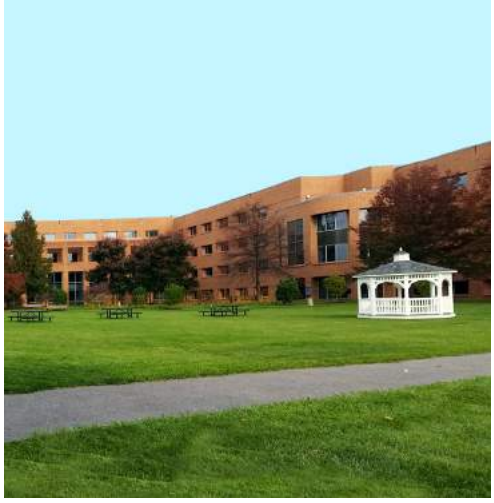


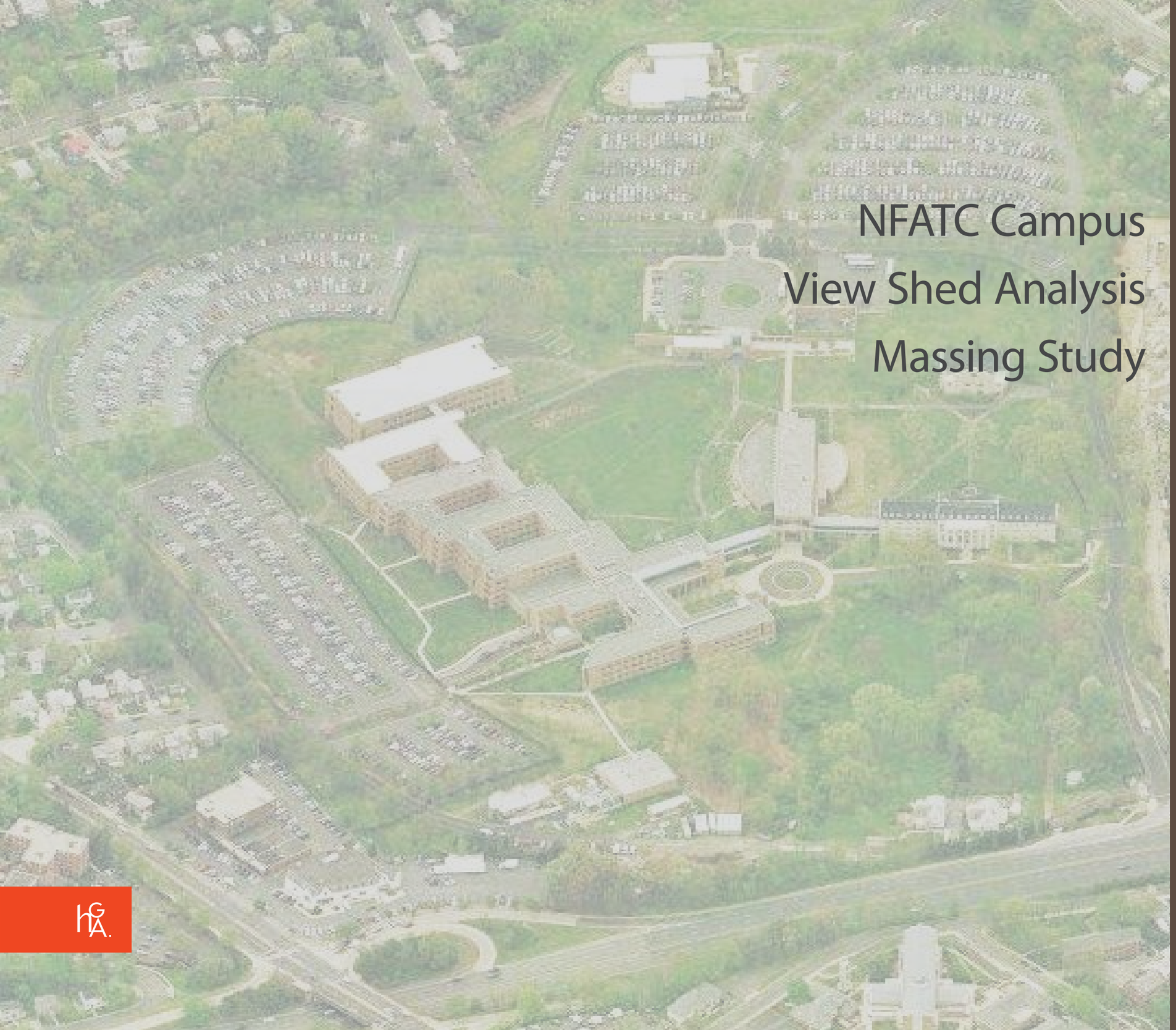
Final Environmental Assessment

For the National Foreign Affairs Training Center (NFATC) 2017 Master Plan Update

Prepared by:
The U.S. General Services Administration

April 2017

APPENDIX E. VIEW SHED AND MASSING ANALYSIS



NFATC Campus
View Shed Analysis
Massing Study

February 10 2017

STUDY METHODOLOGY

Project historians utilized a building massing study to determine the extent to which the proposed NFATC Master Plan Update has the potential to cause indirect visual effects to nearby historic properties. The massing study utilized a digital model of the NFATC site that included topography, existing buildings, proposed building additions, and proposed new buildings in Revit. A viewpoint was established in the visual model in order to create a building mass.

Project historians visited NFATC site in summer, fall, and winter months in order to get a sense of how seasonal changes in leaf cover affect the visibility of the NFATC site. Photographs were taken during these field views from within the Arlington Hall Station Historic District and within the neighboring Barcroft and Alcova Heights residential historic districts. The building massing generated in the digital model was then integrated into these photographs behind existing vegetation and other obstructions including buildings. In this way, project historians were able to determine the geographic area within which visual effects may occur as a result of the proposed new construction.

