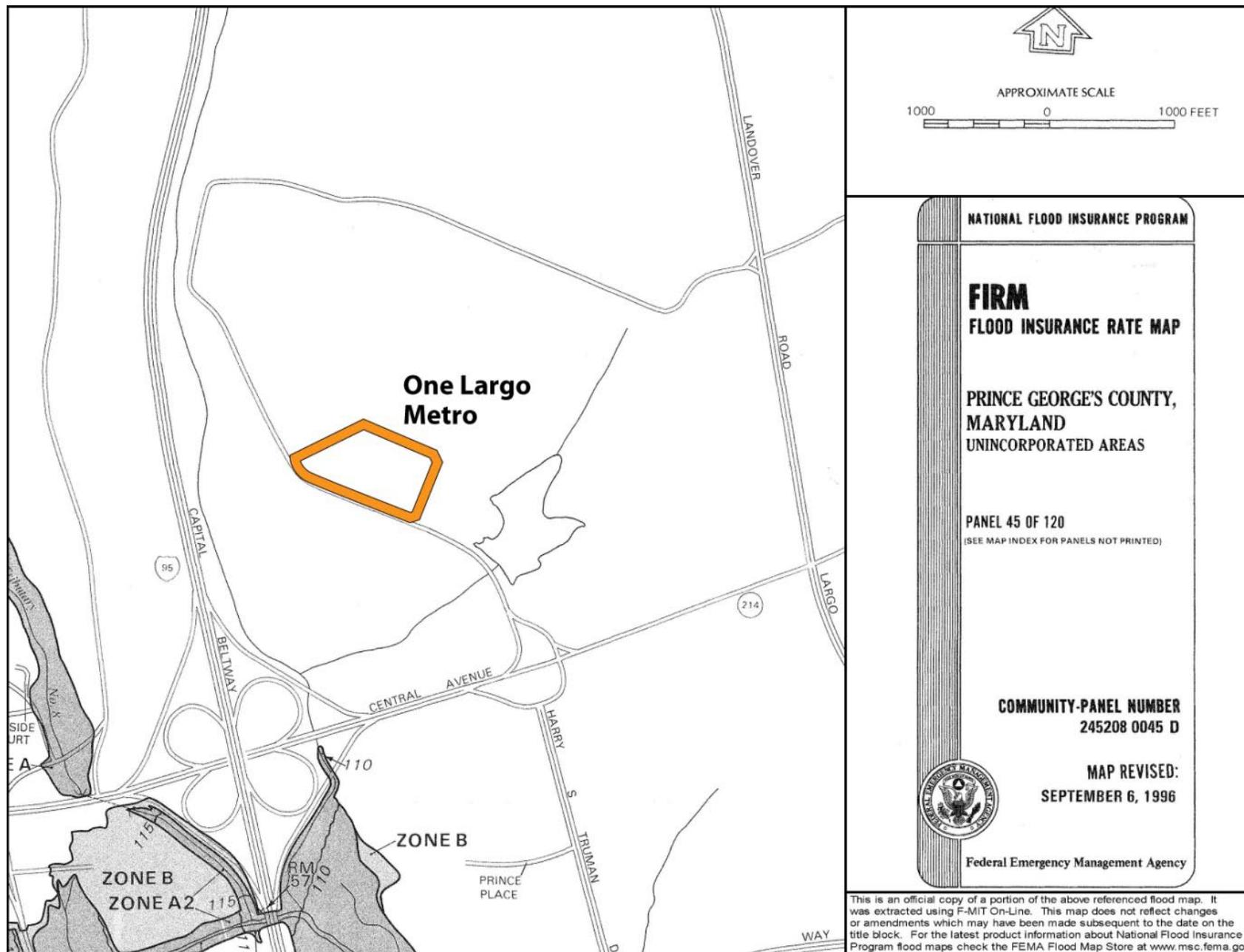


Figure A-13. Floodplain Map One Largo Metro Site

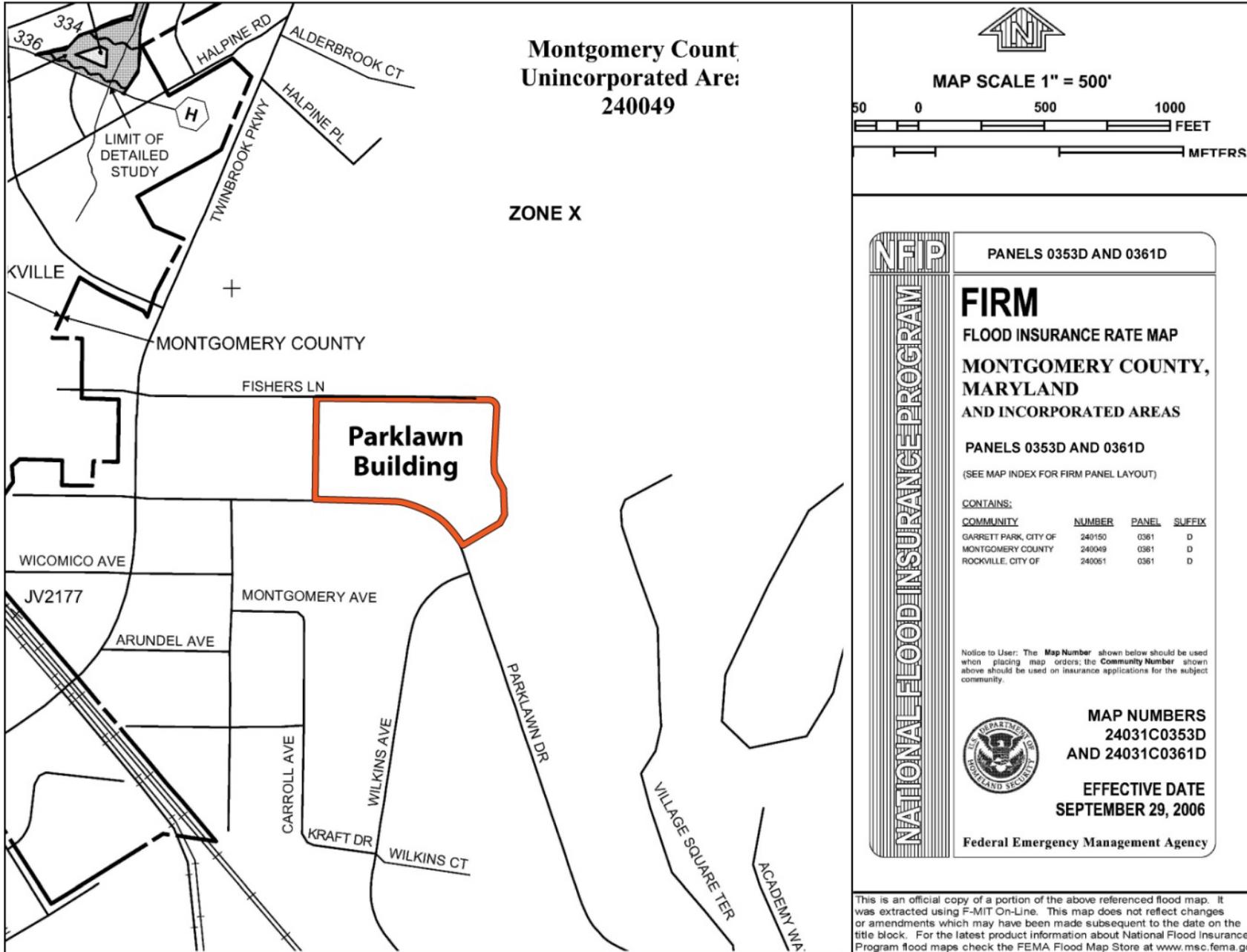


Figure A-14. Floodplain Map Parklawn Building Site

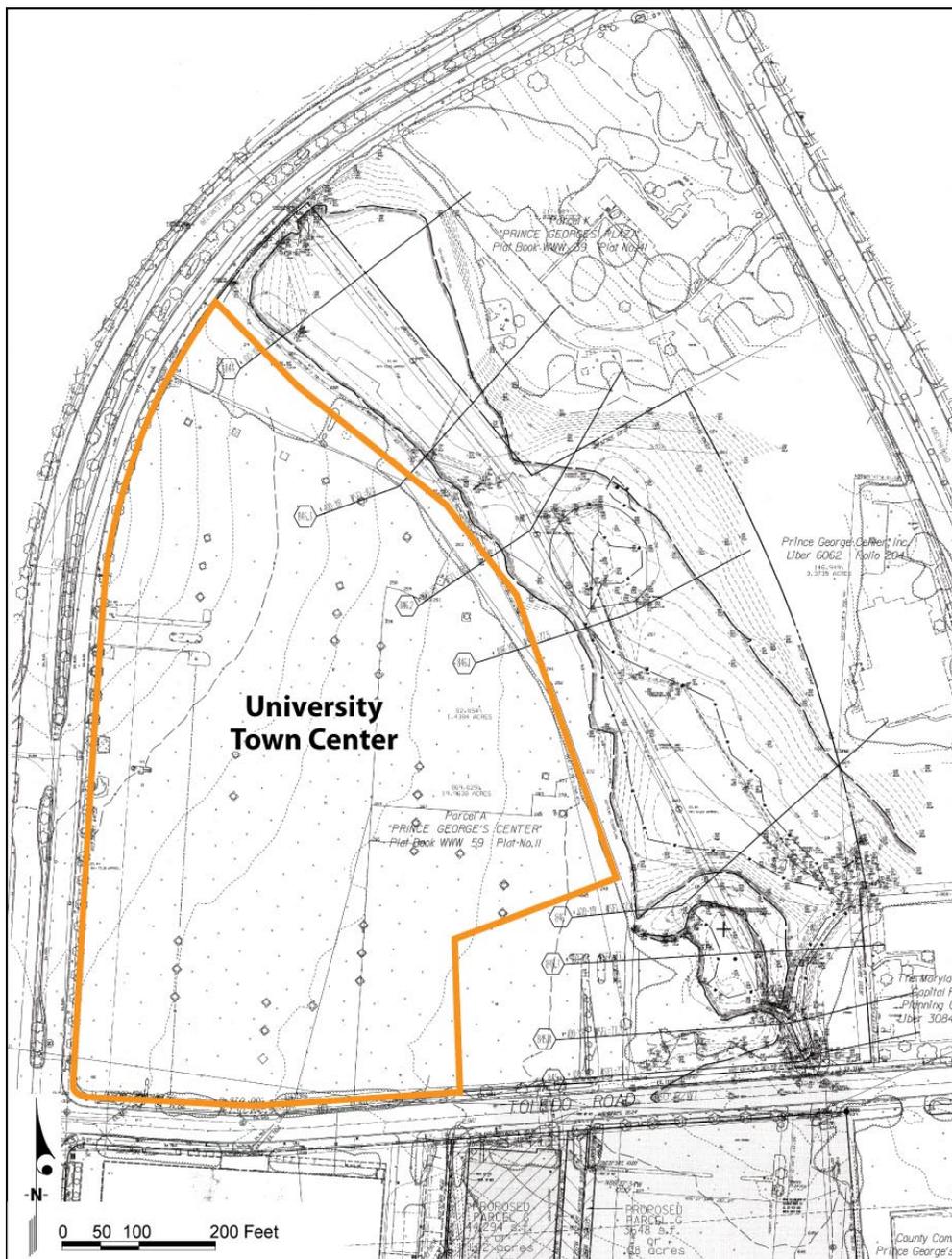


Figure A-15. Floodplain Map University Town Center Site

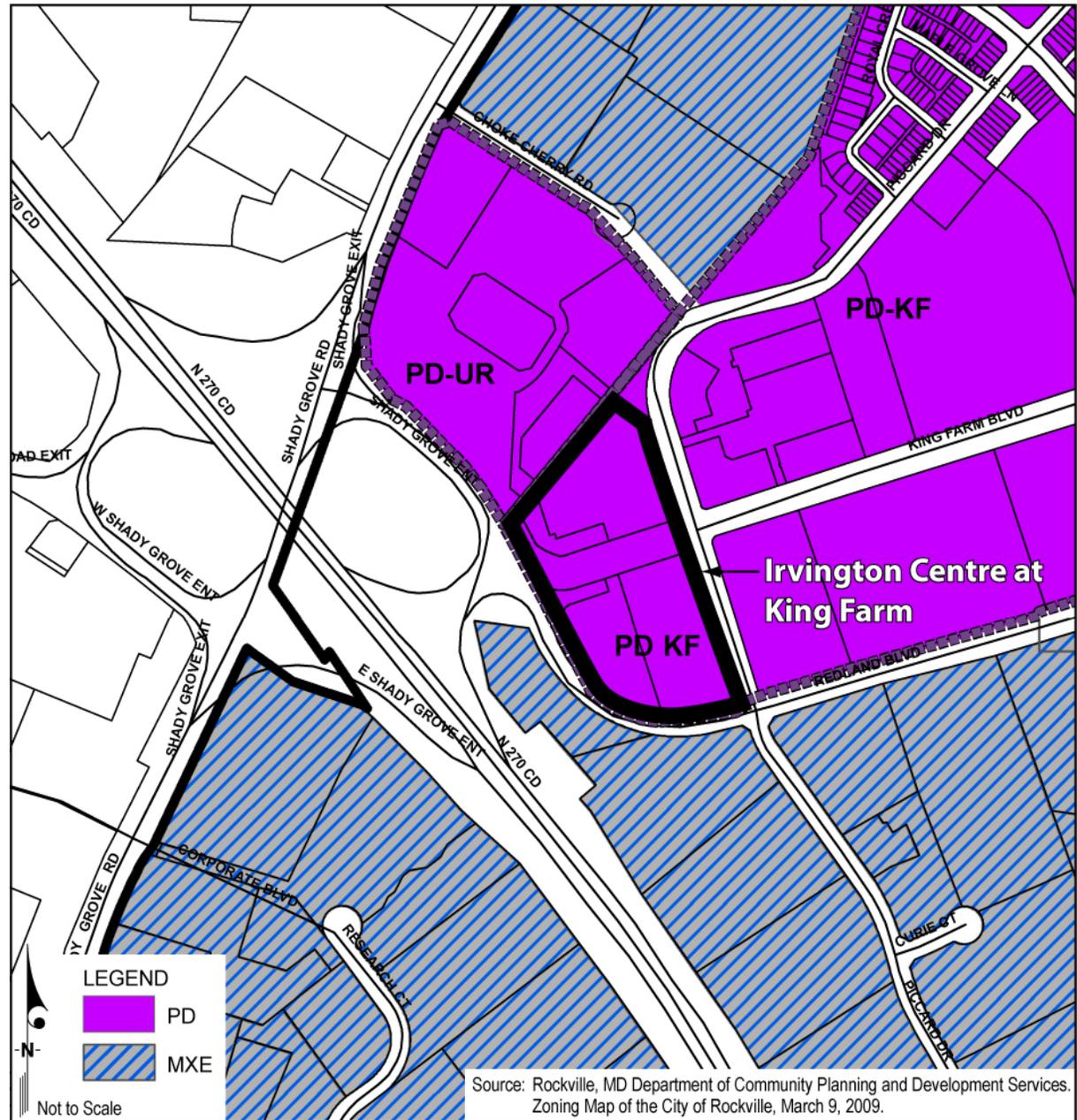
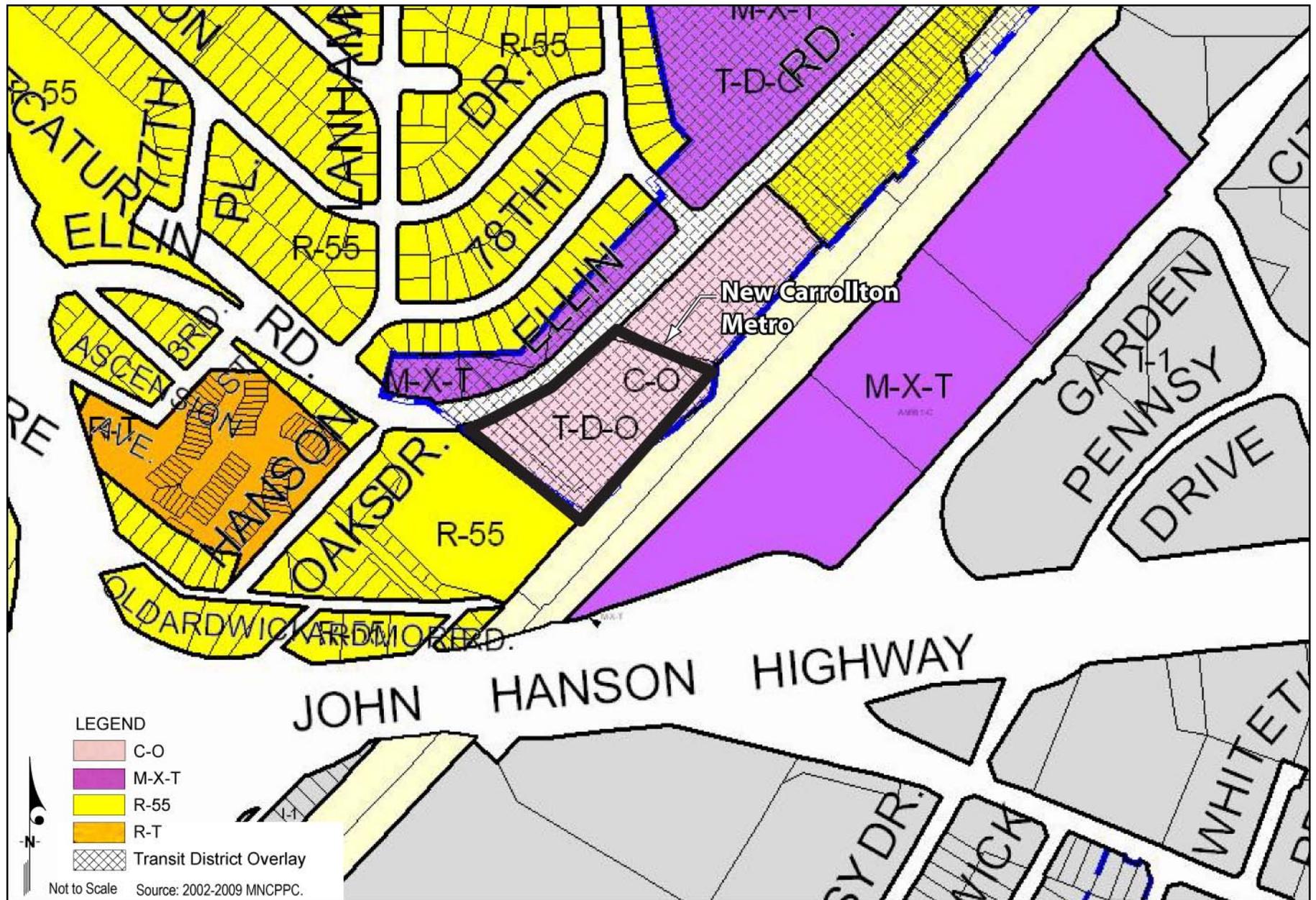


