

**Public Meeting for Washington Navy Yard Proposed Land Acquisition  
Talking Points that Accompany Slides Presented on March 8 and 9, 2022**

SLIDE 1: PUBLIC MEETING FOR PROPOSED LAND ACQUISITION AT WASHINGTON NAVY YARD,  
WASHINGTON D.C.

- Welcome to the Virtual Public Meeting for the Proposed Land Acquisition at the Washington Navy Yard.
- My name is Nik Tompkins-Flagg and I am the Navy's Project Manager for the Environmental Impact Statement, or E-I-S for short.
- I am accompanied by my colleagues, Julie Darsie, who is the Cultural Resource Manager for the Section 106 process, and our meeting moderator, Tania Fragomeno, who will help us moderate the public comment session of today's meeting.
- Thank you everyone for participating today. The Navy is holding two virtual public meetings due to federal and state guidance on social distancing in response to the COVID-19 pandemic.
- [March 8th] Today, is the first meeting. The Navy will also hold a second similar, virtual public meeting Wednesday, March 9th, from 1 to 3 pm Eastern Standard Time for those who are unable to participate today.
  - [March 9th] Today is the second meeting. The Navy held a similar, virtual public meeting Tuesday, March 8th, from 6 to 8 pm Eastern Standard Time.
- The public meeting will begin with a welcome video and pre-recorded informational presentation on the project, followed by a facilitated public comment session, where interested parties can provide verbal comments for the record. We will receive as many comments as time allows.
- We will not host a question-and-answer session during this meeting.
- Please be advised that the audio and visual portions of this meeting are being recorded and will be posted to the project website listed at the bottom of the screen.

SLIDE 2: AGENDA

- The agenda for this presentation includes information:
  - About the Washington Navy Yard
  - What the Navy is Proposing
  - The National Environmental Policy Act, or NEPA
  - Section 106 of the National Historic Preservation Act, and
  - A Public Comment Session.

SLIDE 3: ABOUT THE WASHINGTON NAVY YARD

- About the Washington Navy Yard
- The Washington Navy Yard, in Washington, D.C., serves as the Headquarters for Naval District Washington, where it houses numerous support activities for Navy fleet and aviation communities. The Washington Navy Yard primarily has an administrative function.

SLIDE 4: WASHINGTON NAVY YARD HISTORY

- Washington Navy Yard History

- The Washington Navy Yard is the Navy's oldest shore establishment dating back to 1799.
- Throughout its history, the Washington Navy Yard has fulfilled different purposes.
- Until the 1850s, the Washington Navy Yard was a shipbuilding and repair facility.
- In the 1850s, the primary function changed to ordnance production.
- In the 1960s, the Washington Navy Yard was divided into two sections: the eastern and western.
- The eastern section remained under control of the Navy and is the present-day Washington Navy Yard.
- The western section was transferred to the U.S. General Services Administration (GSA) and renamed as the Southeast Federal Center.
- In 2005, the General Services Administration entered into a development agreement with a private developer for the phased development of the Southeast Federal Center.
- The planned, private development on a portion of the Southeast Federal Center presents a threat to the Navy's missions and security at the Washington Navy Yard.

#### SLIDE 5: WHAT THE NAVY IS PROPOSING

- What the is Navy Proposing?

#### SLIDE 6: THE PROPOSED ACTION

- The Navy's Proposed Action is to obtain six acres of land on the Southeast Federal Center (SEFC), known as the Southeast Federal Center E Parcels, to improve the overall antiterrorism/force protection posture of the Washington Navy Yard.
- On the map, the Washington Navy Yard is outlined in yellow, the Southeast Federal Center is outlined in green, and the SEFC E Parcels, which are adjacent to the northwestern perimeter of the Washington Navy Yard, are outlined in red.

#### SLIDE 7: WHAT IS ANTITERRORISM/FORCE PROTECTION?

- What is antiterrorism/force protection, or AT/FP?
- Comprehensive AT/FP programs that integrate physical security, law enforcement, and emergency management are routinely implemented at military installations across the country.
  - AT/FP programs are designed to proactively detect and prevent terrorist attacks against military and civilian personnel, family members, facilities, and associated equipment and infrastructure critical to the military mission.
  - AT/FP programs also prepare military installations to plan for, defend against, and respond to terrorist incidents.
- An AT/FP conformance evaluation informed the Navy that acquisition of the Southeast Federal Center E Parcels is recommended to protect the buildings in the northwest area of the Washington Navy Yard and the activities it hosts.

