



DEPARTMENT OF THE ARMY  
OFFICE OF THE ASSISTANT SECRETARY  
INSTALLATIONS AND ENVIRONMENT  
110 ARMY PENTAGON  
WASHINGTON DC 20310-0110

DCN: 2981

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JUN 01 2005

*Gerry*

MEMORANDUM FOR Army Team Leader, BRAC Commission

SUBJECT: Issues/Concerns/Questions on Fort Monroe, VA

1. The Commission requested a TABS response to issues raised during the initial Fort Monroe visit. The concerns outlined in the attached briefing center on three main topics: environmental remediation costs, disposal of historic structures, and the administrative capabilities of Fort Monroe.
2. Environmental remediation and the disposal of historic properties are BRAC implementation issues. The Department of Defense has a legal obligation to perform environmental restoration regardless of whether a base is closed, realigned, or remains open. The Army is also aware that coordination with the Virginia State Historic Preservation Office is required.
3. Fort Monroe has a robust Command & Control environment that is capable of supporting several administrative tenants. However, the installations that provide the most military value to the Army are those that are capable of supporting more than one type of mission. Fort Eustis is capable of supporting administrative tenants while leaving room for growth into other mission areas, such as training and mobilization. The closure of Fort Monroe allows the Army to divest itself of unnecessary administrative facilities while retaining other critical capabilities at Fort Eustis.



CRAIG E. COLLEGE  
Deputy Assistant Secretary of the Army  
for Infrastructure Analysis



## DEFENSE BASE CLOSURE AND REALIGNMENT COMMISSION

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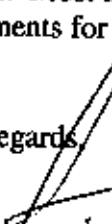
Commissioners: The Honorable James H. Bilbray • The Honorable Philip E. Coyle III • Admmirable Harold W. Gehman, Jr., USN (Ret.) • The Honorable James V. Hansen  
General James T. Hill, USA (Ret.) • General Lloyd W. Newton, USAF (Ret.) • The Honorable Samuel K. Skinner • Brigadier General Sue Ellen Turner, USAF (Ret.)  
Executive Director: Charles Battaglia

May 27, 2005

**TO:** The Army Basing Study (TABS)**FROM:** BRAC Commission**SUBJECT:** Issues/Concerns/Questions on Fort Monroe, VA

Please review the attached slides from the Ft Monroe base visit and provide your analysis based on the work previously done by your analyst. Most issues appear to be BRAC implementation. However, I would like your comments for the record.

Regards

  
R. Gary Dinsick  
Army Team Leader



DSN 2004



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# Unexploded Ordnance (UXO)

## 1994 UXO Investigation

- Geophysical survey of unpaved, accessible areas detected 73,331 magnetic anomalies (additional 80,000 estimated in moat)
  - > Study estimates 29.8% potentially UXO
  - > Study estimates 1.8% actual UXO present
- Survey did not include main roads, under buildings, wetlands
  - How will DOD cleanup UXO under buildings?
- Estimate to remediate to a depth of 10 feet is approx. \$21.7M (1995 dollars)



