

CITY COUNCIL AGENDA

- 1. Call To Order**
- 2. Roll Call**
- 3. Approval Of Agenda And Additions**
- 4. Draft Environmental Impact Statement (DEIS) For Federal Bureau Of Investigation**

Reference:
GSA Handout
MDP Notice, 11/13/2015
Memorandum, J. Bellah, 12/10/2015
Draft Letter

City Council was briefed on the Draft Environmental Impact Statement (DEIS) for the FBI Headquarters Consolidation Project by Garth Beall of Renard Development at its December 9, 2015 work session and at the last meeting. Mr. Beall and Renard are the lead seeking to bring the FBI Headquarters to the Greenbelt Metro Station.

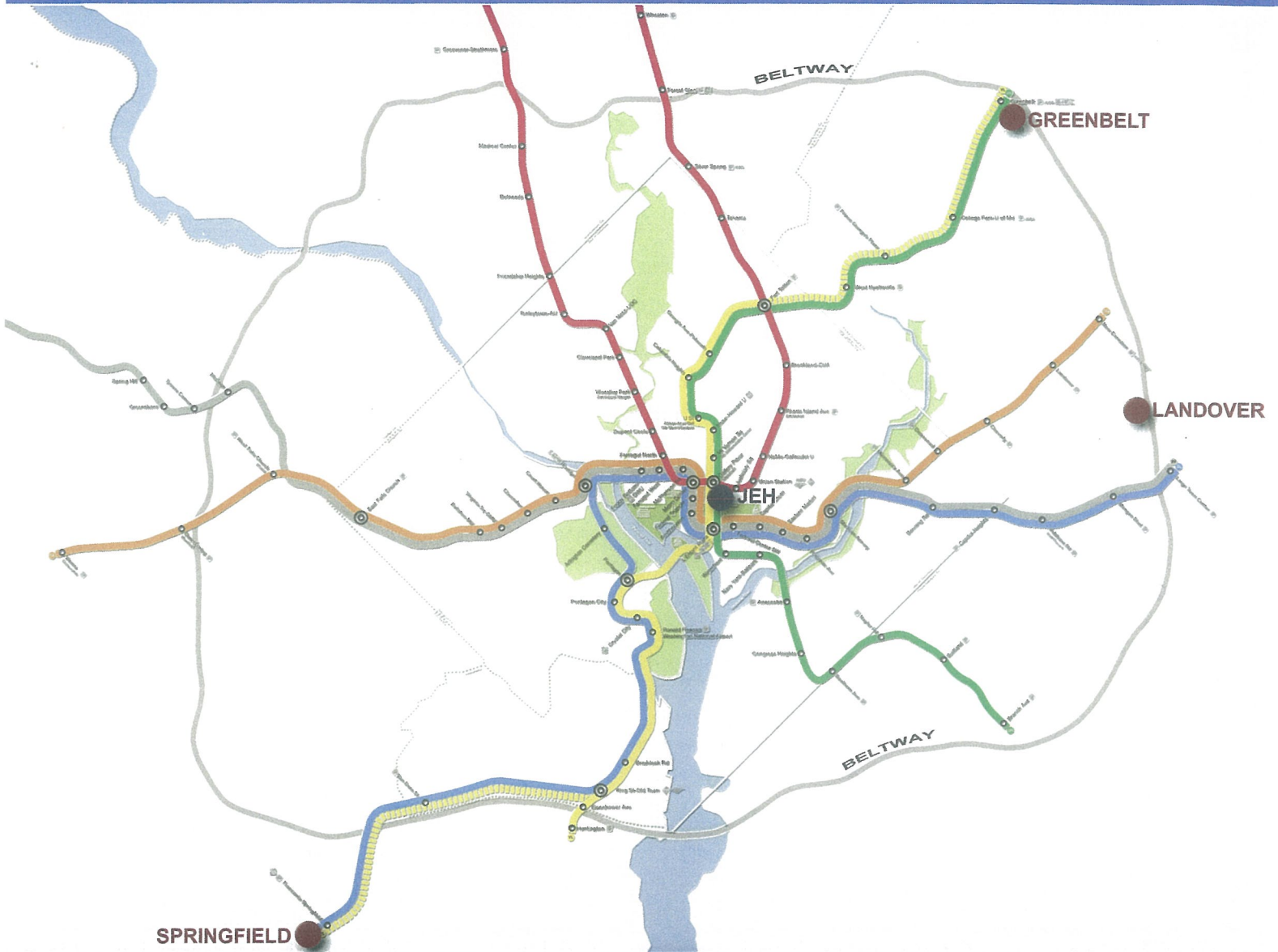
Mr. Beall noted that each of the three sites under consideration Greenbelt, Landover and Springfield have beneficial and adverse impacts. As noted in the DEIS summary published by the General Services Administration for the public hearing on December 8, 2015, which is included in Council's packet, the Greenbelt location has beneficial impacts in the areas of Surface Water, Land Use, Taxes, Employment and Income, and Stormwater Management among others. It has adverse impacts in the areas of Floodplains, Traffic, and Visual Resources among others.

