

1 **Draft**

2 **Finding of No Significant Impact**

3 **Environmental Assessment for the Implementation of**
4 **2005 Base Realignment and Closure Recommendations 5 and 132**
5 **at Fort Belvoir, Virginia**
6

7 Pursuant to the Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR]
8 Parts 1500–1508) for implementing the procedural provisions of the National Environmental Policy Act
9 of 1969 (42 *United States Code* 4321 et seq.) and 32 CFR Part 651 (*Environmental Analysis of Army*
10 *Actions*), Fort Belvoir, Virginia, has prepared an environmental assessment (EA) of the potential
11 environmental and socioeconomic effects associated with realigning the units, agencies, and activities
12 known as BRAC Commission Recommendation Number 5 (BRAC 5) and BRAC Commission
13 Recommendation Number 132 (BRAC 132). BRAC 5 requires the relocation and realignment of
14 activities and offices into a consolidated Program Executive Office, Enterprise Information Systems at
15 Fort Belvoir. BRAC 132 requires the relocation of various agencies, activities, and units—including the
16 U.S. Army Legal Services Agency and the U.S. Army Audit Agency—from various leased facilities in
17 the National Capital Region to Fort Belvoir.

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19 **Proposed Action**

20 The proposed action is to provide sufficient space for incoming BRAC 5/132 as a combination of space in
21 relocatable buildings and in up to 19 existing buildings on Fort Belvoir, or in 15 existing buildings alone.
22 The buildings under consideration for renovation to support BRAC 5/132 are 211, 214, 215, 216, 219,
23 220, 314, 767, 805, 808, 815, 1099, 1456, 1458, 1464, 1465, 1467, 1469, 1471, and the Museum Support
24 Center.

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26 **Alternatives**

27 The Army considered three alternatives for implementing the proposed action. Under Alternative A,
28 relocatable buildings would be constructed on up to all nine of the proposed primary sites to provide up to
29 460,000 square feet (SF) of temporary space for incoming BRAC 5/132 personnel. One or both secondary
30 sites (the golf course maintenance area and the Directorate of Emergency Services lot) would be used for
31 storing recreational vehicles (RVs) moved from the RV lot. Existing buildings would be renovated to
32 meet the remaining space requirement for BRAC 5/132. Laydown areas on the South Post could be used
33 for temporary storage of trailers delivering the sections of relocatable buildings to Fort Belvoir, and for
34 construction staging and remote parking sites. Poe Road could also be used for temporary storage of
35 trailers delivering the sections of relocatable buildings

36 Under Alternative B, relocatable buildings would be erected on a combination of the RV lot, the
37 Residential Communities Initiative lot, the Gerber West site, and the Tompkins Basin site (sites 1, 2, 8,
38 and 9) to provide 150,000 SF of temporary space for implementing BRAC 5/132. Existing buildings
39 would be renovated to meet the remaining space requirement for implementing BRAC 5/132. Poe Road
40 would not be used under Alternative B for trailer storage.

41 Under Alternative C, relocatable buildings would not be constructed. Instead, 15 existing buildings on
42 Fort Belvoir, including Building 767, the Museum Support Center, and 13 other buildings would be used
43 to provide space for incoming BRAC 5/132 personnel. One or both secondary sites (the golf course
44 maintenance area and the DES lot) would be used for storing RVs if the RVs were moved from the RV

1 lot. Parking for personnel located in Building 767 and the Museum Support Center would be provided
2 near the buildings.

3 Consistent with guidance issued by the Council on Environmental Quality, the EA evaluated the No
4 Action Alternative.

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6 **Environmental Consequences**

7 The EA, which is attached hereto and incorporated by reference into this Finding of No Significant
8 Impact (FNSI), examined the potential effects of the proposed action and the No Action Alternative on
9 areas of land use, aesthetics, air quality, noise, geology and soils, water resources, biological resources,
10 cultural resources, socioeconomic resources, transportation, utilities, and hazardous and toxic materials.

11 Implementing the proposed action would be expected to result in a mixture of short- and long-term minor
12 adverse and short- and long-term minor beneficial effects on the subject environmental resources and
13 conditions.

14 No mitigation measures for effects on land use; aesthetics; water resources; biological resources; geology,
15 soils, and topography; socioeconomic resources; utility systems; or hazardous and toxic substances would
16 be required. Mitigation measures agreed to in the Record of Decision (ROD) for the 2007 Fort Belvoir
17 BRAC Environmental Impact Statement for potential effects on air quality, noise, cultural resources, and
18 transportation are included below. Best management practices that would be implemented for resource
19 protection are included with the discussions of each respective resource area in the EA.

