

Springfield Alternative



Site Boundary Size

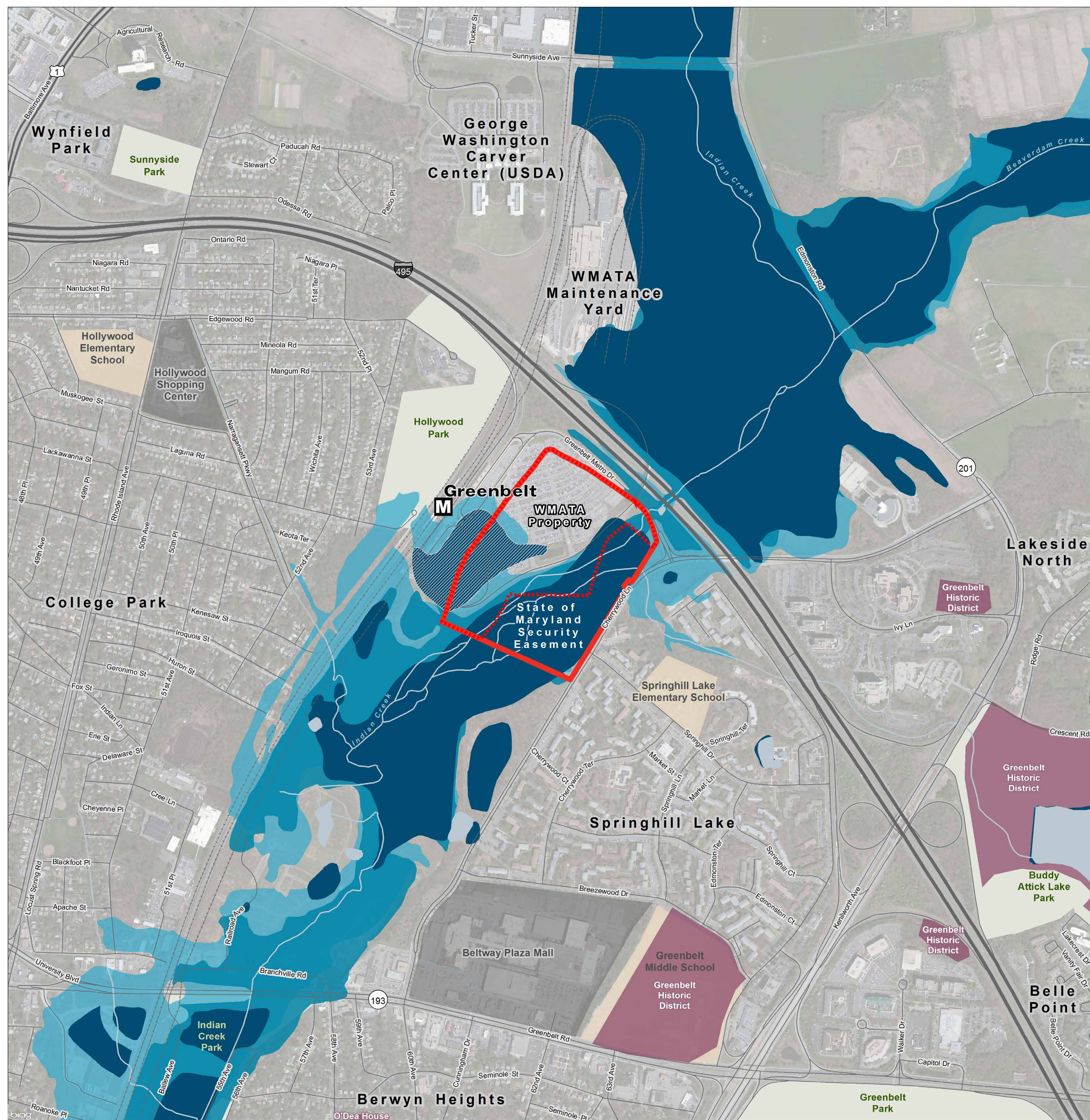
- Approximately 58 acres

Potential Issues of Interest

- Impacts to residential areas
- Compatibility with existing zoning and land use
- Traffic impacts on Loisdale Road, Franconia Road, Frontier Drive, and Franconia-Springfield Parkway
- Impacts to Metro service

GSA and FBI welcome your comments on what resources and issues are important to you.