Council directed staff to draft a letter in support of the FBI locating at the Greenbelt Metro Station, pointing out the positives of that choice along with a willingness to assist however possible in correcting the adverse impacts and correcting some inaccuracies in the report. A copy of this letter is included in Council's packet.

Documents: [GSA HANDOUTS 1.PDF](#), [GSA HANDOUTS 2.PDF](#), [MDP LETTER.PDF](#), [J. BELLAH, MEMO.PDF](#), [DRAFT LETTER.PDF](#)

FBI Headquarters (HQ) Consolidation Project

Draft Environmental Impact Statement Newsletter



What is GSA Proposing?

GSA, in cooperation with the FBI, National Capital Planning Commission (NCPC), and National Park Service (NPS) are proposing the following actions:

- The acquisition of a consolidated FBI Headquarters at a new permanent location; and
- The exchange of the J. Edgar Hoover (JEH) parcel, the current home of FBI HQ.

The proposed action would allow GSA to leverage its current asset in exchange for property to support the space consolidation efforts of GSA. The exchange would convey the JEH parcel to a private sector exchange partner, consistent with local land use controls and redevelopment goals for Pennsylvania Avenue.

What is the purpose and need for the project?

1 Purpose

- Consolidate existing FBI HQ offices in a single location in the National Capital Region
- Provide the FBI with a HQ facility that meets Interagency Security Committee (ISC) Level V standards.

2 The FBI needs:

- A HQ facility that has highly reliable utilities and infrastructure to meet its mission.
- A consolidated FBI HQ to support information sharing, collaboration, and integration of strategic priorities.

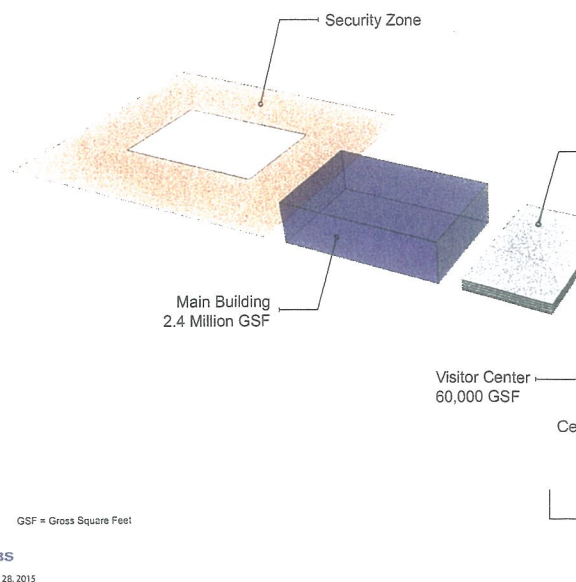
How was the range of alternatives for the proposed action determined?

GSA and FBI undertook a comprehensive, multistep-process to identify alternatives for evaluation in the EIS that best meet the government's criteria. After careful review, three sites: Greenbelt, Landover, and Springfield were selected. GSA is also evaluating a No-action Alternative, as required by NEPA, where the FBI would remain in its current facilities, and consolidation would not occur at any of the three alternative sites.