20 ***Air Quality Mitigation Measures***

21 To ensure compliance with the Coastal Zone Management Act requirements, the Army would implement
22 mitigation measures to reduce air quality effects. These mitigation measures were established to reduce
23 the emissions associated with the overall BRAC action at Fort Belvoir to a level where they could
24 reasonably be accounted for in the SIP. The measures are detailed in a Construction Performance Plan
25 provided in the *Construction Performance Plan for the Reduction of Air Emissions for Implementation of*
26 *2005 Base Realignment and Closure (BRAC) Recommendations and Related Army Actions at Fort*
27 *Belvoir, Virginia* that is Attachment 1 of the ROD (USACE 2007b) and would include the following:

- 28 • Limiting construction on Code Orange, Red, and Purple ozone days
- 29 • Limiting the use of off-road trucks on the project site
- 30 • Requiring all off-road diesel equipment not meeting Tier 2 or better standards be retrofitted
31 with emission control devices
- 32 • Implementing anti-idling restrictions for both on-road and off-road vehicles and equipment
- 33 • Using ultra-low sulfur diesel, alternate fuels, or fuel additives
- 34 • Meeting new engine standards for off-road vehicles

35 ***Noise Mitigation Measures***

36 The Lewis West and Goethals Road sites are within one-half mile of the Friends Meetinghouse, the
37 Woodlawn Baptist Church, or both. The programmatic agreement (PA) with the Virginia State Historic
38 Preservation Officer and consulting parties outlines measures to avoid adverse noise effects during
39 BRAC-related construction. As outlined in the PA, if those sites are selected, Fort Belvoir would establish
40 a point of contact to receive and respond to any noise complaints. That point of contact would be an
41 individual with the authority to curtail construction activities to reduce the amount of noise produced. In
42 addition, construction would not occur on Sundays within one-half mile of the Woodlawn Historic
43 District without consulting with the affected parties.

1 **Cultural Resources Mitigation Measures**

2 Mitigation measures stipulated by the PA to be incorporated into BRAC development plans at Fort
3 Belvoir include the following:

- 4 • Fort Belvoir will reduce, avoid or minimize adverse effects on the viewshed of the Woodlawn
5 Historic District and the contributing elements therein through measures identified in the PA.
- 6 • Fort Belvoir will avoid and minimize adverse effects on the Fort Belvoir Historic District and
7 its viewshed through measures identified in the PA.
- 8 • Fort Belvoir will avoid and minimize the adverse effects on historic properties from the
9 introduction of ambient light to the atmosphere due to the BRAC action.
- 10 • Fort Belvoir will avoid and minimize adverse auditory effects from the BRAC Action through
11 measures identified in the PA.
- 12 • Fort Belvoir will ensure that contracts for BRAC activities involving ground disturbance or
13 construction contain the provisions for the treatment of post-review discoveries identified in
14 the PA.
- 15 • Fort Belvoir will notify and consult with the SHPO regarding the treatment of the post-review
16 discovery and the disposition of any artifacts.
- 17 • Fort Belvoir will determine the need for any archeological surveys before beginning any new
18 construction in consultation with the signatories to the PA.
- 19 • Fort Belvoir will apply design review procedures to new BRAC construction projects to permit
20 their review for effects on cultural resources.

21 **Transportation Mitigation Measures**

22 The overall 2005 Fort Belvoir BRAC action (which includes the new personnel commuting to the
23 installation under this EA's action) was discussed in the 2007 Fort Belvoir EIS (USACE 2007a), and the
24 traffic and transportation effects of the proposed action of this EA are largely accounted for within the
25 analysis contained in the EIS. The ROD for that EIS adopted mitigation measures for transportation
26 impacts. Because this action does not add any additional commuting transportation impacts, there are no
27 cumulative impacts and therefore no additional transportation mitigation measures are required.

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29 **Public Review and Comment**

30 The EA and draft FNSI are available for review and comment for 30 calendar days from the publication
31 of a Notice of Availability (NOA) in the Fairfax County Times, Mount Vernon Voice, Mount Vernon
32 Gazette, and the Washington Post. For additional information concerning the EA, please contact Mr. Don
33 Carr, Fort Belvoir Director of Public Affairs, 9820 Flagler Road Suite 201, Fort Belvoir, Virginia 22060-
34 5610; (703)805-5001 (or by e-mail at donald.carr@conus.army.mil). Copies of the EA and draft FNSI
35 have been provided to the libraries listed in Section 9 of the EA. The EA is available on the following
36 Web sites: <http://www.belvoirbrac-eis.net> and http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.
37 Written comments on the EA and draft FNSI are to be submitted by mail to Fort Belvoir Directorate of
38 Public Works, ATTN: BRAC 5/132 Public Comments, 9430 Jackson Loop, Suite 100, Fort Belvoir, VA
39 22060-5116 no later than 30 calendar days from the publication of the NOA.

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41 **Conclusion**

42 Based on the Environmental Assessment which is herewith incorporated, it has been determined that
43 implementation of the proposed action would have no significant adverse direct, indirect, or cumulative
44 effects on the quality of the human or natural environment. Because no significant environmental effects
45 will result from the implementation of the proposed action, an Environmental Impact Statement is not
46 required.

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Date