Greenbelt Alternative



Site Boundary	Previously Developed Wetland	School
Parcel Boundary	Wetland	Park
Metro Station	Preliminary Revised Floodplain	Major Shopping Center
Historic District (National Historic Landmark)	Existing FEMA 100-year floodplain	

FEMA is in the process of revising the 100 year floodplain in Prince George's County. These changes are expected to take effect in July 2015.

Scale: 0 250 500 1,000 Feet
1 inch = 313 feet

Sources: ESRI (2013), GSA (2013), Prince George's County (2013), FEMA (2014), USGS (2014), MHT (2014), Maryland Dept of Planning (2014)

Site Boundary Size

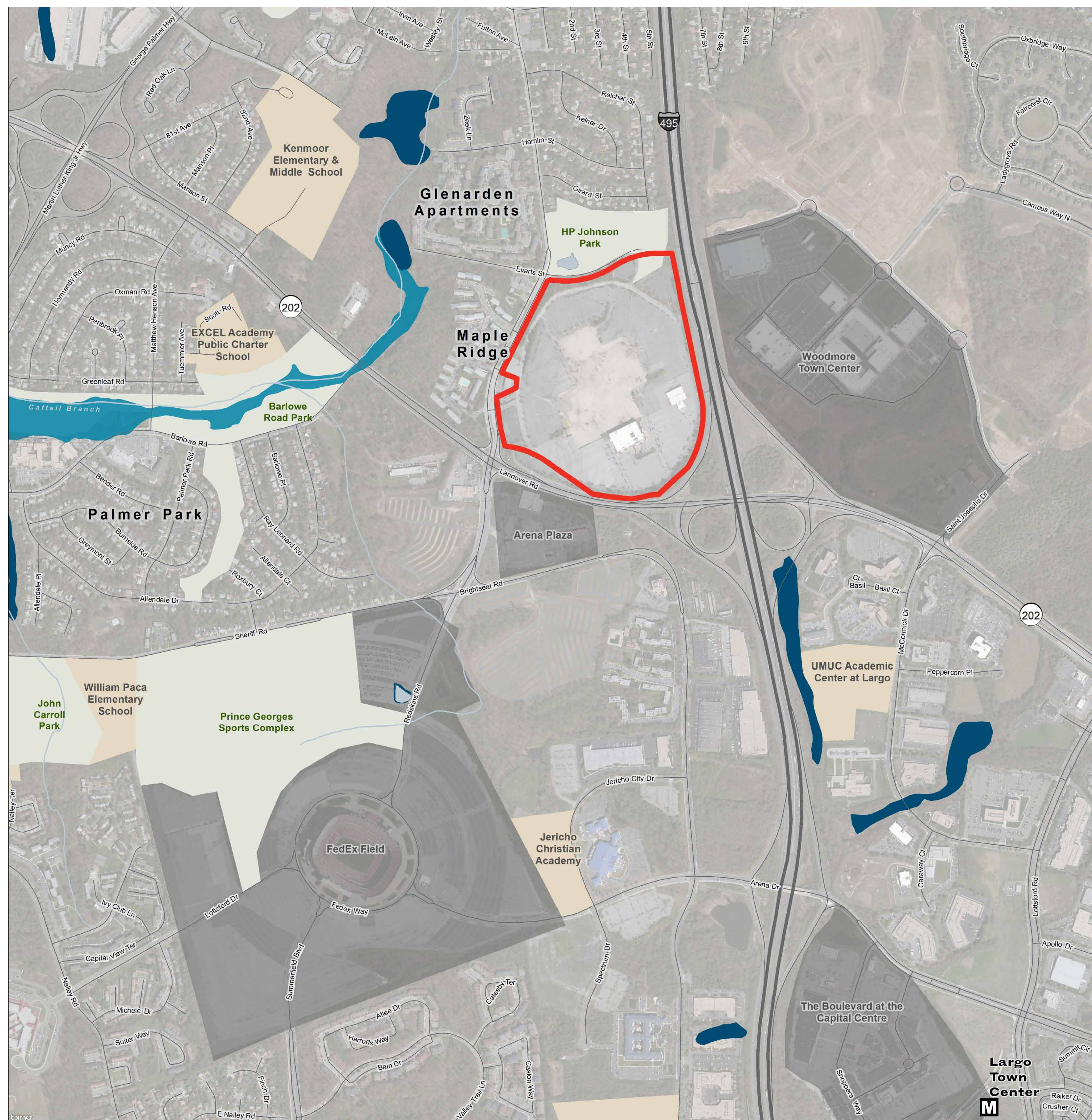
- Approximately 62 acres

Potential Issues of Interest

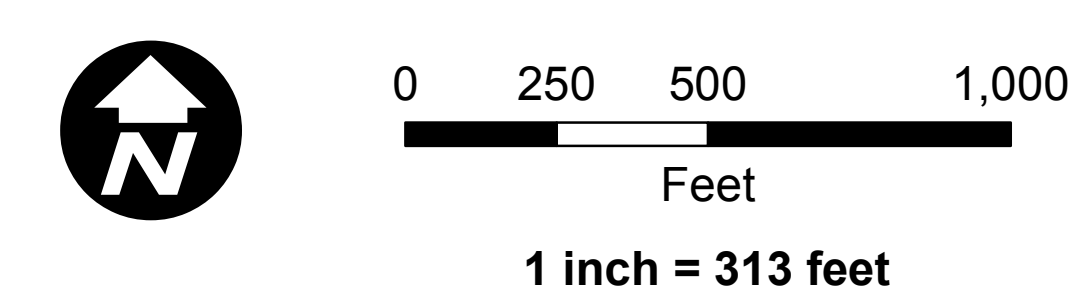
- Compatibility with existing zoning and land use
- Traffic impacts on Cherrywood Lane, Metro access roads, and Capital Beltway entrance and exit ramps
- Impact on existing parking availability
- Impacts to floodplains and wetlands
- Impacts to Metro service

GSA and FBI welcome your comments on what resources and issues are important to you.

Landover Alternative



- Site Boundary
- FEMA 100-year Floodplain
- Metro Station
- Major Shopping Center
- Wetland
- School
- Park



Sources:
ESRI (2013), GSA (2013),
Fairfax County (2014),
FEMA (2014), USGS (2014), VDR (2014)

Site Boundary Size

- Approximately 80 acres

Potential Issues of Interest

- Impacts to residential areas
- Compatibility with existing zoning and land use
- Traffic impacts on Landover Road, Brightseat Road, Arena Drive, and Capital Beltway entrance and exit ramps
- Environmental contamination (hazardous waste site)
- Impacts to Metro service

GSA and FBI welcome your comments on what resources and issues are important to you.

Public Scoping

What is public scoping?

Scoping is an early and open public involvement process intended to determine which issues the Environmental Impact Statement will address. GSA and FBI are hosting this meeting to share information about the project with the community and welcome public input on what resources and issues are important to you.

What resources will be potentially analyzed in the Environmental Impact Statement?

Note: not all resources pertain to all of the sites.