How were impacts for each alternative evaluated?

This Draft EIS evaluates the **direct**, **indirect**, and **cumulative impacts** of the proposed action for each site alternative, as well as the indirect impacts associated with future redevelopment of the JEH parcel. CEQ defines **direct impacts** as those occurring at the same time and place as the Proposed Action, while **indirect impacts**, are reasonably foreseeable impacts caused by the action but occurring later in time or farther removed in distance. **Cumulative impacts** considers the impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or entity undertakes these other actions.

FBI HQ Facility Components



WHAT ARE THE COMPONENTS OF THE FBI HQ FACILITY CONSOLIDATION?

The FBI identified a need to consolidate 2.4 million square feet (GSF) of secure office and associated parking and ancillary facilities. All site alternatives under consideration are shown in the diagram below.

What is the NEPA process and how will GSA comply?

NEPA requires federal agencies to consider effects of their proposed actions on the human environment; apply a systematic planning process. For the FBI HQ consolidation, a Draft EIS has been prepared to meet these requirements.

1 Initiate EIS

- Develop purpose and need
- Collect baseline data
- Conduct agency and public scoping meetings
- Hold 45-day public scoping period
- Start developing alternatives

2 Collect Data

- Analyze existing conditions
- Identify needed studies
- Begin preparation of the Draft EIS

3 Analyze Alternatives

- Continue site analysis
- Analyze the environmental impacts of alternatives

Opportunity for Public Comment

Greenbelt Alternative



Landover Alternative



Springfield Alternative



What are the alternatives?

No-action Alternative - FBI HQ staff and operations would remain dispersed at JEH and other leased facilities without consolidation at a new permanent location.

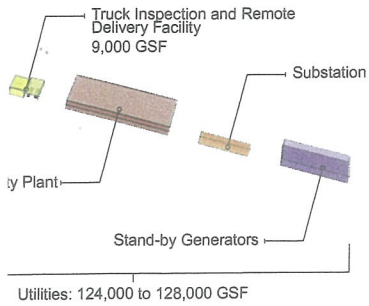
Greenbelt Alternative – Consolidation of FBI HQ at the site known as the Greenbelt Metro Station, located near the intersection of Interstate 495 and the Greenbelt Station (exit 24) in Prince George's County, Maryland.

Landover Alternative – Consolidation of FBI HQ at the site known as the former Landover Mall, located near the intersection of Interstate 495 and Landover Road (exit 17) in Prince George's County, Maryland.

Springfield Alternative – Consolidation of FBI HQ at the site known as the GSA Franconia Warehouse Complex, located along Loisdale Road just south of the Franconia-Springfield Parkway overpass and east of Interstate 95 in Fairfax County, Virginia.

Existing FBI HQ (JEH Parcel) – This EIS evaluates the indirect impacts from the exchange of JEH based on two Reasonably Foreseeable Development Scenarios (RFDSs). The RFDSs are GSA's estimate of what could be reasonably developed by a private developer on the parcel in the foreseeable future.

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WE ARE HERE

4 Publish Draft EIS

- Release Draft EIS to public
- Conduct public hearings
- Hold public comment period

Opportunity for Public Comment

5 Publish Final EIS

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

Opportunity for Public Review

6 Make Decision

- Prepare and publish Record of Decision (ROD)

Announce Decision

What is the process for acquiring a new FBI HQ and exchanging the JEH parcel?

