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United States Department of State

Washington, D.C. 20520

November 29, 1989

cc: DHC ✓  
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FIDE M ✓

Mr. Don L. Klima  
Director, Eastern Office of Project Review  
Advisory Council on Historic Preservation  
The Old Post Office Building  
1100 Pennsylvania Avenue, NW #809  
Washington, DC 20004

Dear Mr. Klima:

As you requested, I am enclosing the signed original Memorandum of Agreement for the National Foreign Affairs Training Center at Arlington Hall, Arlington, Virginia.

I would like to thank you and Ms. Martha Catlin for your consideration and assistance in executing this Agreement.

Sincerely,

Mark M. Butowsky  
NFATC Project Manager  
Office of Real Property

Enclosure:

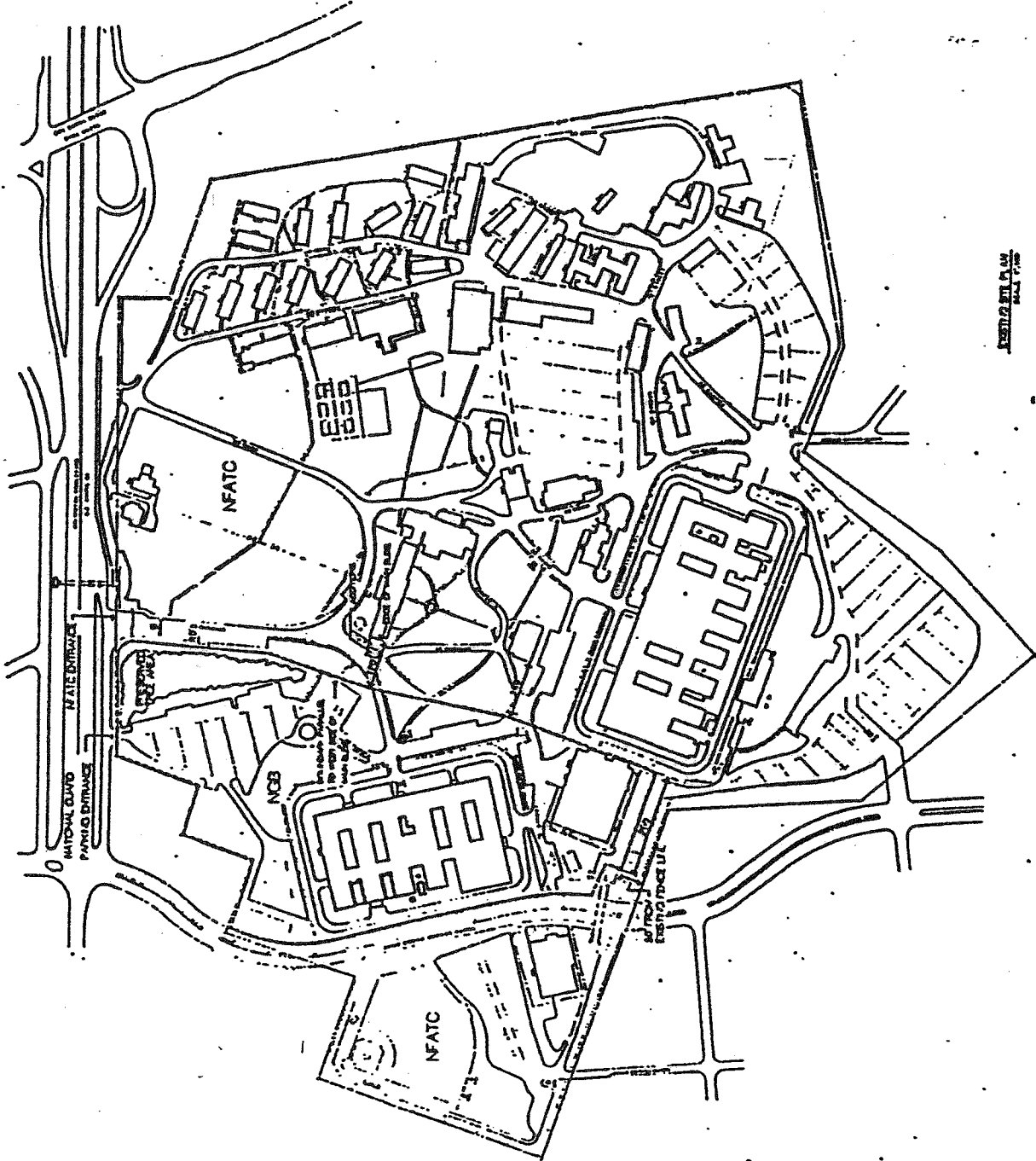
As stated.

cc:

- Mr. Hugh C. Miller  
Virginia State Historic Preservation Officer
- ✓ Mr. Paul Chistolini  
GSA, Deputy Regional Administrator
- Mr. Reginald W. Griffith  
NCPC, Executive Director

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EXHIBIT A-1



RESTROOM U.I.

