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THE PUBLIC HEARING FOR THE  
FOREIGN MISSIONS CENTER  
DRAFT ENVIRONMENTAL IMPACT STATEMENT

Held at:  
Tifereth Israel Congregation  
Cherner Auditorium  
7701 16th Street, Northwest  
Washington, D.C.

Thursday, March 6, 2014  
6:00 p.m. - 9:00 p.m.

Reported and transcribed by: Gervel A. Watts, CERT\*D

## 1 A P P E A R A N C E S

2

3 Cliff Seagroves - DOS, OFM

4 Fred Ketchum - DOS, OFM

5 Janice A. Smith - DOS, FMS

6 Matthew Chalifoux - EYP, Inc.

7 Charles Enos - EYP, Inc.

8 Sharon Heiman - DOS, RPM

9 Suzanne McPartland - DOS, OFM

10 Geoffrey Hunt - DOS, RPM

11 Adam Bodner - DOS, RPM

12 Kate Sharpe - GF

13 Theo Brown - Special ProjX

14 Kim SESCOE - Special ProjX

15 Erwin Andres - GS

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## 1 P R O C E E D I N G S

2

3 MR. BROWN: Good evening. We can go ahead and  
4 begin the hearing. I'm Theo Brown. I've had the  
5 privilege of facilitating a number of community  
6 discussions here on the Walter Reed property.

7 I want to welcome you to the public hearing on  
8 the Draft Environmental Impact Statement. Many of you  
9 were here at the open house a month ago or so, and  
10 learned a lot in following this. This is your  
11 opportunity to express some of your thoughts here with  
12 others, and what your neighbors may say about that.

13 I want to introduce Cliff Seagroves. He's the  
14 director of Diplomatic Properties for the State  
15 Department, and he'll introduce the others.

16 MR. SEAGROVES: Thank you. The purpose of  
17 tonight's hearing is to provide an opportunity for the  
18 public to make comments on the Draft Environmental  
19 Impact Statement, prior to our finalization of the  
20 documents.

21 A public hearing is designed, primarily, as a  
22 listening session. I will make my opening remarks, as

1 well as my colleagues. There will be a time dedicated  
2 for the public to submit verbal and written comments  
3 for the Department of State to consider, as we finalize  
4 this process.

5           There will be no question and answer session  
6 during this hearing, which we understand is a  
7 requirement of this process. It's not necessarily our  
8 choice. Before I go any further, I would like to  
9 introduce the acting director, Department of State,  
10 Office of Foreign Missions, Mr. Fred Ketchem.

11           MR. KETCHEM: Hello. Good evening. Thanks  
12 everybody for coming. Like Cliff said, I'm the acting  
13 director of the Office of Foreign Missions.

14           Quickly, to go over, the State Department's  
15 Office of Foreign Missions was created in the Foreign  
16 Missions Act (FMA) and it is through the Foreign  
17 Missions Act that the Department will repurpose the  
18 parcel of the former Walter Reed Army Medical Center  
19 site. It will become the Foreign Missions Center.

20           The Department of State is responsible for the  
21 international relations of the United States. Under  
22 that, the State Department has a number of domestic and

1 international responsibilities associated with the  
2 establishment and operation of foreign missions  
3 throughout the United States. One of these is to  
4 assist foreign missions with identifying properties in  
5 which they may locate and operate chanceries throughout  
6 the United States.

7           The availability of adequate space for the  
8 construction and operation of chanceries by foreign  
9 missions has been a long-standing challenge in  
10 Washington, D.C. Anticipation of needing to develop  
11 another site similar to the one existing at the  
12 International Chancery Center, the Department of State  
13 concluded that the former Walter Reed Army Medical  
14 Center site is best suited to support the Foreign  
15 Missions Center concept.

16           I turn it back over to Cliff Seagroves, as he  
17 is the key person in my office, who is overseeing the  
18 creation of the Foreign Missions Center.

19           MR. SEAGROVES: Thank you. Before we start  
20 getting into details of our presentation, I'd like to  
21 introduce the members of our team. You can't see her  
22 now, but you all saw her as you came in. Sharon Hyman

1 is with the Department of State's Office of Real  
2 Property Asset Management. She was at the registration  
3 table. You've already heard from Mr. Ketchem. Suzanne  
4 McPartland, who is also in the Office of Foreign  
5 Missions. Geoffrey Hunt, who is in the Office of Real  
6 Property Management, as well as Adam Bodner, from the  
7 same office.

8 We have a number of subject matter experts,  
9 who have been working --

10 MS. SHARPE: Janice.

11 MR. SEAGROVES: Oh, Janice. I forgot to name  
12 Janice Smith; the most important member of our team,  
13 also from the Department of State's Bureau of  
14 Administration.

15 The subject matter experts that are part of  
16 our team, and if you have been to any of our other  
17 meetings, you probably have spoken with, we have Matt  
18 Chalifoux with EYP. Charles Enos; Kate Sharpe, who you  
19 will hear from later; Erwin Andres, and our moderator  
20 for the evening is Theo Brown. And the floor monitor  
21 is Kim SESCOE with ProjX; is that right?

22 MS. SESCOE: Special ProjX.

1           MR. SEAGROVES: There we go. Formerly  
2 AmericaSpeaks. Now that we have done those  
3 introductions, I will go through the overview of our  
4 proposed project and a description of our master plan,  
5 which is what we will resolve from this phase.