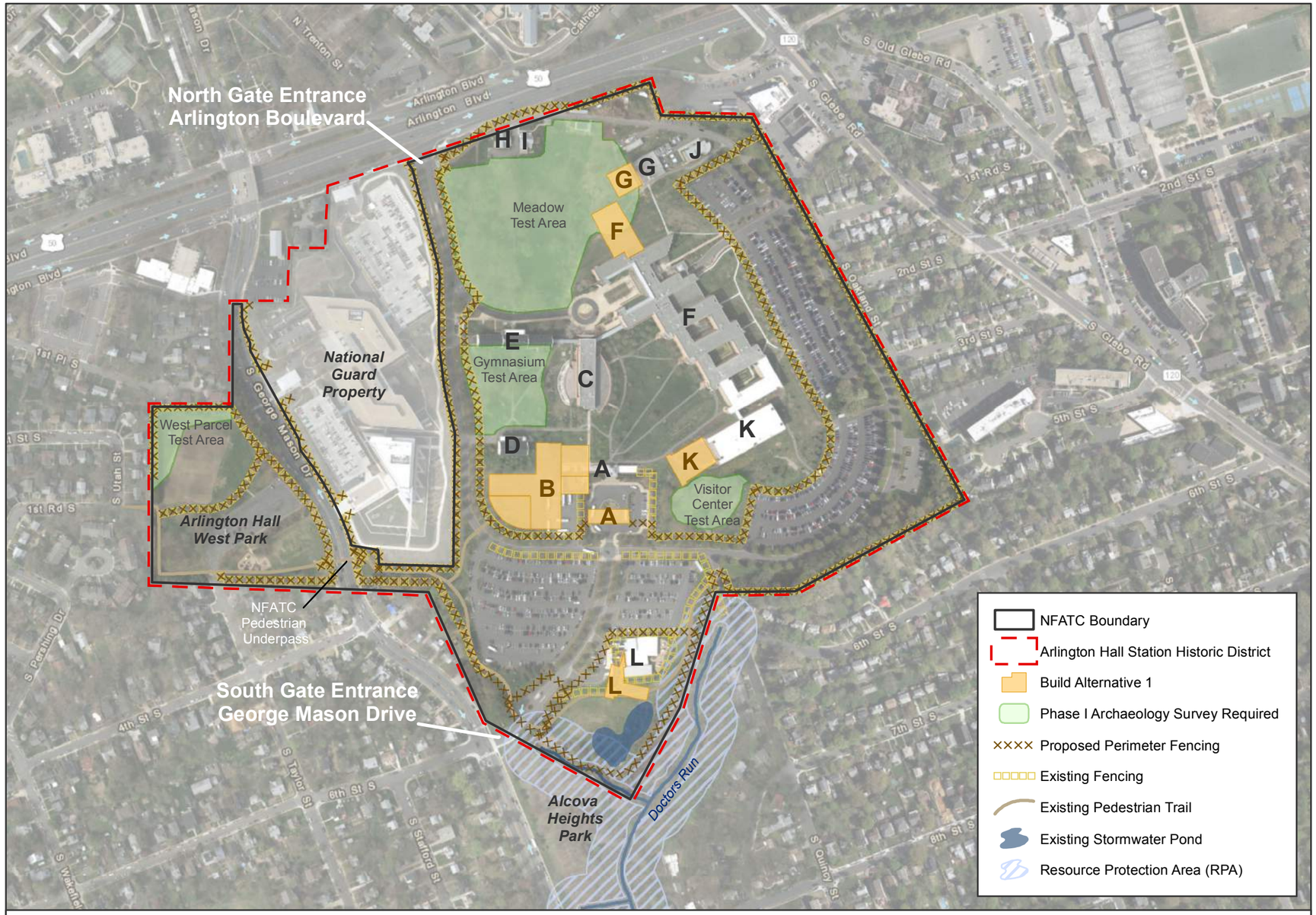
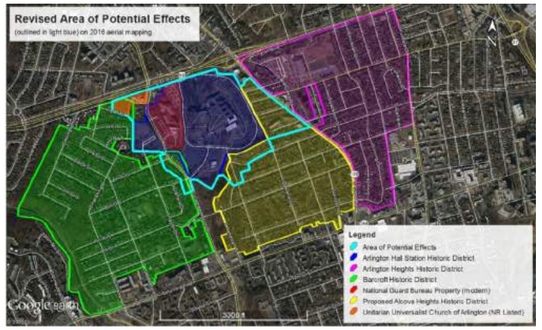
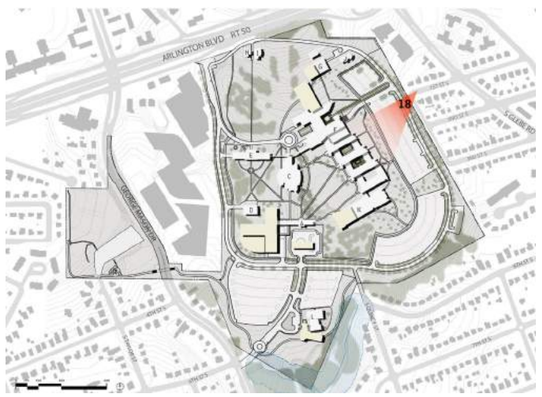


Figure 5: NFATC Master Plan Build Alternative 1



Revised Area of Potential Effects

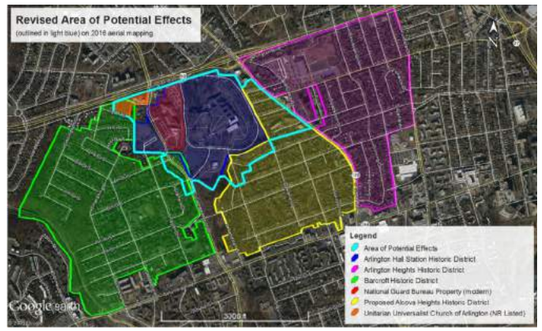


View Diagram 18

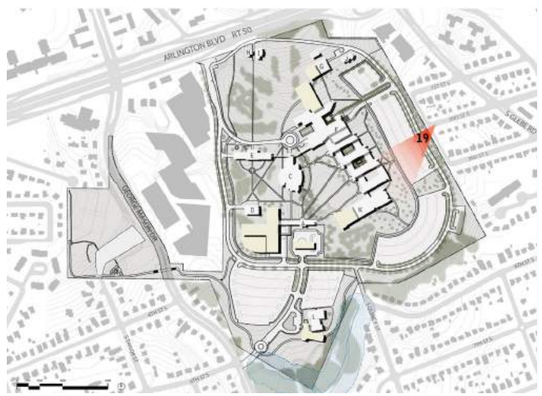
- Building B
- Building L Addition
- Building K Addition
- Building F Addition
- New Visitor Center