## MEMORANDUM OF AGREEMENT

WHEREAS, the Department of State has determined that the transfer of the property to be developed (property) and construction of the National Foreign Affairs Training Center will have an effect upon the Arlington Hall Station Historic District, a property that has been determined eligible for inclusion in the National Register of Historic Places, and has consulted with the Virginia State Historic Preservation Officer (SHPO) and the Advisory Council on Historic Preservation (Council) pursuant to the regulations (36 CFR Part 800) implementing Section 106 of the National Historic Preservation Act (16 U.S.C. Section 470f), and Section 110(f) of the same Act (16 U.S.C. Section 470h-2(f)); and

WHEREAS, the General Services Administration participated in the consultation and has been invited to concur in this Memorandum of Agreement; and

WHEREAS, the definitions given in Appendix A are applicable throughout this Memorandum of Agreement;

NOW, THEREFORE, the Department of State, the Virginia SHPO, and the Council agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

### Stipulations

Department of State shall ensure that the following measures are carried out.

1. The undertaking will be implemented in accordance with the Master Plan, and any amendments thereto, as approved by the National Capital Planning Commission.
2. The design for the rehabilitation of the Main Administration Building and Gymnasium Building will be compatible with the historic and architectural qualities of the Arlington Hall Station Historic District and will be consistent with the recommended approaches to rehabilitation set forth in The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, National Park Service, 1983), and the design and specifications for the project will be developed in consultation with the Virginia SHPO and submitted to the Virginia SHPO and the Council for review and comment.

3. The design for new construction will be compatible with the historic and architectural qualities of the Arlington Hall Station Historic District in terms of scale, massing, color and materials, and will be responsive to the recommended approaches to new construction set forth in The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, National Park Service, 1983), and the design and specifications for the project will be developed in consultation with the Virginia SHPO and submitted to the Virginia SHPO and the Council for review and comment.

4. The two existing Cottages will be protected, preserved intact and maintained to avoid further deterioration until a use is found for them. When a use is determined, any rehabilitation plans will be developed in consultation with the Virginia SHPO, to ensure that the plans adhere to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, National Park Service, 1983). Final plans will be submitted to the Virginia SHPO for review and comment.

5. The following recordation measures will be carried out in consultation with the Virginia SHPO:

a. Prior to the demolition of the buildings on the Department of State property at Arlington Hall Station, the Department of State will contact the Historic American Building Survey/ Historic American Engineering Record (HABS/HAER) Coordinator, Mid-Atlantic Regional Office, National Park Service, Custom House, Room 251, Second and Chestnut Streets, Philadelphia, PA 19106, to determine what level and kind of recordation is required for the property.

b. All documentation of structures to be demolished will be accepted by the HABS/HAER Coordinator prior to the demolition of the specific structures in question. Historical documentation may be submitted on a schedule acceptable to the National Park Service and, if agreed to by the National Park Service, may be completed after demolition of the structures. Copies of the final documentation will be made available to the Virginia SHPO and appropriate local archives designated by the Virginia SHPO.

6. Should the Virginia SHPO object within 30 days to any plans provided for review pursuant to this agreement, the Department of State will consult with the Virginia SHPO to resolve the objection. If the Department of State determines that the objection cannot be resolved, the Department of State will request the further comments of the Council pursuant to 36 CFR Section 800.6(b).



United States Department of State

Washington, D.C. 20520

MEMORANDUM OF UNDERSTANDING  
 BETWEEN  
 DEPARTMENT OF THE ARMY  
 AND THE  
 DEPARTMENT OF STATE

This Memorandum of Understanding between the Department of the Army and the Department of State hereby sets forth the agreed policies, procedures and conditions for the transfer of Arlington Hall Station, Arlington, Virginia as authorized by Public Law 99-167, Section 842 (b) dated 3 December 1985:

1. The Department of the Army and the Department of State agree to work closely and share information concerning their respective projects including the status of construction at the new INSCOM Facility at Fort Belvoir, Virginia.
2. The property will be divided as generally depicted on Exhibit "A", with the respective parcels being transferred to the Department of State and the National Guard Bureau (NGB). Approximately fifteen (15) acres of land and improvements thereon shall be transferred to the NGB and approximately seventy-two (72) acres of land and improvements thereon shall be transferred to the Department of State. The Department of State will preserve the portion of the parcel shown as shaded in Exhibit "A", which is the wooded area west of the current main entrance on Route 50 service road. It is agreed that no construction will take place in that area unless mutually agreed upon by both parties. The respective parcels will be transferred without boundary survey or appraisal. Metes and bounds description to be provided prior to actual transfer.
3. It is anticipated that INSCOM's new facility at Fort Belvoir will be completed and beneficial occupancy will take place by October 1988. If this date is met, then the actual move of INSCOM will be accomplished in the third quarter of 1989. It is also anticipated that the complete closing of Arlington Hall Station will be accomplished by the fall of 1989. The following activities that are located at Arlington Hall Station shall have the following dates to relocate to other facilities:

<u>INSTRUMENT NO</u>	<u>NAME OF FACILITY</u>	<u>BEGINNING DATE</u>	<u>ENDING DATE</u>	<u>DATE OF RELOCATION</u>
DACA-31-1-72-439	First Va. Bank	1 Jun 86	31 May 89	31 May 89
DACA-31-4-84-055	CIA	1 Nov 85	31 Oct 87	31 Oct 88
	DCA			31 Mar 89
	SSG			31 Mar 89
	CSIO			31 Mar 89

4. Survey and design personnel operating on behalf of the NGB or the Department of State may be given access to Arlington Hall Station prior to the departure of HQ, INSCOM, provided that such personnel comply with the security requirements established by the Commander, U.S. Army Garrison, Arlington Hall Station. All architect/engineer or contractor requirements for site access, drawings, plans or other information will be submitted in writing to the Commander, U.S. Army Garrison, Arlington Hall Station, through the appropriate contracting officer. INSCOM will coordinate with any other appropriate office.

Requests for site visits involving the installation staff will be submitted at least five (5) days prior to the desired visit.

5. The Department of State agrees to be grantor of the following outgrants:

a. Easement, DACA-31-2-72-826, Virginia Electric and Power Company for construction, operation and maintenance of an overhead line for transmitting and distributing electric power. Easement began 22 May 1972 and ends 10 May 1997.

b. Easement, DA-49-080-ENG-4368, The County of Arlington for right-of-way for a thoroughfare known as George Mason Drive. Term - Indefinite.

6. The Department of State and the NGB agree to accept their respective sites in an "as is" condition, and INSCOM agrees to identify all known hazards, contamination, cultural, archeological and floral conditions that require mitigation or removal. INSCOM agrees to the removal of all items from the site, except real property, installed personal property and utility plants, unless mutually agreed upon with the Department of State and the NGB. A list of known asbestos and PCB hazards will be furnished within the next six (6) months by HQ, INSCOM to the Department of State and the NGB.

7. The NGB will be allowed to begin construction of a new building prior to the relocation of HQ, INSCOM provided that:

a. The NGB completely isolates their building site from the remainder of Arlington Hall Station with temporary security fencing commensurate with existing Arlington Hall Station perimeter fence, and the fence must be removed by the NGB when the Department of State takes possession of the property.

b. The NGB provides for and controls its own ingress and egress from George Mason Drive.

Execution of this Memorandum of Agreement and implementation of its terms evidence that the Department of State has afforded the Council an opportunity to comment on the undertaking and its effects on historic properties, and that the State Department has taken into account the effects of the undertaking on historic properties.

DEPARTMENT OF STATE

*Richard C. Faulk*  
Richard C. Faulk  
Deputy Assistant Secretary for Operations

*Aug 19, 1989* (date)

ADVISORY COUNCIL ON HISTORIC PRESERVATION

*Robert D. Bush*  
Robert D. Bush  
Executive Director, Advisory Council on Historic Preservation

*Sept. 6, 1989* (date)

VIRGINIA STATE HISTORIC PRESERVATION OFFICER

*Hugh C. Miller*  
Hugh C. Miller  
State Historic Preservation Officer

*Oct 23, 1989* (date)

Concur:

GENERAL SERVICES ADMINISTRATION

*Paul Chistolini*  
Paul Chistolini  
Deputy Regional Administrator, National Capital Region

*11/6/89*

(date)

*Amo*

Appendix A

DEFINITIONS:

Property: approximately 72 acres of land at Arlington Hall Station, together with improvements thereon, as described in "Exhibit A" entitled "MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF THE ARMY AND THE DEPARTMENT OF STATE" and "Exhibit B" entitled "AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF THE ARMY AND THE DEPARTMENT OF STATE."