- | | | | | |
|--|--|--|---|---|
| <p>1 Identify Exchange Partner Short List</p> <ul style="list-style-type: none"> • GSA issues an Request for Proposal (RFP) (Phase I) before the Draft EIS is released for public comment • GSA evaluates responses to the RFP (Phase I) and identifies short list of potential exchange partners | <p>2 Select Exchange Partner</p> <ul style="list-style-type: none"> • GSA issues RFP (Phase II) to short-listed exchange partners for the consolidation of FBI HQ on the site alternatives studied in the Draft EIS • GSA evaluates proposals and selects the proposal representing the best value to the Government. | <p>3 Complete NEPA Process and Execute Exchange Agreement</p> <ul style="list-style-type: none"> • GSA completes the required NEPA and Section 106 processes, including selection of the Preferred Alternative, publication of the Final EIS, and execution of a Programmatic Agreement and Record of Decision (ROD) • GSA enters into an agreement with the selected exchange partner to design and build the new FBI HQ | <p>4 Construct & Occupy New HQ Facility</p> <ul style="list-style-type: none"> • Exchange partner constructs the consolidated FBI HQ in accordance with the exchange agreement • GSA accepts the new FBI HQ • FBI moves into new FBI HQ | <p>5 Convey JEH to Exchange Partner</p> <ul style="list-style-type: none"> • GSA conveys ownership of the JEH parcel to the exchange partner to offset a portion of the cost of the consolidated FBI HQ |
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How can you follow the project?

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www.gsa.gov/fbihqconsolidation

to register to receive notifications about updates and upcoming public engagement opportunities.

and on Twitter at:

[#usgsa #FBIMove](https://twitter.com/usgsa)

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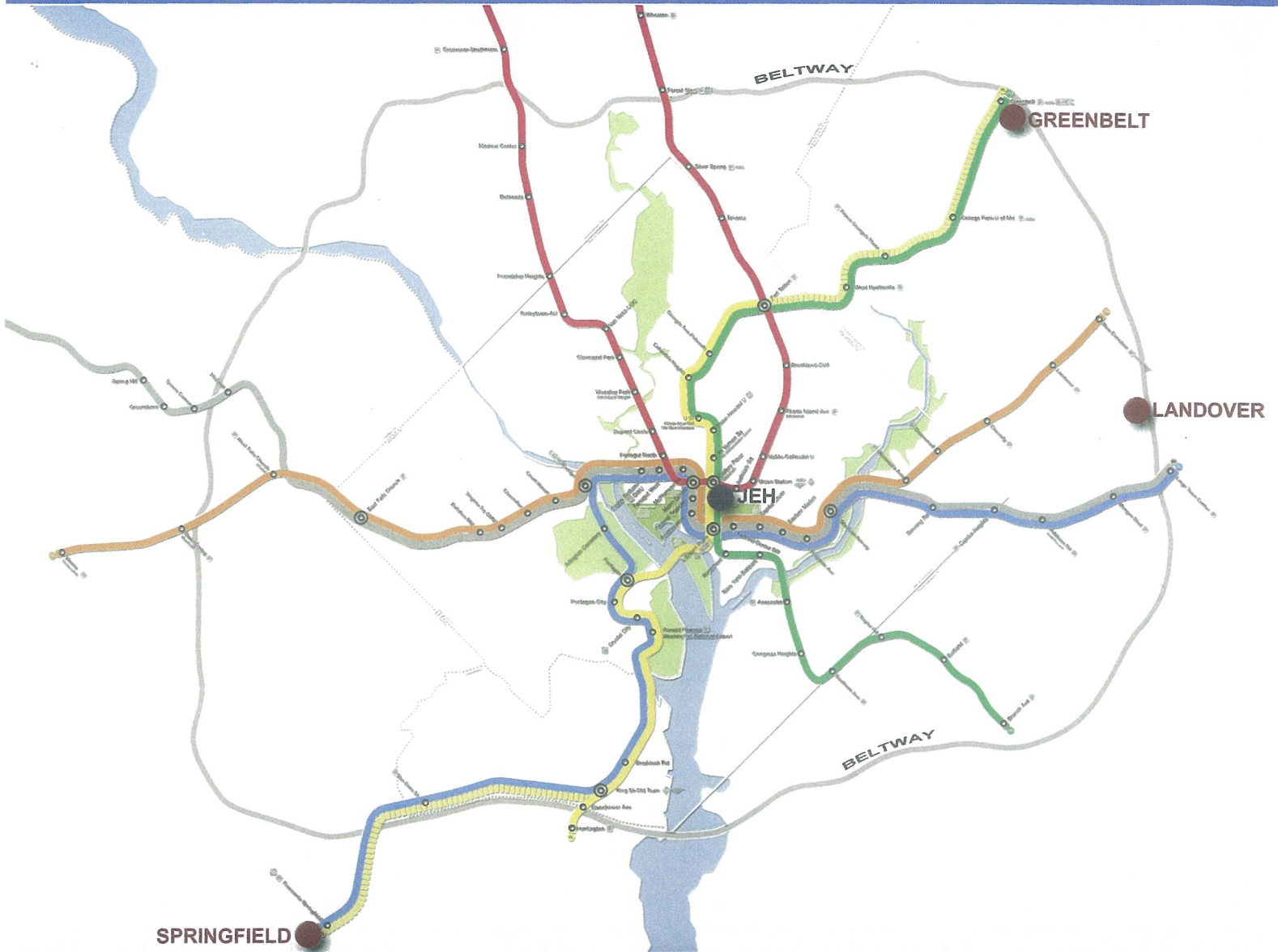
Comments may be emailed or mailed. Comments must be submitted or postmarked by **January 6, 2016**.

