

SUMMARY OF SCENARIO ENVIRONMENTAL IMPACTS

[TABS FINAL VERSION]

SCENARIO #HSA-0053R

TITLE: HSA-0053R CLOSE 13 AND REALIGN 23 LEASED

INSTALLATIONS

GENERAL DESCRIPTION: Close 13 and realign 23 leased locations by co-locating components of the Office of the Secretary of Defense, Washington Headquarters Services, the Defense Technology Security Administration, the Defense Legal Services Agency, the Defense Human Resources Activity, the DoD Education Activity, and the DoD Inspector General along with sufficient space to accommodate overflow from the Pentagon Renovation Project to an administrative campus at Ft Belvoir. DCMA moves to Fort Lee.

Notes:

- 1). Requires approximately 2,194,800 SF of new MILCON at Ft Belvoir, and moves approximately 7,900 personnel.
- 2). Scenario moves approximately 550 personnel to Fort Lee and requires approximately 187,000 SF new MILCON.

ANALYST: _____

LAST UPDATED: 5/5/05

Env Resource Area	#1 Gaining Installation Assessment Inst Name: <u>Ft Belvoir</u>	Analyst Comments (& data source(s) that drive assessment)
Air Quality	Impact Expected. Ft Belvoir is currently in Non-Attainment area for Ozone and PM 2.5. Added operations will require New Source Review permitting and Air Conformity Analysis.	#213 –Moderate Non-Attainment for Ozone (1-hour), proposed/projected for Non-Attainment for Ozone (8-hour) and PM2.5. #211 - Permit thresholds projected to be exceeded for VOCs (based on 30% incr in emissions at Belvoir) #220 – Has a Major Title V Permit and (Natural) Minor Operating Permit. #218/ISR – No mission impact/No restr.
Cultural/Archeological/Tribal Resources	12 historical/prehistoric archeological resources reported, with restrictions to future construction. 62 historic properties listed. Potential impact may occur since resources must be evaluated on a case-by-case basis, thereby causing increased delays and costs.	#230- 12 historic/prehistoric (and 193 potentially eligible) sites that restrict future construction in certain areas. #231- No Native peoples sites; #232 - No high potential sites #233 - 100% surveyed #234 – No tribes interested in resources. #235 - 58 historic properties on 212 acres, 1 district and 4 resources outside of district. #236 – No Programmatic Agreement. ISR2 - No impact to mission
Dredging	No Impact.	#227 - If new activity requires dredging, then dredging may not be able to occur in the short term due to known dredging impediments #226, 228 - N/A
Land Use Constraints/Sensitive Resource Areas	No Impact.	Buildable Acres – approximately 430 req'd, (10 times the size of a Large Admin Org.) approx 2,355 acres available. #201, 254– No restrictions/coordination required. #256 – One Sensitive Resource Area that restricts airspace. CERL Study – high encroachment projected
Marine Mammals/Mar	No Impact.	#248-253 - No restr

Noise	No Impact.	#239 - No noise contours off-installation.
Threatened& Endangered Species/Critical Habitat	<p>Federally listed species includes Bald Eagle (<i>Haliaeetus leucocephalus</i>). Restrictions for TES include aircraft height restriction over nest during nesting season, and no land-disturbing training or timber clear cutting along undeveloped/undisturbed shorelines.</p> <p>Additional operations may further impact threatened / endangered species leading to additional restrictions on training or operations.</p>	<p>#249 Restrictions for TES are in place – no clear cutting or training 750 feet inland along undisturbed and undeveloped shoreline. Restricted helicopter flying #259 1 TES identified, Bald Eagle #260-262,264 - No habitat restrictions, no proposed critical habitat #263 – No candidate species; ISR2 shows no impact.</p>
Waste Management	No Impact.	#269 – No RCRA Subpart X Permit; none required.
Water Resources	No Impact.	<p>#276,278,293 – No water restrictions reported #279 - Doesn't discharge to impaired waterway. #824/825 indicates adequate water avail IREM – potable water infr. can support 19,000 more people. #291 –1 off-installation public water production plant #297 – 1 off-installation public ww plant #282 – No industrial wastewater trmt plant</p>
Wetlands	No impact. Land outside of wetlands is available for construction.	<p>#251 – Installation was surveyed in 1997 #257 – 10.2% of installation has wetlands that restrict operations, permits needed if planning to disturb wetlands.</p>