Figure A-16, Zoning Irvington Centre at King Farm Site



**Figure A-17. Zoning New Carrollton Metro Site**

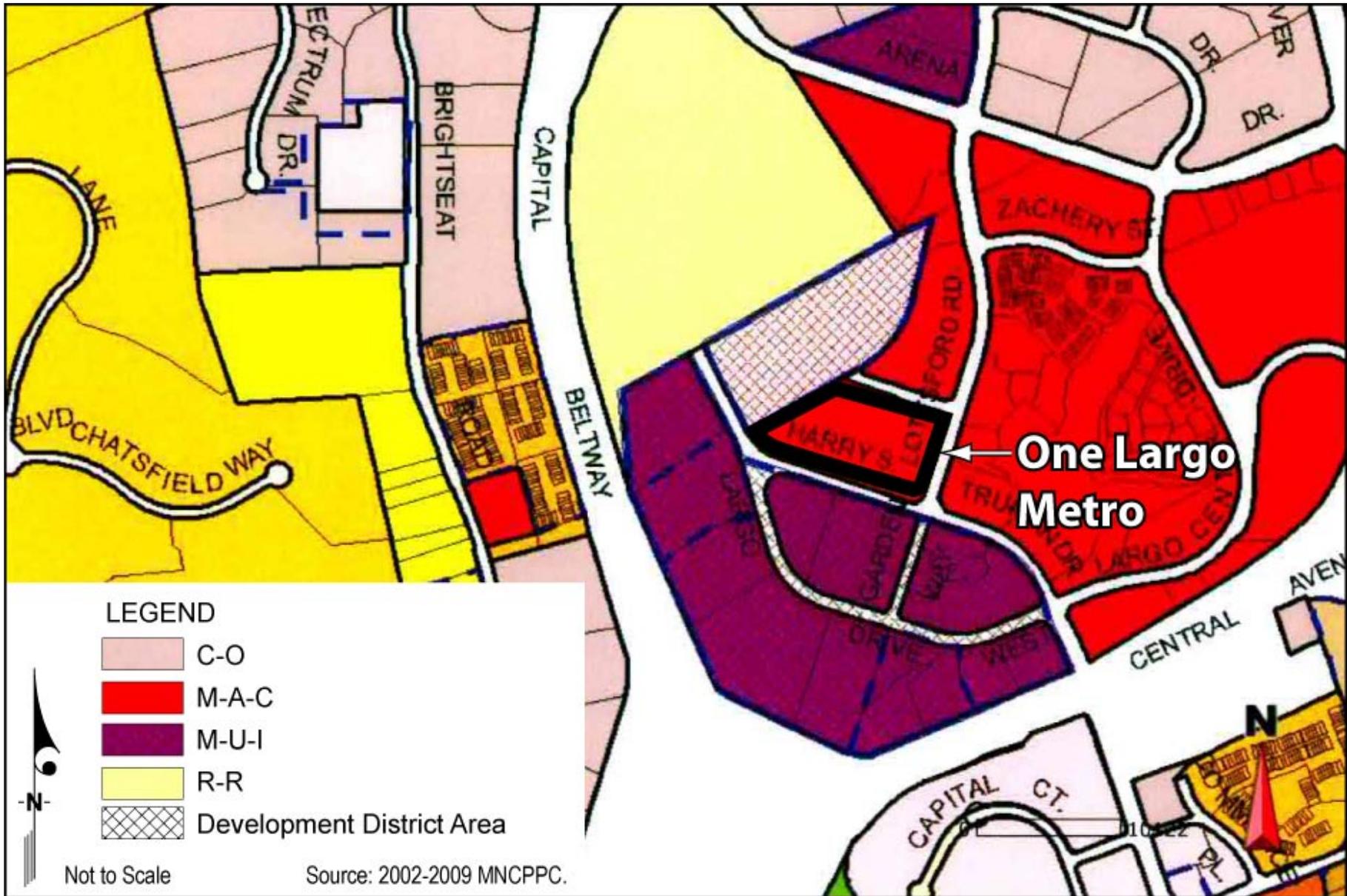


Figure A-18. Zoning One Largo Metro Site

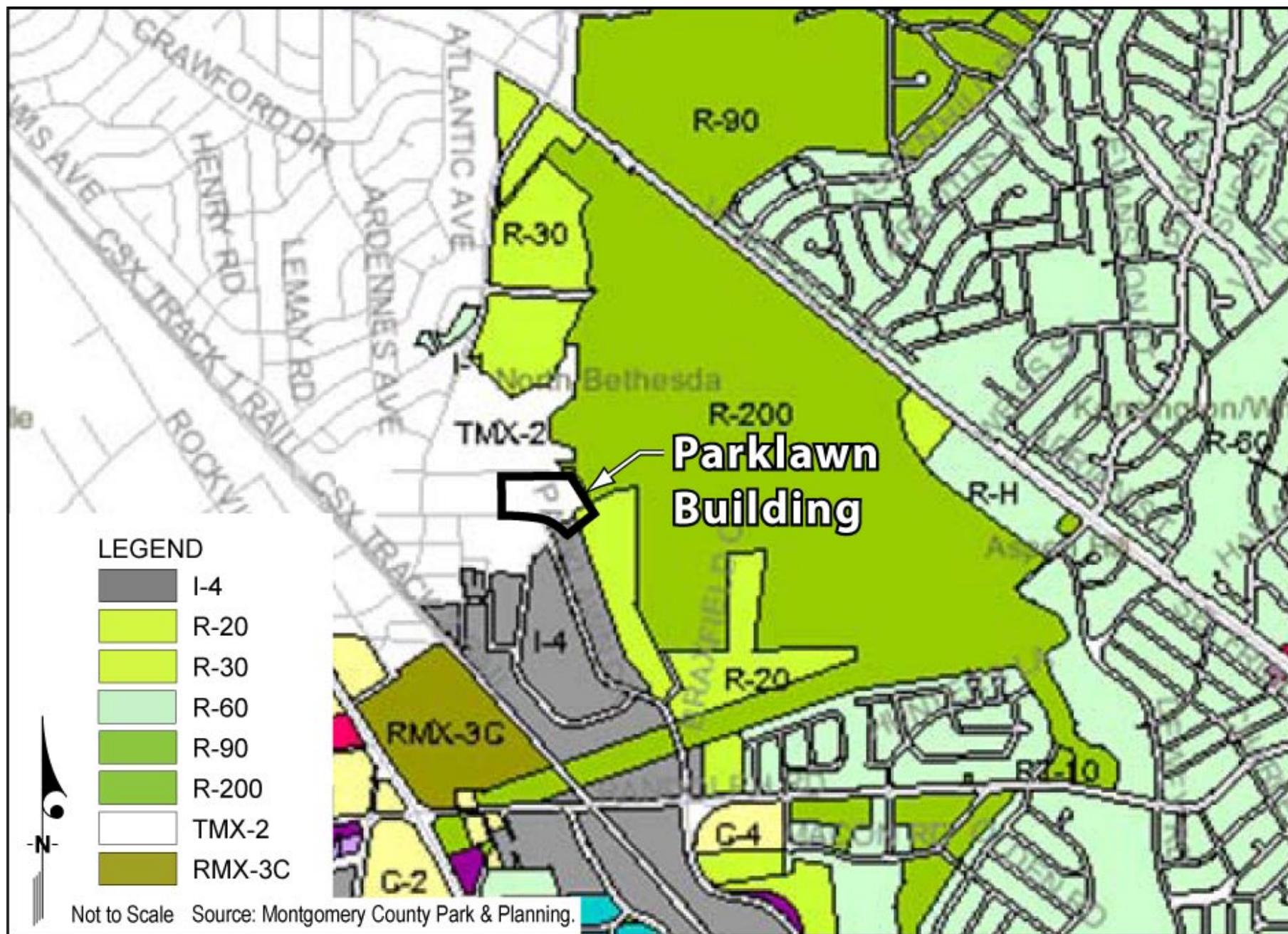


Figure A-19. Zoning Parklawn Building Site

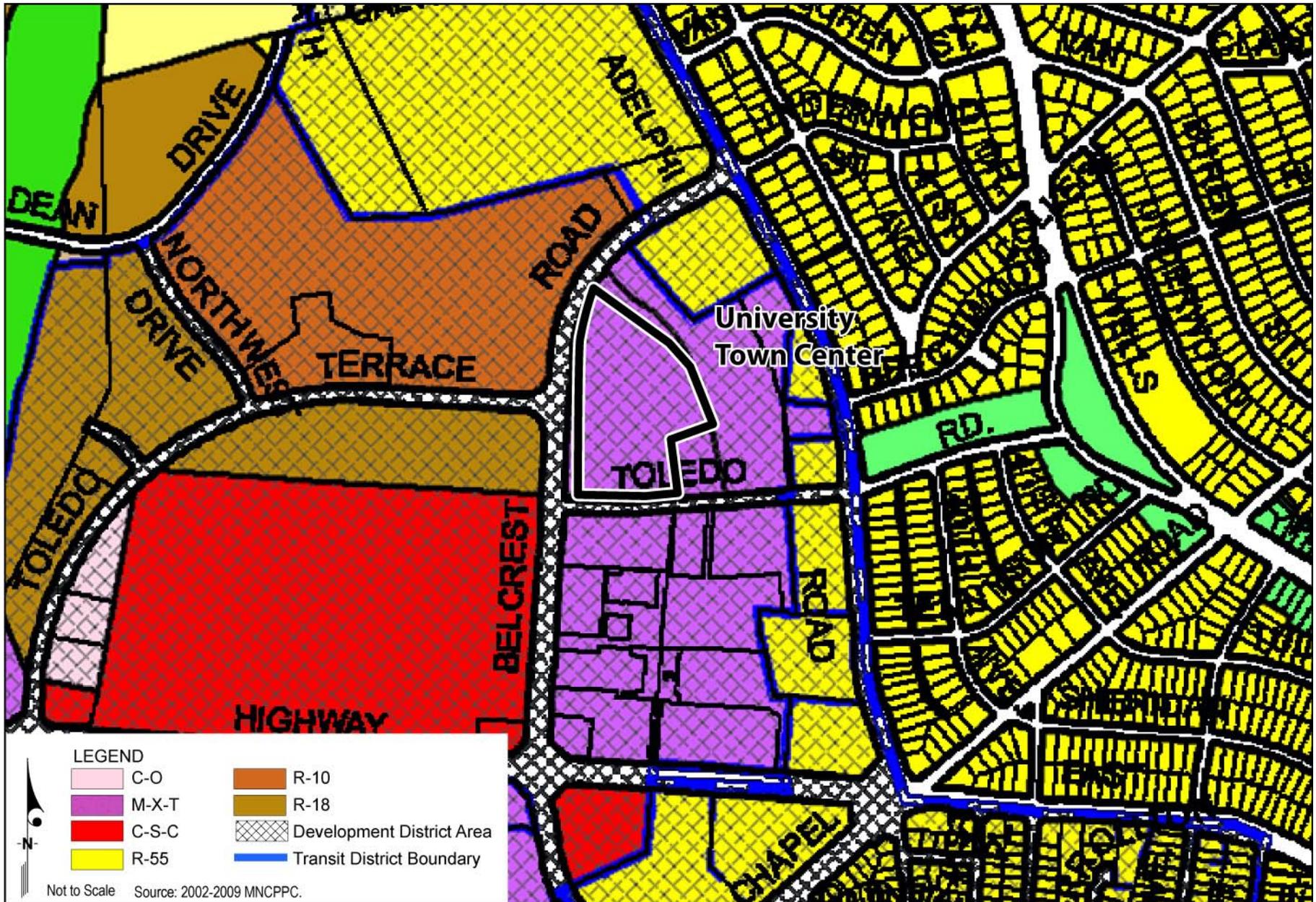


Figure A-20. Zoning University Town Center Site



Figure A-21. Metrorail System Map

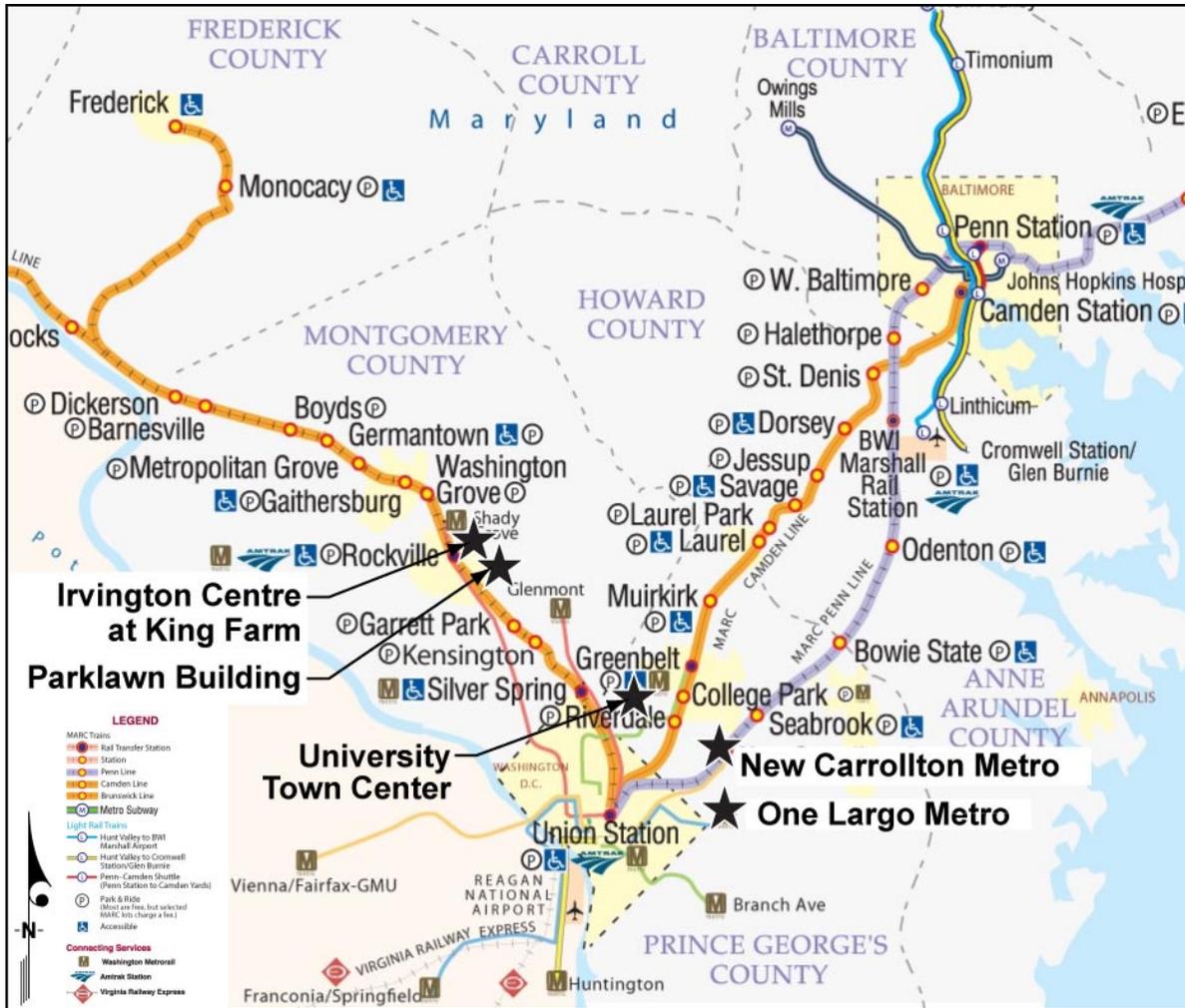


Figure A-22. MARC Rail System Map

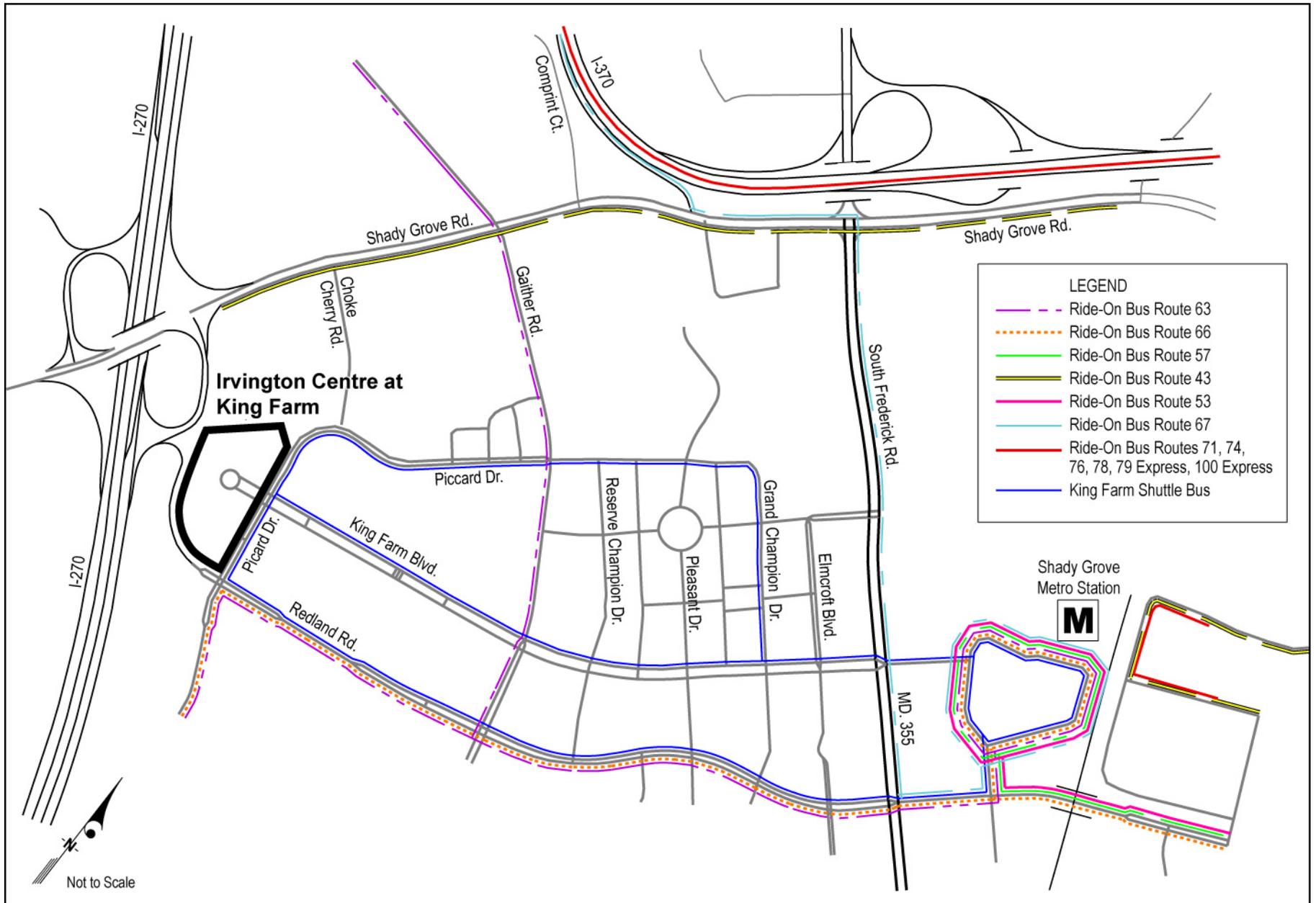