6           The Department of State, through this process,  
7 is preparing a Master Plan. It will guide the long-  
8 term development of what we are calling the Foreign  
9 Mission Center, which is basically the neighborhood  
10 that we dedicated to chancery development -- to  
11 chanceries. We are seeking to acquire 43 and a half  
12 acres of the former Walter Reed Army Medical Center  
13 site that is basically bordered by 16th Street, between  
14 Aspen Street and Alaska Avenue.

15           The proposed Foreign Missions Center consists  
16 of -- would function best off the Department of State's  
17 assignment of the individual parcels to foreign  
18 governments which they would use to construct new  
19 chancery facilities or to repurpose and reuse some of  
20 the buildings that currently exist at the campus.

21           The Master Plan is intended to guide the  
22 development of the project in concert with the side of

1 the campus that will be redeveloped by the Local  
2 Redevelopment Authority, DC LRA. And we will be  
3 looking at the sort of cohesive campus plan as we move  
4 forward with our Master Plan and the design guidelines  
5 that would oversee that project or guide that process.

6 The Department of State, primarily the Office  
7 of Foreign Missions, my office, would manage the  
8 Foreign Missions Center. The Office of Real Property  
9 Management would oversee the development and  
10 infrastructure and the elements that are associated  
11 with that. The long-term management of it would come  
12 from our office.

13 Each foreign mission would individually design  
14 a development plan for their parcel, very similar to  
15 how the process is worked, again, at the International  
16 Chancery Center that was mentioned earlier, at the  
17 intersection of Connecticut and Van Ness. That process  
18 would be guided by, of course, the Master Plan that  
19 we're developing and the design guidelines that would  
20 guide that process, and there will be various bodies  
21 that would review those design concepts.

22 So we talked a lot about the word "chancery."

1 It is not a word that is that common, most people would  
2 just say embassy. Chancery is a more specific term.  
3 It's a term that is defined in the Foreign Missions  
4 Act. So I'll tell you first the sort of legal,  
5 technical definition and then I will tell you the real  
6 practical definition.

7           First, a "chancery" is the principal office of  
8 a foreign mission used for diplomatic or related  
9 purposes, and annexes to such offices, including  
10 ancillary offices or support facilities, and including  
11 the site and any buildings on the site which are used  
12 for such purposes.

13           That is the definition that is primarily  
14 tracked in D.C. Zoning Regs. So when we talk about a  
15 chancery, that is not the same thing as an embassy, for  
16 this purpose. It means more to us than it will to most  
17 people. The practical definition, though, is that it  
18 is an office building.

19           You've seen many embassies around town. Many  
20 of them that you have seen in the past are in  
21 repurposed Victorian mansions and such, but we would  
22 foresee most of what would be constructed here as being

1 a traditional, modern office building, but repurposed  
2 to the scale and size of the site.

3           The term "foreign mission" is also a vague  
4 term, perhaps. Again, it is a term that is defined,  
5 legally, in the Foreign Missions Act. So for that  
6 purpose, "foreign mission" -- this is a long definition  
7 -- is any mission to or agency or entity in the United  
8 States which is involved in diplomatic, consular or  
9 other activities of, or which is substantially owned or  
10 effectively controlled by, a foreign government; or an  
11 organization representing a territory or political  
12 entity which has been granted diplomatic or other  
13 official privileges and immunities under the laws of  
14 the United States or which engages in some aspect of  
15 the conduct of international affairs of such territory  
16 or political entity, including any real property of  
17 such a mission and the personnel of such a mission.

18           So that's a long definition, obviously. What  
19 that really means is Congress gave us the authority to  
20 look at the concept of a foreign mission beyond the  
21 traditional bilateral relationship.

22           An example of a foreign mission for this

1 purpose is that it does not need to be located in DC.  
2 Taiwan is a foreign mission. It meets this definition.  
3 We don't have diplomatic relations with Taiwan, but it  
4 represents a territory or political entity. So they  
5 fall into that definition. So it was purposely meant  
6 to be a bit broader than a bilateral situation with us  
7 and another country.

8           Because of that reason, we are using the  
9 Foreign Missions Act as the authority to guide the  
10 development of this project. We decided that we would  
11 use that nomenclature for Foreign Missions Center to  
12 guide that process.

13           So if there were an entity that fell in this  
14 category -- there aren't that many -- that looking  
15 forward, we would consider a foreign mission an entity  
16 that would be eligible to locate at the new center.

17           A little bit of description of what we are  
18 looking to do on the site. We look to execute a plan  
19 that will complement the overall campus character --  
20 restore the campus character and be consistent with  
21 current and future adjacent land uses.

22           We are very respectful, obviously, of the key

1 location of the particular site, adjacent to Rock Creek  
2 Park and that is a unique element that we look to  
3 emphasize. We look to design each lot's access point  
4 to be placed on the internal roadways of the campus.  
5 We look to allow access to the public within the site.  
6 It will not be a closed campus. I would say you should  
7 expect to have more access to that portion of the site  
8 than you've had for many years.

9           We look to develop a re-use plan for one  
10 historic building. We're looking at maximizing the  
11 potential re-use of other historical buildings. We  
12 will attempt to maintain a 30-foot setback from the  
13 southern boundary, which is in the historic Main Drive,  
14 of the site we're seeking to acquire.

