



Department of Homeland Security Headquarters at St. Elizabeths

The General Services Administration (GSA) prepared this Final Environmental Impact Statement (EIS) to assess and report potential impacts from the consolidation of the Department of Homeland Security (DHS) Headquarters at the St. Elizabeths in Southeast Washington, DC.

The National Environmental Policy Act (NEPA) requires Federal agencies to prepare an EIS for actions that may significantly affect the quality of the human environment - in other words, the world in which we live. GSA prepared this report to explain to the public the impacts of development of St. Elizabeths on the environment, including natural resources such as air and water quality, social resources such as community services and facilities, and cultural resources such as historic sites.

In addition, this Final EIS provides information on impacts to historic resources as required by Section 106 of the National Historic Preservation Act. GSA is using this EIS to provide information on historic resources affected by this project, including St. Elizabeths, which is a National Historic Landmark (NHL), and historic resources outside of the campus that could be affected by views of new buildings and vibrations from noise or traffic.

GSA published the Draft EIS on September 28, 2007 and comments were accepted on the Draft EIS until November 12, 2007. GSA held a public hearing on the Draft EIS on October 18, 2007. All substantive comments received during the comment period have been responded to in this Final EIS. Copies of comments received and responses to substantive comments are included in Volume III of this EIS.

Several important changes have been made to this EIS since publication of the Draft EIS in September 2007.

In response to comments on the Draft EIS, GSA has eliminated Alternatives 1 and 2 from further study. These alternatives were the most impactful alternatives to contributing resources of the St. Elizabeths NHL. Alternative 4 has been revised to further reduce harm to the NHL (see Section 3.C.4 for additional details). Lastly, GSA has added a new alternative, Alternative 5, under which approximately 3.8 million gross square feet (gsf) of office and shared use space, plus parking, would be constructed on the St. Elizabeths West Campus (see Section 3.C.5 for additional details). In



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In addition, under this alternative, approximately 750,000 gsf of office space plus parking would be constructed on the St. Elizabeths East Campus, which is under the control of the District of Columbia. This Final EIS includes analysis of impacts associated with Alternative 3, revised Alternative 4, and Alternative 5 on the West Campus. The affected environment and environmental impacts associated with development on the East Campus are described at a programmatic level. If Alternative 5 is selected for development of the West Campus, GSA would complete additional, detailed NEPA analysis on the proposed development on the East Campus in accordance with 40 CFR 1508.28.

While the DHS Headquarters consolidation at St. Elizabeths remains a single project, GSA has divided the analysis of the campus redevelopment and transportation improvements into two volumes to facilitate the review of the effects associated with the various parts of the proposed actions. This decision was made in response to comments received from the Federal Highway Administration (FHWA) on the Draft EIS.

GSA, in its Draft EIS and at the instruction of FHWA, included a draft evaluation of impacts to resources protected under Section 4(f) of the Department of Transportation Act of 1966. As compliance with Section 4(f) is required only for the U.S. Department of Transportation, the FHWA is planning to issue a revised draft Section 4(f) Evaluation under separate cover during the same public review period as this Final EIS. Volume II takes into account the Section 4(f) analysis completed to date.

Figure I-1 illustrates the study areas evaluated in Volumes I and II of this Final EIS. Each of the Campus Redevelopment Alternatives in Volume I is compatible with the transportation improvement alternatives in Volume II. Tables and graphics summarizing the combined impacts of the St. Elizabeths West Campus redevelopment alternatives and the transportation improvement alternatives are found in Volume IV, Appendix F.

Volume I focuses on the campus redevelopment needed to consolidate the DHS Headquarters on St. Elizabeths and includes:

- Chapter 1, Introduction and Background, includes information on GSA's mission, the DHS mission, the history of St. Elizabeths, and regulatory review requirements
- Chapter 2, Purpose of and Need for the Proposed Action, describes the proposed action, the decision to redevelop St. Elizabeths; the need for a secure, consolidated headquarters for DHS; and the selection of DHS as the tenant at St. Elizabeths.



- Chapter 3, Alternatives, describes alternatives considered for the redevelopment of St. Elizabeths for the DHS Headquarters. Three alternatives have been carried forward for detailed study in this EIS. Alternatives 3 and 4 consist of redevelopment of the West Campus with 4.5 million gsf of office and shared use space plus parking. Alternative 5 consists of constructing approximately 3.8 million gsf of office and shared use space plus parking on the St. Elizabeths West Campus and approximately 750,000 gsf of office space plus parking would be constructed on a portion of the St. Elizabeths East Campus, which is under the control of the District of Columbia.
- Chapter 4, Affected Environment, provides a description of the current natural, social, economic, and cultural environments for the St. Elizabeths West Campus and the portion of the East Campus under consideration by GSA.
- Chapter 5, Environmental Consequences, analyzes reasonably foreseeable direct, indirect, and cumulative environmental impacts associated with each of the St. Elizabeths redevelopment alternatives under consideration. As noted above, Alternative 5 includes construction of approximately 750,000 gsf of office space plus parking on the St. Elizabeths East Campus. This section includes a programmatic level analysis of potential impacts associated with development on the East Campus. If GSA selects Alternative 5, detailed NEPA analysis will be undertaken to assess impacts resulting from development on the East Campus. This subsequent NEPA analysis will include a more in depth analysis of the environmental consequences associated with the East Campus in accordance with 40 CFR Section 1508.28.
- Chapter 6, Summary of Impacts –West Campus Redevelopment, provides a matrix comparing the impacts of each of the three development alternatives studied in detail in Chapter 5.
- Chapter 7, Mitigation and Commitments, describes mitigation measures which GSA is committed to incorporating into the selected alternative. Mitigation entails avoiding, minimizing, or rectifying impacts to the environment
- Chapter 8, Public Involvement and Agency Coordination, summarizes the opportunities during the NEPA process the public, agencies, and other stakeholders have had to comment on the proposed DHS headquarters consolidation.