Figure A-23. Bus Routes Irvington Centre at King Farm Site

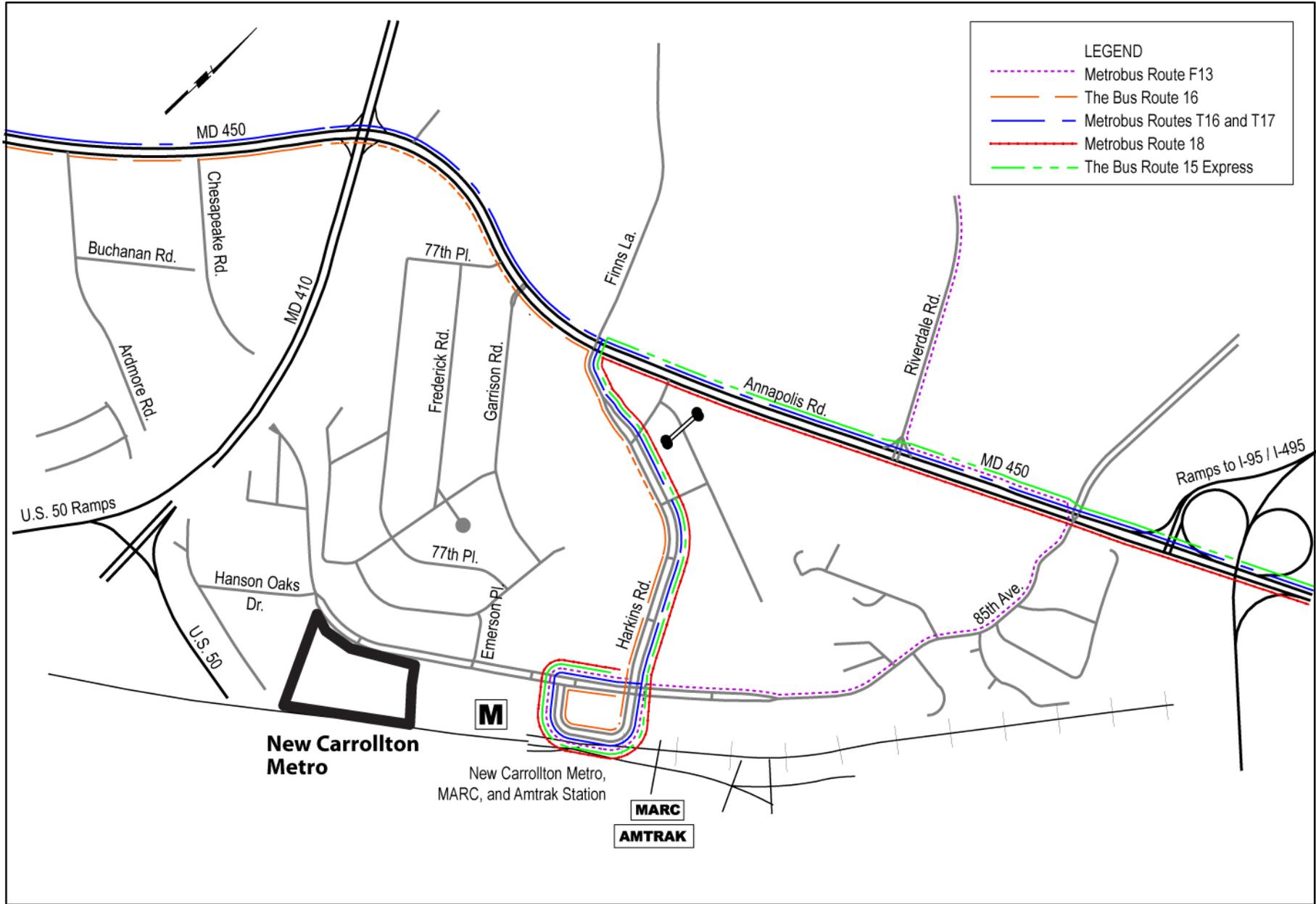


Figure A-24. Bus Routes New Carrollton Metro Site

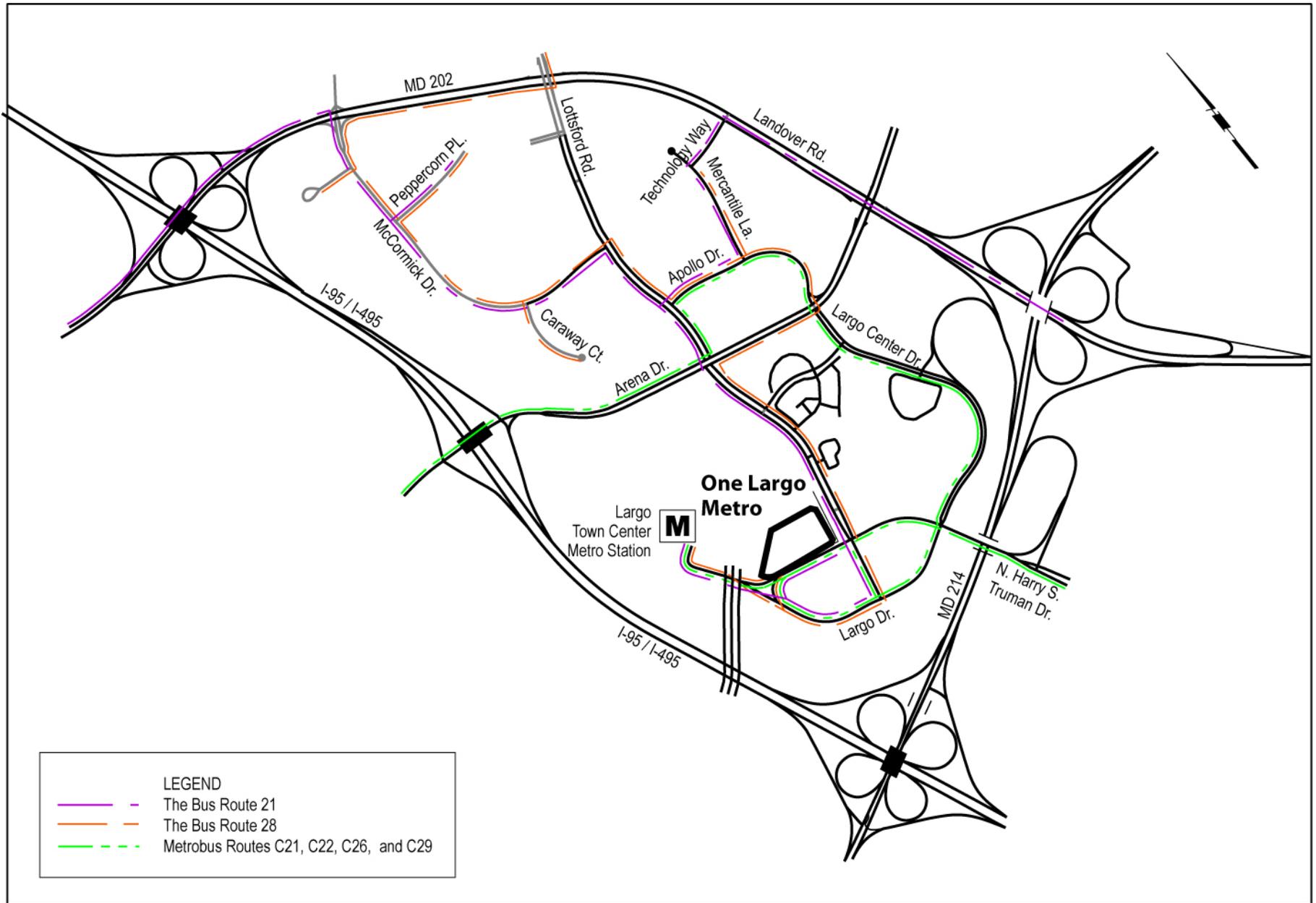


Figure A-25. Bus Routes One Largo Metro Site

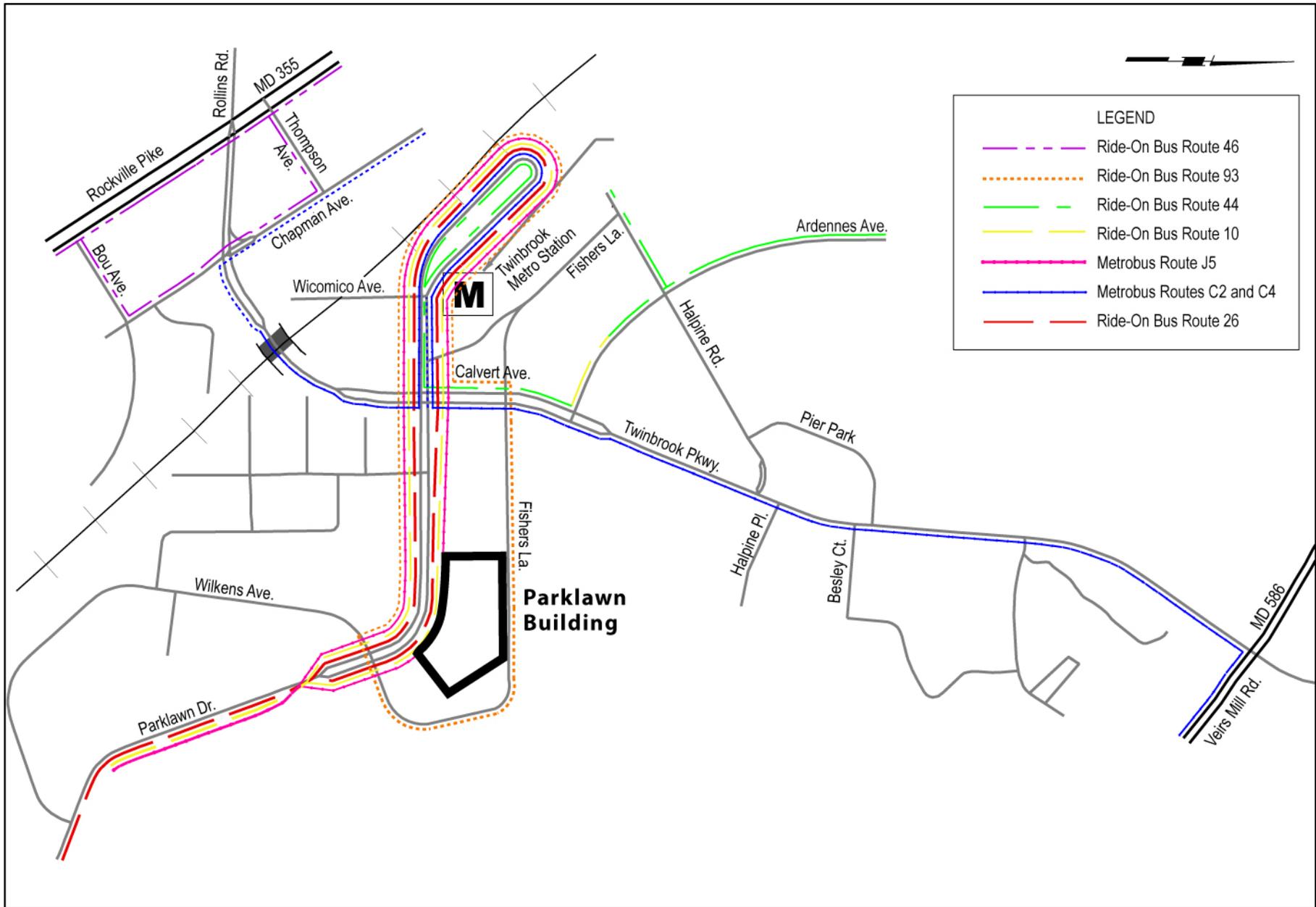


Figure A-26. Bus Routes Parklawn Building

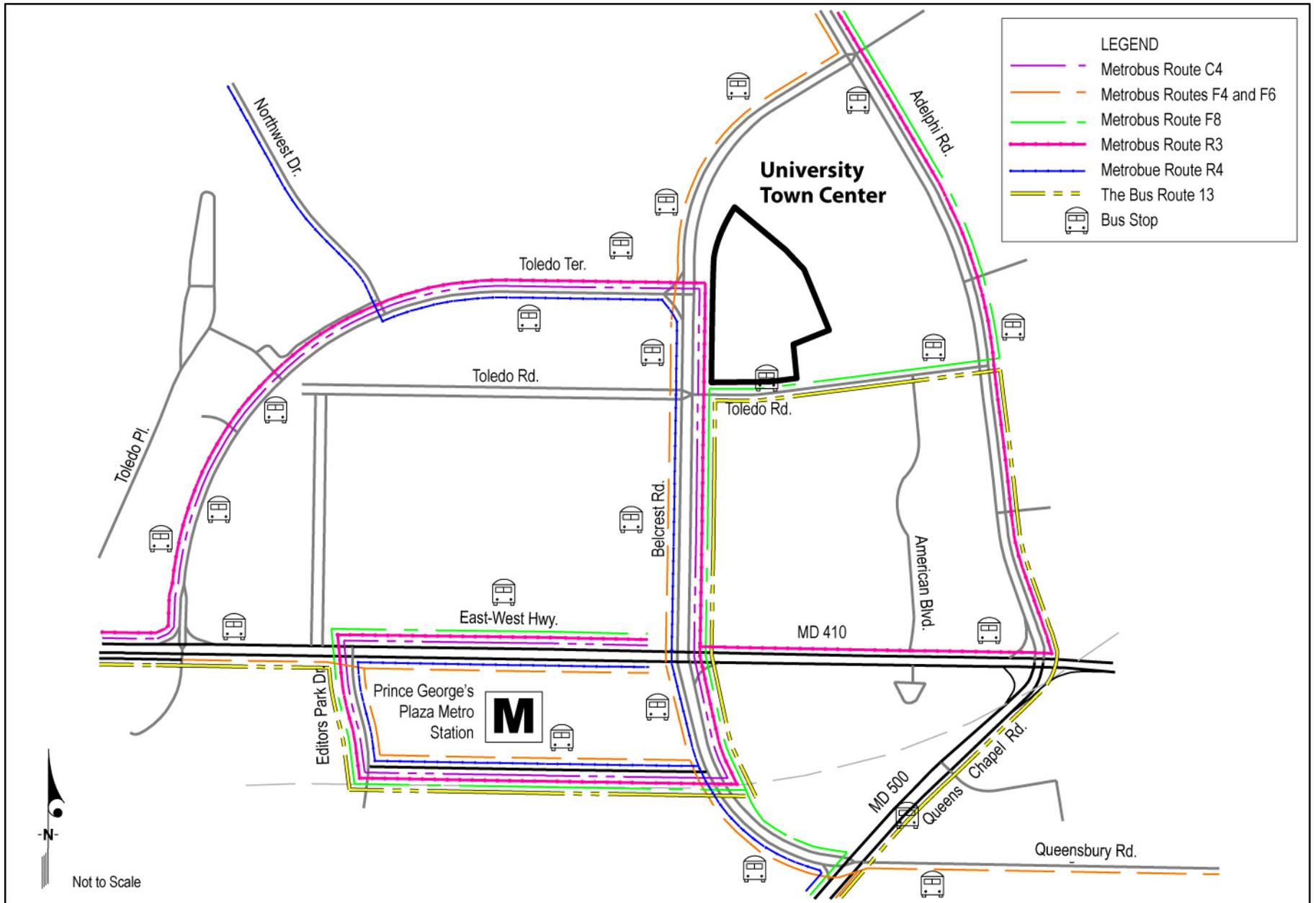


Figure A-27 Bus Routes University Town Center Site

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## Appendix B – Scoping Letters