15           We will emphasize vehicular and pedestrian  
16 connections between the Department of State's portion  
17 of the campus and the adjacent land uses, whether it be  
18 on the DC LRA side, or the neighborhood on the north  
19 side, the park on the west side, and the neighborhood  
20 on the south side.

21           Although the potential exists on the portion  
22 we're looking at for 24 individual lots, we anticipate

1 the likelihood of more in the range of 10 to 15  
2 chancery developments on the campus. We believe that  
3 most countries would like to have more than one lot, so  
4 there would be a combination of maybe two lots to  
5 accommodate those needs. So that's where we would go,  
6 from 24, to more likely to 10 to 15.

7           Design guidelines that we discussed will  
8 promote a majority -- will require the majority of  
9 parking to be below grade, with a very small limited  
10 amount at the surface. But again, all in the  
11 individual parcels that they would develop.

12           We do not intend to allow any street parking  
13 within that portion of the campus. Again, our goal is  
14 to require missions to accommodate their parking needs,  
15 whether for their employees or for their anticipated  
16 daily guests, on their own piece of property.

17           Last section. Why do we need to do this?  
18 It's a big city. Why can't they go other places? We  
19 looked at that question extensively for many, many  
20 years. As you are well aware, the District of Columbia  
21 is, we think, one of the smallest national capitals in  
22 the world, but yet we have one of the largest, I think

1 the largest, foreign mission presence in the world.

2           So we have to balance the limited land we have  
3 to address all kinds of needs: the neighbor's needs,  
4 the citizen's needs, as well as this unique feature of  
5 hosting international delegations here in our nation's  
6 capital.

7           That initial challenge of not having enough  
8 sites in the city that many governments felt were  
9 suitable for new chancery development was what really  
10 drove the development of the current chancery center,  
11 as I mentioned, which is near Connecticut and Van Ness.  
12 That development was started and authorized in 1968 and  
13 was effectively completely built out in the early '90s.

14           All of the parcels are assigned and so we are  
15 now facing another challenge of where to look to other  
16 parts of the city for foreign missions to redevelop or  
17 to move their operations to purpose-built modern  
18 buildings.

19           In addition to that we have an urgent need  
20 reciprocally, to secure properties within the nation's  
21 capital. We have had challenges in some places because  
22 acquiring those sites where those governments would

1 say, well, we want it inside Washington, we can't find  
2 them. Either the sites they find were out-priced by  
3 commercial developers or they just were, for other  
4 zoning purposes, unavailable to them. So, we haven't  
5 been able to secure a site for our mission. In many of  
6 those cases, there is a critical safety need.

7           So we do see, as we realize in many cases,  
8 with the International Chancery Center, the ability for  
9 us to use the land that we would have at what we see as  
10 the Foreign Missions Center, to use in tradeoffs or  
11 exchanges to facilitate us to reciprocally acquire  
12 appropriate land in Capital X for the construction of  
13 safe and secure and modern facilities for our  
14 operations in exchange for a similar property here in  
15 Washington.

16           So with that, that is our overview. I will  
17 now turn it over to Kate Sharpe for the next  
18 presentation. Thank you.

19           MS. SHARPE: The Department of State, as the  
20 lead federal agency for the project, will decide what  
21 future action will be taken after receiving input from  
22 the public and other federal and district agencies.

1 The decision will be made in accordance with the  
2 National Environmental Policy Act or NEPA, as well as  
3 related legislation and Presidential Executive Orders.

4 NEPA requires all federal agencies to  
5 integrate environmental values into their decision-  
6 making by considering the environmental impacts of  
7 their proposed actions and reasonable alternatives to  
8 those actions. This process is recorded in an  
9 Environmental Impact Statement, or an EIS.

10 An EIS must discuss the purpose and needs for  
11 the proposed action, the range of alternatives  
12 considered, the environmental impacts from those  
13 proposed action, and the agencies and the people who  
14 are consulted during planning.

15 The ultimate objective of the EIS is to  
16 identify a solution that furthers the proposed action's  
17 purpose, satisfies the needs, and minimizes adverse  
18 environmental and social impacts at an affordable cost.

19 The EIS first gets publicly circulated as a  
20 draft. The draft EIS is currently available for review  
21 and comment. Two alternatives, the preferred  
22 alternative and the no action alternative were

1 considered in detail in this draft EIS. Multiple  
2 agencies participated during the alternatives  
3 development process.

4 After the draft is published, the Department  
5 of State holds a public hearing, which is why we are  
6 here tonight, to solicit further public input. In  
7 addition, the Department of State is also conducting  
8 their review process for the National Historic  
9 Preservation Act (NHPA).

10 The National Historic Preservation Act  
11 considers the potential effect of the proposed  
12 undertaking, which is just another word for the  
13 proposed action to develop a Foreign Missions Center  
14 because there is the effect on identified historic  
15 properties.

16 So any public comments regarding effects to  
17 historic properties are expected, as part of the draft  
18 EIS review process. You're welcome to comment under  
19 that as well this evening.

20 The purpose of the hearing tonight, as Cliff  
21 stated earlier, is to provide an opportunity for  
22 comments prior to finalizing the document. The

1 document will be publicly circulated again when it's a  
2 final EIS. And after the final EIS is published, the  
3 Department of State will issue a record of decision, we  
4 also call it a ROD, explaining why the preferred  
5 alternative was chosen and describing how it is going  
6 to be implemented.

