

Preserving America's Heritage

December 21, 2010

Ms. Beth L. Savage
Director, Center for Historic Buildings
Federal Preservation Officer
U.S. General Services Administration
Public Buildings Service
1800 F Street, NW
Washington, D.C. 20405

RE: Amendment to the Memorandum of Agreement for Rehabilitation and Adaptive Reuse of Buildings 31, 33, 34, 37, 49, 71 and a Portion of Building 56 at St. Elizabeths National Historic Landmark, Washington, D.C.

Dear Ms. Savage:

The Advisory Council on Historic Preservation (ACHP) has signed the Amendment to the Memorandum of Agreement (MOA) for the referenced project, and our signature page is enclosed. By carrying out the terms of the MOA and this amendment, you will fulfill your responsibilities under Section 106 of the National Historic Preservation Act and the regulations of the ACHP. The original amendment will remain on file at our office.

We appreciate GSA's continued compliance with the processes set forth in the MOA. If we may be of further assistance as the MOA and the amendment are implemented, please contact Ms. Kirsten Kulis, GSA Liaison, (202) 606-8517, or via e-mail at kkulis@achp.gov.

Sincerely,

Caroline D. Hall
Assistant Director
Office of Federal Agency Programs
Federal Property Management Section

Enclosure

ADVISORY COUNCIL ON HISTORIC PRESERVATION

1100 Pennsylvania Avenue NW, Suite 803 • Washington, DC 20004
Phone: 202-606-8503 • Fax: 202-606-8647 • achp@achp.gov • www.achp.gov

AMENDMENT TO
MEMORANDUM OF AGREEMENT
AMONG
**THE UNITED STATES GENERAL SERVICES ADMINISTRATION,
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
THE DISTRICT OF COLUMBIA HISTORIC PRESERVATION OFFICE,
THE NATIONAL CAPITAL PLANNING COMMISSION,
AND
THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY,**
REGARDING THE
**DEVELOPMENT OF THE REHABILITATION AND ADAPTIVE REUSE OF BUILDINGS
31, 33, 34, 37, 49, 71 AND A PORTION OF BUILDING 56
AT ST. ELIZABETHS NATIONAL HISTORIC LANDMARK,
WASHINGTON, DC**
("Agreement")

WHEREAS the Agreement was executed on April 13, 2010; and

WHEREAS, the Undertaking has been expanded to include: excavation and construction of an electrical service vault and associated utilities; and excavation and construction of Phase B of the below grade National Operations Center ("NOC"); and

WHEREAS, in accordance with the Agreement, Stipulation I.C ("Construction Staging Documents"), site work for the undertaking expands the Limit of Disturbance ("LOD") to accommodate for the direct bury utilities system rather than utilities located primarily in a below grade tunnel network, an electrical service vault and associated utilities, and the below grade excavation and construction associated with the Phase B of the NOC. These adjustments do not result in any significant additional adverse impacts; and

WHEREAS, in accordance with Section III.B (Modifications to Master Plan) of the PA, GSA, through the ongoing Section 106 process, and in response to the conditions set forth by NCPD in January 2009, has refined the Master Plan and the Amendment to the Final Adaptive Reuse Phase 1b Design Submission ("Amendment to the Final Adaptive Reuse Phase 1b Design Submission") (Exhibit 6) includes the addition of an electrical service vault west of Building 68 to accommodate for overall campus and Phase 1b Adaptive Reuse utilities; and

WHEREAS, the Amendment to the Final Adaptive Reuse Phase 1b Design Submission (Exhibit 6) was consulted on by the Consulting Parties and it was agreed that the content of the submission shall reflect the modifications to the Master Plan and other agreements reached in consultation for this Undertaking; and

WHEREAS, GSA, in accordance with Section III.C.1.b of the PA, continued consultation for the redevelopment of St. Elizabeths since approval of the Master Plan in January 2009. Consultation for the development of the Amendment to the Adaptive Reuse Phase 1b was initiated on November 18, 2010 (Exhibit 15). GSA, in accordance with Section III.C.1.c of the PA, invited NCPD and CFA to participate in this consultation and worked with both agencies to determine appropriate submittal dates for the Amendment to the Final Adaptive Reuse Phase 1b Design Submission; and