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- 3 Send written comments to:

U.S. General Services Administration
Attention: Denise Decker, NEPA Team Lead
 301 7th Street, SW, Room 4004
 Washington, D.C. 20407

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Draft Environmental Impact Statement Newsletter



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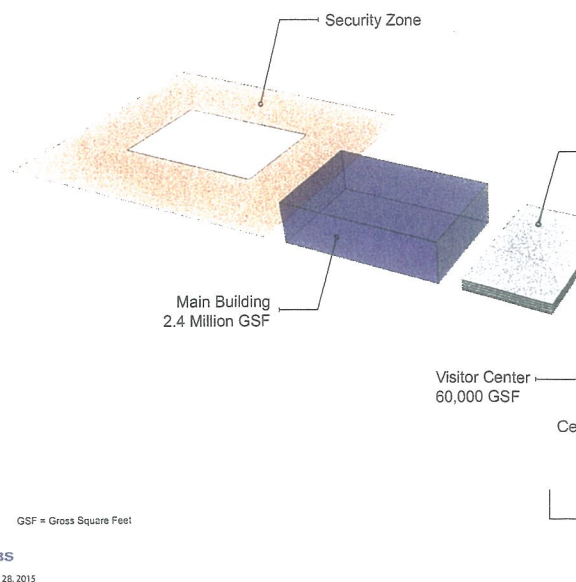
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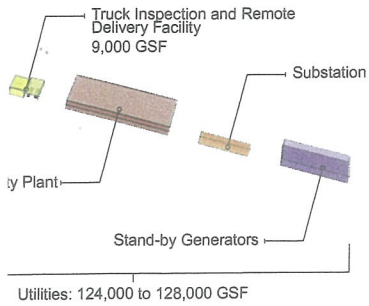
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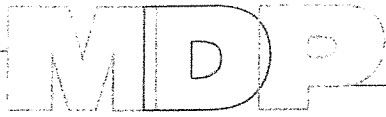
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Washington, D.C. 20407



Maryland Department of Planning

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor

David R. Craig, Secretary
Wendi W. Peters, Deputy Secretary

Memo

To: The Honorable Jody Kupla-Eddy, Mayor of the Town of Berwyn Heights, Andrew Fellows, Mayor of the City of College Park, Dennis Smith, Mayor of the City of Glenarden, and Emmett V. Jordan, Mayor of the City of Greenbelt

From: Bob Rosenbush, Planner *Bob Rosenbush*

CC: Linda Janey, Assistant Secretary

Date: November 13, 2015

Re: Draft Environmental Impact Statement (DEIS): Federal Bureau of Investigation (FBI) Proposed Headquarters Consolidation and Exchange of the J. Edgar Hoover Building in Washington D.C.: consider 3 sites for consolidation: 2 in MD and 1 in VA and the "No Action" alternative

This is your notice of a Clearinghouse project that is being circulated for your review and comment. You will find several pages from the Executive Summary as an attachment. The complete DEIS can be found on the Internet at this address:

www.gsa.gov/portal/content/192223

Please put this **State Application Identifier: MD20151106-0996** on any comments that you submit. May we hear from you by December 24, 2015? If you need assistance or have questions, kindly contact me at 410-767-4490 or through e-mail at bob.rosenbush@maryland.gov

Thank you for your cooperation with the Maryland Intergovernmental Review and Coordination Process.

