

**SUMMARY OF SCENARIO ENVIRONMENTAL IMPACTS [TABS FINAL VERSION]****SCENARIO # 370 TITLE: HSA-0069V2 CO-LOCATE MISCELLANEOUS ARMY LEASED LOCATIONS**

**GENERAL DESCRIPTION:** Realign Ballston Metro Center, Park Center IV, Skyline VI, the Zachary Taylor Building, Crystal Square 2, Crystal Gateway 2, Hoffman 1, Hoffman 2, Rosslyn Metro Center, Jefferson Plaza 2, Crystal Gateway North, Crystal Plaza 5, Crystal Mall 4, Crystal Gateway 1, and leased installations in northern Virginia by relocating HQDA Staff elements to Ft Belvoir.

This proposal affects the following Army installations:

1. Ft Belvoir receives an approximately 2,200 personnel and construction of approximately 142,000 SF new MILCON.
2. Leased locations at Ballston Complex, Bailey's Crossroads, Crystal City Complex, Hoffman Complex, and Rosslyn Complex are re-aligned and/or closed.

**ANALYST:** \_\_\_\_\_

**LAST UPDATE:** 4/27/05

Env Resource Area	<i>Gaining</i> Installation Assessment Inst Name: <u>Ft Belvoir</u>	Analyst Comments (& data source(s) that drive assessment)
Air Quality	<p>Impact Expected. Ft Belvoir is currently in Non-Attainment area for Ozone and PM 2.5.</p> <p>Added operations will require New Source Review permitting and Air Conformity Analysis and Title V Permit modification.</p>	<p>#213 –Moderate Non-Attainment for Ozone (1-hour), proposed/projected for Non-Attainment for Ozone (8-hour) and PM2.5. #211 - No permit thresholds projected to be exceeded (based on 14% increase in emissions at Belvoir - due to population increase) #220 – Has a Major Title V Permit and (Natural) Minor Operating Permit. #218/ISR – No mission impact/No restr.</p>
Cultural/Archeological/Tribal Resources	<p>12 historical/prehistoric archeological resources reported, with restrictions to future construction. 62 historic properties listed.</p> <p>Cultural / archeological resources currently restrict operations. Additional operations may impact these resources and result in further restrictions on training or operations. Potential impact may occur since resources must be evaluated on a case-by-case basis, thereby causing increased delays and costs. Likely no impact. Sufficient buildable acres exist to accommodate new construction without disturbing cultural resources.</p>	<p>#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, 1 district and 4 resources outside of district. #236 – No Programmatic Agreement. ISR2 - No impact to mission</p>
Dredging	No Impact.	<p>#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</p>
Land Use Constraints/Sensitive Resource Areas	No Impact.	<p>Buildable Acres – approximately 30 required, (based on 3/4 the size of 1 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</p>

Marine Mammals/ Marine	No Impact.	#248-253 - No restrictions
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</p> <p>#259 1 TES identified, Bald Eagle</p> <p>#260-262,264 - No habitat restrictions, no proposed critical habitat</p> <p>#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</p> <p>#279 - Doesn't discharge to impaired waterway.</p> <p>#824/825 indicates adequate water avail</p> <p>IREM – potable water infrastructure can support 19,000 more people.</p> <p>#291 – 1 off-installation public water production plant</p> <p>#297 – 1 off-installation public ww plant</p> <p>#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</p> <p>#257 – 10.2% of installation has wetlands that restrict operations, permits needed if planning to disturb wetlands.</p>

**SUBJECT: SUMMARY OF SCENARIO ENVIRONMENTAL IMPACTS (CONTINUED)**

**SCENARIO # 370 (HSA-0069v2)**

Env Resource Area	<b><i>Losing Installation Assessment</i></b> <b>Inst Name: Bailey's Crossroads, Ballston Complex, Crystal City Complex, Hoffman Complex, &amp; Rosslyn Complex</b>	<b>Analyst Comments</b> (& data source(s) that drive assessment)
Air Quality	No Impact.	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 Impact.	
Dredging	No Impact.	
Land Use Constraints/Sensitive Resources	No Impact.	
Marine Mammals/Marine Resources	No Impact.	
Noise	No Impact.	
Threatened & Endangered Species/Critical Habitat	No Impact.	
Waste Management	No Impact.	
Water Resources	No Impact.	
Wetlands	No Impact.	

**SUBJECT: SUMMARY OF SCENARIO ENVIRONMENTAL IMPACTS (CONTINUED)**

**SCENARIO 370 (HSA-0069v2)**

***IMPACTS OF COSTS***

Env Resource Area	Gaining Installation Inst Name: <b>Fort Belvoir</b>	Losing Installation Inst Name: <b>Bailey's Crossroads, Ballston Complex, Crystal City Complex, Hoffman Complex, &amp; Rosslyn Complex</b>
Environmental Restoration*	None	None
Waste Management	None	None
Environmental Compliance	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 - \$400K (Based on moving >1000 pers)	None
<b>COBRA Costs:</b>	Air Conformity Analysis \$50K New Source Review Permitting \$100K Re-alignment NEPA (EA) - \$400K	None