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- Chapter 9, List of Preparers, provides information on the project team responsible for preparing this EIS.
- Chapter 10, Distribution and Notification List, provides information on the agencies and stakeholder that received copies of this EIS or notification of availability of this EIS.
- Chapter 11, References, provides a list of all sources cited or reviewed in the preparation of this EIS.
- Chapter 12, Acronyms and Index, provides a list of acronyms used in this EIS and an index of key terms.

Volume II of the Final EIS includes impact analyses of the transportation improvements required to support increased traffic volumes projected as a result of redeveloping St. Elizabeths for the DHS Headquarters consolidation.^[1] This analysis of roadway improvements includes the assumption that vehicular trips to St. Elizabeths will be limited by available parking and that the measures described in the project's Transportation Management Plan (TMP) will be undertaken to promote alternate modes of travel and work patterns. The TMP will be included with the DHS Headquarters Consolidation Master Plan which will be submitted to the National Capital Planning Commission (NCPC) for approval.

Volume II addresses the following elements:

- Chapter 1, Transportation Improvements, provides an introduction to Volume II of the EIS.
- Chapter 2, Alternatives for Transportation Improvements, describes alternatives for improvements to Martin Luther King Jr. Avenue (MLK Avenue), Firth Sterling Avenue, and the I-295/Malcolm X Interchange as well as construction of a new road from Firth Sterling Avenue to Malcolm X Avenue to provide additional access to the St. Elizabeths West Campus.
- Chapter 3, Affected Environment, provides a description of the current natural, social, economic, and cultural environments for the transportation improvements. The study area for these improvements is shown in Figure I-1.

^[1] Analysis of traffic generated under each of the Campus Redevelopment Alternatives includes traffic that would be generated by redevelopment of the St. Elizabeths East Campus. If Campus Redevelopment Alternative 5 is selected for the DHS Headquarters consolidation, further tiered analysis of transportation improvements needed to support 750,000 gsf of development on the East Campus will be undertaken.



- Chapter 4, Environmental Consequences, includes analysis of reasonably foreseeable direct, indirect, and cumulative environmental impacts associated with each of the alternatives for transportation improvements described in Chapter 2.

In addition to Volumes I and II, two additional volumes are included in this Final EIS: Volume III, Responses to Comments, and Volume IV, Appendices.

Volume III includes:

- Section 1 – A summary of the major issues raised in the comments and general responses to those comments
- Section 2 – A matrix, organized by Draft EIS chapter, of all substantive comments addressing issues in that chapter. Where possible, a specific page in the Draft EIS that is the subject of the comment is listed. Each comment is identified by author, and a response to each comment included.
- Section 3 – Copies of the original comments received on the Draft EIS
- Section 4 - Transcript of the October 18, 2007 Public Hearing

Volume IV consists of the following appendices to this EIS:

- Appendix A – DHS National Capital Region Housing Master Plan
- Appendix B – DHS Consolidated Headquarters Collocation Plan
- Appendix C – DHS Headquarters Consolidation Location Analysis
- Appendix D – St. Elizabeths Key Decision Milestones
- Appendix E – St. Elizabeths Hospital – West Campus Consulting Party Working Group Consensus Document
- Appendix F – Specimen Tree List and NPS Plant List
- Appendix G – Summary of Impacts – Site Development and Transportation Improvements

GSA encourages you to review this Final EIS and provide comments on the site development alternatives (Alternatives 3, 4, and 5) in Volume I, as well as the transportation improvement alternatives included in Volume II.



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Comments on the Final EIS must be postmarked by December 8, 2008.

Written comments on the Final EIS may be sent via mail, fax, or email to:

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Washington, DC 20405
Fax 202-501-3763
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(Please include “St. Elizabeths EIS comments” in the subject line)

The Final EIS is available at www.stelizabethswestcampus.com and at the following locations:

Anacostia Neighborhood Library

1800 Good Hope Road, S.E.
at 18th Street, S.E.
Washington, DC 20020

Francis A. Gregory

3660 Alabama Avenue, S.E.
at 37th Street, S.E.
Washington, D.C. 20020

Parkland-Turner Community Library

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Washington, DC 20020

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Washington, DC 20020

Washington Highlands Neighborhood Library

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at South Capitol Street, S.W.
Washington, D.C. 20032

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2907 Martin Luther King, Jr., Ave., S.E.
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National Capital Planning Commission

401 9th Street, NW
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