# UXO cont'd



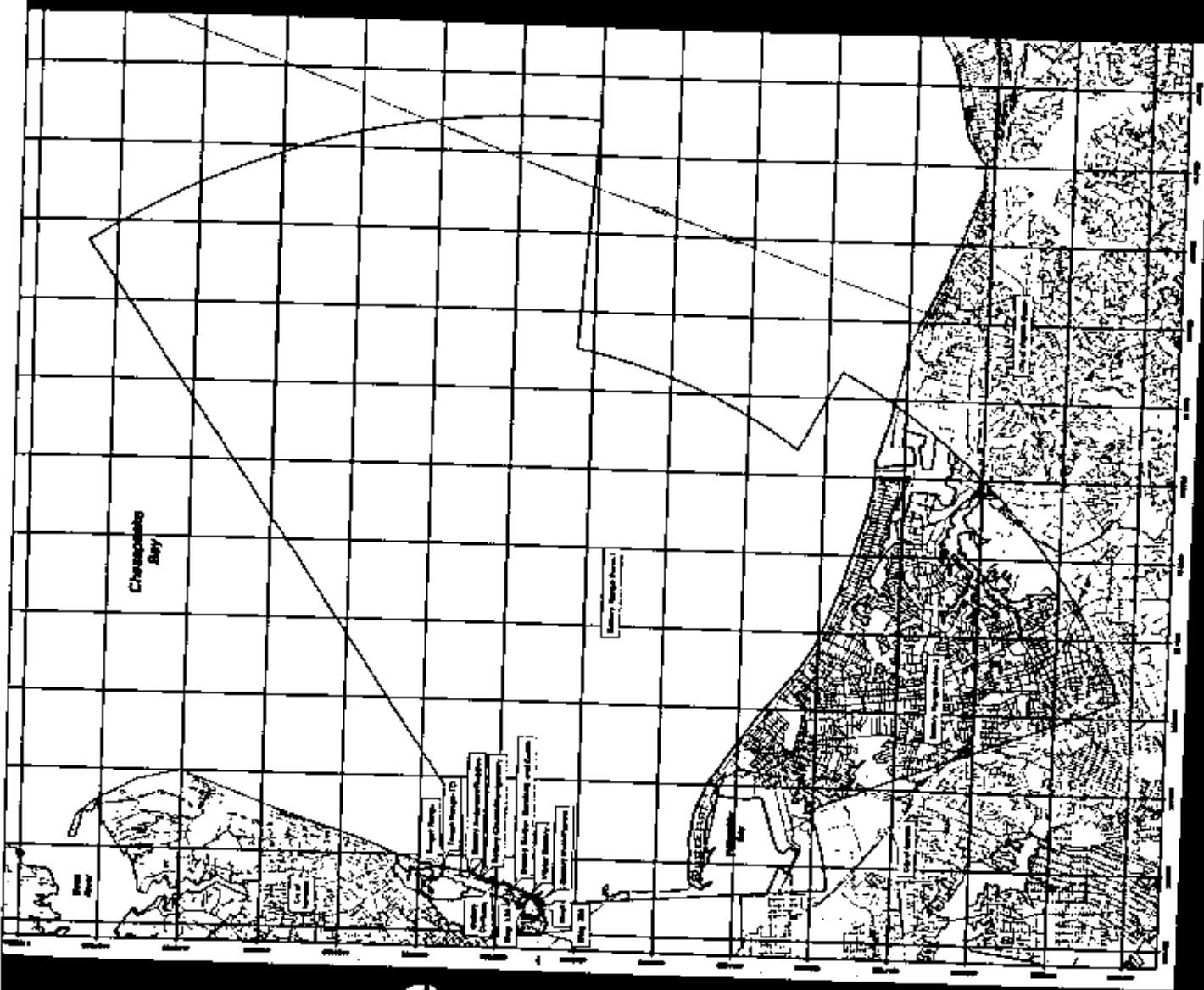
## 2003 Closed, Transferred and Transferring (CTT) Range/Site Inventory Report

- Report covers UXO, discarded military munitions (DMM) or munitions constituents (MC)
- Inventory based upon available records and historical research; not verified by field sampling
- Sites within installation boundaries (closed sites):
  - 10 sites, 72 acres; estimated remediation cost is \$11.1M

- Sites outside installation boundaries (transferred sites):
  - 3 sites, 68,402 acres; estimated remediation cost is \$180.9M

## All sites eligible for Military Munitions Response Program (MMRP)

- Year of MMRP Inception: 2001
- Year of Remedial Action Completion: 2017
- Year of MMRP Completion: 2049
- Funding to Date: \$25K Cost To Complete: \$192.0M (35% of listed acreage to a depth of 4 feet)



Fort Monroe  
CTT Range  
Fan

JULY CANTERBURY, N.Y.—MURK PAINTS—7-N8-4827/125N 630 W. CUMMING ST., NEW YORK.

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## **CTT Range and UXO-DMM-MC Sites Fort Monroe, VA**

**Figure E-3**

The figure is a geological map of a specific area in New Mexico. The map shows a complex network of geological units, some with distinct patterns (e.g., cross-hatching, diagonal lines) and others more uniform. Key features include several thrust faults, one labeled 'Tilted Block' and another 'Thrust Fault'. A prominent syncline is labeled 'Canyon Syncline'. The map is overlaid with a grid system, likely a coordinate system or survey lines. A legend in the upper left corner identifies symbols for various geological features, including 'Area', 'Al Range', 'Clayey', 'Tightening', and 'Transected'. A scale bar indicates distances up to 10 km. A north arrow is present in the upper right. An inset map in the top right corner shows the location of the study area within the state of New Mexico.