#### SLIDE 8: WHY IS NAVY PROPOSING TO ACQUIRE SEFC E PARCELS?

- Why is the Navy proposing to acquire the Southeast Federal Center E parcels?
- Obtaining the E Parcels would improve Washington Navy Yard AT/FP posture by:
  - Increasing physical security and antiterrorism mitigation measures
  - Protecting mission-critical activities from visual surveillance and acoustic and electronic eavesdropping.

- Reducing the encroachment threat posed by existing development rights on the E Parcels, and
- Enhancing the overall safety of personnel, facilities, and infrastructure at the Washington Navy Yard.

SLIDE 9: THE NATIONAL ENVIRONMENTAL POLICY ACT (NEPA)

- The National Environmental Policy Act, or NEPA, is the federal law that requires all federal agencies to evaluate the potential environmental impacts of any major actions they may propose, and to inform and involve the public in the decision-making process.
- Under NEPA, the Navy is preparing an Environmental Impact Statement for the Proposed Land Acquisition at the Washington Navy Yard.

SLIDE 10: PRELIMINARY ACTION ALTERNATIVES

- Preliminary Action Alternatives
- In the EIS, the Navy plans to study alternatives for the proposed acquisition of the Southeast Federal Center E Parcels, as well as a no action alternative.
- Two preliminary action alternatives have been identified that meet the purpose and need for the Proposed Action.
  - Alternative 1: is Land Acquisition through Land Exchange, and
  - Alternative 2: is Direct Land Acquisition

SLIDE 11: ALTERNATIVE 1: LAND ACQUISITION THROUGH LAND EXCHANGE

- Alternative 1, Land Acquisition through Land Exchange
- Under Alternative 1, the Navy would acquire the Southeast Federal Center E Parcels through a land exchange.
- The Navy would enter into a real estate agreement with the owner of the development rights for the E Parcels, to acquire those development rights.
- In exchange, the Navy would transfer and/or lease underutilized assets at the southeast corner of the Washington Navy Yard to the developer.
- At the same time, the General Services Administration would transfer ownership of the Southeast Federal Center E Parcels to the Navy through a federal-to-federal transfer.
- The developer would acquire (by a combination of lease and transfer) Buildings 68, 70, 154, 166, 211, 218, associated parking areas (Building 405, and surface parking areas), the Admiral's Barge Slipway, the Riverwalk, and Piers 1 and 2.
- Depending on final appraisals of the parcels, the developer may provide other in-kind considerations related to improvements of parking garages (Building 386), piers, the Riverwalk, floodwall, and other infrastructure that would enhance the Washington Navy Yard.
- Transferring these assets to the developer would require relocation of current missions, tenants, and personnel from the southeast corner to other areas of the Washington Navy Yard.

SLIDE 12: WHAT WOULD HAPPEN TO SEFC E PARCELS UNDER ALTERNATIVE 1?

- What would happen to Southeast Federal Center E parcels under Alternative 1?
- After obtaining ownership of the E Parcels, the Navy proposes three alternative reuses for the acquired property that support the Navy's AT/ FP requirements and military mission.

- After obtaining the parcels, the Navy would:
  - Construct a new National Museum of the United States Navy, or
  - Incorporate the E Parcels into the Washington Navy Yard fence line and construct Navy administrative facilities, or
  - Incorporate the E Parcels into the Washington Navy Yard fence line and leave the E Parcels in their current underdeveloped state, with no foreseeable development planned.

SLIDE 13: WHAT WOULD HAPPEN TO THE SOUTHEAST CORNER OF WNY?

- What Would Happen to the Southeast Corner of WNY?
- After the Navy would transfer and/or lease underutilized assets at the southeast corner of the Washington Navy Yard, the developer would potentially construct mixed-use buildings on transferred property and renovate buildings on the leased property for commercial/retail use.
- Mixed use refers to a combination of residential, office, commercial, and retail buildings.
- Also, the developer would plan to make improvements to the Riverwalk, and Piers 1 and 2, as part of the overall plan for development of the waterfront area.
- All private development would be subject to future zoning and associated regulatory approvals.