Existing view from Oakland and 1st Street (Alcova Heights Neighborhood)

Proposed view from Oakland and 1st Street. View Unchanged (Alcova Heights Neighborhood)



Revised Area of Potential Effects

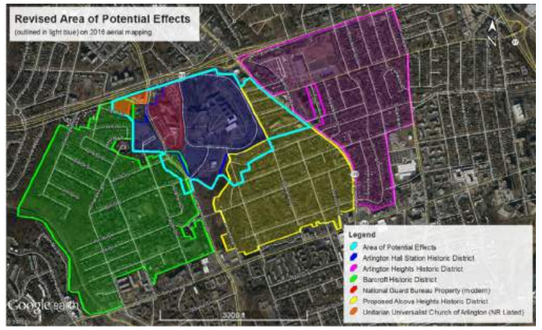


View Diagram 19

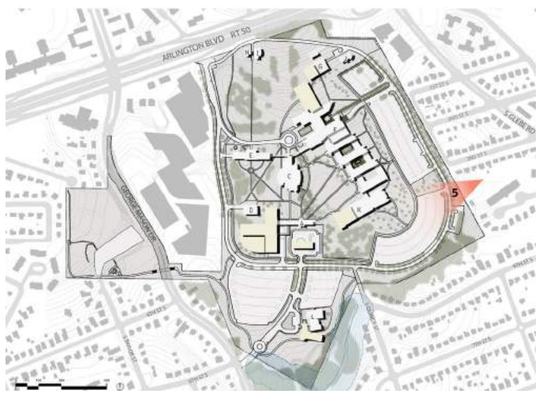
- Building B
- Building L Addition
- Building K Addition
- Building F Addition
- New Visitor Center

Existing view from Oakland and 2nd Street. (Alcova Heights Neighborhood)

Proposed view from Oakland and 2nd Street. View Unchanged (Alcova Heights Neighborhood)



Revised Area of Potential Effects

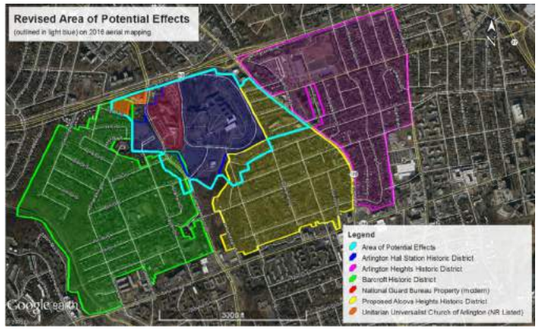


View Diagram 05
Distance: 810′ from camera to Building K Addition
Distance: 1320′ from camera to Building B

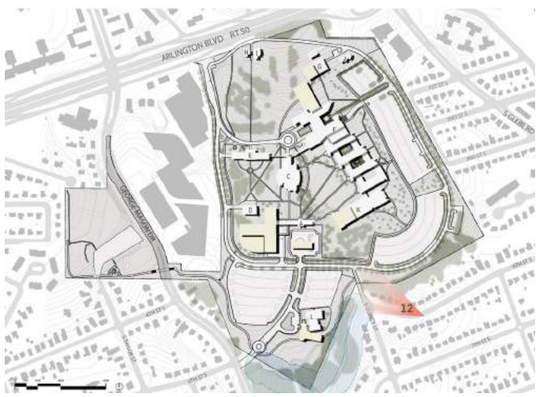
- Building B
- Building L Addition
- Building K Addition
- Building F Addition
- New Visitor Center

Existing view looking to the southwest to NFATC from South 4th Street apartment parking area (Alcova Heights Neighborhood)

Proposed view looking to the souhwest to NFATC from South 4th Street Apartment Parking Area (Alcova Heights Neighborhood)



Revised Area of Potential Effects

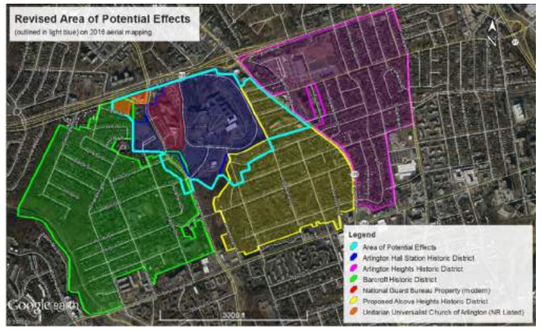


View Diagram 12
Distance: 1030′ from camera to Building B

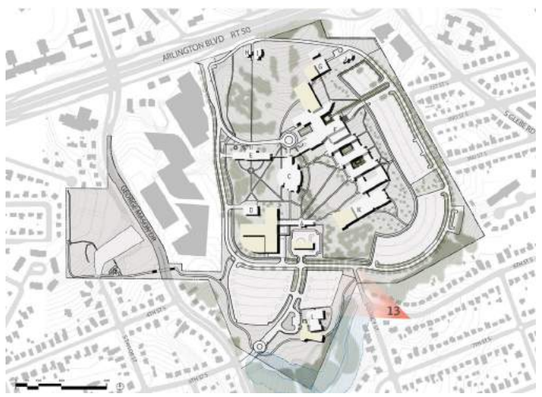
- Building B
- Building L Addition
- Building K Addition
- Building F Addition
- New Visitor Center

Existing View from 6th Street towards Building B (Alcova Heights Neighborhood)

Proposed view from 6th Street towards Building B (Alcova Heights Neighborhood)



Revised Area of Potential Effects

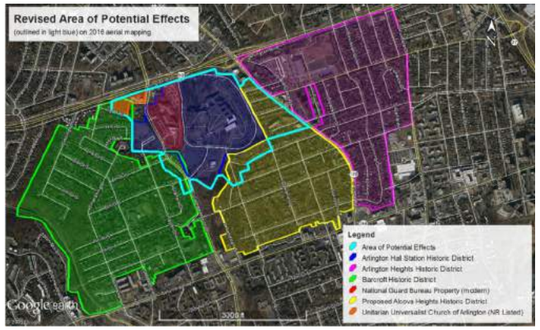


View Diagram 13
Distance: 945′ from camera to Building B

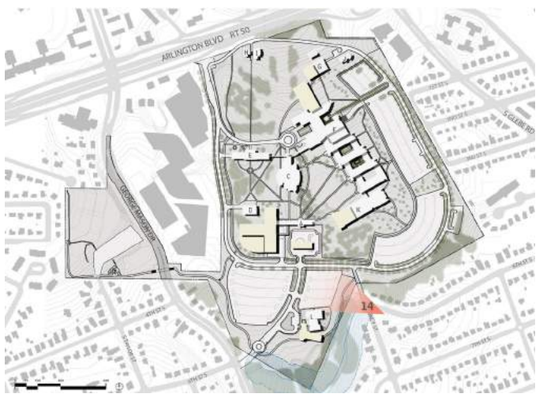
- Building B
- Building L Addition
- Building K Addition
- Building F Addition
- New Visitor Center