RECEIVED
NOV 18 2015

BY:

Memorandum

TO: Michael McLaughlin, City Manager *MPM*
FROM: Jessica Bellah, Community Planner
DATE: December 10, 2015
RE: Draft Environmental Impact Statement for FBI Headquarters

Staff has performed a preliminary review of the Draft Environmental Impact Statement (DEIS) for the Federal Bureau of Investigation (FBI) headquarters consolidation. The DEIS evaluates potential or expected direct, indirect, and cumulative impacts associated with construction of a new FBI headquarters at either Greenbelt MD, Landover MD, or Springfield VA. For some areas, the DEIS incorporates planned or approved development which is not yet constructed and also considers no action scenarios that assume existing conditions continue.

The DEIS analyzes impacts on resources associated with land use, socioeconomics, traffic and transportation, infrastructure and community services, noise, air quality, natural resources, biological resources, cultural resources, safety, and environmental hazards. Impacts are evaluated in context of their intensity, type, duration, scale, and significance. Each resource is designated as having no measurable impact, an adverse impact, a major adverse impact, or a beneficial impact. Many impacts are evaluated in terms of worst-case scenarios and final plans may result in lesser impacts than those estimated in the DEIS.

In general, the FBI headquarters at Greenbelt Alternative scores well in the following areas:

- Natural Resources -
Overall long-term environmental benefits to surface water, hydrology, groundwater, vegetation, and aquatic species result in net-positive environmental conditions at the site. Redevelopment of the WMATA surface parking lot will result in a net gain of pervious surfaces and vegetative cover. Construction of a federal facility requires implementation of best practices in storm water management to a higher degree than any other form of development. Greenbelt is the only alternative that results in net-beneficial environmental impacts.
- Several other short-term and long-term impacts to land use, employment and income, taxes, public health and safety, and the pedestrian network associated with construction of the FBI facilities at Greenbelt have been identified as beneficial.

The following issues were identified as major adverse impacts:

- Visual Resources –
Any development at Greenbelt Station will alter the skyline from existing conditions. While tree line buffers will likely limit visual impacts on surrounding residential properties, the FBI headquarters would be highly visible from the Capital Beltway. Impact to visual resources is therefore considered significant and automatically categorized as a major adverse impact even if no mitigation is necessary.

- **Traffic Analysis –**
Several mitigation measures are recommended for all modes of transportation except the pedestrian network, bicycles, public transit, and truck access. Intersection improvements are recommended on Edmonston Road where it intersects with Sunnyside Avenue and Powder Mill Road. While considered major adverse impacts, these improvements will have overall beneficial impacts as they address adverse existing conditions. Traffic signal optimization, road widening near intersections, and lane geometry changes are also proposed as mitigation recommendations.
- **Public Transit – Bus Operations¹**
Delays to three bus routes on Edmonston Road are anticipated in addition to temporary delays associated with construction.
- **Washington Gas – Provision**
The DEIS is highly flawed in its assessment of the provision of natural gas. It proposes connecting under the Beltway to the nearest transmission line rather than the best suited line located at Greenbelt Road (MD 193). Although not identified in the study, Washington Gas confirms that the MD 193 line would best serve the site and staff believes that correction of the record will remove the provision of natural gas as a major adverse impact.

It should be noted that the DEIS does not identify a preferred site alternative. A preferred alternative would be identified in the Final EIS and be informed by the solicitation process.²

Staff Recommendation

It is recommended that Council direct staff to prepare a letter for Council's consideration providing comment on issues identified in the DEIS. Staff can further identify areas of general agreement and areas of concern as they relate to methodologies used to evaluate specific topics.

There are several factual inaccuracies or mistakes found in the DEIS relating to police response times and organizational structure, recreational facilities, and planned development in the area. Staff recommends the preparation of comments to correct this error be added as an attachment to Council's letter.