WHEREAS, in accordance with the 30-day submission requirement requested by NCPC for this Undertaking, GSA shall submit the Amendment to the Final Adaptive Reuse Phase 1b Design Submission (Exhibit 6) to NCPC on December 30, 2010, for consideration at the February 3, 2011 NCPC meeting; and

WHEREAS, CFA approved the Master Plan on November 20, 2008, GSA shall submit the Amendment to the Final Adaptive Reuse Phase 1b Design Submission to CFA on January 6, 2011, for consideration at the January 20, 2011 CFA meeting.

NOW THEREFORE, in accordance with Stipulation VII ("Amendments"), the Signatories agree to amend the MOA as follows:

1. The fourth recital is amended to read as follows:

WHEREAS, GSA proposes to rehabilitate and adaptively reuse NHL Contributing Buildings 31 (Atkins), 33 (Dining Hall), 34 (Kitchen), 37 (Hitchcock Hall), 49 (Construction Shops), a portion of Building 56 (Power House), and non-Contributing Building 71 (Fan House) (referred to individually by their numbers or together as "Adaptive Reuse Phase 1b"), which are located throughout the West Campus of St. Elizabeths (the "Site") (Exhibit 4) and together occupy approximately 122,200 gross square feet ("GSF"); demolish 8,400 GSF of non-Contributing existing additions on Contributing Buildings 49 and 56 and construct new additions thereto; excavate and construct Phases A and B of the below grade National Operations Center ("NOC") and Collocation of Component Operations Centers; construct road improvements associated with Sweetgum Lane, a Contributing Landscape Feature; install a service utility vault and utilities associated with Adaptive Reuse Phase 1b; and to protect and rehabilitate Contributing Landscape Features ("Contributing Landscape Features") associated site work within the Limit of Disturbance (as defined herein); collectively referred to as the Undertaking ("Undertaking"); and

2. Amend the LOD identified in the Construction Staging Plan (Exhibit 4) to include the direct bury utilities, electrical service vault and associated utilities, and the below grade excavation and construction associated with Phase B of the NOC, as depicted herein. This amendment, in its entirety, is integrated into the MOA as Exhibit 4, superseding all previous versions of Exhibit 4.
3. Amend the LOD and Contributing Landscape Features (Exhibit 5) to include the associated contributing landscape features impacts of the expanded LOD, as depicted herein. This amendment, in its entirety, is integrated into the MOA as Exhibit 5, superseding all previous versions of Exhibit 5.
4. Amend the April 2, 2010 NCPC Final Adaptive Reuse Phase 1b Design Submission (Exhibit 6) to include the December 30, 2010 Amendment to the NCPC Final Adaptive Reuse Phase 1b Design Submission.
5. Stipulation II.C is amended to read as follows:

Excavation and Construction of the NOC and Collocation of Component Operations Centers Phases A and B

Excavate an area between the proposed new USCG Building and the Center Building (Building 5, a contributing building) (“Center Building”), and construct the approximately 356,235 GSF of below grade area which comprises Phases A and B of the NOC and Collocation of Component Operations Centers.

Landscape design and architectural design associated with the above grade area of the NOC Phase B will be developed with the Phase 2 design development stage and the associated design submission under a future MOA.

6. Stipulation II.E is added to read as follows:

Service Utility Vault and associated utilities

Excavation and construction of additional below grade utilities to support this Undertaking are identified in Exhibits 4 and 6. GSA intends to revisit the design of the above grade structure for design integration opportunities and develop the landscape design of the area above the below grade vault during the Phase 3 design development stage and the associated design submission under a future MOA.

7. Stipulation III.A.iii is amended to read as follows:

In addition to measures outlined in Section B.3 of the USCG MOA, GSA shall utilize crack monitors and monitoring points to measure for any movement associated with the Phases A and B NOC and Collocation of Component Operations Centers excavation and construction at Building 5 (Center Building); the Building 49 (Construction Shops, a Contributing Building) excavation and construction at Building 49 itself, Building 52 (Ice House, a Contributing Building) and Building 56 (Power House, a Contributing Building); and the excavation and construction at Building 56 itself.