Existing view from 6th Street towards Building B (Alcova Heights Neighborhood)

Proposed view from 6th Street towards Building B (Alcova Heights Neighborhood)



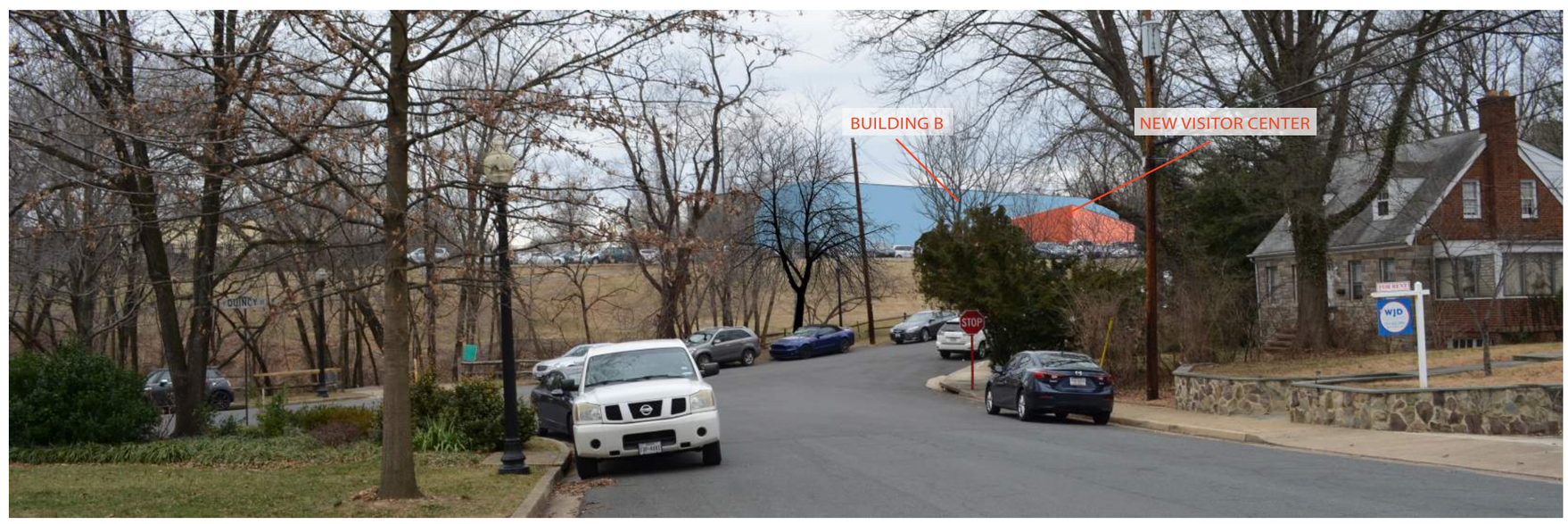
Revised Area of Potential Effects



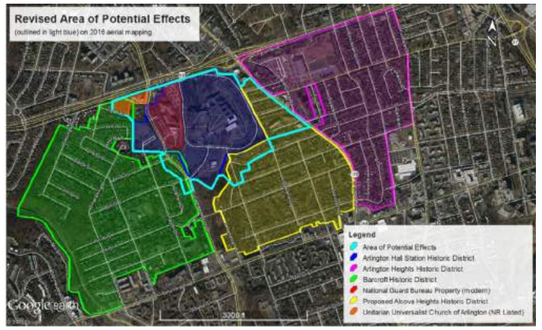
View Diagram 14
Distance: 805′ from camera to Building B

- Building B
- Building L Addition
- Building K Addition
- Building F Addition
- New Visitor Center

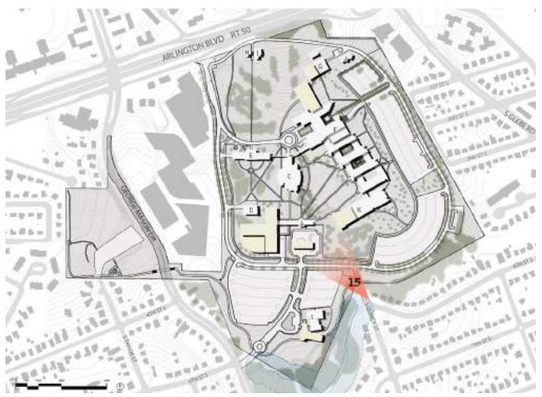
Existing view from 6th Street towards Building B (Alcova Heights Neighborhood)



Proposed view from 6th Street towards Building B (Alcova Heights Neighborhood)



Revised Area of Potential Effects

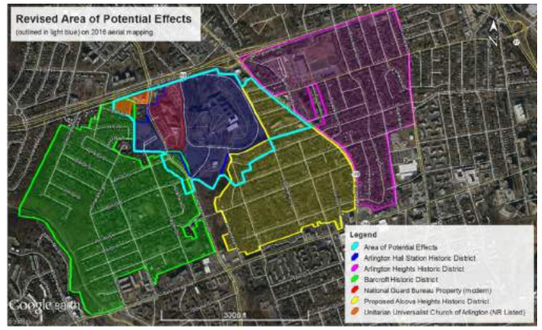


View Diagram 15
Distance: 710′ from camera to Building B

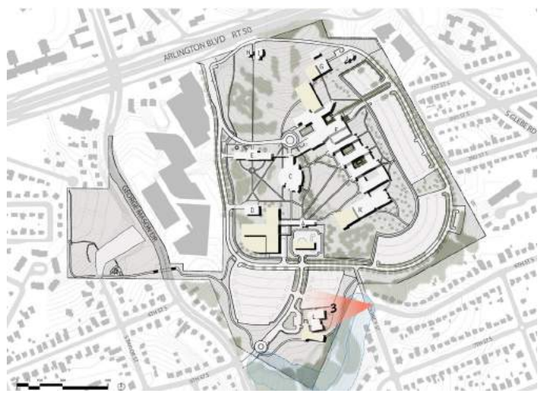
- Building B
- Building L Addition
- Building K Addition
- Building F Addition
- New Visitor Center