SLIDE 14: ALTERNATIVE 2: DIRECT LAND ACQUISITION

- Alternative 2, Direct Land Acquisition
- Under Alternative 2, the Navy would acquire the SEFC E Parcels by purchasing the development rights from the developer.
- At the same time, the GSA would transfer ownership of the E Parcels to the Navy through a federal-to-federal transfer.
- No Navy property would be transferred or leased to the developer.
- No missions would need to be relocated to other portions of the Washington Navy Yard.
- The Navy would not receive in-kind considerations from the developer.

SLIDE 15: WHAT WOULD HAPPEN TO SEFC E PARCELS UNDER ALTERNATIVE 2?

- What would happen to Southeast Federal Center E parcels under Alternative 2?
- Under Alternative 2, the proposed Navy reuse of the E Parcels would be the same as discussed under Alternative 1.
- After obtaining the parcels, the Navy would:
  - Construct a new National Museum of the United States Navy, or
  - Incorporate the E Parcels into the Washington Navy Yard fence line and construct Navy administrative facilities, or
  - Incorporate the E Parcels into the Washington Navy Yard fence line and leave the E Parcels in their current underdeveloped state, with no foreseeable development planned

SLIDE 16: NO ACTION ALTERNATIVE

- No Action Alternative
- As required by NEPA, the Navy will also study a No Action Alternative in the EIS.

- Under the No Action Alternative, the Proposed Action would not occur, and the developer would likely exercise its development rights to construct several, multi-story buildings at a height of approximately 110 feet, on the Southeast Federal Center E Parcels.
- As a result, mission-critical activities, would operate inconsistently with AT/FP requirements, and the safety of personnel, facilities, and infrastructure on the Washington Navy Yard adjacent to the Southeast Federal Center would be degraded, thereby threatening national security.

#### SLIDE 17: ENVIRONMENTAL RESOURCES TO BE EVALUATED IN THE EIS

- Environmental Resources to be Evaluated in the EIS
- The EIS will include a detailed analysis of potential environmental impacts from the Proposed Action.
- The Navy has identified the following environmental resources for evaluation in the EIS:
  - Transportation, Land Use/Zoning, and Cultural Resources
  - As well as, Hazardous Materials and Wastes, Construction Noise, and Air Quality
  - In addition, Socioeconomics, Environmental Justice, and Utilities and Infrastructure will be evaluated
  - Lastly, Geological, Biological, and Water Resources will be evaluated.
- The EIS will also analyze measures that would avoid or mitigate environmental effects.
- The Navy welcomes input from the public on additional resources for evaluation.

#### SLIDE 18: THE NEPA PROCESS

- The National Environmental Policy Act process for this project started on February 18th, 2022, with publication of a Notice of Intent in the Federal Register.
- This notice announced the Navy's intent to prepare an EIS for Proposed Land Acquisition at the Washington Navy Yard, and to hold virtual public scoping meetings.
- Newspaper ads containing this same information were also published in the Washington Post on February 18<sup>th</sup>, 19<sup>th</sup>, and 20<sup>th</sup>, of 2022.
- The 30-day Scoping Period for this EIS began on February 18th and ends on March 21, 2022.
- During the scoping period, the Navy is sharing with the public, information about the proposed action and preliminary potential alternatives.
- We are early in the environmental analysis process. Your comments during this scoping period, on the preliminary alternatives, specific resources, and issues to be addressed in the EIS, will help us in developing the Draft EIS, which will be available for public review in Fall 2022.
- Comments received on the Draft EIS will be addressed during development the Final EIS.
- The Navy will announce the availability of the Final EIS and will wait 30 days before making a final decision on the Proposed Action.
- This NEPA process will end with a Record of Decision announcing the Navy's formal decision on the Proposed Action, along with any mitigation measures that must be completed.
- Throughout the NEPA process, the public's involvement during the Scoping and Draft EIS public review periods is an important part of the environmental review process.