7           The official public comment period lasts 45  
8 days and it will end on March 31, 2014. So all  
9 comments need to be submitted by March 31 to ensure  
10 that they're considered when the Department of State is  
11 preparing the final EIS.

12           There are multiple ways to comment on the  
13 project. You can make oral comments tonight during  
14 this hearing. You are also welcome to submit written  
15 comments, here at the hearing. You can email comments  
16 to [fmc.info@state.gov](mailto:fmc.info@state.gov) or you can submit written  
17 comments via the mail, but just make sure they are  
18 postmarked by the 31st.

19           With that, I'll turn it over to our moderator,  
20 Theo, so that we can get started.

21           MR. BROWN: Okay. Thanks, Kate, Cliff and  
22 all. So you've heard stated very clearly the purpose

1 of this evening. We've had a lot of meetings where you  
2 talk to each other where you got information where  
3 there were lots of questions and answers. That is not  
4 what we are doing tonight. This is just a one-way  
5 communication from you and others who may come, about  
6 whatever you want to say, commenting on the draft EIS.

7           So those who wanted to speak were asked to  
8 indicate that when you came in. Some of you did. If  
9 you have an interest in that and you didn't indicate  
10 that, we'll give you an opportunity or a moment to say  
11 that you want to make this statement.

12           We're going to call in the order of the ones  
13 who registered. We just have a few at this point.  
14 Others may be joining us. And again, if you have not  
15 registered, we'll give you a chance to comment.

16           So when I call your name, and for others who  
17 indicate an interest, come to the microphone here and  
18 make your statement. As Kate indicated, you can also  
19 deposit a written copy of the statement if you wish.  
20 Over here we have Kim SESCOE, and there is a comment  
21 box here.

22           So if you brought something and you don't get

1 to include that or if you want to just give some  
2 comment and don't want to speak publicly, you can  
3 certainly do that, either with a statement you brought  
4 or one of the comment cards.

5           We have a stenographer here, who is taking  
6 down all the comments. So there will be an official  
7 record created from this. So please speak clearly. As  
8 you come up, also, if you don't have a last name like  
9 Brown, like mine, or Johnson or something like that,  
10 you may want to spell you last name so we get it  
11 because it will go into the official record.

12           In terms of this, we are going to be timing  
13 you, in terms of opening comments, any comments you  
14 have. We're going to be allotting up to five minutes  
15 for each person. So I will give you word. You may  
16 want to take a lot less than that. You may want to use  
17 the entire five minutes; it's totally up to you. But  
18 we will give you a signal when you have one minute left  
19 and then when the five minutes are up because we need  
20 to allocate that fairly to those others who may want to  
21 speak.

22           So if you do get a signal that your time is

1 up, don't stop in mid-sentence or mid-word. Finish the  
2 thought and then conclude and then we'll go to see if  
3 there is another speaker.

4 Okay. I hope that's clear about how we're  
5 going to proceed. We're ready for the first comment.  
6 It's Stephen Whatley.

7 MR. WHATLEY: Good evening. My name is  
8 Stephen Whatley, W-H-A-T-L-E-Y. Thank you for the  
9 opportunity to testify on the Foreign Missions Center  
10 draft EIS. I am authorized by a vote of six to zero,  
11 with one abstention, at the duly authorized open ANC  
12 meeting held on March 4th, to testify on behalf of our  
13 Commission.

14 The proposed site is located entirely in my  
15 Single-Member District. In addition, I live directly  
16 across the street from the site. I won't go through  
17 the full four pages, and I will just give you some of  
18 the issues that I found as I read the documentation.

19 The first issue stems from traffic and  
20 transportation. There is not, in my opinion, a full  
21 discussion of the arrival and exit timing, idling and  
22 assembly location of trucks and large equipment needs.

1 That needs further discussion. These will impact air  
2 quality and noise levels.

3           The second issue is prevention of commuter  
4 thoroughfares, which will require the coordination  
5 between DDOT and the Foreign Missions Center. The  
6 third issue on this topic is on page 5 of the DEIS. It  
7 states, "The primary vehicle entrance will be at the  
8 location of Main Drive and 14th Street; however, that  
9 location is at the center of the campus. It cannot be  
10 Main Drive. I believe they meant Main Drive and 16th  
11 Street.

12           The next issue is what will happen to the  
13 Brumbaugh Garage? When you look at the different  
14 drawings, it appears that sometimes it's on the Foreign  
15 Mission Center side. Sometimes it's on the D.C. side.  
16 I'm assuming that if it is located on the FMC site, it  
17 would be torn down. Hopefully that will be corrected.

18           Now, the last issue on traffic is has DDOT  
19 fully vetted your vehicular transportation plan and  
20 impacts? I contacted them for their opinion of the  
21 DEIS and they said they could not concur yet because  
22 they don't have all the sufficient information.

1           So they informed me that DDOT had requested  
2 additional supporting documentation of your findings.  
3 So I'm hoping to find out soon when that additional  
4 information will be available to me or be available to  
5 the public because that may impact -- well, since it's  
6 the last day -- our response to the EIS.