Existing view from 6th Street towards Building B (Alcova Heights Neighborhood)

Proposed view from 6th Street towards Building B (Alcova Heights Neighborhood)



Revised Area of Potential Effects

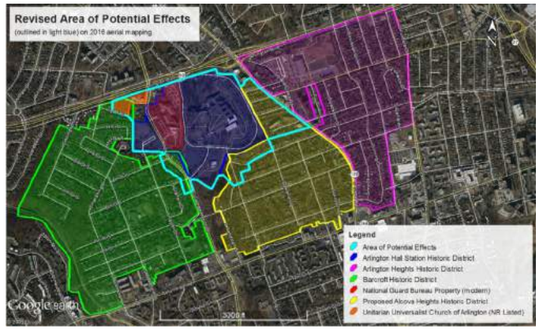


View Diagram 03
Distance: 383′ from camera to Childcare Addition

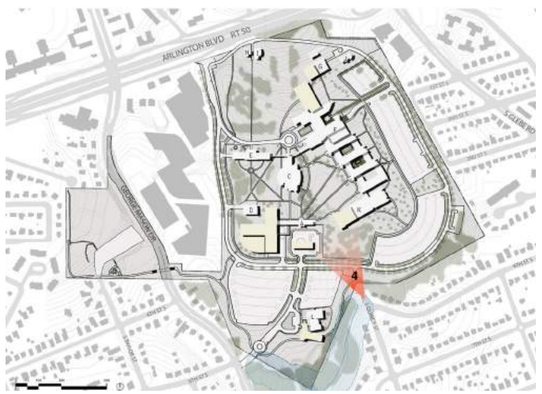
- Building B
- Building L Addition
- Building K Addition
- Building F Addition
- New Visitor Center

Existing view looking west to NFATC from South 6th Street (Alcova Heights Neighborhood)

Proposed view looking west to NFATC from South 6th Street (Alcova Heights Neighborhood)



Revised Area of Potential Effects

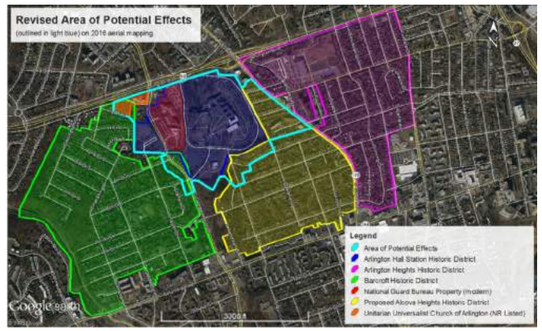


View Diagram 04
Distance: 513' from camera to Building K Addition
* See Appendix for winter view

- Building B
- Building L Addition
- Building K Addition
- Building F Addition
- New Visitor Center

Existing view looking north to NFATC from South Quincy Street (Alcova Heights Neighborhood)

Proposed view looking north to NFATC from South Quincy Street (Alcova Heights Neighborhood)



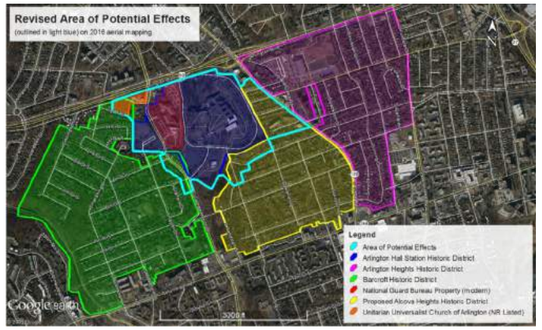
Revised Area of Potential Effects

View Diagram 16
Distance: 890′ from camera to Building B
Distance: 790′ from camera to Building K Addition

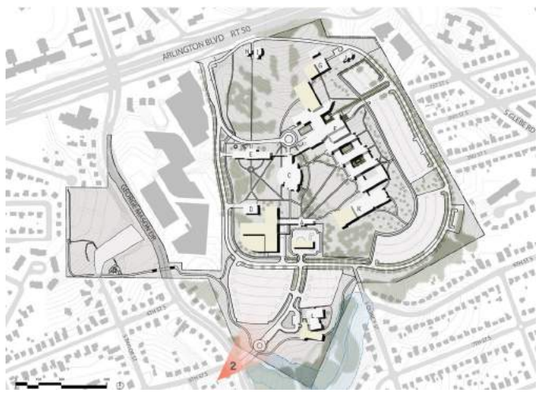
- Building B
- Building L Addition
- Building K Addition
- Building F Addition
- New Visitor Center

Existing view from Quincy and 7th Street (Alcova Heights Neighborhood)

Proposed view from Quincy and 7th Street (Alcova Heights Neighborhood)



Revised Area of Potential Effects

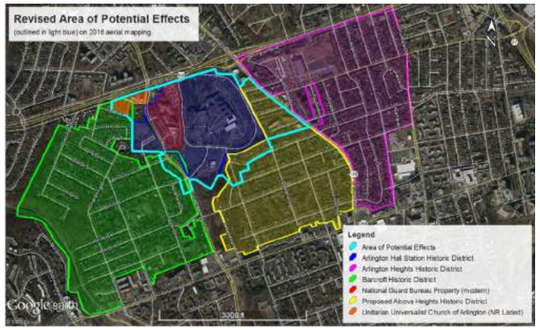


View Diagram 02
Distance: 368′ from camera to Childcare Addition
* See Appendix for winter view

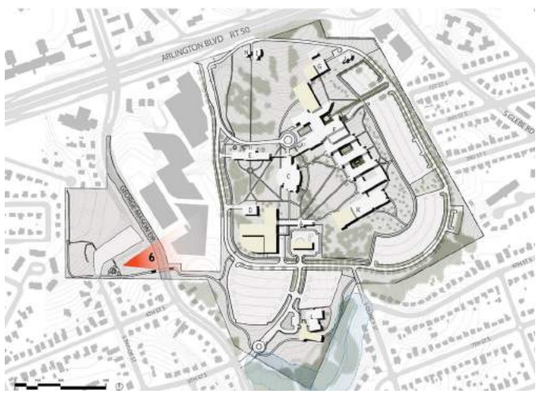
- Building B
- Building L Addition
- Building K Addition
- Building F Addition
- New Visitor Center