Env Resource Area	#2 Gaining Installation Assessment Inst Name: Fort Lee	Analyst Comments (& data source(s) that drive assessment)
Air Quality	No Impact. In Attainment for all NAAQS.	#213 - All NAAQS in Attainment. #211 Emissions inventory shows no permit or major source limits projected to be exceeded (based on 2% increase in emissions at Ft Lee). #220 Synthetic Minor permit ISR2 - AQM adversely impacts mission
Cultural/Archeological/Tribal Resources	24 cultural/archeological sites and 3 historical properties listed, with some restrictions on training and/or operations reported. Cultural / archeological / tribal resources currently restrict operations. Additional operations may impact these resources and result in further restrictions on training or operations. No impact expected. Sufficient buildable acres exist to accommodate new construction without disturbing cultural resources.	#230, #232 - 24 arch resource sites, with restr on training/operations #233 - 100% surveyed #234 - No tribes assert interest #235 - 3 historic properties listed #236 - Has programmatic agreement ISR2 - site restrictions impacting msn.
Dr ed g- in g	No Impact	#226, 227, 228 – N/A
Land Use Constraints/Sensitive Resource Areas	No Impact	#30 - Buildable Acres - 1,982 acres available, approximately 43 req'd (based on 1 large admin building) #201,254 - No new constraints. #256 - 1 SRA - no restrictions CERL Study – moderate encroachment projected
Ma rin e Ma m m	No Impact	#248, 249, 250, 252, 253 – N/A
Noise	No Impact. No new noise expected to be generated by this proposal.	#239 - 13 acres of Noise Zone 2, and 1 acre of Zone 3 extends outside installation, which is moderately encroached by development.
Threatened& Endangered Species/Critical Habitat	Ft Lee has critical habitat for the Bald Eagle that restricts <3% of total land. Restrictions involve limited access to training range during mating season, and restrictions on vehicle traffic. Critical habitat already restricts operations. Additional operations may further impact TES/habitat, leading to additional restrictions on operations. No impact expected. Sufficient buildable acres exist to accommodate new construction without disturbing critical habitat.	#260 - 1 habitat (Bald Eagle) affects 2.1% of land; restrictions to vehicle traffic near nests. (Limited access to training range during mating season; also a primary management zone must be maintained for 3 yrs after nest abandoned) #259, 261-264 - No TES/candidate species #201 - 126 acres restricted by critical habitat

Was te Man age men t	No Impact. New personnel do not need access to OB/OD area.	#269 Installation does not have a RCRA Subpart X permit.
Water Resources	No Impact.	#276,278,279,293 - No restrictions ISR2 - WQM, WWQM mission impact reported IREM shows water infrastructure can support 28,562 more people. #291 –2 off-installation public owned production plants #297 – 1 off-installation domestic wastewater treatment plant #282 – no industrial wastewater treatment plants
Wetlands	Wetlands already restrict operations. Additional operations may impact wetlands, which may lead to operations that are restricted. No impact expected, due to no new construction or training range impact.	#251 - No survey date #257 - No wetlands restrictions #201 - Wetlands restrict operations on 256.14 acres

SUBJECT: SUMMARY OF SCENARIO ENVIRONMENTAL IMPACTS (CONTINUED);

SCENARIO #HSA-0053R

Env Resource Area	<i>Losing Installation Assessment</i> Inst Name: Various Leased Locations	Analyst Comments (& data source(s) that drive assessment)
Air Quality	No Impacts	Relocation of personnel away from leased sites has no environmental impact since bldg/facility owner is responsible for environmental compliance and impacts.
Cultural/ Archeological Resources	No Impacts	
Dredging	No Impacts	
Land Use Constraints/Sensitive Resource Areas	No Impacts	
Marine Mammals/ Marine Resources / Marine Sanctuaries	No Impacts	
Noise	No Impacts	
Threatened & Endangered Species/ Critical Habitats	No Impacts	
Waste Management	No Impacts	
Water Resources	No Impacts	
Wetlands	No Impacts	

SUBJECT: SUMMARY OF SCENARIO ENVIRONMENTAL IMPACTS (CONTINUED);

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IMPACTS OF COSTS

Env Resource Area	Gaining Installations Inst Name: Ft Belvoir & Ft Lee	Losing Installation Inst Name: Various Leased Locations
Environmental Restoration*	None	None.
Waste Management	None	None.
Environmental Compliance	<p><u>BELVOIR:</u> -Air Conformity Analysis (\$25K-\$75K) -New Source Review Permitting (\$100K-\$500K). -Develop Programmatic Agreement for Arch/historical resources - (\$10K) -Endangered Species Management (includes monitoring) - \$20K-\$2M -Re-alignment NEPA at gaining base - \$1M (EIS, Based on moving >4000 pers)</p> <p><u>LEE:</u> -Evaluation of operational restrictions for jurisdictional wetlands - \$10K - \$200K -Endangered Species Management (includes monitoring) \$20K-\$2M -Realignment NEPA at gaining base (EA) due to incoming population of approximately 550 personnel- \$100K</p>	None.
COBRA Costs:	<p><u>BELVOIR:</u> Air Conformity Analysis \$50K New Source Review Permitting \$100K Re-alignment NEPA (EIS) - \$1M</p> <p><u>LEE:</u> Realignment NEPA (EA) \$100K</p>	None.