7           Continuing on, while the former Walter Reed  
8 Army Medical Center is serviced by six Metro bus lines  
9 with nine distinct routes, I recommend the return of  
10 the K1 and the K2 buses on the site itself. The EIS  
11 should take that into consideration and talk to DDOT  
12 and to DMPED about how to include those two buses.  
13 They come directly onto the campus and will save time  
14 and effort.

15           Effects on historical resources; my issue is  
16 simply this: what will happen to the buildings if they  
17 are not sold for reuse? If you cannot repurpose those  
18 buildings, what is going to happen to those historical  
19 buildings?

20           The next segment is noise. Now, the major  
21 issue is -- I reviewed the noise validation results.  
22 And not all of the noise validation results addresses

1 are accurate on pages 81 and 82. There is no 110  
2 Alaska Avenue nor 7301 Fern Street. They don't exist.  
3 I recommend that you verify the locations and results  
4 of those tests.

5 Economic Analysis Issue. How we, through  
6 DMPED and DCOES, can ensure that a portion of the  
7 indirect jobs, when you talk about jobs, will go to  
8 residents of Ward 4 and/or to residents of D.C.?

9 Wildlife. The issue I have with wildlife is  
10 that you listed the birds and the mammals, the local  
11 mammals and birds. We now have red fox and whitetail  
12 deer which need to be added to the species list.

13 Next, what will be done to ensure that idling  
14 vehicles and equipment on site, in staging areas,  
15 entering and exiting the site minimize pollutants? I  
16 recommend that the truck and equipment staging areas be  
17 at the center site at 14th and Dahlia.

18 Lastly, security. The security on the site of  
19 construction and after completion is an issue. What  
20 will the Secret Service and the Federal Protective  
21 Service's role be for on the site and the residential  
22 neighborhood.

1           And lastly, how will the terms of the EIS be  
2 enforced? How will the community be notified of the  
3 significant changes and what will be the complaint  
4 mechanism?

5           Thank you for this opportunity to speak. And  
6 since no questions are available to me, I will be  
7 providing the full testimony to Ms. SESCOE.

8           MR. BROWN: Thank you very much. Okay.  
9 Great. The second person's time to comment is Wendy --  
10 is it Blake-Coleman?

11           MS. BLAKE-COLEMAN: Hi. Wendy Blake-Coleman.  
12 I live at Holly Street at Shepherd Park, resident.  
13 Basically, I just want to reiterate what Steve -- what  
14 Mr. Whatley has indicated. I agree with everything he  
15 has said. I will be providing written comments.

16           My largest concern right now is to ensure that  
17 the entrance into the chanceries is off of 16th, not as  
18 on page 5, 14th and Main, which I think Mr. Whatley  
19 indicated is an error. And that there is great detail  
20 attended to the fact that the people in Shepherd Park  
21 are not too crazy about letting potential traffic  
22 coming through the chancery and coming through our

1 neighborhood.

2           We have major problems right now with  
3 increased traffic in some of the developments and there  
4 are issues with that on 16th. And we would request  
5 that the 14th Street exit out of the center have  
6 restricted turning requirements. That you would not be  
7 able to go straight onto 14th. That you would have to  
8 either go right or left.

9           Furthermore, as we've discussed at some of the  
10 public meetings, perhaps add some traffic control,  
11 whether it's a light, whether it's a speed bump. Is  
12 that what they call it? Those speed bumps within that  
13 road to 14th Street. Thank you very much.

14           I do want to, for the record, say I very much  
15 appreciate the attention in EIS which did reflect a lot  
16 of what the neighborhood folks wanted and we're very  
17 thankful.

18           MR. BROWN: Thank you very much. The next  
19 person that signed up is Faith Wheeler.

20           MS. WHEELER: Good evening, folks. I'll be  
21 very brief because ANC 4B, which is my Commission.  
22 Commission ANC 4B was notified until just shortly, a

1 few days ago. And I'm not speaking for ANC 4B,  
2 actually because we have not had a formal meeting to  
3 approve comments. So my comments will be my own and I  
4 will be very brief.

5           In any case, I'm concerned about the short  
6 buildings that will be preserved and the number is one  
7 that the State Department is committed to preserve. I  
8 find that rather troubling. I understand that you do  
9 need to pay attention to what chanceries or what  
10 embassies would like to occupy and all, and I am  
11 particularly interested in the State Department  
12 presenting terms and conditions that will be  
13 particularly interesting to embassies to encourage the  
14 fact to restore buildings, restore the prehistoric  
15 buildings that are potentially reusable but without a  
16 commitment at the moment.

17           I am also concerned about something that I  
18 have mentioned before and that's the enhanced use lease  
19 that you will inherit from the Army on Building 40,  
20 which Keenan Development Ventures has not complied with  
21 the terms and conditions of the contract. I have no  
22 idea why they still have that contract. It's very

1   troubling to me and my tax dollar and everybody else's.

2           They were, I believe, committed in the  
3   enhanced use lease contract to spend \$600,000 a year,  
4   if I remember correctly. That hasn't happened. I  
5   understand that access to the building is prohibited  
6   right now because the building is in such bad shape  
7   inside. But buildings can be restored, even though  
8   they seem to be in really bad shape.

9           So those are the very limited comments that I  
10   have to make right now and I expect that there will  
11   more forthcoming from ANC 4B. Thank you.