8. Stipulation III.C.3.d is added to read as follows:

Portions of the LOD associated with the construction of Phase B of the NOC extend into the previously identified location of the West Lodge, one of the original hospital buildings constructed during the 1850's at St. Elizabeths. Investigations will be conducted prior to any ground disturbing activities to determine whether the archaeological deposits associated with the remains of this structure are eligible for listing in the NRHP. If the West Lodge archaeological site is determined eligible for listing, GSA will consult with DCHPO on measures to avoid, reduce, or mitigate impacts to the site.

9. Stipulation III.C.3.e is added to read as follows:

Portions of the LOD associated with the construction of Phase B of the NOC extend into the previously identified location of the Dawes Building, an early addition to the Center Building that was completed in 1871. GSA will monitor the location of the Dawes Building during construction to determine if any archaeological deposits associated with the building are present and eligible. If deposits are found eligible, GSA will consult with DCHPO on mitigation measures.

10. Add the November 18, 2010 Consultation Letter as Exhibit 15.

Execution and implementation of this Amendment to the MOA by the Signatories, and implementation of its terms, shall evidence that GSA has afforded the ACHP and DCHPO an opportunity to comment on the Undertaking and its effects, and that GSA has taken into account the effects of the Undertaking on historic properties in compliance with 36 C.F.R. Part 800 and Sections 106 and 110 of the NHPA.

[signatures follow]

GENERAL SERVICES ADMINISTRATION



By: _____

12/8/10

Date: _____

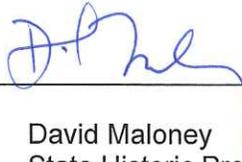
Cathleen C. Kronopolus
Regional Commissioner
Public Buildings Service
National Capital Region

GENERAL SERVICES ADMINISTRATION

By: Beth L. Savage Date: 12/8/10

Beth L. Savage
Director, Center for Historic Buildings
Federal Preservation Officer

District Of Columbia STATE HISTORIC PRESERVATION OFFICER



By:

David Maloney
State Historic Preservation Officer

12/10/2010

Date:

ADVISORY COUNCIL ON HISTORIC PRESERVATION

John M. Fowler

12/24/10

By:

Date:

John M. Fowler
Executive Director

NATIONAL CAPITAL PLANNING COMMISSION



12/16/10

By:

Date:

Marcel C. Acosta
Executive Director

DEPARTMENT OF HOMELAND SECURITY



6 Dec 2010

By:

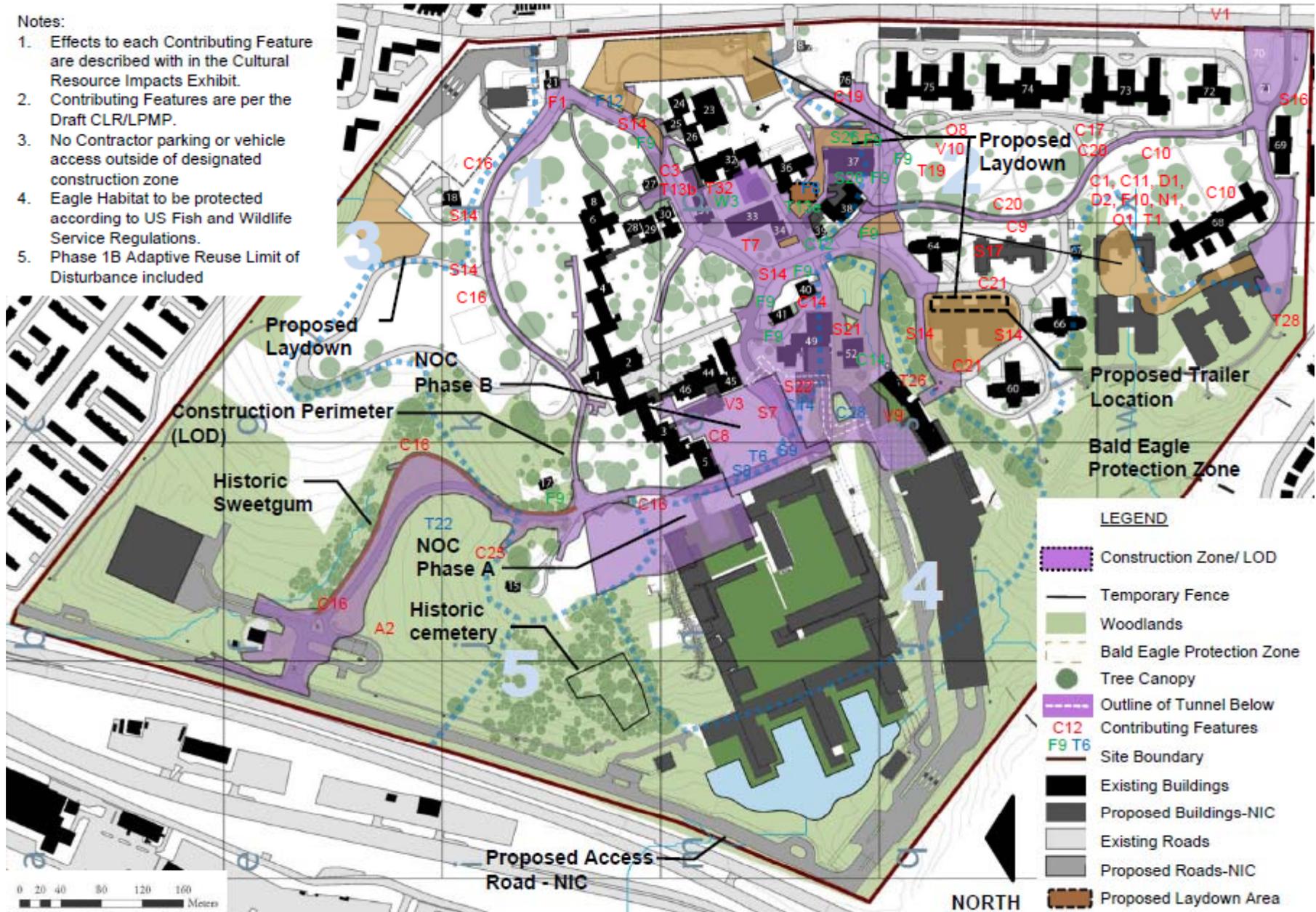
Date:

Richard K. McGruder
Director, Headquarters Management and Development

MOA EXHIBIT 4 (SBU) - CONSTRUCTION STAGING PLAN

Notes:

1. Effects to each Contributing Feature are described with in the Cultural Resource Impacts Exhibit.
2. Contributing Features are per the Draft CLR/LPMP.
3. No Contractor parking or vehicle access outside of designated construction zone
4. Eagle Habitat to be protected according to US Fish and Wildlife Service Regulations.
5. Phase 1B Adaptive Reuse Limit of Disturbance included



LEGEND

- Construction Zone/ LOD
- Temporary Fence
- Woodlands
- Bald Eagle Protection Zone
- Tree Canopy
- Outline of Tunnel Below
- C12 Contributing Features
F9 T6
- Site Boundary
- Existing Buildings
- Proposed Buildings-NIC
- Existing Roads
- Proposed Roads-NIC
- Proposed Laydown Area

