

Landover Alternative



Landover Alternative

- Approximately 80 acres.
- Owned by Lerner Enterprises.
- Main Building Developable Area: 15.8 acres.
- Assumed main building height: Up to 11 stories/154 feet.
- Visitor Parking: 323 spaces.
- Employee Parking: 2 10-story structures containing approximately 7,300 employee parking spots.
- Site of the former Landover Mall. All facilities associated with the former mall have been demolished.
- Just under 2 miles away from Largo Town Center Station, the eastern terminus station on the Metrorail Blue and Silver lines, moderately served by local bus routes, with limited regional service currently available.
- Site would be accessed via Brightseat Road and Evarts Street. Egress would occur along Landover Road, Evarts Street, and a new connection to Brightseat Road south of Landover Road.
- Due to local utility requirements, a substation would be required.
- Shuttle bus would provide service to and from Largo Town Center Metrorail station.

Landover Alternative Impacts

	BENEFICIAL IMPACTS	NO MEASURABLE IMPACTS	ADVERSE IMPACTS	MAJOR ADVERSE IMPACTS
SHORT-TERM IMPACTS	<ul style="list-style-type: none"> • Employment & Income • Taxes 	<ul style="list-style-type: none"> • Surface Water • Wetlands & Floodplains • Aquatic Species • Special Status Species • Zoning • Archaeological • Historic Resources* • Population & Housing* • Schools & Community Services • Recreation & Other Community Facilities* 	<ul style="list-style-type: none"> • Geology & Topography • Soils • Hydrology • Terrestrial Species • Public Health & Safety • Noise • Wastewater Collection & Treatment • Electric Power • Telecommunications • Public Transit - Bus Operations 	<ul style="list-style-type: none"> • Traffic - Corridors • Air Quality
LONG-TERM IMPACTS	<ul style="list-style-type: none"> • Hydrology • Groundwater • Vegetation • Terrestrial Species • Land Use • Visual Resources • Employment & Income • Taxes • Recreation & Other Community Facilities • Public Health & Safety • Pedestrian Network • Public Transit - Shuttles • Stormwater Management 	<ul style="list-style-type: none"> • Environmental Justice • Protection of Children • Hazardous Materials • Parking • Truck Access • Water Supply • Natural Gas <p>* Indicates that there is insufficient information to assess impacts.</p>	<ul style="list-style-type: none"> • Geology & Topography • Vegetation • Terrestrial Species • Land Use • Visual Resources • Taxes • Bicycle Network • Public Transit Capacity • Traffic - Intersections • Global Climate Change/Greenhouse Gases • Air Quality 	<ul style="list-style-type: none"> • Public Transit - Bus Operations • Traffic - Corridors, Interstate

Landover No-action Alternative Impacts

Under the No-action Alternative, FBI HQ staff and operations would remain dispersed at JEH and other leased facilities without consolidation at a new permanent location. The Draft EIS assumes that the Landover site would remain vacant because there are no other existing development approvals for this site. There would be no major changes from the existing condition.

Under the Landover No-action alternative, there would be no measurable impacts and/or there is insufficient information to assess impacts for all resources areas except those identified below.



ADVERSE IMPACTS

- Public Transit Capacity



MAJOR ADVERSE IMPACTS

- Bus Operations
- Traffic - Corridors