12           MR. BROWN: So those are the only cards I  
13   received from people who signed up to comment. The  
14   question is are there others here who would like to  
15   make a public comment. It can be brief or extensive as  
16   you want, within the range of five minutes. So if you  
17   do want to comment, let me know by just a sign of a  
18   hand and then we'll take people in order and continue  
19   having comments here.

20           Anybody want to make a public comment about  
21   anything on the EIS?

22           **(No response.)**

1           You are not required to speak. You can stay.  
2 But yes, if you want to comment, we want to welcome and  
3 hear any observation you have. State your name,  
4 please.

5           MR. PIERCE: John Pierce. I guess the only  
6 comment I have is I don't understand why we can't ask  
7 questions. You got a house full of Government  
8 employees here. I happen to be a Government employee  
9 myself. I don't understand why we can't ask any  
10 questions.

11          MS. WHATLEY: Yeah, me either. That's a  
12 problem for me also.

13          MR. BROWN: My understanding is that it's the  
14 framework of the way the hearing is structured. Kate,  
15 you want to comment on that? Do you have anything to  
16 add to that?

17          MS. SHARPE: Well, we actually held two  
18 meetings for this project. Two weeks ago we held an  
19 open house meeting and that is the point in time in  
20 which we held a question and answer session. We were  
21 here over a four-hour period.

22          MR. BROWN: Use the microphone.

1 MS. SHARPE: Sorry. I'll just come up. What  
2 I was starting to say back there, and you probably  
3 couldn't hear me, is that two weeks ago we held an open  
4 house over a four or so hour period. I think I saw  
5 some of the same faces here that evening. And that is  
6 the point in time in which we were holding questions --  
7 it was sort of a question and answer session throughout  
8 the open house.

9 Tonight, the purpose of the public hearing is  
10 for us to receive your comments and to listen to you.  
11 So that's why it's structured the way it is.

12 MR. SEAGROVES: I'm going to scare them  
13 because I stood up, but can I just say one thing? I  
14 want to stress that this was not the Department of  
15 State's -- we certainly want to talk to you, but this  
16 is what we've been told we have to do.

17 MR. PIERCE: I mean, who told you that. I  
18 mean, I hate to -- the public announcement doesn't  
19 mention that you can't ask questions. If I had known I  
20 couldn't ask questions, I wouldn't have come tonight.  
21 I mean, I didn't get an invitation to the other event.  
22 Just as a taxpayer, I don't understand why I can't ask

1 the Government employee a question.

2 MS. WHATLEY: The process is messed up.

3 MS. SHARPE: I think the general idea was to  
4 give members of the public an opportunity to talk this  
5 evening. Now, certainly, it seems to be less of a  
6 factor because there is plenty of time, but the general  
7 idea of a public hearing is that you give the public  
8 and everyone from the public who wants an opportunity  
9 to talk, an opportunity to do so.

10 MS. WHATLEY: Asking a question is talking. I  
11 just don't understand. We don't have any other formal  
12 presentations or testimony. And there are people that  
13 are here. I was here at the last meeting. I've been  
14 to all the meetings, actually. And I see people here  
15 tonight who were not here at that meeting.

16 MR. BROWN: May I suggest that you read into  
17 the record, as part of your comment, whatever questions  
18 you have. If there are areas that you are concerned  
19 about, something you would want to ask, without that  
20 format, or anybody who has a question, say what I  
21 wonder about or what I want to know about or what I'm  
22 curious about or what -- anything like that is an

1 appropriate comment. And we're certainly take it in  
2 and it will be addressed as part of the final EIS.

3 MS. WHATLEY: That's appropriate. Thank you.

4 MR. PIERCE: Okay. I'm curious about what's  
5 going to happen to the chapel. I talk to the State  
6 Department --

7 MR. BROWN: Would you state your name for the  
8 record?

9 MR. PIERCE: John Pierce.

10 MR. BROWN: Thank you, Mr. Pierce.

11 MR. PIERCE: Same as it was 30 seconds ago.

12 MR. BROWN: I understand. I want to make sure  
13 we got it. That's all.

14 MR. PIERCE: I talked to a State Department  
15 employee the other day and he said that he heard it was  
16 going to be used for a construction office. That,  
17 obviously, for those of us who worked at Walter Reed  
18 for 25 years above the campus, is not very acceptable.  
19 It demeans the building that is a World War I memorial.  
20 It would obviously not be very pleasant to us.

21 I'm curious about tearing down the FIB  
22 Building. Clearly that's on the plan. I understand

1 it's probably not a very useful building, but it is a  
2 historic building. And I'm curious about the decision  
3 to tear down the Brumbaugh Garage. It seems unusual to  
4 me, when you are not going to let people park on the  
5 street, that you would tear down about a 1,500-car  
6 garage.

7           With the Plan B where every embassy will have  
8 their own underground parking, that's 10 to 15, or  
9 however many you have, chances for someone to drive a  
10 car with a bomb in it that building and blow up the  
11 building with the people in it. If they blew up the  
12 garage, all you would hurt is a bunch of cars. So I  
13 just don't understand why you would tear that garage  
14 down. So those are my questions.

15           I guess part of the question would be that I  
16 suspect that when the embassy of Country A is full and  
17 there's no street parking and there's no garage,  
18 they're going to be parking in front of your house.  
19 Because they can't park in the compound, they'll be out  
20 in the streets.