# Fort Monroe UXO CTT Range Fan (installation boundaries)



# CLOSURE ISSUES

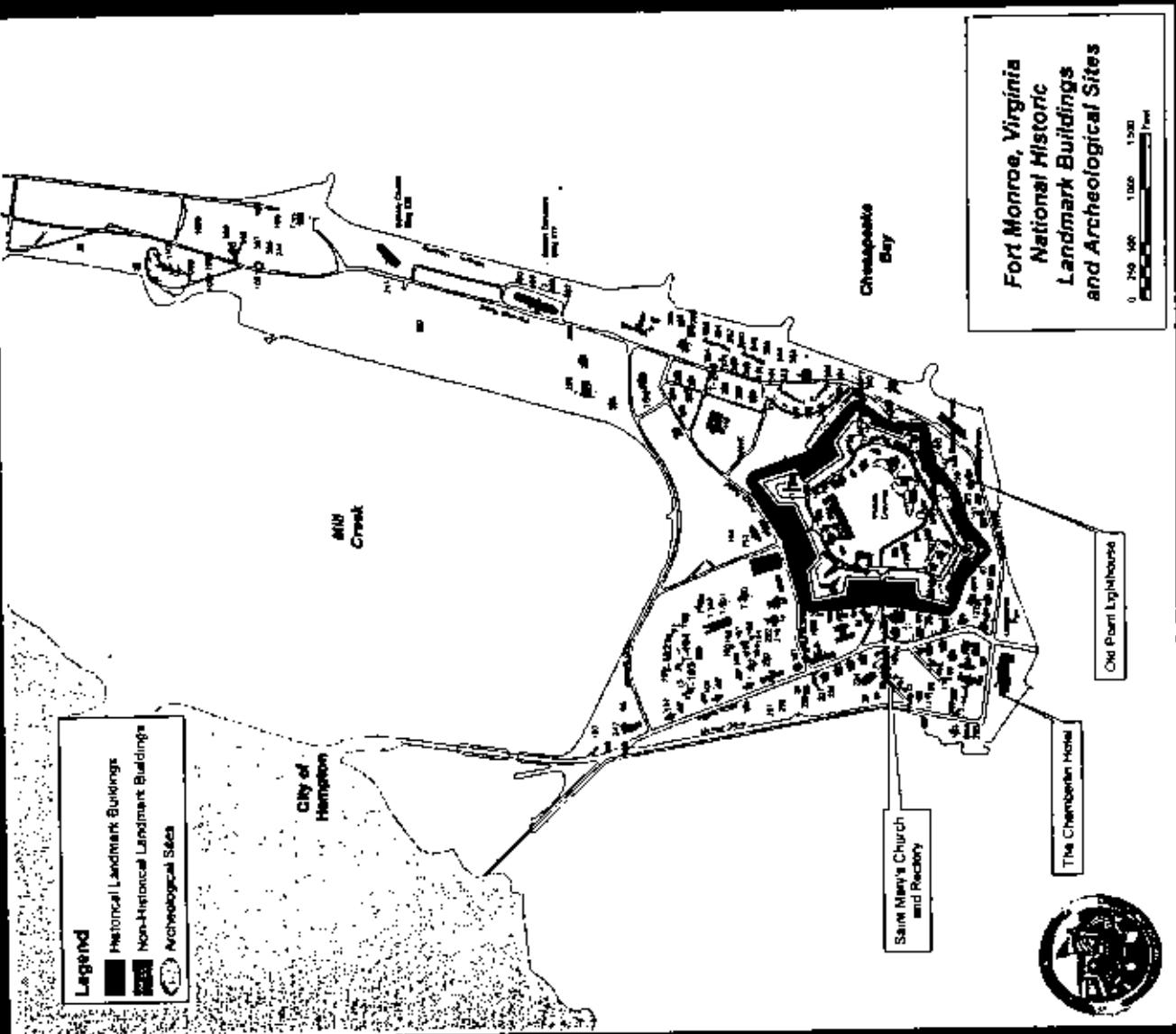
- Remediation costs – unknown
  - No complete lead and asbestos surveys
  - No complete field sampling of groundwater, surface water and soils for other possible environmental contaminants
- Impediments to Post-BRAC Development
  - McKinney Act
  - Chesapeake Bay Restoration Act
  - National Historic Landmark
  - Reversionary Clause
  - Real Estate

# NATIONAL HISTORIC LANDMARK (NHL)

- Most of the Installation is a NHL  
Requires mandatory coordination with Virginia State Historic Preservation Officer and Advisory Council on Historic Preservation
    - 56% of permanent buildings contribute to the National Historic Landmark
    - 16 archaeological sites are eligible or potentially eligible for listing in National Register
  - If closed, must mothball bldgs IAW Secretary of Interior standards
  - Archaeological Investigation of the Cemetery near Walker Airfield and Fenwick Road
- Still have capabilities of 92.8 Buildable Acres**