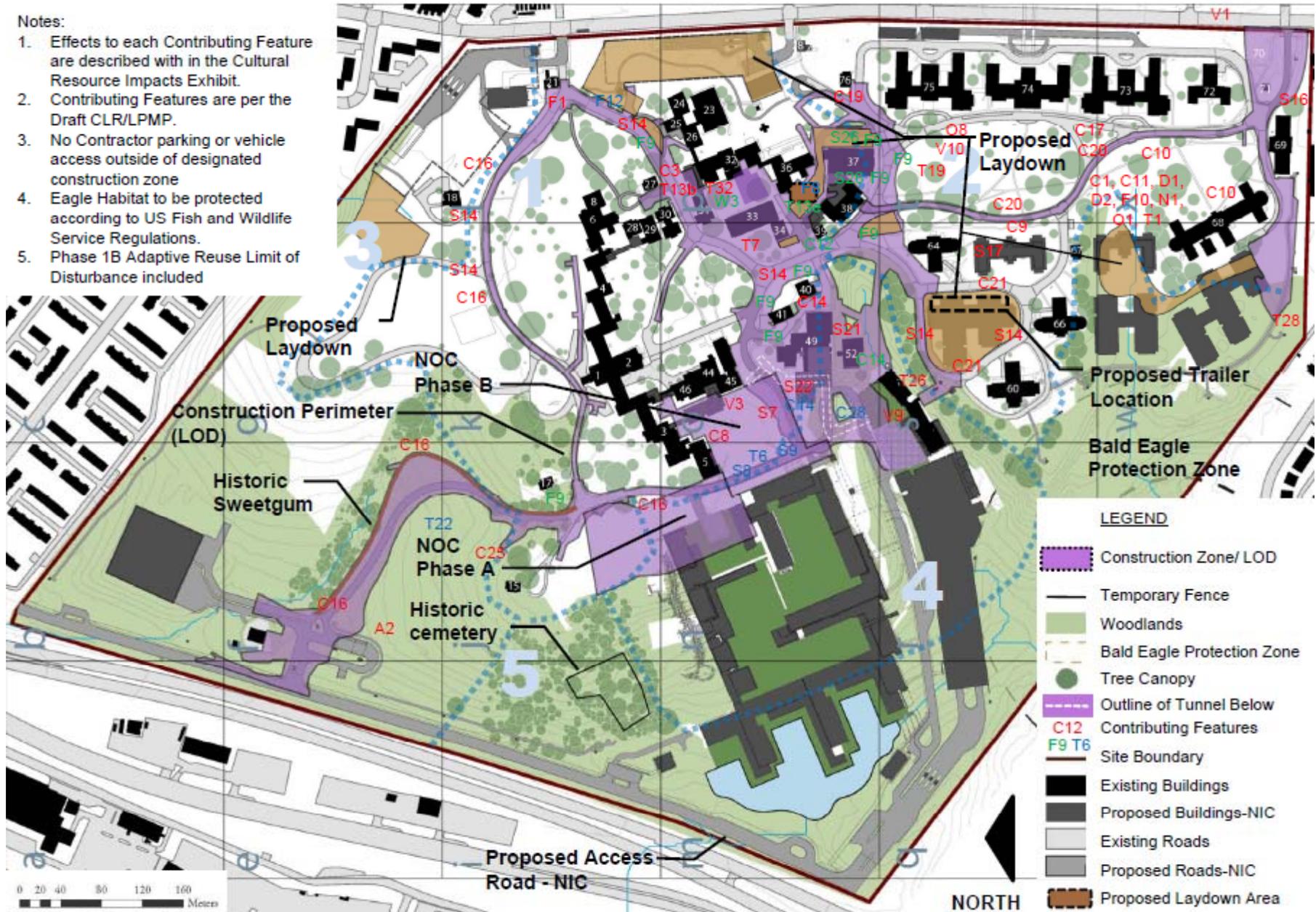
0 20 40 80 120 160 Meters

NORTH

MOA EXHIBIT 5 (SBU) - CONTRIBUTING LANDSCAPE FEATURES

Notes:

1. Effects to each Contributing Feature are described with in the Cultural Resource Impacts Exhibit.
2. Contributing Features are per the Draft CLR/LPMP.
3. No Contractor parking or vehicle access outside of designated construction zone
4. Eagle Habitat to be protected according to US Fish and Wildlife Service Regulations.
5. Phase 1B Adaptive Reuse Limit of Disturbance included



