

BRAC Commission Gaining Installation Checklist

Installation Name: Fort Lee, Virginia

Volume 1 Page Reference:

Date of Base Visit: 27 June 05

Commissioners: None

Staff: Gary Dinsick and Dean Rhody, Army Support Team; Tom Pantelides, Joint Issues Team

General	Description
Current Mission	US Army Combined Arms Support Command and Fort Lee, Virginia – The Home of Logistics, has the primary mission of providing sustainment combat, training and doctrine developments, along with institutional training, to the Army and Joint communities for all combat service support functions. On-site training is provided in multifunctional, joint, and multinational logistics, along with advanced individual training in nine Quartermaster military occupational series. Fort Lee is also the home of the 49 th Quartermaster Group, the only active-duty petroleum and water group headquarters in the Army. The Group, which is a Forces Command asset, is an early deployer with significant missions in mortuary affairs, pipeline and terminal operations, laundry and bath support, and bulk petroleum support. Currently the 49 th Group is being expanded with the activation of four new units, resulting in an additional 1,137 soldiers being assigned to Fort Lee. With current challenges such as the Global War on Terrorism, combined with Army Transformation, Fort Lee’s missions and contributions to the Department of Defense are invaluable.
Incoming Mission	US Army Ordnance Center & School, Aberdeen Proving Ground; US Army Ordnance Munitions and Electronics Maintenance School, Redstone Arsenal; US Army Transportation Center and School, Fort Eustis; US Air Force Transportation Training, Lackland Air Force Base; US Air Force Culinary Arts Training, Lackland Air Force Base and USN Great Lakes Training Center; Defense Contract Management Agency, Alexandria; Defense Commissary Agency Consolidation, Hopewell VA, Virginia Beach, and San Antonio.
Losing Installation(s)	Aberdeen Proving Ground, MD Redstone Arsenal, AL Fort Eustis; VA Lackland Air Force Base; TX USN Great Lakes Training Center; IL

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	DCMA, Leased Space in Alexandria, VA DeCA Leased Space in Hopewell, VA, Virginia Beach, VA, and San Antonio, TX
Equipment	TBD
Deployment Status	None of the incoming activities are deployable units. Fort Lee will continue to be the home of the 49 th Quartermaster Group which is deployable.
Special Needs	None
Summary Assessment	The addition of the organizations identified in the BRAC 2005 Recommendations Report will create greater synergy and effectively transform Fort Lee into the home of the Combat Service Support Center of Excellence. Fort Lee is ready to execute the recommendations and welcomes these new customers and tenants to our vital community.

Personnel		Description		
	Current*	Incoming**	Outgoing	Net Remaining
Officers	580	296	0	876
Enlisted	2585	2334	0	4919
Civilians	3182	1661	0	4843
Family Members	5586	5655	0	11,223
Summary Assessment	*Current figures are based on FY04 data and include tenant activities and family members that live off-post. **Incoming figures include AC/RC Rebalance Stationing Actions. Incoming Family Members are estimated based on an 86% marriage factor and a 2.5 dependent factor.			

Installation Issues & Community Requirements

On Base		Description	
	Current	Shortage/Overcapacity	Comment
Admin Facility	506,035 SF	91,872 SF SHORT	

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Barracks	1,150,329 SF	613,891 SF SHORT	21 UPH Enl & 16 UPH Off
Family Housing	2,245,126 SF	963,824 SF SHORT	Still includes four Madison Park demo'd bldgs that will not be replaced with replacement housing.
Utilities	Gas: 49 miles; Elect: 220 miles; Water: 80 miles; Sewer: 86 miles	Overcapacity: Fort Lee's existing utility distribution systems are capable of handling increased population loads	Two of our current utility systems are privatized (Water: Virginia American Water and Electric: Dominion Virginia Power) with a 3 rd system (Sewer) slated for later this FY. Improvements to utility systems at each BRAC Project site will most likely be required to meet new Utility Owner Standards.
Maintenance Facilities	121,996 SF	43,539 SF SHORT	
Research Space	N/A		
Training Areas	2401 AC	SHORTAGE of Ranges:	Recently, we have obtained 333 acres of old range areas as part of no-cost transfer from State of VA and DOJ.
Storage	157,733 SF	78,895 SF SHORT	
Deployment Facilities	0	SHORTAGE: Scale & Truck Ramp, Deployment Ops Bldg, Lighting for Railroad Night Loading, permanent loading ramps, Vehicle Marshalling Area, container transfer area, asphalt paving for TMP Lot, Vehicle wash facility for 49 th GRP	Although our PSP mobilization mission will be transferred to Fort Bragg per BRAC 05 recommendations, the 49 th GRP still deploys from Fort Lee on routine basis and these projects totaling \$4.1M are still required.
Health Clinic	171,331 SF	83,113 SF OVER	This Overage does not account for the requirements that will be generated by 49 th GRP's Unit Stationing
Support Services	218,572 SF	177,882 SF SHORT	Other than below, i.e. commissary, exchange...etc.
Commissary	80,767 SF	23,806 SF OVER	This Overage does not account for the requirements that will be generated by 49 th GRP's Unit Stationing