¹ No-build scenario also identifies impacts to bus operations associated with prior approved development separate from the FBI consolidation.

² The solicitation process consists of two Request for Proposal phases to the development community. Phase 1 was completed in December 2014 and Phase 2 is forthcoming.

December 18, 2015

U.S. General Services Administration, Public Buildings Service
National Capital Region
Office of Planning and Design Quality
Attention: Ms. Denise Decker
301 7th Street, SW, Room 4004
Washington, DC 20407

RE: FBI Headquarters Consolidation Draft Environmental Impact Statement

Dear Ms. Decker,

Thank you for the opportunity to provide comments for the FBI Facility Consolidation and Relocation Draft Environmental Impact Statement (DEIS). It is our strong belief that the Greenbelt site is the best location for a consolidated FBI headquarters. The site is ideally located adjacent to an extensive transportation network and secured by a forested stream buffer area. We reiterate our support for relocating to Greenbelt and are confident the site provides the greatest benefits for FBI employees, our citizens and the region.

As shown in the DEIS, the Greenbelt alternative provides the unique opportunity to positively benefit the environment through the construction of the FBI headquarters. The transformation of the existing impervious surface parking lot into a new FBI campus will result in the long-term improvement of environmental conditions on site, to the nearby stream valley, and ultimately to the Anacostia River. We ask that careful consideration of the wetlands and impacts to the floodplain be prioritized during the layout design of campus facilities. Greenbelt is a strong advocate for projects that will positively impact the natural environment and we are very pleased with the initial findings of the DEIS.

Greenbelt alone provides a superior transit facility directly adjacent to the site which is easily walkable from Metro and further supported by robust regional transportation infrastructure. Relocation to Greenbelt not only supports the mission of the FBI and the General Services Administration, but also promotes an improved quality of life for FBI employees. Use of Metrorail in a reverse commute and shuttle-free access to transit will reduce employee travel time and make more efficient use of the Metrorail system. Pedestrians and bicyclists will be supported by expanding multi-modal facilities. Finally, the City supports the majority of recommended improvements developed during the DEIS's traffic analysis to optimize traffic signals and improve lane geometry. We ask that intersection improvements minimize road widening where feasible.

The value of developing vibrant regional transit centers that capitalize on transit infrastructure and private development cannot be overstated. Greenbelt's regionally competitive office parks provide exceptional opportunities for private suppliers to locate in close proximity to the new campus. Relocation of the FBI campus to Greenbelt would contribute to economic growth locally and in Prince George's County, while equalizing the unbalanced allocation of federal economic impacts in the region.

In addition to the many benefits of the Greenbelt site outlined in the DEIS, the City maintains an abundance of recreational facilities and services that further support the FBI and its employees. Greenbelt operates its own full service recreation department with facilities and programs that directly respond and meet the needs of our residents and businesses. In addition, Greenbelt residents and employees can take full advantage of the facilities and programs of the Maryland-National Capital Park and Planning Commission (the Metropolitan District). The Greenbelt site also exclusively provides proximity to mixed use development amenities offering dining, shopping, and hotel services.

We encourage the General Service Administration (GSA) to consider the many positive impacts associated with the Greenbelt site in the identification of a preferred site alternative. It should be noted that many of the Greenbelt Alternative adverse impacts are short-term and associated with facilities construction. The identified major traffic impacts can be addressed through scheduled transit and transportation improvements as well as recommended mitigation actions.

As the project moves forward with the Final Environmental Impact Statement (FEIS) and development proposals, the City requests that the following remaining concerns be addressed:

- The City strongly encourages the GSA to select development proposals that locate the perimeter fence outside of the Indian Creek stream channel, wetlands, and riparian forest area.
- It is our opinion that the visual impacts associated with the build alternative at Greenbelt will be an improvement to the existing conditions at the site.
- The City asks that the FEIS reconsider the identification of natural gas as a major adverse impact. In a recent meeting, Washington Gas indicated that the Greenbelt Road (MD 193) line has sufficient capacity to service the site and would not require crossing I-495.
- The City encourages GSA to pursue a lease of the facility site which will support the extension of local fire, police, recreation and social services to support the new headquarters.