Main Administration Building: Building number "1" shown on the Master Plan Drawings, dated November 9, 1988, drawing number "1" entitled "EXISTING SITE PLAN," and labeled as "BUILDING TO REMAIN."

Cottages: Building numbers "50 and 51" shown on the Master Plan Drawings, dated November 9, 1988, drawing number "1" entitled "EXISTING SITE PLAN," and labeled as "BUILDING TO REMAIN."

Gymnasium Building: Building number "465" shown on the Master Plan Drawings, dated November 9, 1988, drawing number "1" entitled "EXISTING SITE PLAN," and labeled as "BUILDING TO REMAIN."

Master Plan: Master Plan for the National Foreign Affairs Training Center, Arlington County, Virginia, as shown on NCPC Map File No. 2101.10(05.12)-30123.



c. The NGB agrees to demolish the existing water tower and ensures that the current 100 lbs. water pressure is maintained during construction of its facility.

d. The NGB takes necessary action to ensure that storm drainage from the construction site does not adversely impact on the remainder of Arlington Hall Station.

e. Neither the NGB nor the Department of State will demolish Building T-450 (B Building), or any portion thereof, prior to the departure of HQ, INSCOM.

8. The NGB will provide, at its sole expense, temporary utilities required for its construction. If existing utilities can be utilized, based upon an engineering analysis by the NGB and an evaluation of existing capabilities by the installation, separate metering or other means will be provided to ensure proper assessments of utilities' cost.

9. INSCOM will relocate the existing parking on the area of Arlington Hall Station known as Water Tower Hill in order to accommodate the NGB.

10. The Department of State will be allowed to phase development of the site as the Army departs within the requirements of national security, provided that no construction or demolition takes place prior to the relocation of HQ, INSCOM.


11. The Department of State agrees to allow the Department of the Army to erect an appropriate plaque or marker to commemorate the Army's occupancy of Arlington Hall Station, to be placed at a mutually agreed upon location.


12. The Department of State and the NGB agree to treat this as one site for Master Planning purposes only. Since the NGB will present a Master Plan to the National Capital Planning Commission (NCPC) prior to the Department of State, the NGB agrees to make the Department of State a party in the presentation for overall site utilization and design. The Department of State and the NGB agree to share information for compatibility of the planning and design phases of the projects. However, construction access and security will be separate for each site. All buildings on either site, whether new or renovated, will be consistent with the design quality of the overall site and building requirements.

13. Each site plan will be consistent with local zoning and will accommodate its own parking requirements and treatment of environmental conditions including, but not limited to, storm water management, traffic flow, and maintaining existing vegetation in addition to any additional landscaping unless a change is mutually agreed to by both parties.

14. This agreement takes effect at the time of execution by both parties and may be amended by mutual consent.

This agreement is hereby executed this 10th day of December, 1987.