CLR No.	CLR Location	Landscape Character - Defining Features	2009 Status	2016 Treatment	Affected in Phase 1B Adaptive Reuse and Phase 1 Utilities Construction	Affected in Amended LOD	Protection/Restoration, Relocation, Rehabilitation, Introduction
Views and Visual Relationships							
V1	2	Views of walls and West Campus gates along Martin Luther King Jr. Avenue	Retained	Retain		X	
V3		Evergreen and deciduous shrubs in Unit 1 slopes, forests, and occasional review views	Retained		X		This feature will be maintained
V9	4s	Visual relationship between the architecture of the Monumental Core and the Powerhouse towers	Retained	Preserve	X		This CDF will be preserved
V10	2t, 2x	Visual zone at parade ground west of Administration Building: Lawn and trees framed by Buildings A, B, C and M	Degraded	Repair		X	
Vegetation							
T1	2	Trees in an arboretum style planting over turf (approximately 312 historic trees remain today)	Degraded	Repair		X	
T6	1n, 1o	Shade trees near location of former West Lodge (White oak. Willow oak no longer remains)	Absent	None	X	X	This feature will not be rehabilitated.
T7	1o	Shagbark hickory west of Detached Dining Hall and Kitchen	Retained	Preserve	X		Protected & Preserved
T13b	1, 2	Evergreen and deciduous shrubs in Unit 1	Degraded	Preserve	X		This CDF will be preserved
T13e	1, 2	Evergreen and deciduous shrubs in Unit 1	Removed	Rehabilitate	X		This CDF will be rehabilitated
T19	2t	Oak alley/hedgerow East of L Building	Degraded	Repair		X	
T22	3	Cultivated fields and orchards	Removed	None	X		This CDF will not be rehabilitated
T26	4s, 4r	High quality woodland with older specimens in the ravine south of the Power House	Retained	Preserve	X		The utilities are planned to fit within the existing tunnel corridor. If there is impact to the CDF, it will be rehabilitated.
T28	5w	High quality woodland with older specimens along the West Campus perimeter due west of the parking lot associated with Q building	Retained	Retain		X	
T32	1	Oak Trees in Courtyard framed by Dining Hall, Atkins, and Relief	Retained	Preserve	X		Protected & Preserved - Parking lot removed and area converted to lawn
Circulation							
C1	2	Graceful and sweeping pedestrian circulation pattern	Modified	Repair		X	

CLR No.	CLR Location	Landscape Character - Defining Features	2009 Status	2016 Treatment	Affected in Phase 1B Adaptive Reuse and Phase 1 Utilities Construction	Affected in Amended LOD	Protection/Restoration, Relocation, Rehabilitation, Introduction
C3	1p	Herringbone brick walk west of Allison A	Degraded	Preserve	X		Unit pavers will be salvaged for rehabilitation. New pavers matching existing will be used if salvaged pavers are not sufficient to recapture the historic paverment extents
C8		Aggregate paved drive and walkway at former West Lodge entrance	Degraded	Absent		X	This feature will be removed
C9	2s	Paved concrete walk south of L Building	Retained	Retain		X	
C10	2x	Paved concrete walk connecting E Building toward L	Retained	Retain		X	
C11	2	Graceful and sweeping vehicular circulation pattern	Degraded	Repair		X	
C12	1, 2	Narrow radii historic drop-off loops at building entrances	Degraded	Rehabilitate	X		Drop-off loop will be Rehabilitated
C14	1, 2, 4	Parking areas along buildings	Expanded	Preserve / Rehabilitate	X		New Building with Green Roofs introduced at the location of existing parking at the east side of Building 49. Paved area added to the west of Building 52. Parking lot east will be rehabilitated.
C16	1k, 1o, 1j, 1n, 3f, 1l	Cedar Drive and Sweetgum Lane layout (paved Main Loop Road at Upper plateau/portion of Lowlands)	Modified	Partial Preserve/ Rehabilitate	X		Protected and Rehabilitated . Sweetgum land rehabilitated as a trail
C17	2t, 2x	Two road intersection triangles on Redwood Drive	Retained	Retain		X	
C19	2p, 2t	Granite curb along roadway from Quadrangle to Gatehouse No. 2	Retained	Preserve	X		Portions of the entrance drive will be preserved and recaptured using the vocabulary of the historic materials. New road surface will be added which will be subtly different than the historic roadway so as not to create a false historic impression.
C20	2s, 2t	Spruce Street and Redwood Drive Loop (Paved Loop Road at Richardson Quadrangle)	Modified	Retain		X	