In addition to these comments, we have provided specific comments in Attachment A to correct some inaccuracies and mistakes found in the DEIS. On behalf of the City Council, I want to thank you again for this opportunity to comment and to reiterate that the City would like to be included in all upcoming process opportunities.

Sincerely,

Emmet Jordan
Mayor

CC:

DRAFT ENVIRONMENTAL IMPACT STATEMENT
 FBI HEADQUARTERS CONSOLIDATION
 CITY OF GREENBELT COMMENTS

Specific comments (listed by section or page number)

<p>5.1.2.;</p> <p>Page 235, footnote 1;</p> <p>Page 250, shaded box</p>	<p>Greenbelt is not in the Metropolitan district. Discussion of M-NCPPC having administrative jurisdiction over parkland and recreation systems is inaccurate. The City of Greenbelt provides extensive recreational facilities which are managed locally.</p>
<p>Page 235, footnote 1</p>	<p>States that the Greenbelt APB participated in the development of the Greenbelt Sector Plan and SMA. Should also state that the City Council participated.</p>
<p>Figure 5-10</p>	<p>Several inconsistencies in the existing land use map</p>
<p>Page 238</p>	<p>List “Hanover Park” as being a focus of the sector plan, Should be “Hanover Parkway”</p>
<p>5.1.7.3</p>	<p>Lists the Prince George’s County tax rate but does not list the City of Greenbelt property tax rate.</p>
<p>5.1.7.5;</p> <p>5.1.8.1;</p> <p>5.2.8.1;</p> <p>8.1.2.8</p>	<p>The Greenbelt Police Department is an independent, full-service department funded by the City of Greenbelt and provides primary police services within the City. Throughout the document the discussion of police services is inaccurate as it describes the Greenbelt police jurisdiction as being a subsidiary beat to Prince George’s County District 2, and later refers to it as District 2.</p> <p>Also, the distance to the Greenbelt Police Station is listed as 1.6 miles. The distance is approximately 0.9 miles or 4800 feet.</p>
<p>Table 5.4</p>	<p>Lists the distance from the Greenbelt Police Station as 2.1 miles, and within the narrative describes the distance as 1.7 miles – neither of which is correct. The distance is approximately 0.9 miles or 4800 feet.</p> <p>Also lists the police response time as 4.2 minutes, which reflects the county response time – not the city police response time. (3:27 in 2012; 3:14 in 2013, 3:25 in 2014)</p>
<p>Table 5-25</p>	<p>Lists Capitol Office Park as having 300,000 square feet of unbuilt, approved building area. City records indicate that there is approval for four additional buildings with a combined approved floor area of 602,000 square feet.</p>
<p>8.1.1.2</p>	<p>The Greenbelt Station south core development program is inaccurate. The approved program consists of 302 apartments and 342 townhomes. A remaining unplanned and unbuilt section may be constructed under existing approvals with a maximum 339 additional housing units and a maximum of 115,000 SF gross floor area of neighborhood serving retail.</p>

DRAFT ENVIRONMENTAL IMPACT STATEMENT
FBI HEADQUARTERS CONSOLIDATION
CITY OF GREENBELT COMMENTS

Throughout Document	Greenbelt Metro Drive is known as Metro Access Drive.
5.1.9.5, Page 265	There are a total of three pedestrian crossings on Metro Access Drive (Greenbelt Metro Drive). In addition to the two crossings identified in the DEIS (at the kiss and ride and Cherrywood Lane roundabout), a third pedestrian crosswalk is located near the I-495 Northbound ramp between the Metro parking entrance and Cherrywood Lane.
5.2.12.4 Natural Gas	This section proposes connecting under the Beltway to the nearest transmission line rather than the best suited line located at Greenbelt Road (MD 193). Although not identified in the study, Washington Gas confirms that the MD 193 line would best serve the site and has adequate capacity now as well as future scheduled and funded upgrades. The gas line is best run alongside Greenbelt Station Parkway.