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**Suzanne Hill**  
**CONTRACTOR/WP/RW/G**  
**SA/GOV**

07/13/2010 12:30 PM

To: B Rosenbush

cc:

bcc:

Subject: RE: Request for information for the Lease Consolidation of U.S. Department of Health and Human Services in Suburban Maryland --response to request for map

Bob,

You had left me a message regarding a map showing all the sites. Please find attached a location map. Please note the following:

The U.S. General Services Administration (GSA) is preparing an Environmental Assessment (EA) to assess the potential impacts of the lease consolidation of the U.S. Department of Health and Human Services (HHS) in Suburban Maryland. GSA is proposing to acquire space through leasing in order to collocate four of HHS's current leased locations in suburban Maryland into one location to improve functional efficiency. The number of Federal employees to be collocated is approximately 2,900. GSA would enter into a lease agreement for up to 935,401 rentable square feet of space. The delineated area for the lease is Suburban Maryland, within Montgomery County and Prince George's County and within 3 miles driving distance of a Metrorail station. GSA has received multiple offers for sites that are potential locations for the lease consolidation. Potential locations that have been offered are as follows (see also the attached map):

One Largo Town Center, the site is located at the northwest corner of Lottsford Road and Arena Drive, Largo, MD

University Town Center, the site is located at the northwest corner of Toledo Road and Belcrest Road, Hyattsville, MD

New Carrollton Metro Station, the site is located at approximately 4915 Ellin Road, Hyattsville, MD

King Farm, the site is located at the southwest corner of King Farm Boulevard and Piccard Drive, Gaithersburg, MD

Parklawn Building, the site is located at 5600 Fishers Lane, Rockville, MD

The purpose of this correspondence is to request a review of your databases to determine if your agency has any existing information/reports regarding any of the sites listed above. GSA is making this request and providing this information solely for the purpose of preparing the EA. This request does not permit the agency to conduct studies at the site or supply studies post-solicitation (ie-after the Lease is awarded) without prior notice to the Offeror and/or property owner.

Thank you, and please call if you have any questions.

Suzanne Hill, NEPA Program Specialist  
Portfolio Division  
Public Buildings Service  
National Capital Region



U.S. General Services Administration Fig\_ \_sitelocations.jpg  
301 7th Street, SW  
RM 7800  
Washington, DC 20407  
Office: (202)205-5821  
Cell: (202) 870-7949



GSA National Capital Region

Mr. John R. Griffin  
 Secretary  
 Maryland Department of Natural Resources  
 Tawes State Office Building C4  
 580 Taylor Avenue  
 Annapolis, MD 21401-2397

Dear Mr. Griffin:

Please be advised that the U.S. General Services Administration (GSA) intends to prepare an Environmental Assessment (EA) for the lease consolidation of the U.S. Department of Health and Human Services (HHS) in Suburban Maryland. GSA is proposing to acquire space through leasing in order to collocate four of HHS's current leased locations in Suburban Maryland into one location to improve functional efficiency. The number of Federal employees to be collocated is approximately 2,900. GSA would enter into a lease agreement for up to 935,401 rentable square feet of space. The delineated area for the lease is Suburban Maryland, within Montgomery County and Prince George's County and within 3 miles driving distance of a Metrorail station. GSA has received multiple offers for sites that are potential locations for the lease consolidation.

The EA is being prepared in accordance with Section 102 of the National Environmental Policy Act (NEPA). NEPA requires a Federal agency to provide the public with an opportunity to participate in the process of analyzing the impacts 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 in identifying potential impacts that may occur as a result of the proposed Federal action. Your participation in this process is greatly appreciated.

GSA is accepting comments concerning the scope of the EA for 30 calendars days from the date stamped on this letter. Comments received during the scoping period will be used to refine the resource issues analyzed in the EA. GSA has identified the following as preliminary impact issues for analysis in the EA: Visual Resources; Natural Resources; Traffic and Transportation, Stormwater Management, Socioeconomics, and Sustainability.

The following sites have been offered as potential locations for the lease consolidation of HHS in Suburban Maryland:

- One Largo Town Center, the site is located at the northwest corner of Lotsford Road and Arena Drive, Largo, MD
- University Town Center, the site is located at the northwest corner of Toledo Road and Belcrest Road, Hyattsville, MD
- New Carrollton Metro Station, the site is located at approximately 4915 Ellin Road, Hyattsville, MD
- King Farm, the site is located at the southwest corner of King Farm Boulevard and Piccard Drive, Gaithersburg, MD
- Parklawn Building, the site is located at 5600 Fishers Lane, Rockville, MD

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

**MARYLAND DEPARTMENT OF THE ENVIRONMENT**

1800 Washington Boulevard • Baltimore, Maryland 21230  
410-537-3000 • 1-800-633-6101 • <http://www.mde.state.md.us>

Martin O'Malley  
Governor

Shari T. Wilson  
Secretary

Anthony G. Brown  
Lieutenant Governor

Robert M. Summers, Ph.D.  
Deputy Secretary

July 29, 2010

Ms. Suzanne Hill  
U.S. General Services Administration  
Room 7600  
301 7<sup>th</sup> Street  
Washington, DC 20407

RE: State Application Identifier: MD20100625-0617  
Project: Scoping prior to E.A.

Dear Ms. Hill:

Thank you for the opportunity to review the above referenced project. The document was circulated throughout the Maryland Department of the Environment (MDE) for review. Information is enclosed for your consideration.

Again, thank you for giving MDE the opportunity to review this project. If you have any questions or need additional information, please feel free to call me at (410) 537-4120.

Sincerely,

A handwritten signature in blue ink that reads "Joane D. Mueller".

Joane D. Mueller  
MDE Clearinghouse Coordinator  
Office of Communications

Enclosure

cc: Bob Rosenbush, State Clearinghouse

US Department Of Health and Human Services Leasing Project

Maryland Department of the Environment - Science Services Administration

**REVIEW FINDING: R1 Consistent with Qualifying Comments****(MD2010 0625-0617)**

The following additional comments are intended to alert interested parties to issues regarding water quality standards. The comments address:

**A. Water Quality Impairments:** Section 303(d) of the federal Clean Water Act requires the State to identify impaired waters and establish Total Maximum Daily Loads (TMDLs) for the substances causing the impairments. A TMDL is the maximum amount of a substance that can be assimilated by a waterbody such that it still meets water quality standards.

**Planners should be aware of existing water quality impairments identified on Maryland's 303(d) list. The Project's multiple locations are situated in the several watersheds, identified by the MD 8-digit codes below. All of which are currently impaired by several substances and subject to regulations regarding the Clean Water Act.**

Planners may find a list of nearby impaired waters by entering the 8-digit basin code into an on-line database linked to the following URL:  
[http://www.mde.state.md.us/Programs/WaterPrograms/TMDL/Maryland%2003%20dlist/2008\\_303d\\_search/index.asp](http://www.mde.state.md.us/Programs/WaterPrograms/TMDL/Maryland%2003%20dlist/2008_303d_search/index.asp)

This list is updated every even calendar year. Planners should review this list periodically to help ensure that local decisions consider water quality protection and restoration needs. **Briefly, the current impairments that are relevant to the Project's locations include the following:**

**One Largo Town Center Location (Map 1):**

Western Branch (02131103)

**BOD:** Tidal. A TMDL has been written and approved by EPA.**Sediments:** Tidal. A TMDL is pending development.**Biological:** Non-tidal. A TMDL is pending development.**University Town Center & New Carrollton Metro Station Location (Map 2 & 3):**

Anacostia River (02140205)

**Bacteria:** Tidal. A TMDL has been written and approved by EPA.**Nutrients:** Tidal. A TMDL has been written and approved by EPA.**Sediment:** Tidal. A TMDL has been written and approved by EPA.**Trash:** Tidal. A TMDL is pending development.**Trash:** Non-tidal. A TMDL is pending development.**Sediment:** Non-tidal. A TMDL has been written and approved by EPA.

and policy implementation procedures are located at  
<http://www.dsd.state.md.us/comar/getfile.aspx?file=26.08.02.04-1.htm>

Planners should also note that since the Code of Maryland Regulations is subject to periodic updates. A list of Tier II waters pending Departmental listing in COMAR can be found, with a discussion and maps for each county, at the following website:

<http://www.mde.state.md.us/ResearchCenter/Data/waterQualityStandards/Antidegradation/index.asp>

#### **ADDITIONAL COMMENTS**

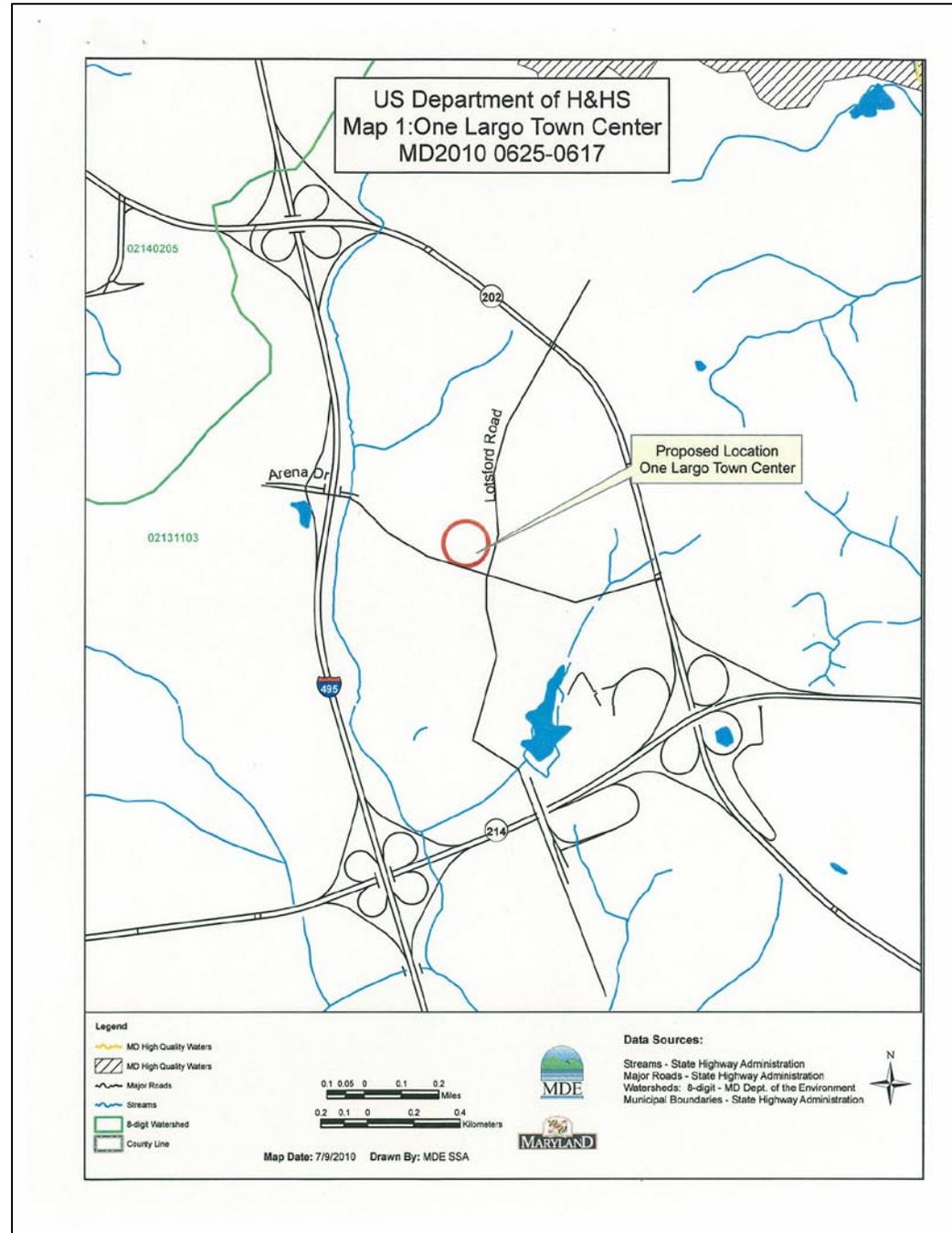
The project should consider all Maryland Stormwater Management Controls. Site Designs should consider all Environmental Site Design to the Maximum Extent Practicable and "Green Building" Alternatives. Designs that reduce impervious surface and BMPs that increase runoff infiltration are highly encouraged.

#### **Further Information:**

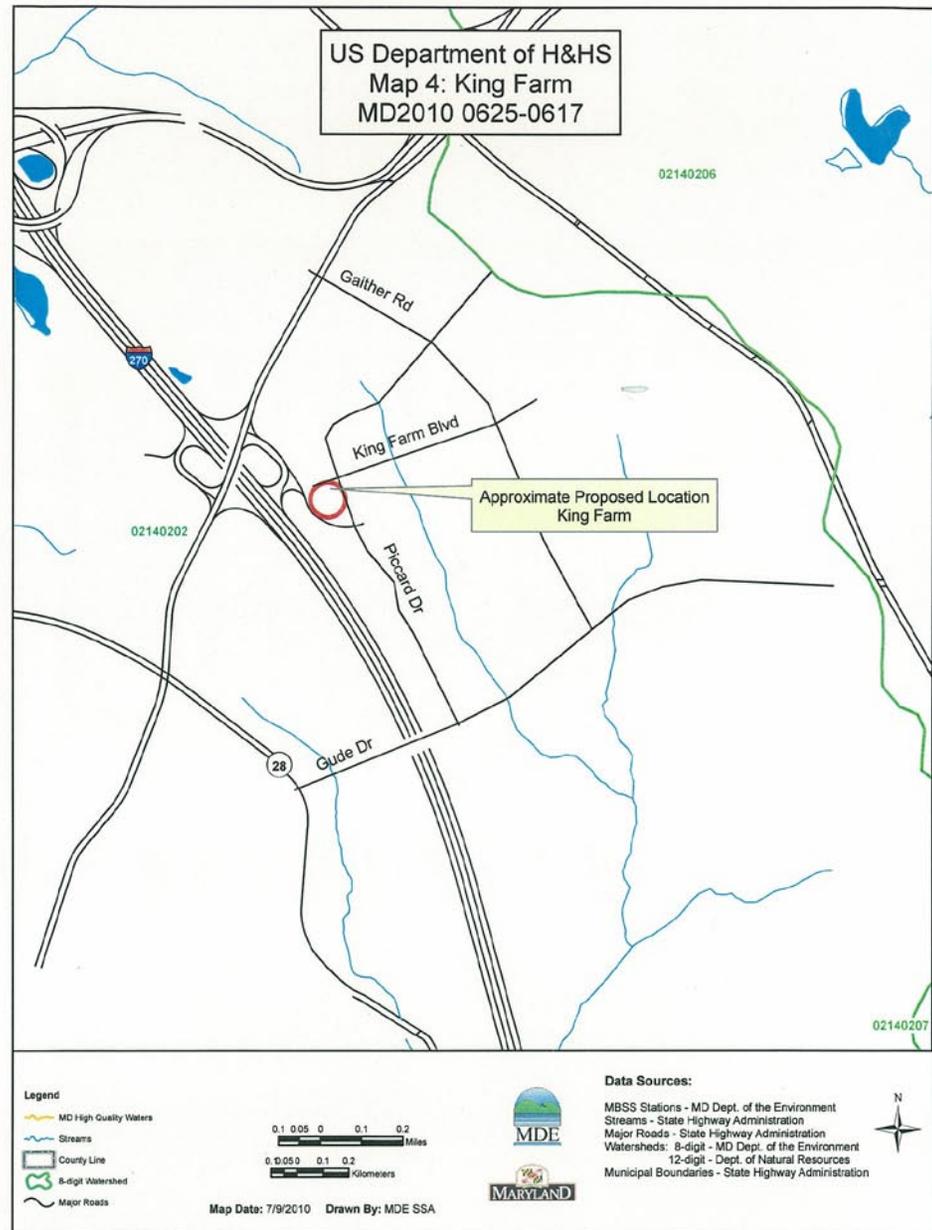
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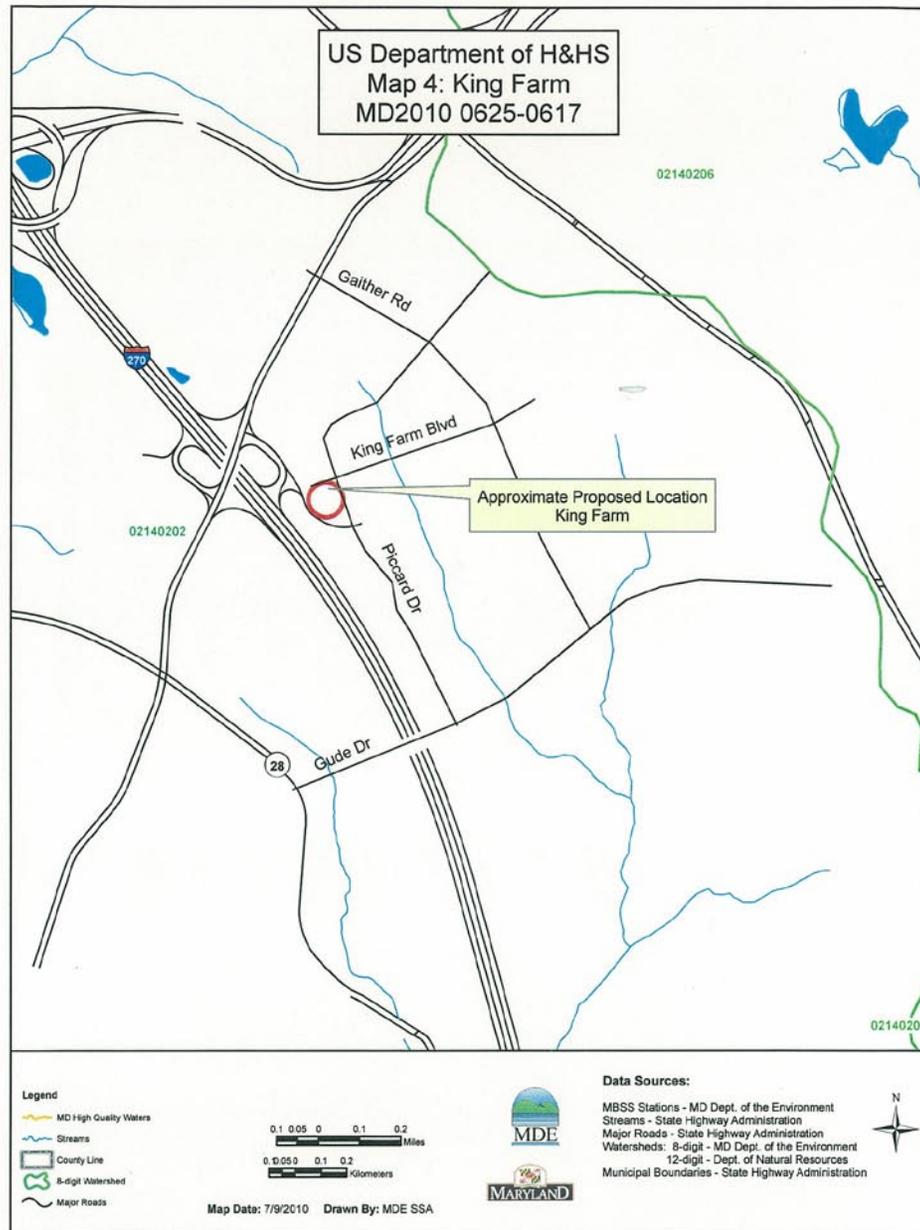
#### **Environmental Site Design (Chapter 5):**