CLR No.	CLR Location	Landscape Character - Defining Features	2009 Status	2016 Treatment	Affected in Phase 1B Adaptive Reuse and Phase 1 Utilities Construction	Affected in Amended LOD	Protection/Restoration, Relocation, Rehabilitation, Introduction
C21	2s	Willow Street and Plum Street loop layout	Modified	Retain		X	
C25	3j, 5i	Unpaved agricultural road between Cemetary and Sweetgum Lane	Degraded	Preserve/Rehabilitate	X		This CDF will be rehabilitated. The upaved road will be paved in asphalt similar to the Sweetgum Lane
C28	4o, 4s	Unpaved road west of Ice Plant	Modified	None	X		This feature will not be rehabilitated. The unpaved road will be converted to a plaza as part of Adaptive Reuse Phase 1B
Landscape Structures							
S7		Brick foundation at site of West Lodge	Retained	Absent		X	This feature will be removed
S8	1n, 1o	Concrete Retaining Wall at site of former West Lodge	Retained	Absent	X	X	This feature will be removed
S9	1n	Concrete retaining wall at site of former West Lodge	Degraded	Absent	X	X	This feature will be removed
S14	2s	Iron drainage grate at Toner/Oaks Complex Road	Retained	Retain	X	X	This CDF will not be rehabilitated. The square iron grates will be repaced with curb-gutter inlets to accommodate current stormwater needs
S16	2x	Stone wall at perimeter of hospital from Administration (A) Building to Building Q	Degraded	Repair		X	
S17	2s	Brick and iron rail retaining wall at site of Toner building	Degraded	Retain*		X	Final treatment will be addressed in Phase 3.
S21	4o	Stone walls with dental caps and integrated steps at the Ice Plant	Degraded	Preserve	X		Walls will be Preserved as a historic relic
S22	4o	Bluestone steps on hillside from Construction Shops to Ice Plant	Degraded	Preserve	X		Steps will be Preserved as a historic relic
S26	1p	System of historic metal handrails at stairways and rails along pedestrian walks	Degraded	Partial Preserve/Rehabilitate	X		The system of rails if disturbed will be rehabilitated in the new design
Small-scale Features, Furnishings and Objects							
F1	1l	Flagpole at the terminus of the Gate 1 drive	Modified	Preserve	X		This CDF will be preserved and rehabilitated .
F8	1p	Bird bath or fountain east of rear entry to Hagan Hall	Degraded	None	X		This CDF will not be rehabilitated

CLR No.	CLR Location	Landscape Character - Defining Features	2009 Status	2016 Treatment	Affected in Phase 1B Adaptive Reuse and Phase 1 Utilities Construction	Affected in Amended LOD	Protection/Restoration, Relocation, Rehabilitation, Introduction
F9	1, 2	Historic lamps: acorn luminaires on concrete posts	Removed	Rehabilitate	X		New light fixtures to match the historical fixtures will be recaptured
F10	2	Historic fire hydrants	Degraded	None		X	
F12	2t, 2x	Wood slat benches with concrete legs	Degraded	None	X		This CDF will not be rehabilitated
Constructed Water Features							
W3	1p	Small fountain in the Relief and Dining Hall courtyard	Removed	Rehabilitate	X		Fountain will be rehabilitated
Archaeological Sites							
A2	3f, 3j	19th-century hospital-era potential in orchard: Surface remnants include the foundation footprint of an early 20th century building, fence posts, American holly (Ilex opaca) orchard rows, and historic road beds	Degraded	Preserve	X		GSA in the process of surveying the archaeological site. Status Pending.
Topography and Drainage							
D1	2	Prehistoric Anacostia River bank plateau	Retained	Retain		X	
D2	2	Slopes and ravines separating the historic campus from related service and agricultural landscapes	Degraded	Repair		X	
Natural Systems and Features							
N1	All	Prehistoric Anacostia River dynamics shape campus landforms	Retained	Retain		X	
Spatial Organization and Land Pattern							
O1	All	Hospital Boundary and total acreage	Modified	Retained		X	
O8	2t, 2x	Parade ground west of Administration Building: Lawn and trees framed by Buildings A, B, C and M	Retained	Retain		X	

* The fence will be retained as long as it will not be impacted by the staging area.