# National Historic Landmark



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## NHL (cont)

- National Historic Landmark
  - 83 housing buildings
  - 2 buildings to support housing
  - 55 administrative buildings
  - 3 structures
  - 6 landscape features
  - 1 stone fort with 11 named/numbered segments
  - 11 archaeological sites eligible for register, 5 potentially eligible

# REVERSIONARY CLAUSE

- 295 of 570 acres of land reverts back to the Commonwealth of Virginia if no longer used for fortification and national defense
- Deed lines run under buildings
- How are improvements (structures) on the land handled if transferred back to the State?



### Legend

Reverts to the Commonwealth of Virginia

Federer

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EDWINA

City of  
Hampton

## **Fort Monroe Reversion Clause**



Chesapeake  
Bay

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Area 3 = 250.00  
 Area 4-1 = 41.20  
 Area 4-2 = 39.16  
 Area 5 = 36.20  
 Area 6 = 190.00\*  
 Area 7 = 10.50  
 Area 8 = 1.29

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U.S. Coast Guard Auxiliary  
Auxiliary Commandant (Lighthouses)

Land reversion to the  
Commonwealth of Virginia

# REAL ESTATE



DOC-2081

GRANTEE	TERMS	NHL?	Does Land Revert to State?
<u>Chamberlain Hotel</u> Senior living facility with an assisted living component	Began: 1 Dec 2004 Ends: 30 Nov 2054	Yes	?
<u>Catholic Chapel &amp; Rectory</u>	Begins: 8 Jun 1860 Ends: Indefinite	Yes	Partial
<u>Bishop of Richmond</u>			
<u>Lighthouse</u>	Owned by U.S. Coast Guard	Yes	Yes*
<u>U.S. Coast Guard Air Rights</u>	Begins: May 1984 Ends: 31 May 2009	N/A	N/A

\* Governed by a separate  
reversion clause

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# NSWC Range House



- NSWC operates a Range House on the Chesapeake Bay at Fort Monroe
  - NSWC has measurement systems that measure signatures of minesweepers looking at the phenomena of acoustic, magnetic, electric, and pressure data considered critical to the Navy
  - Their location at Fort Monroe is ideal due to the Naval ships traveling the channel
    - Fort Monroe provides a unique location unequaled along the East coast, due to the varying depth conditions along its bank
    - The BRAC proposal did not provide a solution to this issue

# WHY MOVE TO FORT EUSTIS?



- Current BRAC proposal realigns HQTRADOC and most other tenants to Fort Eustis
- Most Fort Eustis organizations are realigning elsewhere. Little remains on Fort Eustis
- The 2005 BRAC Report states the Army has 3 million buildable acres including **mobilization/surge space**. Fort Eustis was not identified as a mobilization/surge site
  - Fort Eustis (8,228 acres) is more expensive to operate than Fort Monroe (570 acres)
  - No additional cost to keep TRADOC, JTFCS, ACA and NETCOM at Fort Monroe
  - We can also accommodate SERO and NETCOM in the space vacated by Accessions Command and the Cadet Command in realignment to Fort Knox
- **Turning Fort Eustis into a command & control installation is not cost effective**
- **Can 7th Transportation Group & the Port realign?**

# FEDEAL LEASED SPACE IN HAMPTON ROADS



- There are 57 federal leases in Hampton Roads covering 1,600,000 SF of building space, at an average cost of \$24-\$30 per SF per year
- **The Federal Government is spending \$38.4M - \$48.0M per year for leased space in Hampton Roads**
- **Will BRAC realign DOD leased space in Hampton Roads to military installations?**
- Fort Monroe can accommodate additional organizations from leased space. City willing to build over 1M SF of leased space on Fort Monroe
  - Fort Monroe leased space is more secure
  - Fort Monroe leased space is more cost effective

# SUMMARY

- Close Big Bethel Reservoir – partial closure (499 acres)
- No encroachment
- Major impediments to closure: reversionary clause, unexploded ordnance, National Historic Landmark, environmental impact, and current leases on Fort Monroe
- Fort Monroe has a modernized, well maintained infrastructure to accommodate HQ operations
- Fort Monroe can accommodate SERO and NETCOM with Accesions Command and Cadet Command moving to Fort Knox
- Fort Monroe is an alternative to DOD leases
- **Fort Monroe is more cost efficient (only 570 Acres)**