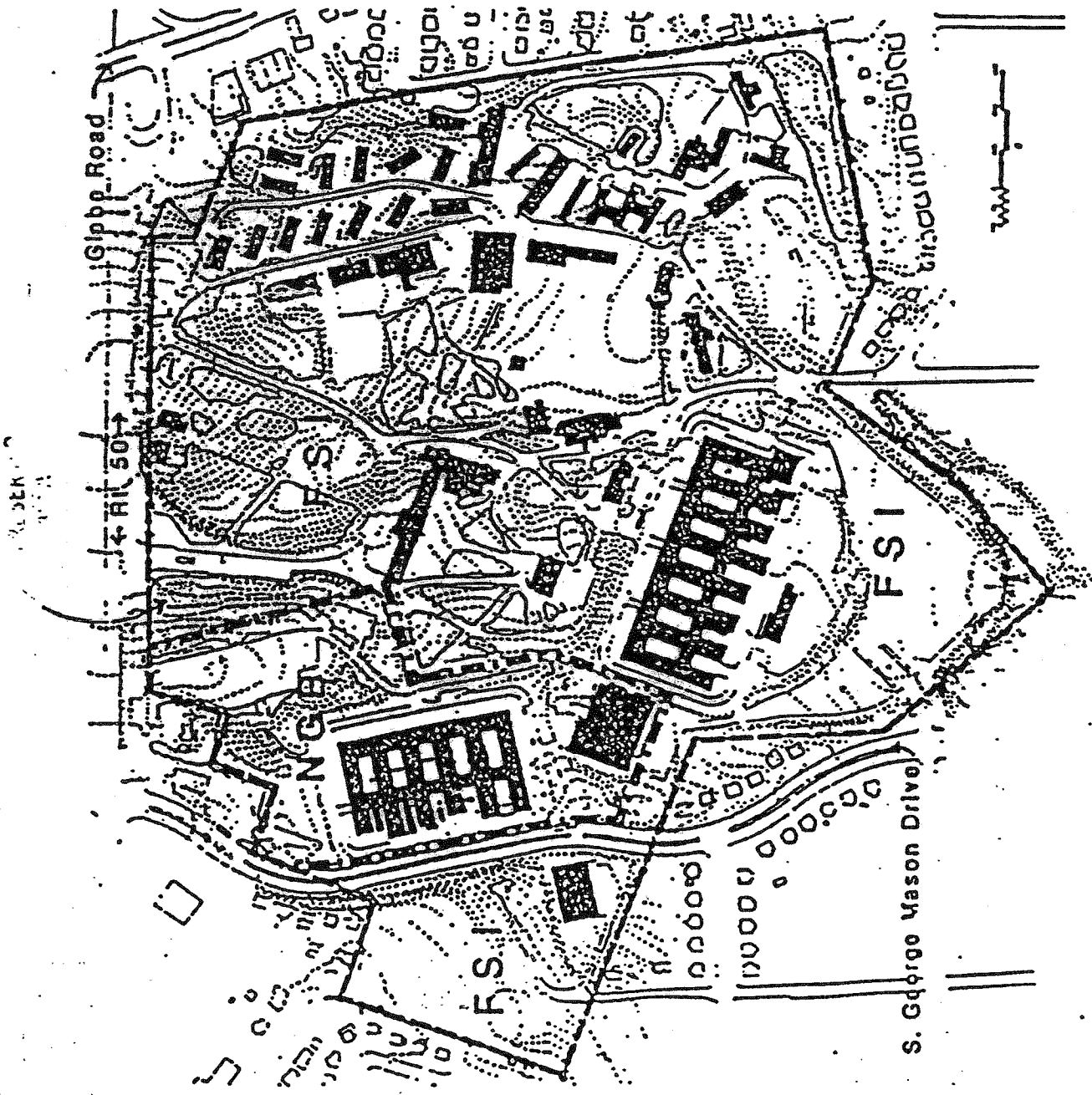
  
RICHARD C. FAULK  
Deputy Assistant Secretary  
of State for Operations

  
PAUL W. JOHNSON  
Deputy Assistant Secretary  
of the Army (Installations  
and Logistics)

THE PLAN



Exhibit A



AMENDMENT TO THE  
MEMORANDUM OF UNDERSTANDING  
BETWEEN  
THE DEPARTMENT OF THE ARMY  
AND  
THE DEPARTMENT OF STATE

This document amends the Memorandum of Understanding (MOU) between the Department of the Army and the Department of State, signed December 10, 1987, concerning the transfer of Arlington Hall Station. Pursuant to paragraph 14 thereof, the Department of the Army and the Department of State hereby agree as follows:

1. Paragraph 2 of the MOU is replaced by the following:


The property will be divided as generally depicted on Exhibit "A-1" (attached), with the respective parcels being transferred to the Department of State and the National Guard Bureau (NGB). Approximately fifteen (15) acres of land and improvements thereon shall be transferred to the NGB and approximately seventy two (72) acres of land and improvements thereon shall be transferred to the Department of State. The NGB will preserve intact and maintain in so far as practicable the portion of the parcel shown as shaded in Exhibit "A-1", which is the wooded area west of the current main entrance on Route 50 service road. It is agreed that no construction will take place in that area unless mutually agreed upon by both parties. The respective parcels will be transferred without boundary survey or appraisal. Metes and bounds description will be provided prior to final transfer.


2. Paragraph 13 of the MOU is amended by adding the following sentence at the end thereof:

Each site plan will provide for access by traffic from the Route 50 service road through separate traffic entrances for each site, as depicted on Exhibit "A-1".

3. This amendment takes effect upon signature by both parties and shall remain in effect concurrently with the MOU.

DONE, in duplicate, this 30<sup>TH</sup> day of January, 1989.

  
Richard C. Faulk  
Deputy Assistant Secretary  
of State for Operations

  
Paul W. Johnson  
Deputy Assistant Secretary  
of the Army (Installations  
and Logistics)