Existing view looking north to NFATC South Entry from George Mason Drive (Edge of Barcroft Historic District)

Proposed view looking north to NFATC South Entry from George Mason Drive (Edge of Barcroft Historic District)



Revised Area of Potential Effects

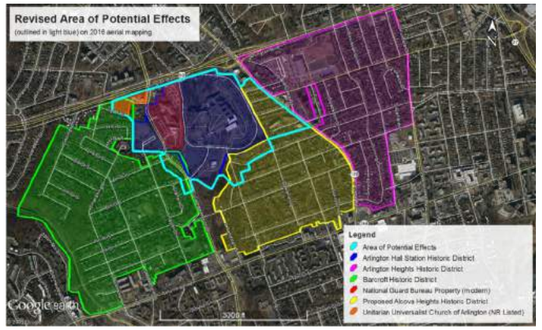


View Diagram 06
Distance: 814′ from camera to Building B
* See Appendix for winter view

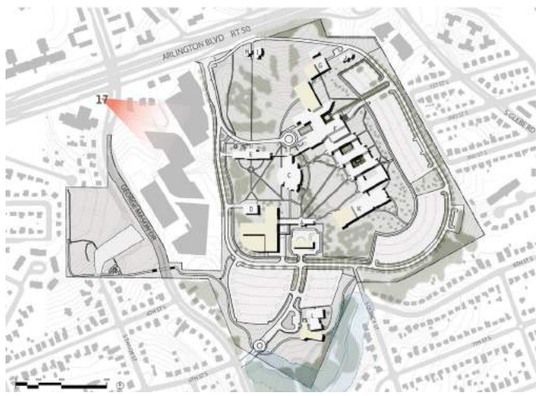
- Building B
- Building L Addition
- Building K Addition
- Building F Addition
- New Visitor Center

Existing view looking east towards National Guard from West Parcel. The large building in the foreground is NOT part of the NFATC campus. (Edge of Barcroft Historic District)

Proposed view looking east towards National Guard from West Parcel. The large building in the foreground is NOT part of the NFATC campus. (Edge of Barcroft Historic District)



Revised Area of Potential Effects

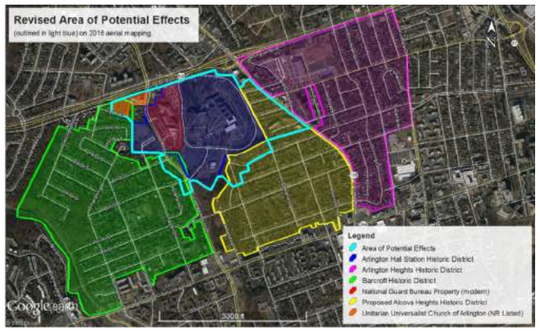


View Diagram 17

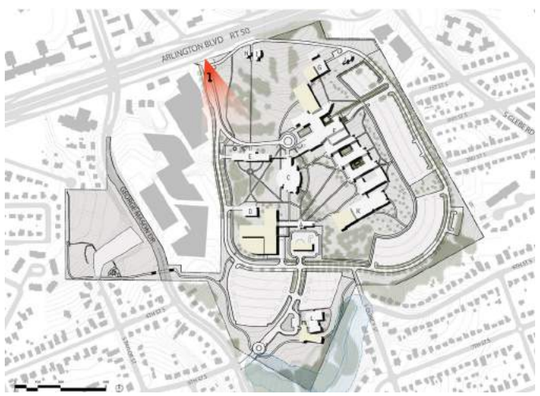
- Building B
- Building L Addition
- Building K Addition
- Building F Addition
- New Visitor Center

Existing view from Nationally registered Unitarian Church (NFATC Campus Not Visible)

Proposed view from Nationally registered Unitarian Church (NFATC Campus Not Visible, view unchanged)