#### SLIDE 19: SECTION 106 OF NATIONAL HISTORIC PRESERVATION ACT (NHPA)

- Section 106 of National Historic Preservation Act, or NHPA, requires federal agencies to consider the effects on historic properties of projects they carry out, assist, fund, permit, license, or approve throughout the country.
- If a federal, or federally assisted project has the potential to affect historic properties, a Section 106 review will take place.

#### SLIDE 20: SECTION 106 PROCESS

- Section 106 gives agencies and the public an opportunity to provide input before a final decision is made.
- The Section 106 process is an important tool for agencies, interested parties, and other citizens to lend their voice in protecting and maintaining historic properties in their communities.
- The Navy is initiating the Section 106 process by identifying agencies that may be interested in the Navy's Proposed Action, such as the D.C. Historic Preservation Officer, the Advisory Council on Historic Preservation, the National Capital Planning Commission, among several others.

#### SLIDE 21: WASHINGTON NAVY YARD HISTORIC DISTRICT

- The Washington Navy Yard Historic District was first listed in the National Register of Historic Places in 1973.
- In 1976, the Navy Yard was designated a National Historic Landmark.
- The Navy has identified historic properties in the project area.

#### SLIDE 22: HISTORIC PROPERTIES AT SOUTHEAST FEDERAL CENTER E PARCELS

- Historic properties are located in the Southeast Federal Center E Parcels.
- The buildings and structures within the E Parcels that contribute to the Navy Yard Annex Historic District include: Buildings 74, 202, 118, and the Navy Yard Wall.
- The Navy is analyzing the potential effects of the Proposed Action of obtaining six acres of land on the Southeast Federal Center and determining whether historic properties may be adversely affected.
- For more information on each building, please refer to the Section 106 Factsheet posted on the project website

#### SLIDE 23: HISTORIC PROPERTIES AT WNY SOUTHEAST CORNER

- This also includes the historic properties located in the Washington Navy Yard's southeast corner
- The historic buildings and structures within the Navy Yard southeast corner include: Buildings 68, 70, 166, the Admiral's Barge Slipway, and Piers 1 and 2. The other facilities on the southeast corner are not historic.
- Finally, the Navy will explore measures to avoid, minimize, or mitigate adverse effects to historic properties and will reach an agreement with the State Historic Preservation Officer and/or other parties on measures to resolve adverse effects.
- For more information on each building, please refer to the Section 106 Factsheet posted on the project website.

#### SLIDE 24: PUBLIC COMMENT SESSION

- That concludes our presentation session of today's meeting.
- We appreciate the chance to share the proposed project, and the NEPA scoping and Section 106 consultation process with all of you.
- We invite you to submit comments on specific resources and issues you would like to see addressed in the EIS and/or Section 106 consultation process, for the Proposed Land Acquisition at Washington Navy Yard.
- All comments, regardless of how they are received, are weighed equally.
- We will now begin the public comment portion of the meeting.
- I would now like to turn the meeting over to our moderator, Tania Fragomeno, to begin the comment portion of our meeting.

#### SLIDE 25: PUBLIC INVOLVEMENT

- It is now 8 p.m. [March 8]/3 p.m. [March 9] Eastern time and our meeting is now concluded. If we did not have time to get to your comment, please submit your written comment to us by mail or email to the addresses shown on screen. The email address and mailing address are also available on the project website where you received information for joining this meeting.
  - Written comments may be sent to: Naval Facilities Engineering Systems Command  
Washington, Washington Navy Yard, ATTN: Navy EIS Project Manager, 1314 Harwood Street SE, Building 212, Washington, D.C., 20374, or by email to  
NAVFACWashNEPA1@navy.mil
- All written comments must be postmarked by 11:59 pm Eastern time on March 21, 2022, to be considered in the development of the Draft EIS.
- Those in the media may contact the public affairs officer at area code (202) 433-2669.
- A recording of this meeting, including the meeting presentation slides, will be posted on the project website. Please visit the project website listed on the screen to review project information and to join our mailing list. By joining the mailing list, you will be notified when the Draft EIS is available for public review. (Website address: [https://www.cniv.navy.mil/wny\\_land\\_acquisition](https://www.cniv.navy.mil/wny_land_acquisition)).
- If you would like more information on any of the topics discussed in today's presentation, please download the project fact sheets on the project website, which is listed at the bottom of your screen.
- Thank you for attending today's meeting.