21           MR. BROWN: Thank you. If there are others --  
22 perhaps I should've said this -- your comments can be

1 in the form of concerns or questions and then it will  
2 all become part of the record.

3 MS. WHATLEY: My name is Amy Whatley and I  
4 live across the street from the Walter Reed property.  
5 I can tell you that my biggest concern is the issue of  
6 how you're going to inform the community of the  
7 hazardous materials on the property.

8 We know that there are or a possibility that  
9 there are PCBs, asbestos, lead-based paints and other  
10 pathogens. And just underground, you know, there's a  
11 possibility that there is stuff buried underground that  
12 you don't know about yet, or whatever because when they  
13 built the Brumbaugh Garage, we observed the workers  
14 with the hazardous material suits on, you know, early  
15 in the morning and all of that.

16 So I just want to make sure that the community  
17 is informed, all the way from, you know, the  
18 identification or the discovery of the hazardous  
19 materials, the removal and to ensure the neighborhood  
20 that we're not going to be impacted by those hazardous  
21 materials.

22 To me, I think that's really one of the most

1 important concerns, along with the ones that  
2 Commissioner Whatley articulated. There is some  
3 serious stuff over there, believe it or not. I mean,  
4 we happen to know that there are. So that's really the  
5 biggest concern that I just want to point out tonight.  
6 So I appreciate the opportunity to get these issues out  
7 there without having to go through this formal process.

8 MR. BROWN: Great. Thank you very much.  
9 Anybody else have a comment or question you want to  
10 make part of the record or issue you want to raise or  
11 anything related to the draft Environmental Impact  
12 Statement?

13 **(No response.)**

14 I think that's probably the right thought. We  
15 are going to stay here for a while. Others may come.  
16 It was made clear that there would be people here to  
17 take comments. I think we will go into more informal  
18 mode here.

19 Again, the structure is simply to take  
20 testimony, not to do other kinds of conversation.  
21 We're going into an informal mode. Call it a break or  
22 whatever you want. We'll reconvene and see where we

1 are. If others come in and want to speak in maybe 10  
2 minutes or something like and see where we are.

3           You're welcome to stay. There are boards.  
4 You may see something in the boards that will make you  
5 have a comment or question you want to read into the  
6 record. So we'll call you back here in about 10  
7 minutes. If there are any issues you want to comment  
8 or if you have particular questions that you want to  
9 raise in the form of a comment, then we still have some  
10 time to do that.

11           **(Whereupon, from 7:08 to 7:22 p.m.,**  
12           **a brief recess was taken.)**

13           Did someone else want to comment? Amy, you  
14 said you wanted to comment some more, or no?

15           MS. BLAKE-COLEMAN: I was nominated to speak.

16           MR. BROWN: This is Wendy Blake-Coleman.

17           MS. BLAKE-COLEMAN: I'm sorry. Yes. There  
18 was great interest in having a CAC, or a Citizens  
19 Advisory Committee, or a FAC, to help discuss when  
20 people are putting in these chanceries. You've done a  
21 nice job on the Master Plan, but as these things go in,  
22 we want it to fit into the neighborhood, in terms of

1 look, feel, whatever, to the extent possible.

2           Apparently, there was some concern -- there  
3 was a conception, we were told that's not possible. So  
4 we don't know whether that's because of the whole FAC  
5 processes to complicate it or what, but we're going to  
6 articulate that. This community is very interested in  
7 all facets of the development here and we would very  
8 much welcome having --

9           MR. SEAGROVES: Excuse me. What is FAC?

10           MS. BLAKE-COLEMAN: Federal Advisory  
11 Committee. There is a process, the PA, DOI. We all  
12 have advisory committees. They are not necessarily  
13 citizen advisory committees, but they are made up of  
14 private sector, non-profits, other federal agencies.  
15 And there is a prescribed process that you have to go  
16 through.

17           You asked me a question. Shame on you, Cliff.  
18 Usually he's yelling at me at these meetings. But  
19 nonetheless, this has come up. So we didn't understand  
20 why, if it is true, and I don't know, that that was the  
21 answer tonight. I know that's not directly a "Yes,"  
22 but whatever. And there are a lot of concerns about --

1 I'm supposed to ask why are you against the CAC, if you  
2 are.

3 MR. BROWN: Thank you. Good. Any other  
4 comments? Yes, Amy Whatley.

5 MS. WHATLEY: Amy Whatley, Fern Street. Yes.  
6 Just to follow up on Wendy, the reason that we are  
7 interested in having some participation of a community  
8 concerns group, it's not to impede progress. It's  
9 really to have an easy process and amenable process.  
10 We help you, you help us. That kind of thing. It's  
11 just community input. We don't want to delay the  
12 process because if it could be done in one year, we'd  
13 be really, really happy. All of us would be happy. We  
14 would be thrilled.

15 The one concern that I have, and several of  
16 us, is how are you going to address the issues that  
17 might arise that there are construction-related  
18 problems with the properties. Say for example if you  
19 end up tearing down the Brumbaugh Garage or digging  
20 down to accommodate garage space for any one of the  
21 residences that might -- the embassies or chanceries  
22 that might be there. Because I had the experience from

1 my house of building the Brumbaugh Garage, and it was  
2 not a good experience.