- | | |
|--|---|
| <ul style="list-style-type: none"> 1 Land Use 2 Aesthetics and Visual Resources 3 Earth Resources <ul style="list-style-type: none"> • Geology • Topography • Soils 4 Biological Resources <ul style="list-style-type: none"> • Vegetation • Wildlife • Rare, Threatened, and Endangered Species 5 Water Resources <ul style="list-style-type: none"> • Surface Water • Groundwater • Wetlands • Floodplains | <ul style="list-style-type: none"> 6 Transportation and Traffic 7 Cultural Resources 8 Hazardous Materials / Public Health and Safety 9 Community Facilities 10 Noise 11 Air Quality 12 Infrastructure and Utilities 13 Socioeconomics 14 Cumulative Impacts |
|--|---|

How will your input be used in the decision making process?

Following the 45-day public comment period GSA and FBI will review all comments received. Your comments will be analyzed and used to develop the Draft EIS.



Public Scoping

What are the next steps and when is

FALL 2014 - WINTER 2015 ● SPRING 2015

	WE ARE HERE			
	Step 1	Step 2	Step 3	Step 4
NEPA Process	Initiate EIS <ul style="list-style-type: none"> Develop purpose and need Collect baseline data Conduct agency and public scoping meetings Hold 45-day public comment period Start developing alternatives 	Collect Data <ul style="list-style-type: none"> Analyze existing conditions Identify needed studies Begin preparation of the Draft EIS 	Analyze Alternatives <ul style="list-style-type: none"> Continue site analysis Analyze the environmental impacts of alternatives 	Publish Draft EIS <ul style="list-style-type: none"> Release Draft EIS to public Conduct public meetings Hold 45-day public comment period Review all public/agency comments received on the Draft EIS
Section 106 Process	Initiate Section 106 Review <ul style="list-style-type: none"> Define Undertaking Define draft Area of Potential Effect (APE) Identify and meet with Consulting Parties 	Identify & Document Historic Properties <ul style="list-style-type: none"> Identify and document historic properties Finalize APE 	Assess & Resolve Adverse Effects <ul style="list-style-type: none"> Identify adverse effects and potential resolutions Continue consultation 	Draft Agreement Document <ul style="list-style-type: none"> Draft agreement document with proposed changes and resolutions as needed
Exchange Process	Identify Developer Short List <ul style="list-style-type: none"> GSA issues an RFP (Phase I) before the Draft EIS is released for public review GSA evaluates responses to an RFP (Phase I) and identifies short list of developers 			Select Developer <ul style="list-style-type: none"> GSA issues RFP (Phase II) to short-listed developers for the development of the FBI HQ on the site alternatives studied in the EIS GSA reviews proposals and selects preferred developer

your next opportunity to be involved?

SPRING 2016

Step 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**

Step 6

Make a Decision

- Prepare and publish Record of Decision (ROD)

Step 5

Execute Agreement Document

- Execute historic preservation agreement document

Step 3

Execute Exchange Agreement

- GSA will enter into an agreement with the selected developer to design and build the new FBI HQ
- Prior to execution of agreement GSA completes the required NEPA and Section 106 processes