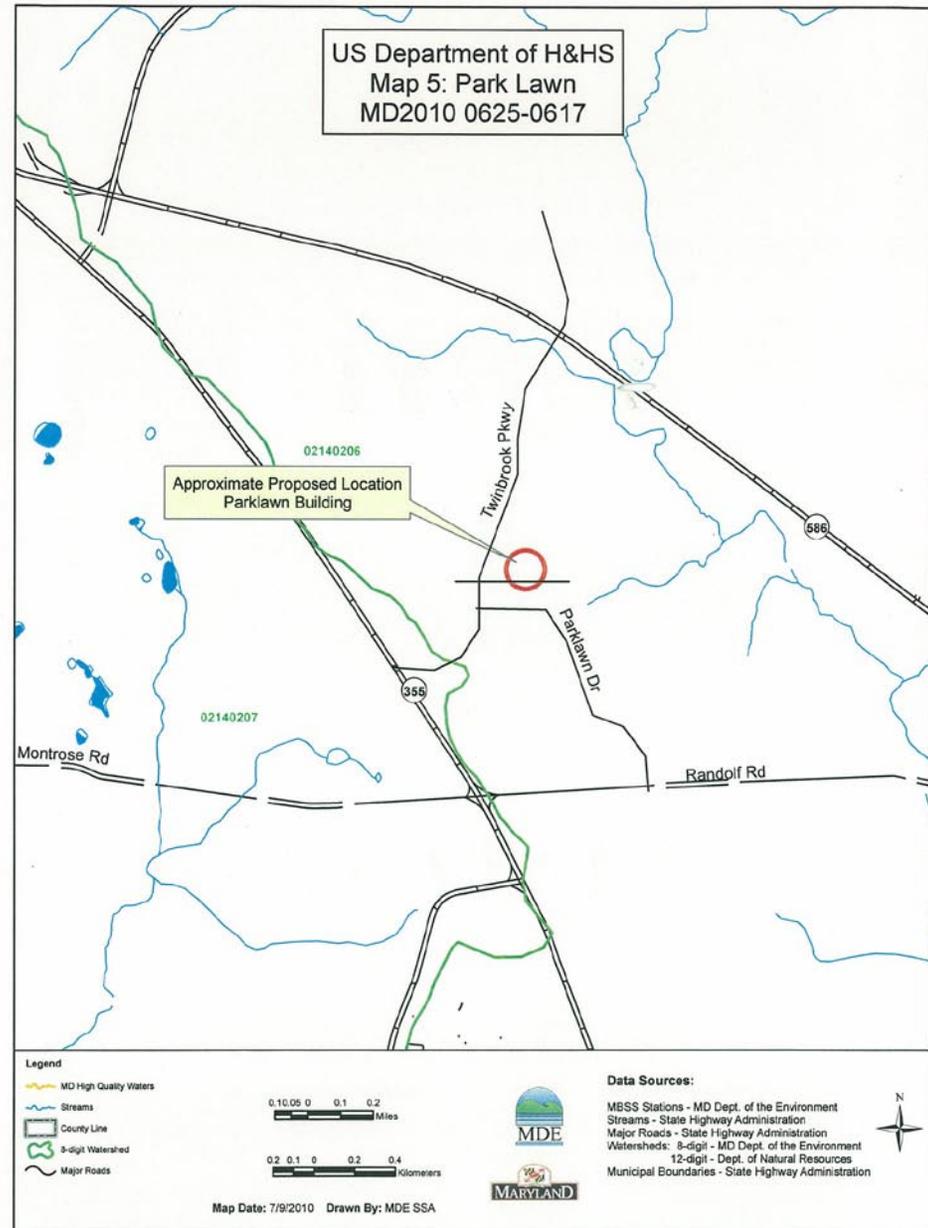
<http://www.mde.state.md.us/assets/document/Design%20Manual%20Chapter%2005%2003%2024%202009.pdf>













**MDP**  
Maryland Department of Planning

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor

Richard Eberhart Hall  
Secretary

Matthew J. Power  
Deputy Secretary

June 25, 2010

Ms. Suzanne Hill  
NEPA Program Specialist, Public Buildings Service, National Capital Region  
U.S. General Services Administration  
Room 7600  
301 7th Street  
Washington, DC 20407

**STATE CLEARINGHOUSE REVIEW PROCESS**

State Application Identifier: MD20100625-0617

Reviewer Comments Due By: July 11, 2010

**Project Description:** Scoping prior to E.A.: lease consolidation: +/- 935,401 square feet of space for U.S. Department of Health and Human Services: five sites identified

**Project Location:** Counties of Montgomery, and Prince George's

**Clearinghouse Contact:** Bob Rosenbush

Dear Ms. Hill:

Thank you for submitting your project for intergovernmental review. Participation in the Maryland Intergovernmental Review and Coordination (MIRC) process helps ensure project consistency with plans, programs, and objectives of State agencies and local governments. MIRC enhances opportunities for approval and/or funding and minimizes delays by resolving issues before project implementation.

The following agencies and/or jurisdictions have been forwarded a copy of your project for their review: the Maryland Departments of Natural Resources, Transportation, the Environment, the Counties of Prince George's, and Montgomery; the Maryland-National Capital Park and Planning Commission in Prince George's, and Montgomery Counties; and the Maryland Department of Planning; including the Maryland Historical Trust. They have been requested to contact your agency directly by **July 11, 2010** with any comments or concerns and to provide a copy of those comments to the State Clearinghouse for Intergovernmental Assistance. Please be assured that after **July 11, 2010** all MIRC requirements will have been met in accordance with Code of Maryland Regulations (COMAR 34.02.01.04-.06). The project has been assigned a unique State Application Identifier that should be used on all documents and correspondence.

If you need assistance or have questions, contact the State Clearinghouse staff noted above at 410-767-4490 or through e-mail at [rosenbush@mdp.state.md.us](mailto:rosenbush@mdp.state.md.us). Thank you for your cooperation with the MIRC process.

Sincerely,



Linda C. Janey, J.D., Assistant Secretary  
for Clearinghouse and Communications

LCJ:BR

cc: Beth Cole - MHT\*

Roland Limpert - DNR\*

Cindy Johnson - MDOT\*

Joane Mueller - MDE\*

Beverly Warfield - PGEO\*

Diane Jones - MTGM\*

Kate Fritz - MNCPPCP\*

John Carter - MNCPPCM\*

Steve Allan - MDPL\*

Mike Paone - MDPL\*

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301 West Preston Street • Suite 1101 • Baltimore, Maryland 21201-2305  
Telephone: 410.767.4500 • Fax: 410.767.4480 • Toll Free: 1.877.767.6272 • TTY Users: Maryland Relay  
Internet: [Planning.Maryland.gov](http://Planning.Maryland.gov)



Maryland Department of Planning  
Maryland Historical Trust

*Martin O'Malley*  
Governor

*Anthony G. Brown*  
Lt. Governor

*Richard Eberhart Hall*  
Secretary

*Matthew J. Power*  
Deputy Secretary

July 14, 2010

Ms. Suzanne Hill  
NEPA Program Specialist  
Portfolio Management Division  
Public Buildings Service  
GSA National Capital Region  
301 7<sup>th</sup> Street, SW  
Room 7600  
Washington DC 20407

Re: Lease Consolidation for the U.S. Department of Health and Human Services  
In Suburban Maryland  
State Clearinghouse No. MD20100625-0617  
Montgomery and Prince George's County, Maryland

Dear Ms. Hill:

Thank you for your recent letter, dated and received by the Maryland Historical Trust (Trust) on June 14, 2010, regarding the above-referenced undertaking. The Maryland State Clearinghouse for Intergovernmental Assistance also provided the Trust with notice of GSA's study for this project.

The Trust, Maryland's State Historic Preservation Office, will be involved in the review of the project for its effects on historic properties, pursuant to Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended. GSA's scoping process for the Environmental Assessment should include appropriate consideration of cultural resources and address Section 106 consultation requirements. We offer the following preliminary comments regarding historic preservation issues for this project and request further information on the proposed undertaking.

**Project Description:** According to your letter, GSA proposes to acquire space through leasing in order to consolidate four locations of the U.S. Department of Health and Human Services (HHS) in one combined location in Suburban Maryland. GSA would lease up to 935,401 square feet of office space in Montgomery or Prince George's County, within 3 miles driving distance of a Metrorail station. The leased space may be within existing or newly constructed facilities. GSA has received multiple offers for sites that may be potential locations for the leased consolidation including: One Largo Town Center, University Town Center, New Carrolton Metro Station, King Farm, and Parklawn Building. Depending upon the site selected for the consolidation, the project may have the potential to affect historic and archeological properties, particularly for new construction or use of space within or near historic properties.

**Section 106 Review:** In order to continue our review of the proposed undertaking and provide informed comments on the project's effects on historic and archeological properties, we request that GSA provide us with the following information when it becomes available in the project planning process:

- Detailed descriptions of the various locations under consideration, including dates of construction for any that entail existing facilities;
- Map locations showing the exact location and extent of the project alternatives;

100 Community Place • Crownsville, Maryland 21032-2023  
Telephone: 410.514.7600 • Fax: 410.987.4071 • Toll Free: 1.800.756.0119 • TTY Users: Maryland Relay  
Internet: [www.marylandhistoricaltrust.net](http://www.marylandhistoricaltrust.net)



Suzanne Hill  
Lease Consolidation for the U.S. Department of Health and Human Services  
In Suburban Maryland  
July 14, 2010  
Page 2 of 2

- Photographs of any historic properties, or properties older than 50 years, that are located within or adjacent to the alternative sites;
- Copies of any comments regarding cultural resources or historic preservation issues that GSA receives from the public, local governments, or other sources;
- GSA's assessment of the undertaking's effects on historic properties, with supporting justification.

Once we have received the additional information requested in this letter, the Trust will continue its review of the undertaking and provide appropriate comments and recommendations.

We look forward to working with GSA to successfully complete the project's historic preservation review. If you have questions or require further assistance, please contact Amanda Apple (for historic built environment) at 410-514-7630 or [aapple@mdp.state.md.us](mailto:aapple@mdp.state.md.us) or me (for archeology) at 410-514-7631 / [bcole@mdp.state.md.us](mailto:bcole@mdp.state.md.us). Thank you for providing us this opportunity to comment.

Sincerely,



Beth Cole  
Administrator, Project Review & Compliance  
Maryland Historical Trust

EJC/ 20103229

cc: Bob Rosenbush (MDP)  
Scott Whipple (M-NCPPC, Montgomery County)  
Gail Rothrock (M-NCPPC, Prince George's County)



Martin O'Malley, Governor  
Anthony G. Brown, Lt. Governor

Beverley K. Swain-Staley, Secretary  
Neil J. Pedersen, Administrator

July 1, 2010

Ms. Suzanne Hill, NEPA Program Specialist  
Portfolio Management Division  
Public Buildings Service  
National Capital Region  
US General Services Administration  
RM 7600  
301 7<sup>th</sup> Street, SW  
Washington DC 20407

Dear Ms. Hill:

The Maryland State Highway Administration (SHA) received the June 14 letter from Mr. Bart Bush, Regional Commissioner, Public Buildings Service, regarding the U.S. General Services Administration's (GSA) intent to prepare an Environmental Assessment (EA) for the U.S. Department of Health and Human Services' consolidation in suburban Maryland. Mr. Bush asked me to respond to you, and it is my pleasure to do so.

The SHA appreciates the opportunity to provide assistance and comments during the development of the EA for these consolidation efforts. At this stage of your process, SHA's comments are limited, until further investigation is complete and documents are available for review and comment. The SHA looks forward to being an active stakeholder, to ensure that the safety and integrity of the state highway network is maintained in an acceptable manner. Because of the high number of employees (2,900) expected at the sites under evaluation, the EA studies should evaluate the traffic impacts of the various alternatives on the state roadway network, along with improvements required to mitigate those traffic impacts. This includes ensuring that the EA includes the traffic mitigation measures and roadway improvements for all locations considered. SHA would be pleased to participate in meetings with those who are preparing traffic analyses to discuss methodology and assumptions prior to their analysis being performed.

As more information becomes available, SHA looks forward to reviewing the EA to provide feedback on proposed traffic-mitigation measures and impacts to the state's roadways and rights-of-way. The SHA's Engineering Access Permits Division will coordinate the internal SHA reviews of this development-related EA and subsequent roadway-improvements plans. All roadway work within SHA right-of-way will require an access permit from SHA. The GSA would apply for an access permit when engineering plans for roadway improvements have completed a pre-permit review.

My telephone number/toll-free number is 410-545-0400 or 1-800-206-0770  
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.com

Ms. Suzanne Hill  
Page Two

Thank you again for your letter. If we may be of further assistance, please do not hesitate to contact me or Mr. Steven D. Foster, Chief, Engineering Access Permits Division, SHA at 410-545-5601, toll free at 1-800-876-4742 or via email at sfoster1@sha.state.md.us.

Sincerely,



Neil J. Pedersen  
Administrator

cc: Mr. Steven D. Foster, Chief, Engineering Access Permits Division, SHA



*Martin O'Malley, Governor*  
*Anthony G. Brown, Lt. Governor*  
*John R. Griffin, Secretary*  
*Joseph P. Gill, Deputy Secretary*

July 2, 2010

Mr. Bart Bush  
 U.S. General Services Administration  
 301 7<sup>th</sup> Street, SW  
 Washington, DC 20407

Dear Mr. Bush:

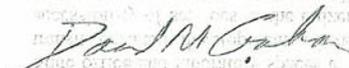
Thank you for your letter to Secretary John Griffin regarding the lease consolidation of the U.S. Department of Health and Human Services (HHS) in Suburban Maryland. Secretary Griffin has asked me to respond on his behalf.

The State of Maryland supports the location of public facilities in existing communities that support Smart, Green and Growing efforts. Governor O'Malley's 2009 Executive Order calls for State office and laboratory spaces to be located within a half-mile radius of transit stations at a transit oriented development whenever appropriate and feasible, without diminishing the accessibility of services to the citizens of the State. It is important to work with our federal partners to support these goals and efforts.