GSA Public Buildings Service

November 18, 2010

Reid Nelson
Director, Office of Federal Agency Programs
Advisory Council on Historic Preservation
Office of Federal Agency Programs
1100 Pennsylvania Ave., NW
Suite 803
Washington, DC 20004

Reference: St. Elizabeths Campus Master Plan Implementation, Center Building,
National Operations Center (NOC) Phase B and Adaptive Reuse Phase 1b

Attention: Kirsten Brinker Kulis

Dear Mr. Nelson:

In accordance with 36 CFR Part 800, et seq. and the provisions of the Programmatic Agreement (PA) among the General Services Administration (GSA), the Advisory Council on Historic Preservation (ACHP), the District of Columbia Historic Preservation Office (DCHPO), the United States Federal Highway Administration (FHWA), the National Capital Planning Commission (NCPCC) and the Department of Homeland Security (DHS), which was signed on December 9, 2008, GSA has seamlessly continued Section 106 consultations under the St. Elizabeths Master plan inclusive of Shepherd Parkway, and is formally notifying you of its consultations for the sub-projects identified in this letter. The DCHPO, the ACHP and all the Consulting Parties have continued to actively participate in the consultation on the phased implementation of the St. Elizabeths Master Plan since its approval in January of 2009. The MOA for the USCG was signed in December 2009; the MOA for the Security Perimeter was signed in March 2010; and the MOA for the Adaptive Reuse Phase 1b was signed in April 2010.

In accordance with the processes outlined in the PA, a reasonable bundling of undertaking scopes or definition of compartmentalized undertakings has been formulated and is scheduled in a logical sequence according to the general phases of the master plan and subsequent funding that has been secured. In that vein, GSA plans to amend the Memorandum of Agreement for the Adaptive Reuse Phase 1b to include additional below grade utilities and an associated electrical service vault to support the USCG and overall campus development, as well as the below grade portion of the NOC Phase B. We plan to conclude this MOA Amendment for a scheduled design submission to both the U.S. Commission of Fine Arts and NCPCC in December 2010.

As noted in our February 16 undertaking letter, an upcoming MOA is planned for the Center Building inclusive of the design and rehabilitation of the existing building and the above grade portions of the National Operations Center (NOC). For maximum protection of the Center Building and the desire to limit and minimize site disturbance we have developed

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1800 F Street NW
Washington, DC 20405
www.gsa.gov



GSA Public Buildings Service

construction sequencing to excavate Phase B of the NOC (all below grade construction) with excavation of the USCG and Phase A of the NOC. For this reason, we are adding the NOC Phase B into the scope of this Adaptive Reuse Phase 1b MOA Amendment, for shared uses supporting the USCG.

The construction of these improvements will have an adverse effect on the historic qualities that define the St. Elizabeths National Historic Landmark (NHL), the character and degree of which is yet to be fully determined. We have been continuously working with the ACHP, the DCHPO and all the Consulting Parties on the designs for these improvements to avoid, minimize and mitigate potential adverse effects to the maximum extent possible and to achieve an MOA Amendment for these components of the project. At this point in time we hope to conclude an MOA for the Center Building and the above grade portions of the NOC by Summer 2011

GSA formally invites the ACHP, DCSHPO and all of the Consulting Parties to continue to participate in this important consultation process.

We appreciate your ongoing collaboration and guidance as we progress this complex consultation to implement the master plan.

Sincerely,

A handwritten signature in purple ink that reads "Beth L. Savage". The signature is fluid and cursive, with the last name "Savage" being particularly prominent.

Beth L. Savage
Director, Center for Historic Buildings
Federal Preservation Officer

cc:

Identical letters sent to:

David Maloney, DCHPO, attn. Tim Dennee

Marcel Acosta, NCP, attn. Christine Saum and Nancy Witherell

Peter May and Bill Brookover, NPS, attn. Tammy Stidham