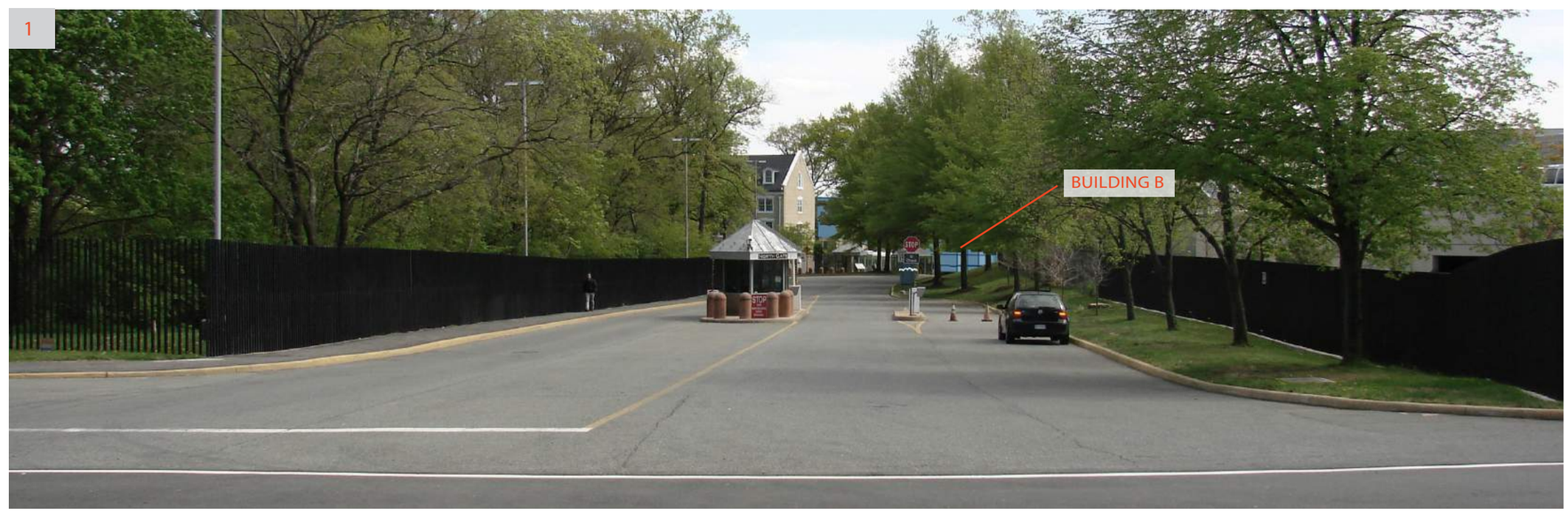
Revised Area of Potential Effects



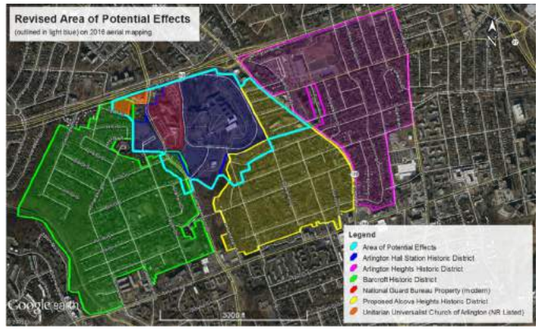
View Diagram 01
Distance: 1067′ from camera to Building B

- Building B
- Building L Addition
- Building K Addition
- Building F Addition
- New Visitor Center

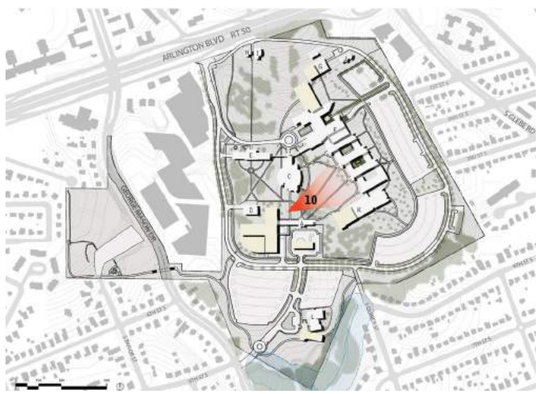
Existing view looking south to NFATC Main Entry from Arlington Boulevard Access Road (Eastbound) (Arlington Hall Station Historic District)



Proposed view looking south to NFATC Main Entry from Arlington Boulevard Access Road (Eastbound) (Arlington Hall Station Historic District)



Revised Area of Potential Effects

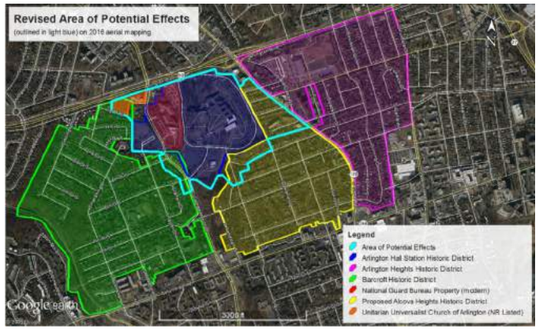


View Diagram 10
Distance: 300′ from camera to Building K Addition

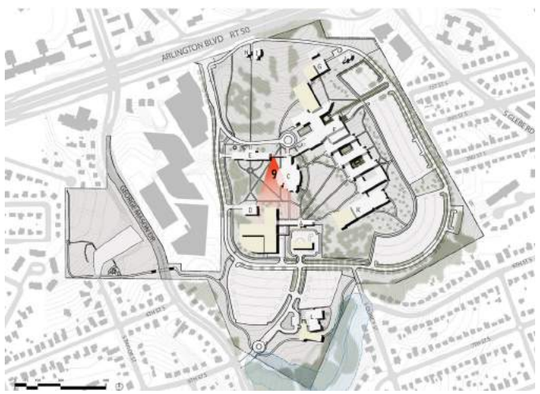
- Building B
- Building L Addition
- Building K Addition
- Building F Addition
- New Visitor Center

Existing campus view looking east to Buildings F and K (Arlington Hall Station Historic District)

Proposed campus view Looking East to Buildings F and K (Arlington Hall Station Historic District)



Revised Area of Potential Effects

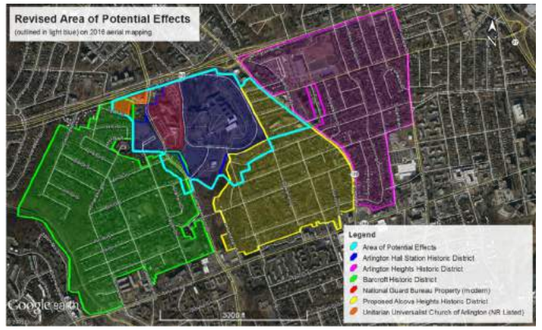


View Diagram 09
Distance: 345′ from camera to Building B

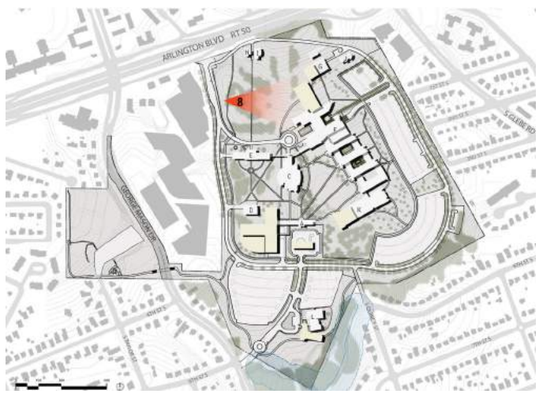
- Building B
- Building L Addition
- Building K Addition
- Building F Addition
- New Visitor Center

Existing campus view looking south to Gym (Arlington Hall Station Historic District)

Proposed campus view looking south to Gym (Arlington Hall Station Historic District)



Revised Area of Potential Effects



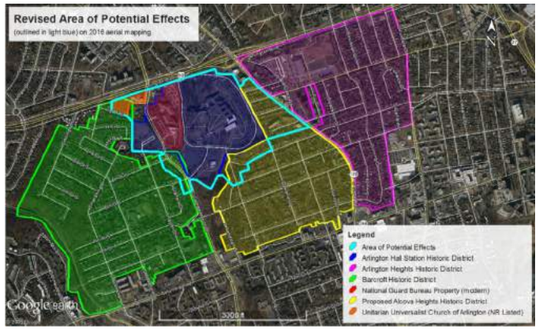
View Diagram 08
Distance: 450′ from camera to Building F Addition