We look forward to the Environmental Assessments document that will provide more detailed information on the potential locations. We understand that the Department of Natural Resources will have 30 days to review the document and provide comments. The review will be conducted by our Environmental Review division. The contact for this review will be Greg Golden, [golden@dnr.state.md.us](mailto:golden@dnr.state.md.us) or 410-260-8331.

Thank you again for your letter. If you have any questions, please contact me at [dgoshorn@dnr.state.md.us](mailto:dgoshorn@dnr.state.md.us) or 410-260-8119.

Sincerely,

  
 David M. Goshorn, Ph.D.  
 Director  
 Office of Sustainable Future

cc: Greg Golden

Suzanne Hill

Tawes State Office Building – 580 Taylor Avenue – Annapolis, Maryland 21401  
 410-260-8DNR or toll free in Maryland 877-620-8DNR – [www.dnr.maryland.gov](http://www.dnr.maryland.gov) – TTY Users Call via the Maryland Relay



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 24, 2010

Ms. Suzanne Hill  
NEPA Program Specialist, Portfolio Management Division  
Public Buildings Service, National Capital Region  
U.S. General Services Administration  
301 7<sup>th</sup> Street, SW, RM 7600  
Washington, DC 20407-001

**SUBJECT:** Comments on the future Environmental Assessment (EA) for the lease consolidation of the U.S. Department of Health and Human Services (HHS). MR No. 10726-GSA-2.

Dear Ms. Hill:

Thank you for the opportunity to comment on the EA scope in the lease consolidation for HHS for the Montgomery County site. We would like to strongly encourage you to consider reusing the Parklawn Building located at 5600 Fishers Lane, the only building site listed for consideration for the HHS lease consolidation. The reuse of 1.3 million square foot office building and surrounding vacant site would offer the functional efficiency you are looking for in a location as well as make fiscal and environmental sense.

The Montgomery County Council recently approved and adopted the Twinbrook Sector Plan to create a technology node that builds on existing federal government agencies and private businesses. Currently, the NIH, HHS and a few FDA offices are located in the Twinbrook area. The Parklawn Building is located just over a ¼ of a mile from the Twinbrook metro station and it is one of the largest office buildings in Montgomery County. Recommendations for the Parklawn site include grandfathering the existing height and density (5.16 FAR) and rezoning the building to a mixed-use zone “to keep the building viable and generate employees, residents, and street activity at an urban scale.” (p. 40) Re-using the Parklawn Building would be the most sustainable—both economically and environmentally.

Located two blocks from the Parklawn Building at the Metro station, is an award winning, 2.2 million square foot LEED Gold mixed-use community that will provide 1,595 multi-family residential units; 220,000 square feet of ground-floor retail; 325,000 square feet of Class-A commercial space and a new park.

With the synergy of a new mixed use community at the Metro station, the existing advanced technology and biotechnology functions in Twinbrook, the presence of other federal agencies and the reuse of 1.3 million square foot building, the 5600 Fishers Lane site would offer the efficiencies you are looking for in a location. I've attached a copy of the Twinbrook Sector Plan for your review. If you have any questions, please feel free to contact John Carter, Chief of Urban Design at (301) 495-4575 or via email at [John.Carter@montgomeryplanning.org](mailto:John.Carter@montgomeryplanning.org).

Sincerely,

  
Rollin Stanley  
Planning Director

cc. Mr. Bart Bush, Regional Commissioner  
John Carter, Chief, Urban Design Division

8787 Georgia Avenue, Silver Spring, Maryland 20910 Director's Office: 301.495.4500 Fax: 301.495.1310

[www.MontgomeryPlanning.org](http://www.MontgomeryPlanning.org)

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14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
www.mncppc.org/pgco  
(301) 952-3595  
D0-061402

June 28, 2010

Mr. Bart Bush  
Regional Commissioner  
Public Buildings Service  
GSA National Capital Region  
301 7<sup>th</sup> Street, SW  
Washington, DC 20407-0001

**RE: Request for Comments Concerning the Scope  
of an Environmental Assessment in Suburban  
Maryland**

Dear Mr. Bush:

Thank you for your letter dated June 14, 2010, regarding the preparation of an Environmental Assessment (EA) for the lease consolidation of the U.S. Department of Health and Human Services (HHS) in suburban Maryland. As you know, three of the potential sites are located within Prince George's County. Planning Department staff contacted Ms. Suzanne Hill of General Services Administration and submitted electronic correspondence regarding project web sites relevant to the planning areas where each of the three sites is located. When Ms. Hill provides Planning Department staff with specific parcel information, we will share any approved environmental plans specific to each site.

We look forward to reviewing the draft EA when it is released and providing comments at that time. Should you have any further questions, please contact Kate Fritz at [Katharine.Fritz@ppd.mncppc.org](mailto:Katharine.Fritz@ppd.mncppc.org) or 301-952-5402.

Sincerely,



Fern V. Piret  
Planning Director

cc: Suzanne Hill, NEPA Program Specialist, GSA  
John Funk, Chief, Countywide Planning Division  
Maria Martin, Supervisor, Special Projects Section  
Kate Fritz, Senior Planner, Countywide Planning Division



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
www.mncppc.org/pgco

*WPT 7/27*

**Historic Preservation Section, Countywide Planning Division, M-NCPCC 301-952-3520**

July 19, 2010

Bart Bush  
Regional Commissioner  
Public Buildings Service  
US GSA  
301 7<sup>th</sup> Street, SW  
Washington, DC 20407-0001

Subject: Section 102 National Environmental Policy Act  
GSA - HHS 3 Locations in Prince George's County 2 in Montgomery County

Dear Mr. Bush:

I have reviewed your letter to Ms. Gail Rothrock, Prince George's County Historic Preservation Section Supervisor, regarding the three proposed locations of HHS offices within 3 miles of a Metrorail station within Prince George's County, Maryland.

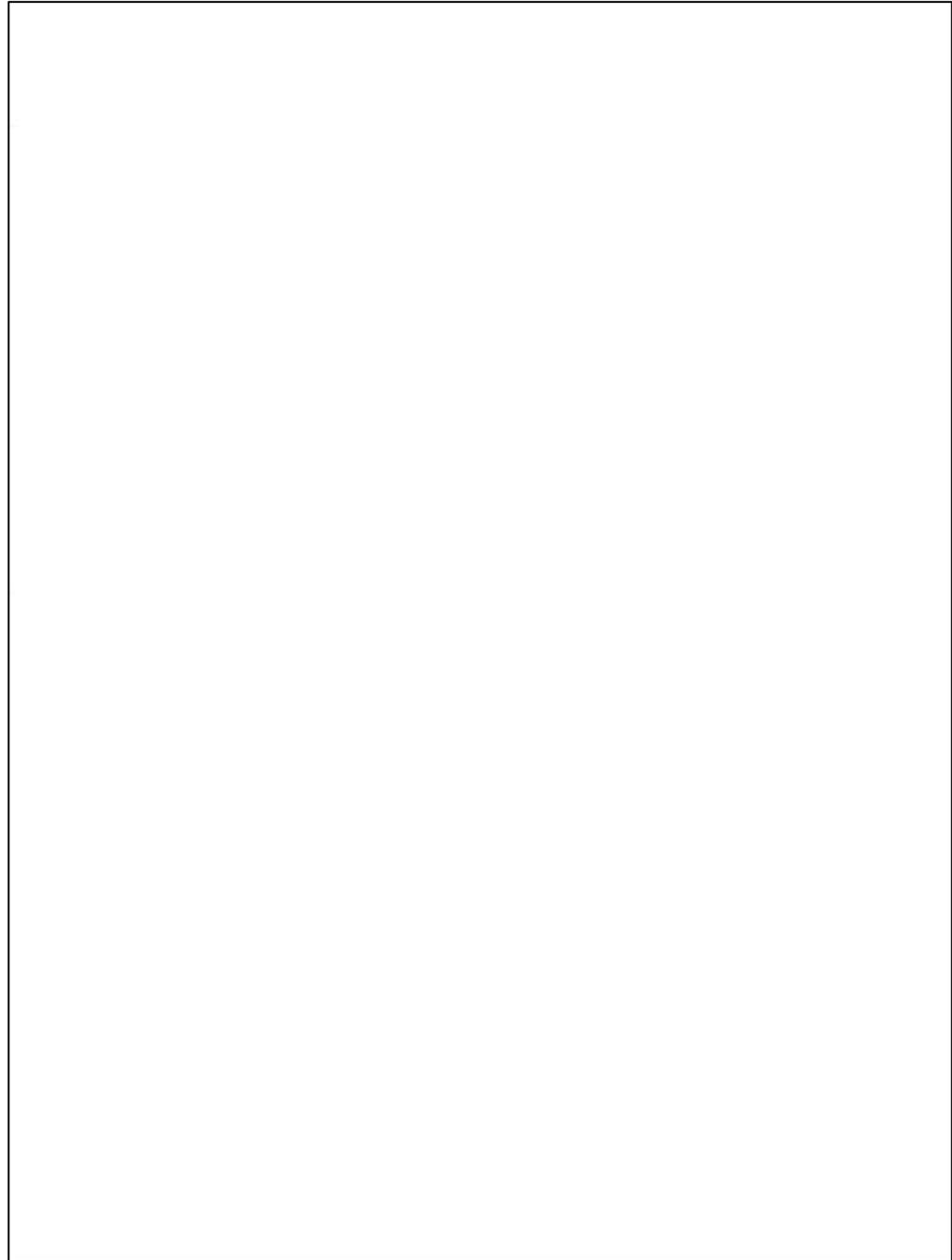
Site 1 - One Largo Town Center is within one mile of Prince George's County Historic Site Waring's Grove PG:70-004. Site 2 - University Town Center is within one mile of National Register Historic Site Hitching Post Hill/Ash Hill PG:68-001 and Prince George's County Historic Sites Bloomfield/Deakman House PG:66-029-05 and Paxton House PG:68-076. Site 3 - New Carrollton Metro Station is within one mile of Prince George's County Historic Sites Thomas Hunster House PG:69-023-27 and Wormley House PG:69-023-17. Sites 4 and 5 - are within Montgomery County, Maryland. Please refer to that jurisdiction for comments.

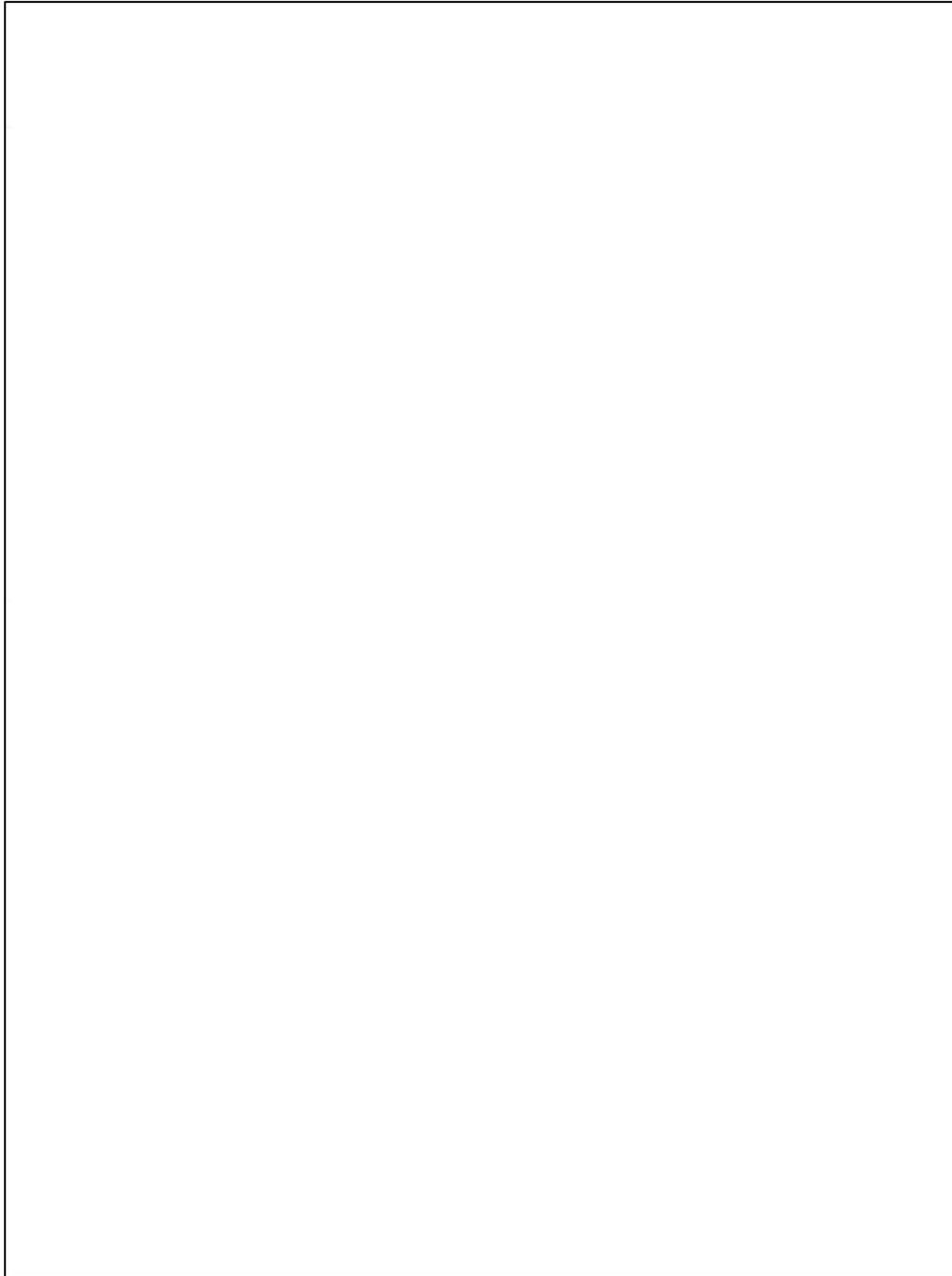
Our office knows of no effect on historic resources or archeological resources or Native American religious sites in this area, although for a definite answer to this question, you should contact Beth Cole at the Maryland Historical Trust.

Thank you for the opportunity to comment on this project.

Sincerely,  
*Cecelia Garcia Moore*  
Cecelia Garcia Moore  
Historic Preservation Section  
301-952-3756

E:\HISTORIC\106\2010\Other\GSA-HHS 3 PGC locations.docx





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+CITY OF NEW CARROLLTON MEMORANDUM

---

**TO:** MS. SUZANNE HILL, NEPA PROGRAM SPECIALIST  
**FROM:** MIKE DOWNES, CITY ADMINISTRATIVE OFFICER   
**SUBJECT:** REQUEST FOR IMPACT STATEMENT ON HUMAN ENVIRONMENT, HHS BUILDING AT  
NEW CARROLLTON METRO STATION  
**DATE:** 6/22/10  
**CC:** N/A

---

PLEASE ACCEPT THE ENCLOSED LETTER AS THE CITY OF NEW CARROLLTON'S  
COMMENTS RELATIVE TO THE POSITIVE IMPACT OF THE PROPOSED LOCATION OF A NEW  
HHS BUILDING AT THE NEW CARROLLTON METRO STATION.

CC: ENCLOSURE



## CITY of NEW CARROLLTON

6016 PRINCESS GARDEN PARKWAY • NEW CARROLLTON, MARYLAND 20784-2898  
(301) 459-6100 FAX (301) 459-8172

June 1, 2010

Martha N. Johnson, Administrator  
United States General Services Administration  
1800 F Street, NW  
Washington, DC 20405

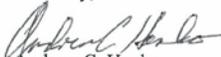
Dear Administrator Johnson:

The Mayor and Council of the City of New Carrollton, Maryland want to express our strong support for the relocation of the Health and Human Services (HSS) Headquarters to the proposed New Carrollton Metro Station site in Prince George's County. From our association with the Carl Williams Group and perusal of the plans and concept drawings of the proposed HHS Building, we are confident that the Carl Williams Group will deliver an iconic, serviceable facility which will stand as a yardstick by which future GSA buildings will be measured.

As you are aware, the County recently updated the zoning for the New Carrollton Metro Station development area, adopting a Transit District Development Plan to stimulate development of the area. Maryland National Capital Park and Planning project manager Bill Washburn was quoted as saying, "We think the plan has the potential to create a real downtown for Prince George's County." This new development will provide convenient upscale housing, restaurants, services and amenities for the existing IRS and CSC workforces and the HHS workforce should you choose to relocate here. Meanwhile, our city offers a variety of retail and service establishments along Rte. 450, including our Town Center's Four Points by Sheraton and adjacent food establishments, all eager to serve the needs of the HHS workforce.

We urge you to give serious consideration to the New Carrollton Metro site and the Carl Williams Group's proposal. The multi-modal transportation element of the New Carrollton Metro Station site is paramount to the satisfaction of a potentially relocated workforce, and the addition of the Purple Line, with the ability to serve Montgomery County residents, will further add to this satisfaction.

Sincerely,

  
Andrew C. Hanko  
Mayor

  
Richard Bechtold  
Council Chairman

Cc: The Honorable Steny Hoyer, U.S. House of Representatives  
The Honorable Eleanor Holmes Norton, U. S. House of Representatives  
The Honorable Donna Edwards, U.S. House of Representatives



Ms. Suzanne Hill, NEPA Program Specialist  
Portfolio Management Division  
Public Buildings Service  
National Capitol Region  
US General Services Administration  
301 7<sup>th</sup> Street SW  
RM 7800  
Washington DC 20407

July 12, 2010

Dear Ms. Hill:

On behalf of the King Farm Citizen's Assembly, I am submitting comments regarding the environmental impact of the construction of a new building to house 2900 Health and Human Services employees at the South West corner of King Farm Blvd and Picard Drive. As President of the Assembly, we would gladly welcome you to the King Farm community.