3           So we're concerned that, you know, is there  
4 going to be a process by which we can get some  
5 attention to the issues that might arise. And of  
6 course, Commissioner Whatley talked about dust control,  
7 noise control, traffic in and out on the site and those  
8 kinds of things because I can tell you that when they  
9 built the Brumbaugh Garage, I had a half an inch of red  
10 dust on my white patio furniture, which is at the back  
11 of the house, not in the front.

12           So these are real concerns. And I think that  
13 we, as a community group could help you avoid some of  
14 the things because I was there through lots of  
15 construction. We moved there in 1987. And when we  
16 moved there, there were no trees on Fern Street. They  
17 were there when we moved there, but the next year  
18 because of the Iranian conflict or whatever, they tore  
19 out and took all the trees down. So we worked very  
20 hard with Walter Reed and got all the trees back. So  
21 it was a good thing.

22           So all the neighbors enjoy having those trees

1 there just as sort of a barrier for the uglier sites  
2 over there that exist. So I really, really would like  
3 for you to really, really consider allowing a community  
4 group of people to work with you throughout that  
5 process, just as we did on the other site. Thank you.

6 MR. BROWN: All right. Thank you. Any other  
7 comments? Someone want to make a public comment?  
8 Again, you're welcome to write anything out of any  
9 length and put in the comment box. There is  
10 opportunity for a public comment if there are any to be  
11 made.

12 MS. WHATLEY: I just thought of something  
13 else. Can I say that?

14 MR. BROWN: Since we have a short line, I  
15 think so.

16 MS. WHATLEY: I just thought of something else  
17 that we were discussing earlier. It would be -- we  
18 would love if you could consider a plan that would --  
19 say if you would use the Brumbaugh Garage instead of  
20 just coming in there with a big whatever, and tearing  
21 it all down and spend a couple of weeks or whatever  
22 doing that, to use a selected construction process.

1 You take sections at a time or whatever. It would cut  
2 down on the noise, cut down on the pollution from noise  
3 and dust and all of that. So that, I understand, it's  
4 workable. So we would like, to the extent possible,  
5 any of the buildings, particularly the larger  
6 properties, that that be utilized because we understand  
7 that that is very helpful for lessening the negative  
8 impact on the community.

9 MR. BROWN: Okay. Thank you. Anybody else  
10 want to make a public statement?

11 (No response.)

12 I'm not going to cajole or coerce anybody to  
13 do so. There have been some great comments here. If  
14 you have something else, Faith, you can. And then I'm  
15 going to explain how we're going to proceed. Go ahead.

16 MS. WHEELER: This is a question/comment. I  
17 realize that I think the Army is going to apply for or  
18 is applying for nominating the entire Walter Reed  
19 campus to be in the National Register for Historic  
20 Preservation. So I'm curious that if you preserve just  
21 one of the historic buildings, how will that affect  
22 this nomination?

1 MS. WHATLEY: They can't answer.

2 MS. WHEELER: Pardon me? They can't answer.

3 But anyway, that is my question.

4 MR. BROWN: Thank you. It certainly becomes a  
5 comment and will be considered as part of this.

6 Sometimes questions are the best comments because they  
7 point to an issue that needs to be addressed.

8 Anything else? How we're going to proceed is  
9 that, since there are no other comments or people who  
10 wanted to make public statements, we're going to close  
11 the, if you will, the formal part of the evening.

12 What I mean is we're going to continue to take  
13 comments up until 9:00 because we said if people wanted  
14 to come by and do that, they can do that. That's still  
15 another hour from now. But in terms of formal  
16 presentations, it appears that no one else wants to  
17 make one.

18 So I think that we will close the, if you  
19 will, the formal part. We will continue the public  
20 hearing, officially will be open for people to come,  
21 but certainly, you are welcome to stay, if you wish and  
22 continue to look at the board, et cetera, but in terms

1 of us all huddling to together and hearing comments,  
2 we're going to conclude.

3           The Panel has been here to hear the public  
4 comments. Some of them may stay awhile, but the entire  
5 Panel will not be staying through 9:00, since it  
6 appears that there are no further public presentations.  
7 We will be here. The court reporter will be here. And  
8 if you have another thought you want to make in  
9 writing, or if you know of somebody else who will come  
10 to make a comment, we'll be here to receive it, but for  
11 now we're going to consider the formal part of the  
12 hearing closed because no one else is here to make a  
13 statement at this time.

14           Thanks so much for coming. Information about  
15 how to communicate is on the boards. You have until  
16 the end of March. This is not the deadline. And the  
17 comment card it has information about the various ways  
18 you can send it comments. Again, you have until the  
19 end of March to make any other comments.

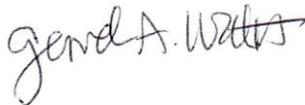
20           (Whereupon, at 9:00 p.m., the  
21 public hearing was adjourned.)

22

\* \* \* \* \*

## CERTIFICATE OF NOTARY PUBLIC

I, GERVEL A. WATTS, the officer before whom the foregoing public hearing was taken, do hereby certify that the testimony that appears in the foregoing pages was recorded by me and thereafter reduced to typewriting under my direction; that said public hearing is a true record of the proceedings.

A handwritten signature in cursive script that reads "Gervel A. Watts".

GERVEL A. WATTS

Notary Public in and for the  
District of Columbia

My commission expires: February 15, 2019