Step 4

Construct New HQ Facility

- Developer constructs the new FBI HQ in accordance with the exchange agreement

Step 5

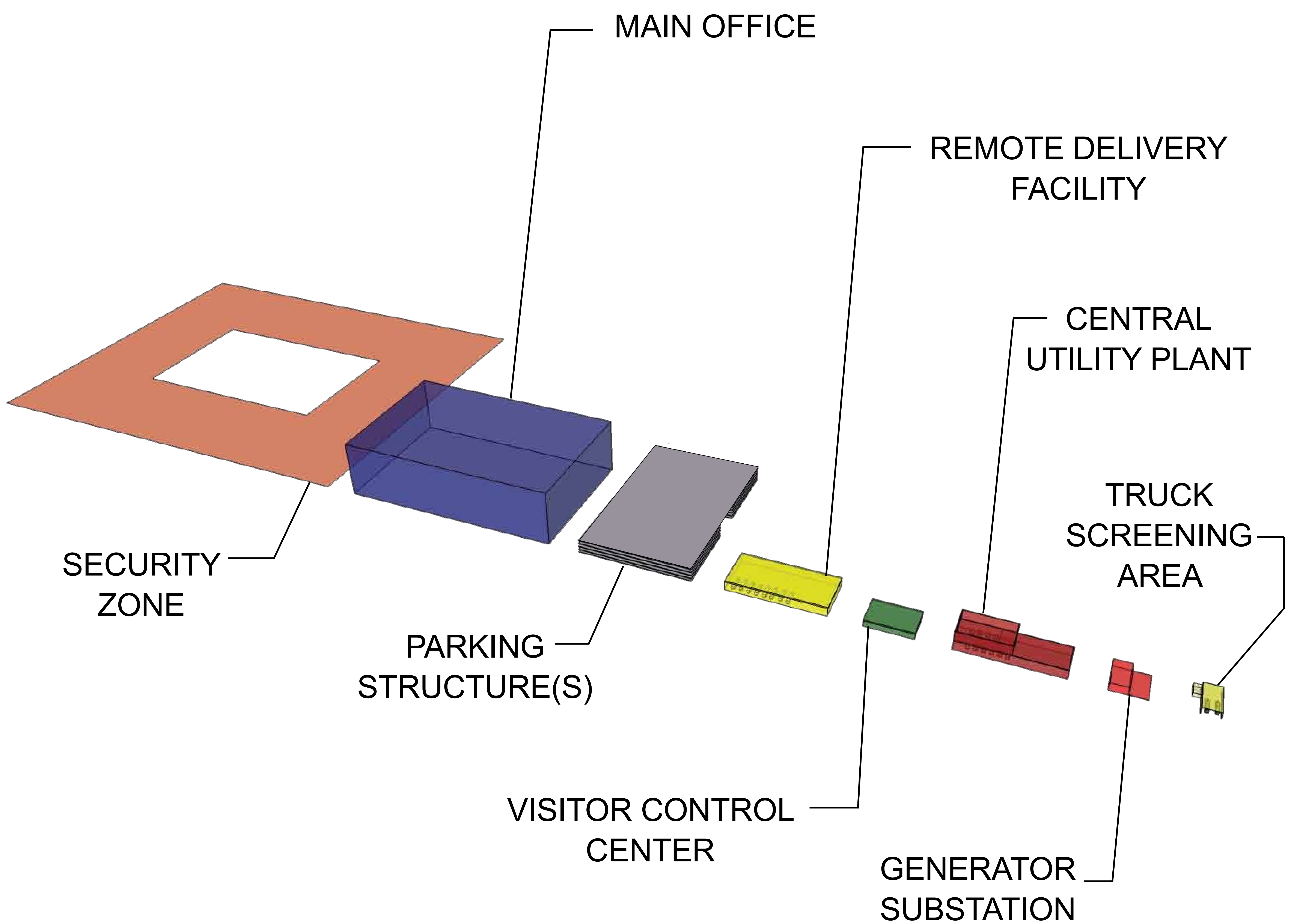
Convey JEH to Developer

- Upon acceptance of the new FBI HQ, GSA conveys ownership of JEH to the developer

*Note: Steps 2 of the Exchange Process would occur at the same time of Step 4 of the NEPA process. Steps 3-5 of the Exchange Process would occur after the completion of the NEPA and Section 106 processes

FBI HQ Program

What are the likely components of the FBI HQ?



Employee count: approximately 11,000 employees
 Main Office: approximately 2.1 million rentable square feet
 Support services: approximately 78,000 square feet

What are the general site planning principles?

- Consider the existing and/or proposed mixed-use development when siting the Main Office Complex
- Promote the use of transit (including shuttle bus stations) by siting the Main Office Complex and shuttle bus facilities adjacent to transit
- Leverage the site's natural character (i.e. topography and wetlands when locating parking structures and ancillary facilities)
- Minimize conflicts between pedestrian and vehicular circulation
- Configure program elements in a compact arrangement to promote opportunities for public spaces and pedestrian quality