King Farm is a Neo-traditional mixed-use community, comprised of residential, retail, and commercial office space. We have over 3000 residential units and 8500 residents situated between I-270 and the Shady Grove Metro, within a mile of the new Inter County Connector (ICC). King Farm is located in the heart of Montgomery County's bio-technology corridor, near the National Institutes of Health, the Substance Abuse and Mental Health Services Administration (SAMSHA), easily accessible via Metro to downtown Washington, and less than a 20 minute drive to Johns Hopkins University Shady Grove Campus, Montgomery College, and the newly approved Shady Grove Life Sciences Center. King Farm is home to many federal workers from various agencies, National Institute of Health (NIH) scientists and National Institute of Science and Technology (NIST) employees. Most importantly, the Shady Grove Metro Station, across MD355 from King Farm, is 6 minutes and two stops away from the current HHS building at Parklawn Drive. This is close enough for employees to work face-to-face with their colleagues when needed while avoiding additional traffic congestion. The King Farm Shuttle Service runs from 6:30 am to 7:30 pm between numerous points in King Farm and the Shady Grove Station.

Recently, one of our larger commercial tenants commissioned a study that indicated that because of their proximity to metro, and their decision to subsidize fares and provide a shuttle bus to the metro, 40% more of their employees took metro than they had anticipated. This reduced the number of vehicles on the roads, and substantially slashed their costs for maintaining the parking facilities. We are hopeful that you will be able to use either the King Farm Shuttle, or a similar shuttle from the Shady Grove Metro to your office and save taxpayer funds by minimizing the need for parking spaces.

We have two environmental concerns and one suggestion to bring to your attention. King Farm is designed as a walking community, however we have a number of trucks that use Redland Blvd as a cut-through for construction traffic. We ask as a courtesy to the residents, that construction traffic be

---

King Farm Citizens Assembly • 300 Saddle Ridge Circle • Rockville, MD 20850 • Phone (301) 987-0122 • Fax (301) 947-6546

routed either via I-270, or down Shady Grove Road, which are better constructed to handle heavy truck loads. Additionally, we have a number of natural green spaces within the community, and ask that design and construction limit the amount of storm water discharge into our natural areas.

Finally, we offer you a suggestion that meets both the goals of the community and President Obama's emphasis on alternative energy sources: the installation of solar panels on the facility. As a community, King Farm is encouraging the installation of solar panels by the residents and is taking steps to potentially place them on the roofs of our community centers. Installing solar panels during construction could greatly offset the long-term utility costs associated with running the building, and decrease the carbon footprint of your employees. Given that your facility would be viewable from I-270, installing solar panels would be a literal beacon of light to other Federal Agencies who wish to support the administration's green energy policies.

In short, on behalf of the King Farm Citizen's Assembly, we would gladly welcome you to our community, and look forward to working with you in the future to develop this project.

Sincerely,



Martin Green

President, King Farm Citizen's Assembly

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## Appendix C – Section 106 Consultation

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Maryland Department of Planning  
Maryland Historical Trust

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor

Richard Eberhart Hall  
Secretary

Matthew J. Power  
Deputy Secretary

October 29, 2010

Ms. Suzanne Hill  
NEPA Program Specialist  
Portfolio Management Division  
Public Buildings Service  
GSA National Capital Region  
301 7<sup>th</sup> Street, SW  
Room 7600  
Washington DC 20407

Re: Draft EA and Technical Report: Lease Consolidation for the  
U.S. Department of Health and Human Services (HHS) in Suburban Maryland  
State Clearinghouse No. MD20100927-0930  
Montgomery and Prince George's County, Maryland

Dear Ms. Hill:

Thank you for your recent letter, dated and received by the Maryland Historical Trust (Trust) on September 29, 2010, which provided the Trust with a copy of the draft Environmental Assessment and Technical Report for the above-referenced undertaking, for review and comment. The Maryland State Clearinghouse for Intergovernmental Assistance also provided the Trust with a copy of GSA's environmental documents for this project. The Trust, Maryland's State Historic Preservation Office, is reviewing the project for its effects on historic properties, pursuant to Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended. We offer the comments discussed below and await further consultation with GSA as project planning proceeds for the selected alternative.

GSA proposes to acquire space through leasing in order to consolidate four locations of the U.S. Department of Health and Human Services (HHS) in one combined location in Suburban Maryland. The leased space may be within existing or newly constructed facilities. GSA has received multiple offers for sites that may be potential locations for the leased consolidation. The EA analyzes the following alternative sites, in addition to the no action alternative: Irvington Centre at King Farm, New Carrollton Metro Station, One Largo Metro Site, Parklawn Building, and University Town Center. Depending upon the alternative selected for the consolidation, the project may have the potential to affect archeological properties and further consultation may be needed to complete the Section 106 review of the selected alternative. Trust staff carefully reviewed the information and analyses regarding cultural resources presented in the EA/Technical Report. We offer the following comments and concurrence with GSA's assessment of effects for the five build alternatives discussed in the document.

1. **Irvington Centre at King Farm:** Based on a review of the information provided and the Maryland Inventory of Historic Properties (MIHP) there are no known historic properties located at this location. Portions of the property were included in prior archeological studies and recent site inspection confirmed disturbance of the project area, so it is unlikely to contain National Register eligible archeological sites. We agree that archeological investigations of this parcel are not warranted. Thus, we concur with GSA that no historic properties will be affected by construction of the project at the Irvington Centre at King Farm.

100 Community Place • Crownsville, Maryland 21032-2023  
Telephone: 410.514.7600 • Fax: 410.987.4071 • Toll Free: 1.800.756.0119 • TTY Users: Maryland Relay  
Internet: [www.marylandhistoricaltrust.net](http://www.marylandhistoricaltrust.net)

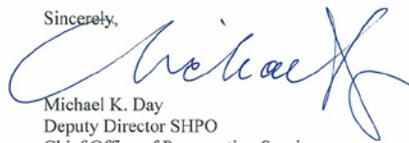


Suzanne Hill  
Lease Consolidation for the U.S. Department of Health and Human Services  
In Suburban Maryland  
October 29, 2010  
Page 2 of 2

2. New Carrollton Metro: Based on a review of the information provided and the MIHP there are no known historic properties located at this location. The property has never been surveyed to identify and examine archeological sites and the parcel has the potential to contain sites that have not yet been identified. If GSA selects this alternative, we understand that GSA will require the developer/owner to conduct Phase I archeological survey of the area, in consultation with the Trust and M-NCPPC. Further consultation with GSA and other involved parties will be needed to conclude the Section 106 review of this alternative, if selected.
3. One Largo Metro Site: Based on a review of the information provided and the MIHP there are no known historic properties located at this location. The property was included in prior archeological studies requested by M-NCPPC which confirmed extensive disturbance of the project area. We agree that archeological investigations of this parcel are not warranted. Thus, we concur with GSA that no historic properties will be affected by construction of the project at the One Largo Metro Site.
4. Parklawn Building: Based on a review of the information provided and the MIHP there are no known historic properties located at this location. Since the project entails renovation of the existing Parklawn Building, this alternative does not have the potential to impact archeological sites, given prior disturbances. We concur with GSA that no historic properties will be affected by the Parklawn Building alternative.
5. University Town Center: Based on a review of the information provided and the MIHP there are no known historic properties located at this location. The property has never been surveyed to identify and examine archeological sites and the parcel has the potential to contain sites that have not yet been identified. If GSA selects this alternative, we understand that GSA will require the developer/owner to conduct Phase I archeological survey of the area, in consultation with the Trust and M-NCPPC. Further consultation with GSA and other involved parties will be needed to conclude the Section 106 review of this alternative, if selected.

We look forward to working with GSA and other involved parties to successfully complete the project's historic preservation review, as needed. If you have questions or require further assistance, please contact Amanda Apple (for historic built environment) at 410-514-7630 or [aapple@mdp.state.md.us](mailto:aapple@mdp.state.md.us) or Beth Cole (for archeology) at 410-514-7631 / [bcole@mdp.state.md.us](mailto:bcole@mdp.state.md.us). Thank you for providing us this opportunity to comment.

Sincerely,



Michael K. Day  
Deputy Director SHPO  
Chief Office of Preservation Services  
Maryland Historical Trust

MKD/ EJC/ ARA / 201004336

cc: Bob Rosenbush (MDP)  
Scott Whipple (M-NCPPC, Montgomery County)  
Howard Berger (M-NCPPC, Prince George's County)



GSA National Capital Region

September 27, 2010

Ms. Beth Cole  
Administrator, Project Review and Compliance  
Maryland Historical Trust  
100 Community Place  
Crownsville, Maryland 21032-2023

Re: Lease Consolidation, Site Selection for the U.S. Department of Health and Human Services

Dear Ms. Cole:

Thank you for your letter on July 14, 2010 to Suzanne Hill in response to your receipt of the US Health and Human Services (HHS) lease consolidation, project notification letter. The US General Services Administration (GSA) would like to take this opportunity to provide you with the information you requested and formally initiate the Section 106 consultation for the HHS Lease Consolidation.

The five locations being considered include:

- One Largo Town Center, the site is located at the northwest corner of Lottsford Road and Arena Drive, Largo, MD
- University Town Center, the site is located at the northwest corner of Toledo Road and Belcrest Road, Hyattsville, MD
- New Carrollton Metro Station, the site is located at approximately 4915 Ellin Road, Hyattsville, MD
- King Farm, the site is located at the southwest corner of King Farm Boulevard and Piccard Drive, Gaithersburg, MD
- Parklawn Building, the site is located at 5600 Fishers Lane, Rockville, MD

As you know GSA is conducting an Environmental Assessment (EA) for the lease consolidation and through that process is evaluating impacts on cultural and archaeological resources for each site being considered. In response to your request for additional information, we have included excerpts from the Draft EA that address the following:

- Descriptions of the locations under consideration.
- USGS maps
- Area of Potential Effect (APE) and resource descriptions
- Impact assessments on historic and archaeological resources
- Copy of public comments, which at this time is limited to the Maryland Park and Planning Commission.

The APE was established for each location to consider impacts to both cultural and archaeological resources. For archaeology the APE was defined as the boundary of each project location. Archeological assessments undertaken as part of the EA determined that little to no impacts would occur at the Largo and King Farm sites and that no impacts would occur at

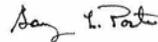
U.S. General Services Administration  
301 7th Street, SW  
Washington, DC 20407-0001  
[www.gsa.gov](http://www.gsa.gov)

the Parklawn site due to the absence of ground disturbing activity. Development at the University Town Center location has a minor potential that intact resources are present and development at the New Carrollton Metro Center location has a moderate probability of adversely affecting archaeological resources. Additional surveys and consultation to minimize, avoid or mitigate impacts may be required at the University Town Center and New Carrollton locations.

For above ground historic resources, the APE extends from the footprint of the proposed structure to include adjacent properties or structures or other properties that are clearly visible in a direct line of sight and have proximity that the proposed construction potentially would have a visual effect on the character of that resource. Using the above criteria for the APE, it was determined that there would be no adverse effect on historic resources at any of the five proposed sites.

In compliance with the Advisory Council Procedures for the Protection of Historic and Cultural Properties, GSA is providing the enclosed information for your review. If you have any questions, please contact me at (202) 205-7766 or [gary\\_porter@gsa.gov](mailto:gary_porter@gsa.gov).

Sincerely,



Gary L. Porter  
Historic Preservation Office  
National Capital Region

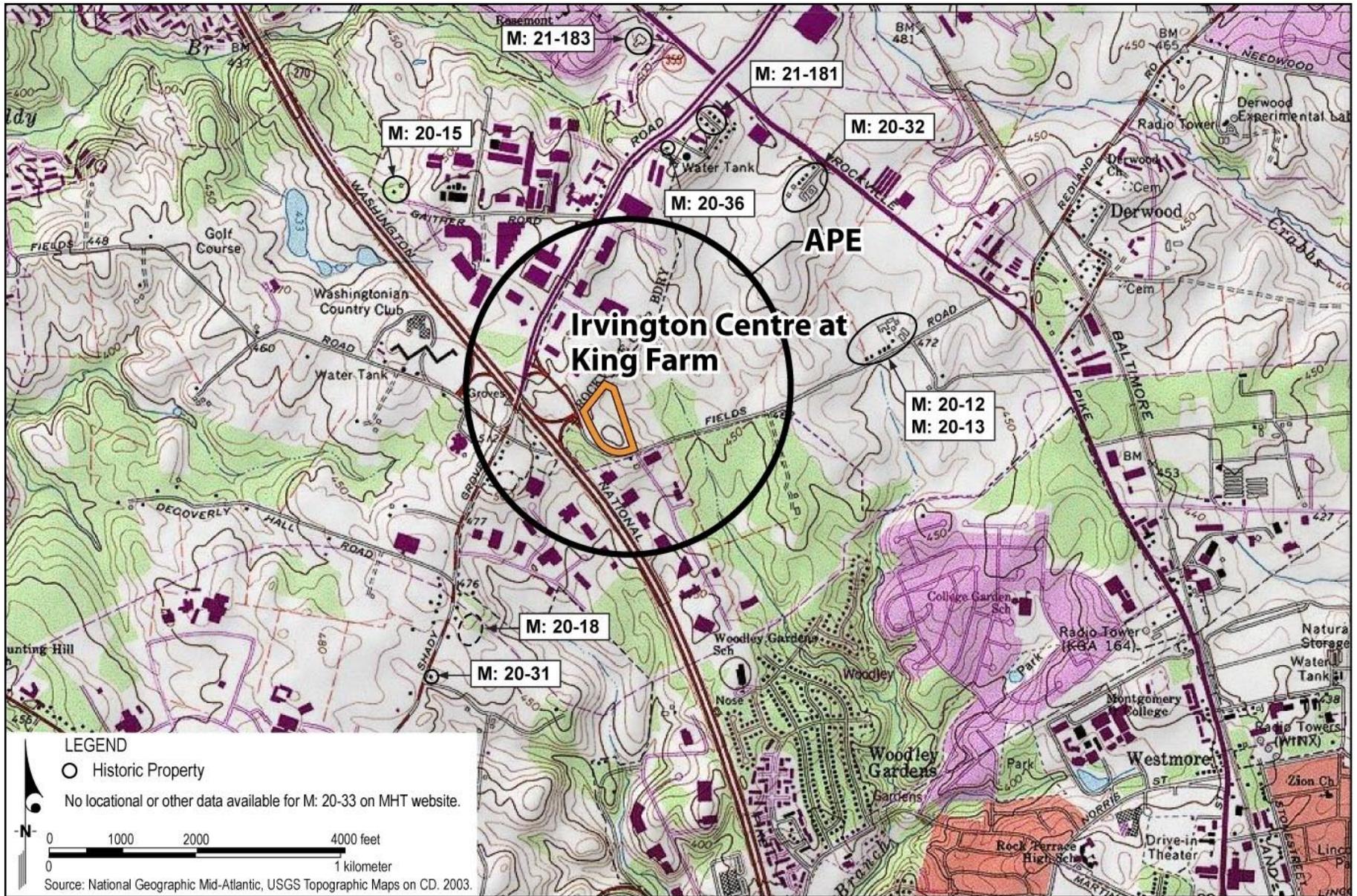


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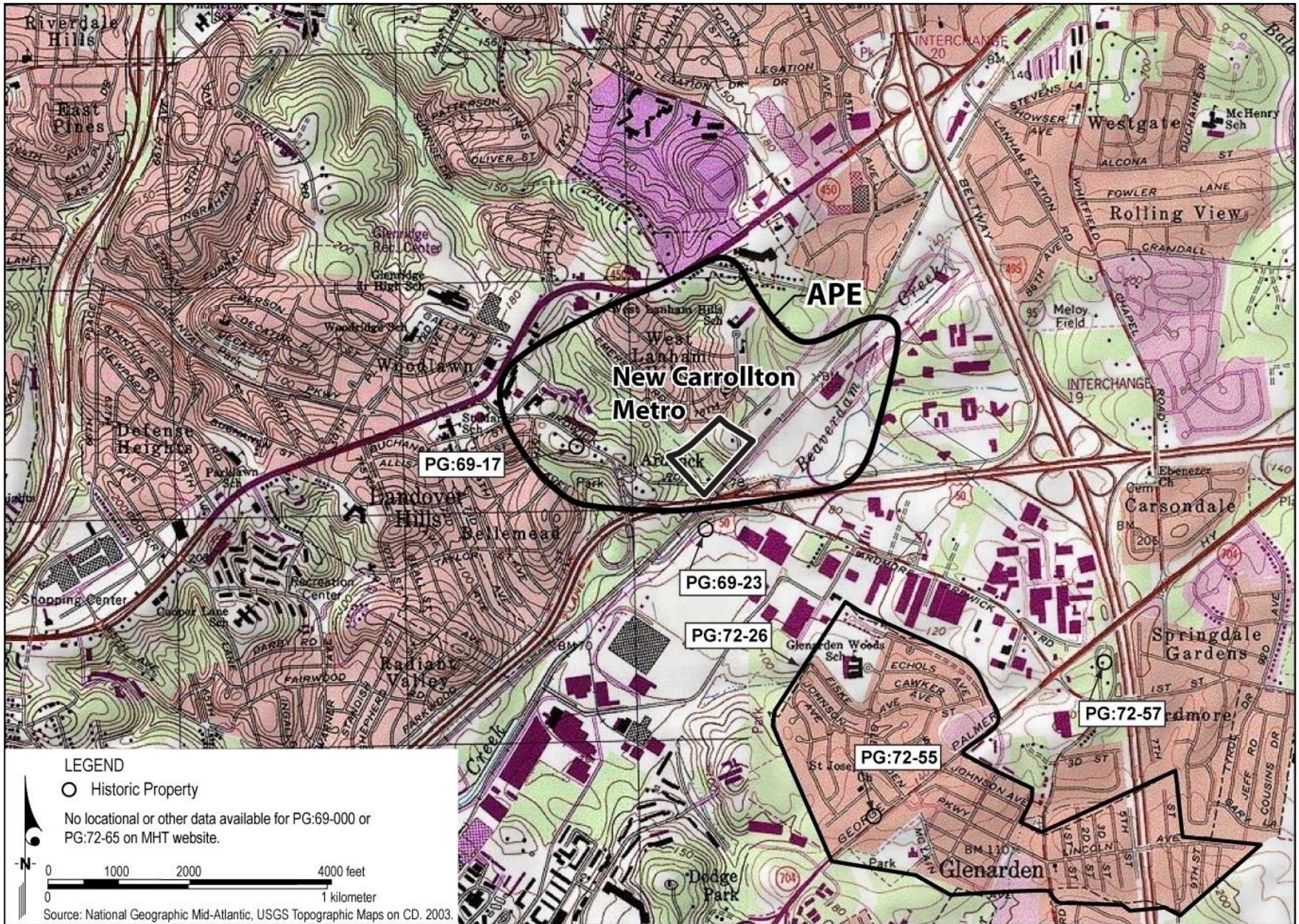


