

17-605

The Secretary of State presents his compliments to Their Excellencies and Messieurs and Mesdames the Chiefs of Mission and has the honor to provide updated information regarding the new Foreign Missions Center (FMC).

In the Department's note No.16-111, dated January 21, 2016, the Department announced the acquisition of approximately 32 acres (13.22 hectares) of land at the former Walter Reed Army Medical Center in the northern portion of the District of Columbia and its intention to develop this site into a chancery center similar to that of the International Chancery Center.

The Chiefs of Mission are reminded that there is limited availability at the FMC and requests that foreign missions that have a strong interest in acquiring property at the FMC submit a diplomatic note to the Department's Office of Foreign Missions (OFM), including a description of how they intend to use the property (e.g., for a chancery, annex, residence, etc.), approximately how much land is required, the ideal timeframe for a property acquisition, and any other relevant information. Upon receipt of such note, OFM will contact the foreign mission to discuss the project and conduct tours of the site. Additional information

DIPLOMATIC NOTE

concerning the Department's development of the FMC is both enclosed and available at <https://www.state.gov/ofm/property/fmc/>.

The Department requests that responses be received no later than May 31, 2017. Foreign missions may deliver responses via electronic mail to OFMProperty@state.gov, by facsimile to (202) 736-4145, or to OFM's Customer Service Center at 3507 International Place, NW, Washington, DC.

Enclosure:

As stated.

Department of State,

Washington, April 18, 2017.

A handwritten signature in blue ink, consisting of several loops and a long, sweeping stroke extending upwards and to the right.

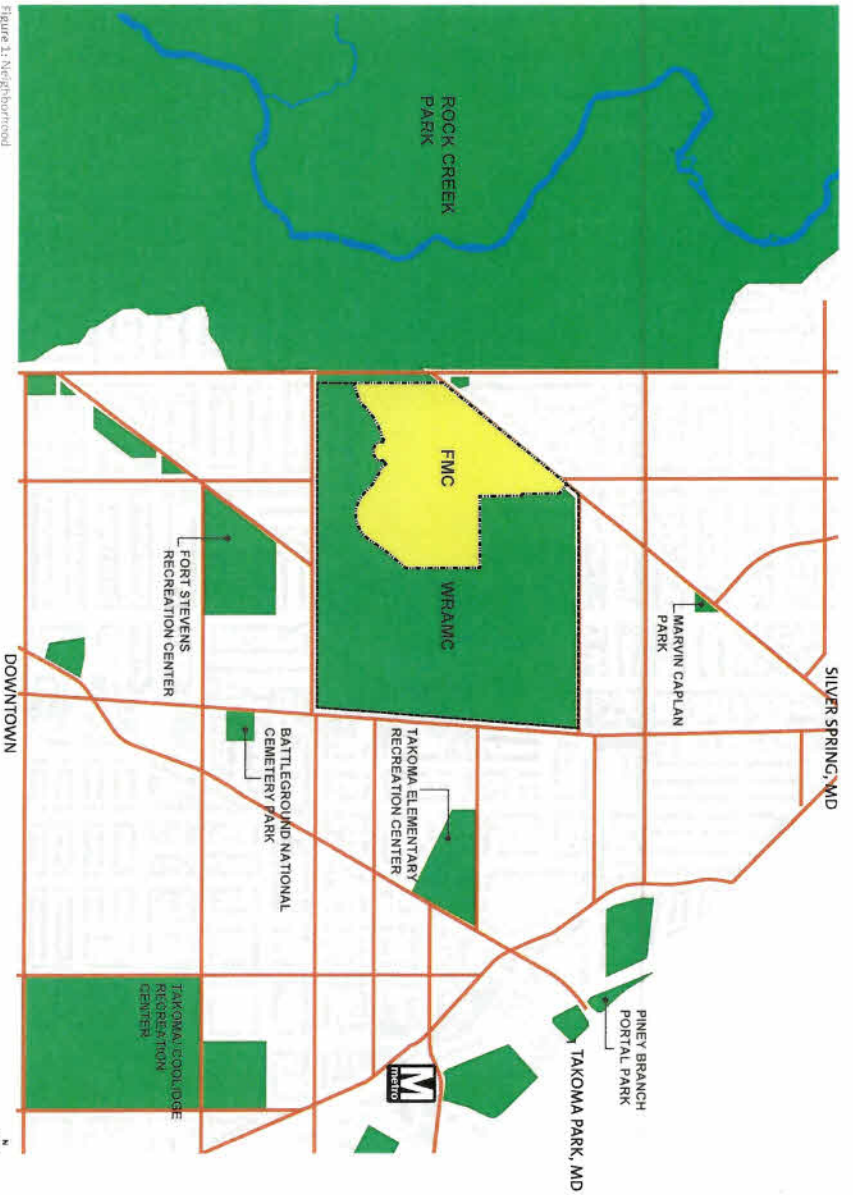


Figure 1: Neighborhood

Located near the northern apex of the District of Columbia, the former Walter Reed Army Medical Center (WRAMC) has a long and rich history and, consequently, any plans and studies need to take into consideration the historic context. The WRAMC campus is listed on the National Register of Historic Places and D.C. Inventory of Historic Sites as a historic district. The period of significance for the historic district is July 11 to 12, 1864 (Battle of Fort Stevens) and 1909 to 1956. Any extant structure and landscape constructed between 1909 and 1956 is considered a contributing resource. As a historic district all proposed projects within the boundaries shall be subject to review following the local historic preservation regulations.