- Building B
- Building L Addition
- Building K Addition
- Building F Addition
- New Visitor Center

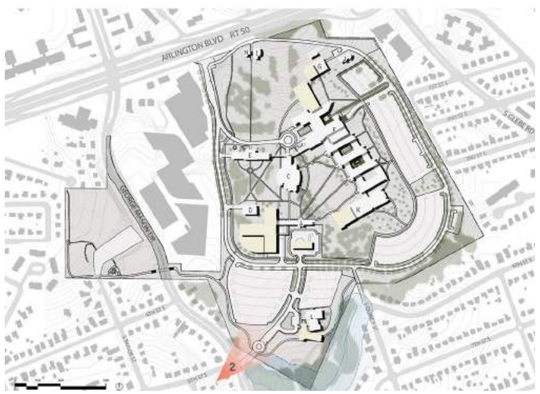
Existing campus view looking north towards Cottages (Arlington Hall Station Historic District)

Proposed campus view looking north towards Cottages (Arlington Hall Historic District)

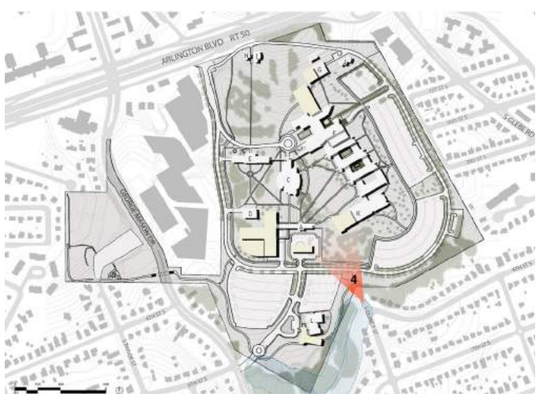
Appendix



Revised Area of Potential Effects

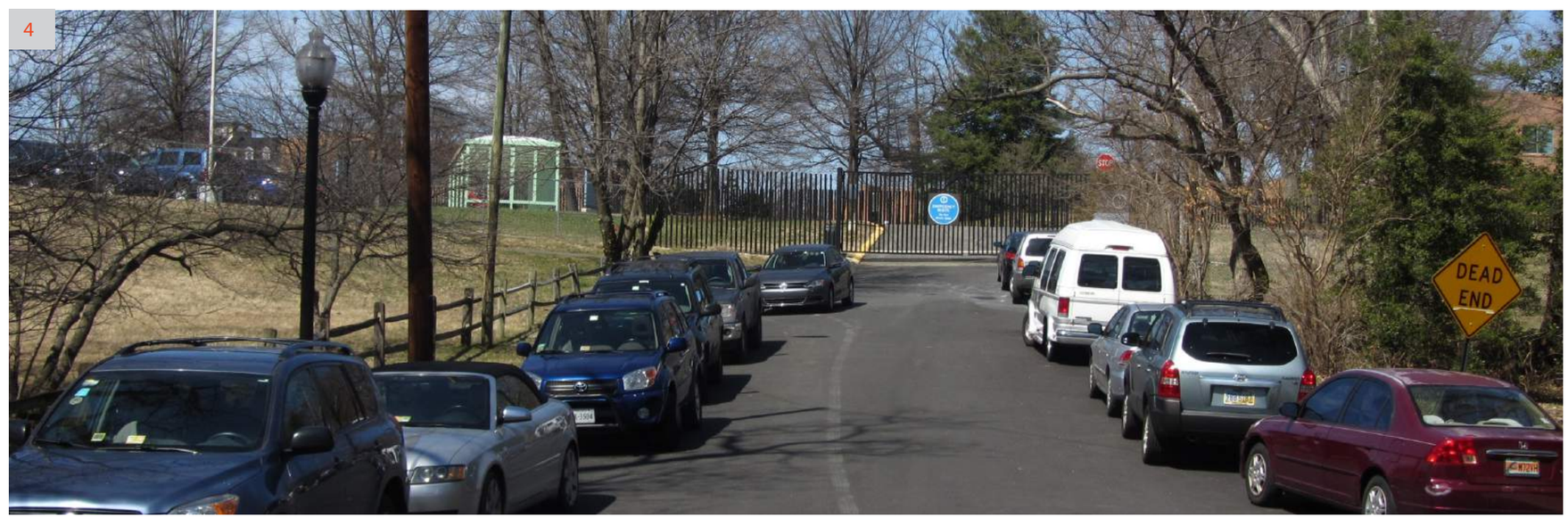


View Diagram 02

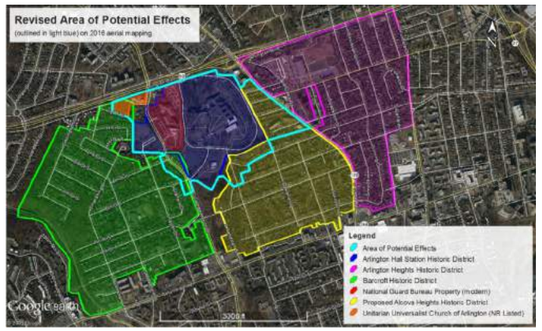


View Diagram 04
Distance: 513′ from camera to Building K Addition

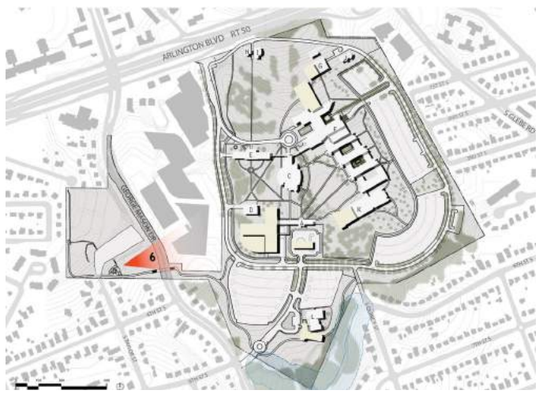
Existing Winter view looking north to NFATC South Entry from George Mason Drive (Edge of Barcroft Historic District)



Existing Winter view looking north to NFATC from South Quincy Street (Alcova Heights Neighborhood)



Revised Area of Potential Effects



View Diagram 06
Distance: 814′ from camera to Building B

Existing Winter view looking east towards National Guard from West Parcel. The large building in the foreground is NOT part of the NFATC campus. (Edge of Barcroft Historic District)