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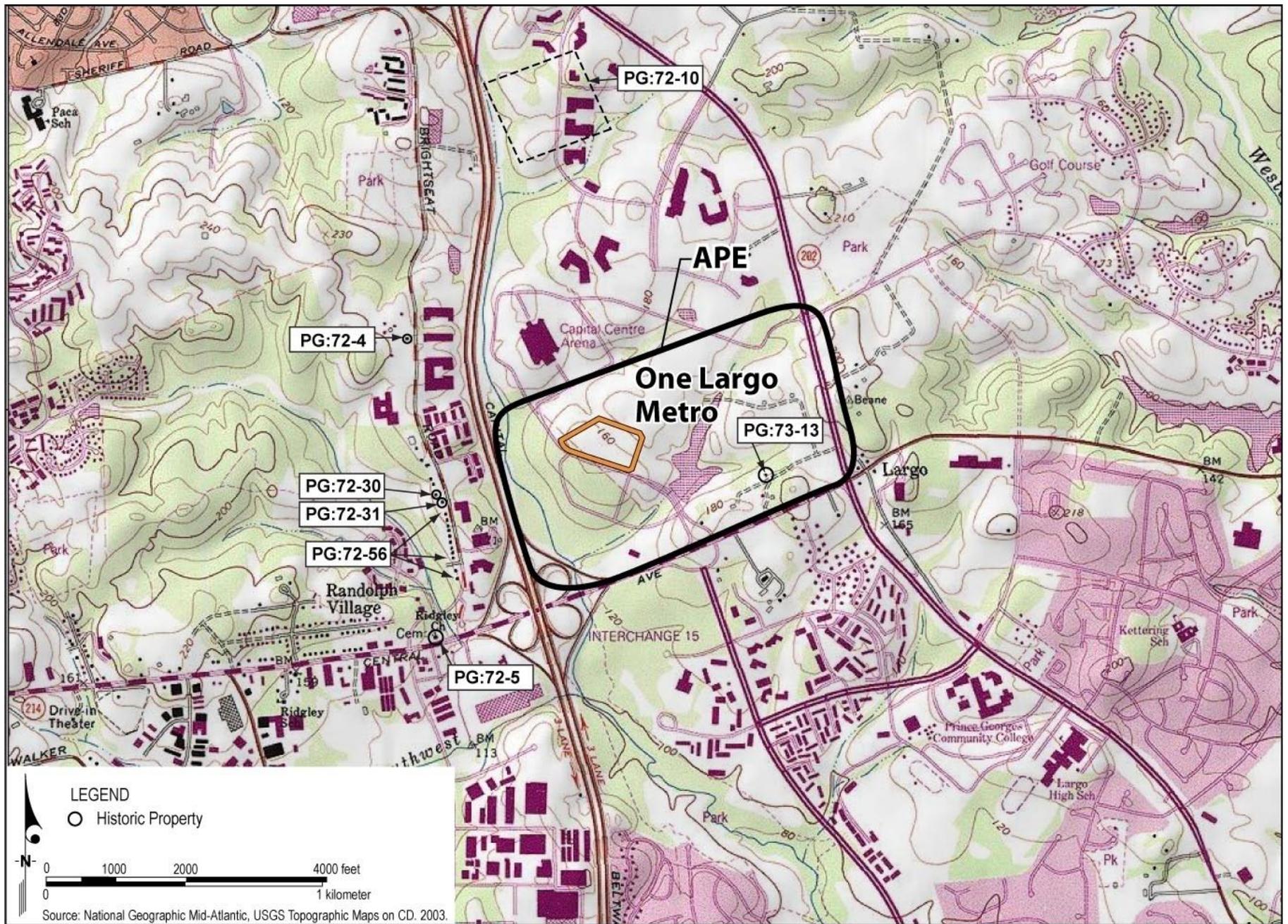


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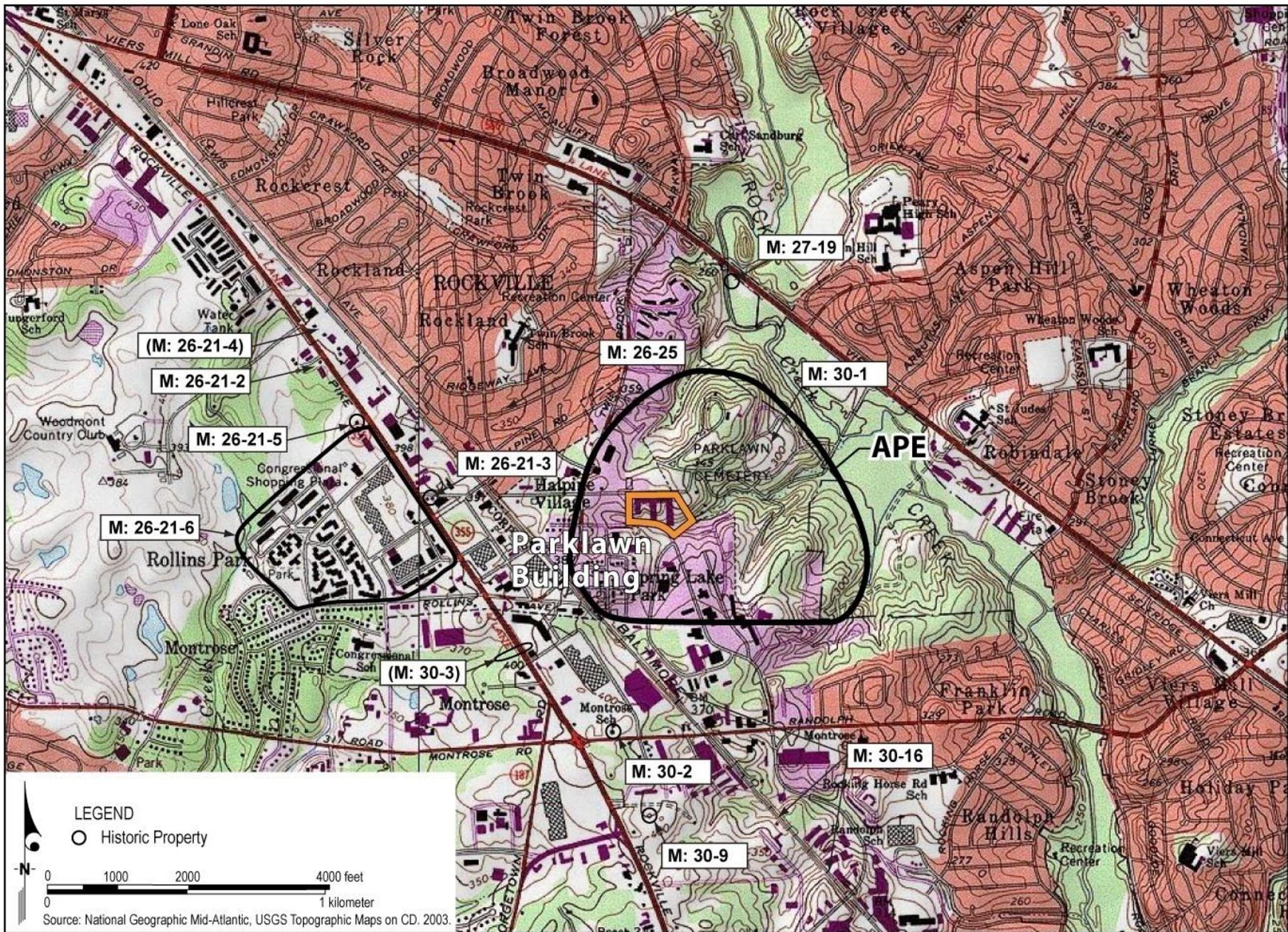


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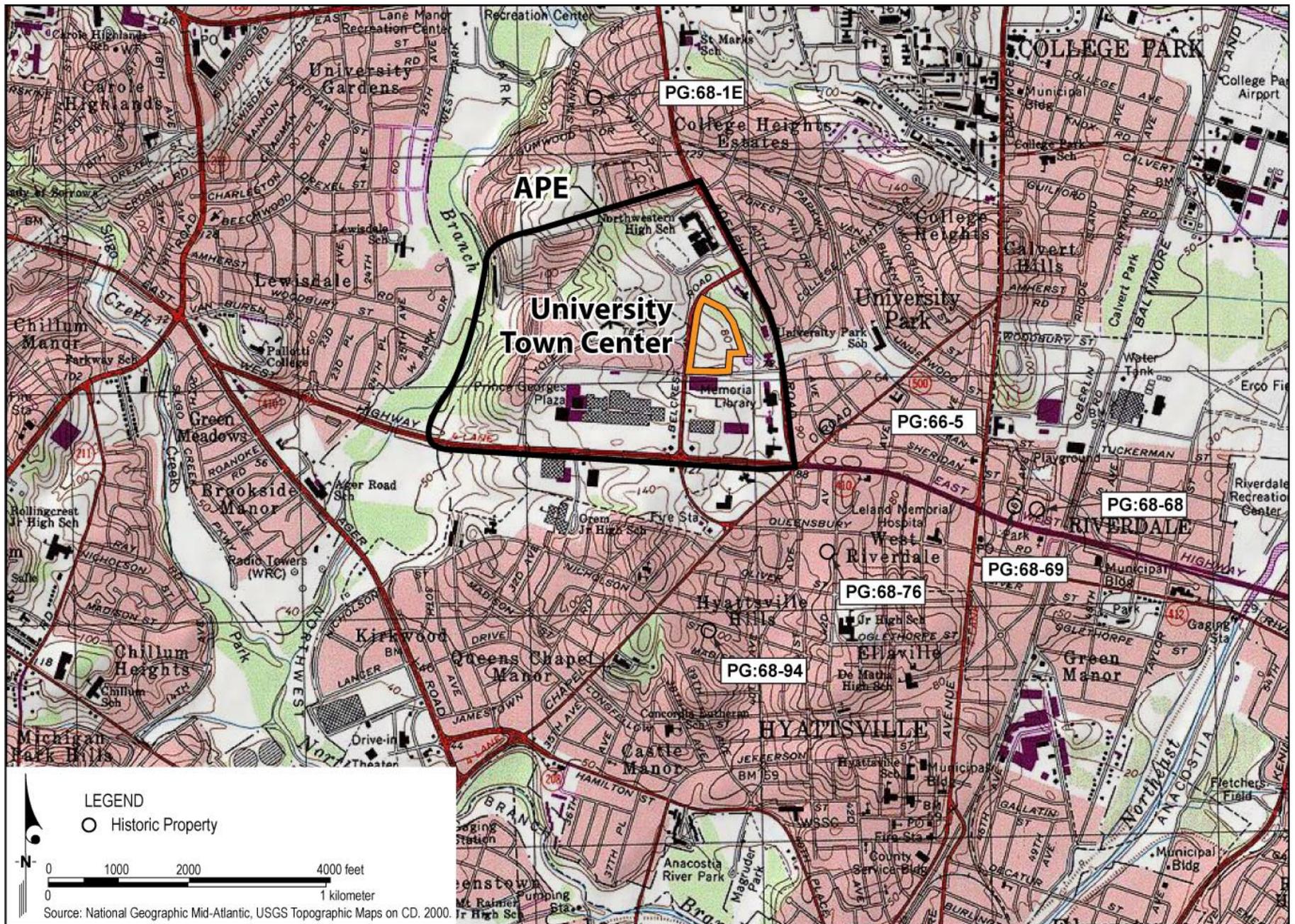


Figure C 5

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## **Appendix D – Endangered Species Act Agency Coordination**

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## United States Department of the Interior

### FISH AND WILDLIFE SERVICE

Chesapeake Bay Field Office  
177 Admiral Cochrane Drive  
Annapolis, Maryland 21401  
<http://www.fws.gov/chesapeakebay>



June 24, 2010

Greenhorne & O'Mara  
6110 Frost Place  
Laurel, MD 20707

*RE: Largo Town center, University Town Center, New Carrollton Metro Center, King Farm and Parklawn MD*

Dear Duncan Simpson:

This responds to your letter, received, June 2, 2010, requesting information on the presence of species which are federally listed or proposed for listing as endangered or threatened within the vicinity of the above reference project area. We have reviewed the information you enclosed and are providing comments in accordance with section 7 of the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*).

Except for occasional transient individuals, no federally proposed or listed endangered or threatened species are known to exist within the project impact area. Therefore, no Biological Assessment or further section 7 Consultation with the U.S. Fish and Wildlife Service is required. Should project plans change, or if additional information on the distribution of listed or proposed species becomes available, this determination may be reconsidered.

This response relates only to federally protected threatened or endangered species under our jurisdiction. For information on the presence of other rare species, you should contact Lori Byrne of the Maryland Wildlife and Heritage Division at (410) 260-8573.

Effective August 8, 2007, under the authority of the Endangered Species Act of 1973, as amended, the U.S. Fish and Wildlife Service (Service) removed (delist) the bald eagle in the lower 48 States of the United States from the Federal List of Endangered and Threatened Wildlife. However, the bald eagle will still be protected by the Bald and Golden Eagle Protection Act, Lacey Act and the Migratory Bird Treaty Act. As a result, starting on August 8, 2007, if your project may cause "disturbance" to the bald eagle, please consult the "National Bald Eagle Management Guidelines" dated May 2007.



2

If any planned or ongoing activities cannot be conducted in compliance with the National Bald Eagle Management Guidelines (Eagle Management Guidelines), please contact the Chesapeake Bay Ecological Services Field Office at 410-573-4573 for technical assistance. The Eagle Management Guidelines can be found at:

<http://www.fws.gov/migratorybirds/issues/BaldEagle/NationalBaldEagleManagementGuidelines.pdf>.

In the future, if your project can not avoid disturbance to the bald eagle by complying with the Eagle Management Guidelines, you will be able to apply for a permit that authorizes the take of bald and golden eagles under the Bald and Golden Eagle Protection Act, generally where the take to be authorized is associated with otherwise lawful activities. This proposed permit process will not be available until the Service issues a final rule for the issuance of these take permits under the Bald and Golden Eagle Protection Act.

An additional concern of the Service is wetlands protection. Federal and state partners of the Chesapeake Bay Program have adopted an interim goal of no overall net loss of the Basin's remaining wetlands, and the long term goal of increasing the quality and quantity of the Basin's wetlands resource base. Because of this policy and the functions and values wetlands perform, the Service recommends avoiding wetland impacts. All wetlands within the project area should be identified, and if construction in wetlands is proposed, the U.S. Army Corps of Engineers, Baltimore District, should be contacted for permit requirements. They can be reached at (410) 962-3670.

We appreciate the opportunity to provide information relative to fish and wildlife issues, and thank you for your interests in these resources. If you have any questions or need further assistance, please contact Devin Ray at (410) 573-4531.

Sincerely,



Leopoldo Miranda  
Field Supervisor



*Martin O'Malley, Governor*  
*Anthony G. Brown, Lt. Governor*  
*John R. Griffin, Secretary*  
*Joseph P. Gill, Deputy Secretary*

August 11, 2010

Duncan Simpson  
Greenhorne and O'Mara  
6110 Frost Place  
Laurel, MD 20707

**RE: Environmental Review for proposed consolidation Department of Health and Human Services at 5 potential sites; Largo Town Center, University Town Center, New Carrolton Metro Center, King Farm, Parklawn, Montgomery/Prince George's County, MD.**

Dear Mr. Simpson:

The Wildlife and Heritage Service has determined that there are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated. As a result, we have no specific comments or requirements pertaining to protection measures at this time. This statement should not be interpreted however as meaning that rare, threatened or endangered species are not in fact present. If appropriate habitat is available, certain species could be present without documentation because adequate surveys have not been conducted.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,

A handwritten signature in black ink that reads "Lori A. Byrne".

Lori A. Byrne,  
Environmental Review Coordinator  
Wildlife and Heritage Service  
MD Dept. of Natural Resources

ER# 2010.0786.mopg

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