When the site for the Army Medical Department's facilities was selected in the first decade of the 20th century, the area surrounding the site was rural, with a single paved road, Seventh Street Pike (now Georgia Avenue), and

a small village known as Takoma Park to the east. The rustic nature of the site did not prevent the Army from envisioning a large planned campus that would house the Walter Reed General Hospital, the Army Medical School, the Army Medical Museum, and the Surgeon General's Library.

The former WRAMC is both a historic and physical resource for Washington, DC. It is surrounded by residential neighborhoods and mixed-use retail and commercial districts. The WRAMC campus is being divided into three developments – a mixed use site being developed by the Local Redevelopment Authority (WRAMC-LRA), a medical research facility for the Department of Public Health, and the other the Foreign Missions Center (FMC) being developed by Department of State.

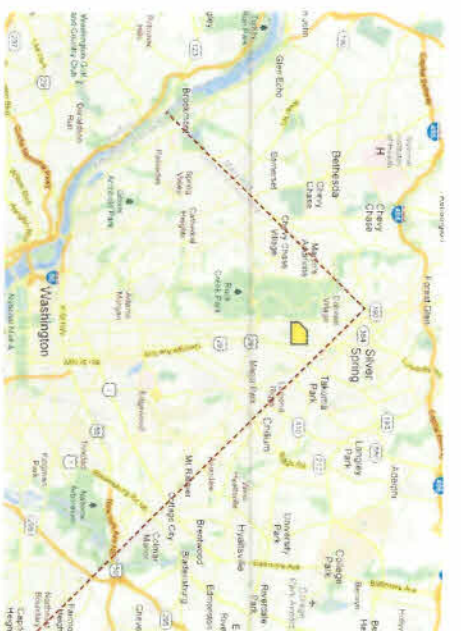


Figure 2: Campus location

AMENITIES

Parks and Recreation

- Rock Creek Park
- Fort Stevens Recreation Center
- Takoma Aquatic Center
- Coolidge Recreation Center
- Takoma Field - D.C. Soddert Soccer

Travel Distances

- Downtown Silver Spring 2.7km (1.7mi)
- I-495 Beltway 7.6km (2.9mi)
- Bethesda, Maryland 7.9km (4.9mi)
- The White House 8.9km (6.0mi)
- Union Station 10.6km (6.6mi)
- U.S. Capitol Building 10.9km (6.8mi)
- DOS Harry S. Truman Building 11.4km (7.1mi)
- Reagan National Airport 19.2km (11.9mi)
- Md. can, Virginia 27.4km (17 mi)
- Dulles International Airport 48.6km (30.2mi)

Public Transportation

- Takoma Metro Station 1.6km
- Red Line
- DC Metro - Bus Lines 9 bus lines, including 2 express service
- Future Light Rail - Silver Line

Nearby Retail Centers

- Downtown Silver Spring, MD www.silverpringdowntown.com
- Grocery stores
- Restaurants
- Services
- Pharmacy
- Arts & Entertainment District
- The Parks at Walter Reed - future www.walterreedcenter.com
- Grocery store
- Restaurants
- Services
- Arts District

FOREIGN MISSIONS CENTER

U.S. Department of State





Figure 4: Foreign Missions Center Master Plan - DRAFT

The master plan concept for the Foreign Missions Center (FMC) is for Department of State (DOS) to develop and maintain the site infrastructure, and for each foreign mission to develop and maintain the individual lots. The approach to the subdivision (parcelization) of the property involves the creation of a number of individual lots for charity development, with DOS providing the infrastructure for roadways, common green areas, and major on-site utilities. The common areas (i.e. streets) and open space will be maintained by DOS. DOS will initiate long-term assignments to foreign missions for the development of individual parcels for use as chanceries. The master plan infrastructure allows for varying sizes of parcels as market conditions warrant.

The vision for the FMC master plan is a contextual response to the city fabric around the site, the Walter Reed Local Redevelopment Authority (WRAMC-LRA) master plan, reinforcement of the existing cultural and natural landscapes, reuse of key historic structures and a respect of existing conditions warrant.

FOREIGN MISSIONS CENTER

U.S. Department of State



Figure 5: Building 40 - East facade



Figure 6: Building 40 - North facade



Figure 7: Building 41



Figure 8: Building 57

FACTS AND FIGURES

Area

Campus Area: 12.83 Hectares
(31.7 Acres)
Number of Parcels: 10 to 14
Range of Parcel Area:
3,600 to 19,700 SM
(0.91 to 4.87 Acres)

LOT	AREA (SM)	AREA (Acre)
1	6,948	1.72
2	4,372	1.08
3	3,683	0.91
4	11,734	2.90
5	6,911	1.71
6	6,373	1.57
7	16,600	4.10
8	6,612	1.63
9	19,713	4.87
10	16,267	4.02
11	8,244	2.04

* Areas are approximate and subject to change based on master plan revisions and updates.

Potential Building Reuse

Building 40
Date of Construction: 1923, 1932
Floor Plate: 5,903 SM (63,544 SF)
Total Area: 22,879 SM (246,271 SF)
Floors: 4 + basement
Previous Use(s): Medical Research, Offices
Proposed Use: Chantry

Building 41
Date of Construction: 1927, 1944
Floor Plate: 1,771 SM (19,062 SF)
Total Area: 4,647 SM (50,023 SF)
Floors: 3
Previous Use(s): Offices, Assembly
Proposed Use: Chantry

Building 57
Date of Construction: 1931
Total Area: 6,16 SM (6,632 SF)
Previous Use(s): Memorial Chapel
Proposed Use: DOS managed meeting space

Draft Presentation - Subject to Change

17 April 2017