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Exchange	251,977 SF	7,822 SF OVER	This Overage does not account for the requirements that will be generated by 49 th GRP's Unit Stationing
Child Care	25,193 SF	9,755 SF SHORT	
Physical Fitness	75,846 SF	13,602 SF SHORT	
Transportation	4 gateway entrances into installation from State Roadways Rte 36, 460, & 630	SHORTAGE: Additional State roadway & gateway improvements are needed	Access Control Point Project (\$9.0M) is needed at gateways to accept increased traffic movement into the installation and to meet AT/FP standards. An additional Gateway Entrance (Shop Road) may be required as well plus roadway improvements to RTE 36 intersection with Sisisky Blvd (Full Cloverleaf) and widening of RTE 630 & 460 roadways are being presented to local VDOT personnel.
Counseling Support	N/A		
Time Requirements			New Construction must be completed before additional missions are sent to Fort Lee.
Summary Assessment	Fort Lee has buildable acres to accommodate additional missions plus build out its 2020 strategic vision. Our plan is to build vertically and increase the number of building stories.		

Environment		Description	
	Current	Shortage/Overcapacity	Comment
Water Systems	See comments above for Utilities		
Air Pollution	Synthetic minor permit.	Fully expect Title V permit requirement.	
Noise Pollution	Small Arms Range & Skeet Range Noise Zones; Small Arms Range Noise Zones II & III and buffer extend small distance off installation.	Increased noise, potential land use constraints and public complaints from addition of Ammunition Specialist training at Ft Pickett (demolition of HE).	Zone I compatible use, Zone II -III incompatible for noise sensitive usage. Noise mitigation measures determined in EIS (compatible use zones).
Waste Management	Solid waste contract; Current DRMO hazardous waste disposal. Large Quantity Generator.	Contract mod for increased solid waste; Hazardous waste disposal – remain large quantity generator change in types of hazardous	

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		waste and frequency of DRMO waste pick-up.	
Critical Habitat	Wetlands and conservation zones identified.	Any impacted wetlands to be addressed via mitigation, banking, etc.	
Time Requirements	EIS recommended in Initial NEPA Action Plan submitted 15 Jun 05.	Planning Level Surveys and Inventories to be completed ASAP (SAF). EIS must be completed NLT Sep 07.	
Summary Assessment	Environmental issues are minimal and manageable.		

Off Base Issues		Description	
	Current	Shortage/Overcapacity	Comment
Rental Market			The only data available to the installation for rental market and housing market figures is data from the 2000 Census. This data was incorporated in the COBRA Data which accompanied the BRAC Recommendations Report. The local communities are poised to begin housing and rental development projects once the BRAC decision becomes final. We do not anticipate that there would be a shortage of available homes for all personnel moving to the Fort Lee area.
Housing Market			See comment above.

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Schools			<p>At the time of the initial BRAC Data Calls (Jan 04 – Jul 04), 7 local school districts reported an overcapacity. We do not have current data beyond what was provided in these data calls; however, the local communities are planning for school expansions to meet the requirements of the incoming population.</p>
Health Care			<p>Fort Lee has a robust TRICARE local network. Seven area hospitals participate within 20/40 mile radius. Additionally, Fort Lee provides daily shuttles to Fort Eustis, Langley AFB and Portsmouth Naval Medical Center. Fort Lee also provides a shuttle three days a week to Walter Reed Medical Center. The local communities continue to plan to meet the medical service needs of the incoming population.</p>
Transportation			<p>Beginning 5 July 05, the Petersburg Area Transit will begin bus services to/from Fort Lee, Petersburg, and Colonial Heights.</p>
Spouse Employment			<p>Fort Lee has no specific data for this element; however, the unemployment rate in the Richmond/Petersburg Metropolitan Statistical Area was 4.3% in 2003, compared to a national rate of 6.0%. The increased population will result in community growth and it is anticipated that providers of goods and services will need additional employees.</p>
Time			<p>The local community will implement a</p>

Requirements			phased approach to growth based on the timing of population moves.
Summary Assessment	<p>The final BRAC decisions will launch a phased implementation of the construction and follow-on moves to Fort Lee. The surrounding local communities have been extremely proactive in their support of Fort Lee and eagerly anticipate meeting the needs of these additional personnel that will be relocating to the area. These communities have chosen to work together in a coordinated effort to assess the impacts of the proposed growth, capitalizing on “lessons learned” from other communities that have faced similar challenges following BRAC decisions, to formulate a plan to meet all needs. This area traditionally has a very stable growth pattern and is currently experiencing a modest growth. This will enable the communities, business enterprises and private citizens alike to focus their energies on the Fort Lee growth. This is not a metroplex area and does not experience the traditional woes of long commutes, traffic jams and extensive congestion. Due to the intersecting corridors of Interstates 95, 85, 64, 295 and major state road ways, our personnel enjoy the opportunity to live in many wonderful communities including Williamsburg, Richmond, Henrico and Hanover as well as Chesterfield County, Prince George County, Dinwiddie County and within the cities of Colonial Heights, Petersburg and Hopewell.</p>		