

# national environmental policy act

The National Environmental Policy Act of 1969, commonly referred to as NEPA, is the nation’s legislative charter for protection of the environment. NEPA provides for the consideration of environmental issues in Federal agency planning and decision-making. NEPA requires Federal agencies to prepare an Environmental Assessment (EA) for actions that are not likely to significantly affect the quality of the human environment.

# national historic preservation act – section 106

Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies take into account the effects of their actions on any district, site, building, structure, or object listed in, or eligible for inclusion in, the National Register of Historic Places. GSA has initiated and is conducting related consultation under Sections 106 and 110 of the National Historic Preservation Act (NHPA) in accordance with 36CFR, Part 800.8. for Amendment #2 of the Master Plan, consistent with the Programmatic Agreement signed on December 9, 2008.

# public involvement process

Scoping	September 15 – October 15, 2016
GSA Publish Draft EA	Winter 2016/2017
Public Review of Draft EA	30 days
GSA Publish Final EA	Spring 2017
Public Review of Final EA	30 days

# purpose of scoping

Scoping is an early and open mechanism for developing the range of issues to be addressed in the EA and Section 106 process. It allows the public to help define, prioritize, and convey stakeholder and community issues to the agency through oral and written comments. A critical element of the scoping process is the public meeting during which comments and concerns are officially documented.



## send written comments to:

Ms. Stephanie Hamlett, Regional Environmental Quality Advisor  
U.S. General Services Administration National Capital Region  
301 7th St., SW, Room 4004  
Washington, DC 20407

stephanie.hamlett@gsa.gov

Subject: St. Elizabeths Environmental Assessment Scoping Comments

All scoping comments are due to GSA by October 15, 2016.

(Mailed comments must be postmarked no later than October 15, 2016.)  
Section 106 comments will be accepted throughout the consultation process.

For more information, please visit the project website:  
<http://www.stelizabethsdevelopment.com/nepa.html>

## Environmental Assessment and Section 106 of the National Historic Preservation Act

for the

Department of Homeland Security (DHS) Headquarters Consolidation at St. Elizabeths Master Plan Amendment #2

Washington, DC



Public Scoping Meeting  
September 29, 2016



## project

The U.S. General Services Administration (GSA) is amending the 2012 Department of Homeland Security (DHS) Headquarters Consolidation at St. Elizabeths Master Plan to more efficiently house DHS and its operating components at the St. Elizabeths West Campus only. In addition, GSA is reevaluating transportation and parking improvements for the consolidation of the DHS Headquarters at St. Elizabeths.

## background

In 2008, GSA completed an Environmental Impact Statement, Programmatic Agreement, and Master Plan for the DHS Headquarters Consolidation at St. Elizabeths. NCPD approved the master plan in January 2009. GSA amended the Master Plan in 2012 to include the development of a portion of the DHS Headquarters Consolidation on the North Campus Parcel of the St. Elizabeths East Campus. In addition, the proposed action is needed to reduce the cost of the Headquarters consolidation and to shorten the duration of construction so that the Headquarters can be fully occupied in a timely manner.

## need

DHS previously identified a need to consolidate a minimum critical mass of 4.5 million GSF of secure office space, plus parking, to meet the Department’s mission requirements for its consolidated Headquarters while developing a more cost-effective, efficient, and functional real estate portfolio in the National Capital Region.

The proposed action is needed to increase efficiency, reduce costs, and accelerate completion of the DHS consolidation. Alternative workplace environments that use flexible workspace design, alternative work schedules, and mobile or remote teleworking strategies will allow GSA and DHS to more efficiently accommodate DHS’ mission while using less building square footage. In addition, the proposed action is needed to reduce the cost of the Headquarters consolidation and to shorten the duration of construction so that the Headquarters can occupy the campus in a timely manner.

## site

The St. Elizabeths West Campus consists of 176 acres and 54 buildings constructed between the 1850s and 1960s, as well as the US Coast Guard Headquarters building that was completed in 2013. The site is bounded by residential communities to the north and south, Martin Luther King Jr, Avenue (MLK Ave.) to the east, I-295 to the west, and Shepherd Parkway to the southwest. A Civil War cemetery is located on the western slope overlooking Joint Base Anacostia – Bolling. The West Campus, along with the St. Elizabeths East Campus, is a National Historic Landmark. Phase I of the campus redevelopment is complete. Renovation of the Center Building on the St. Elizabeths West Campus is underway and the balance of the buildings on the campus will be renovated in a future phase.



## project objectives

- Consolidate DHS operating components on the St. Elizabeths West Campus
- Provide functional and efficient office and support spaces consistent with revised government space-management policies, while maintaining the historic character of St. Elizabeths West Campus
- Reduce the cost of the Headquarters consolidation
- Shorten the duration of construction so that the DHS Headquarters can be occupied in a timely manner
- Reevaluate transportation and parking improvements for the consolidated Headquarters.

## alternatives

GSA will be considering a range of alternatives for the revision to the Master Plan which has been required by Congress. In the EA, GSA will analyze the impacts of an Action Alternative, as well as the no action alternative, on social, economic, and environmental conditions.

## potential topics

Potential topics to be studied in this EA are as follows:

- Transportation and parking
- Historic buildings
- Historic landscapes
- Significant viewsheds
- Potential below ground resources (archaeology)
- Geology, soils, and topography
- Water resources
- Vegetation and wildlife
- Hazardous materials
- Air quality
- Noise
- Land use planning
- Economic conditions
- Environmental justice
- Community facilities and service
- Pedestrian circulation

