

1 PURPOSE AND NEED

In accordance with the Base Realignment and Closure (BRAC) Commission 2005 Recommendation 167, which became federal law on November 9, 2005, the Defense Intelligence Agency (DIA) is required to realign approximately 830 military, government civilian, and 220 contract personnel currently located at the Defense Intelligence Analysis Center (DIAC) at Bolling Air Force Base, District of Columbia to Rivanna Station outside of Charlottesville, Virginia, for collocation with elements of US Army Intelligence and Security Command's (INSCOM) National Ground Intelligence Center (NGIC). This realignment and collocation requires the construction of a new facility at Rivanna Station. At the same time, NGIC missions have increased since the 2001 construction of the Nicholson Building at Rivanna Station.

As part of BRAC 2005, DIA and Fort Belvoir plan to construct:

- A new Joint Use Intelligence Analysis Facility (JUIAF).
- Surface parking lots for the JUIAF.
- An access control point (ACP) with an associated visitor control center (VCC).
- A two-lane extension to Boulders Road, which provides access from US Route 29 to Rivanna Station.

To accommodate the mission growth at NGIC, INSCOM plans to construct:

- A separate remote delivery facility/warehouse (RDF) for mail and other deliveries.
- An addition to the existing NGIC building (Nicholson Building).
- A multi-storied parking garage for the NGIC.

As part of the construction projects, DIA and INSCOM would also reconfigure existing landscaping, walkways, and roadways, and provide new utilities infrastructure to accommodate the new facilities. Both the addition to the Nicholson Building and the new JUIAF building would be constructed as sensitive compartmented information facilities (SCIFs). The Army is also proposing to purchase land adjacent to the Station on Boulders Road, to prevent future encroachment around the Station by private development.

DIA is a Defense agency, reporting directly to the Department of Defense (DoD), whose mission is to provide, or ensure the provision of, military intelligence to DoD organizations worldwide. DIAC will be a tenant at Rivanna Station. NGIC is a subordinate organization of INSCOM, a Direct Reporting Unit (DRU) of the Army Deputy Chief of Staff, G-2 (Intelligence), which is responsible for conducting intelligence, security, and information operations for military commanders and national decision-makers. INSCOM's mission is to provide soldiers with the intelligence needed to understand battlefield situations and to focus and leverage combat power. INSCOM agencies conduct a wide range of intelligence production activities, ranging from intelligence preparation for the battlefield to situation development, signals intelligence analysis, imagery exploitation, and science and technology intelligence production. INSCOM also has major responsibilities in the areas of counterintelligence, force protection, electronic warfare, information warfare, and support to force modernization and training (USAINSCOM Website, 2006).

1.1 Purpose and Need for the Proposed Action

The purpose of proposed construction of the JUIAF and realignment of DIA personnel is to collocate certain DIAC and NGIC intelligence operations that require regular coordination and communication with each other to one military installation. Collocation would enhance the interoperability of the two agencies, as well as improve the acquisition, assimilation, and analysis of information supporting military intelligence. The DIA functions to be realigned to Rivanna Station are presently located 120 miles away from the NGIC, at Bolling Air Force Base in Washington, DC, a distance that undercuts their ability to coordinate and cooperate. The need for the action is also for DIA and the Army to comply with the 2005 Defense BRAC Commission's recommendations that are now part of BRAC statute.

The purpose of extending Boulders Road would be to provide access to the property recently acquired by the Army adjacent to the Station, where the ACP/VCC, RDF, and JUIAF would be constructed. At present, Boulders Road is a private road which stops several hundred feet west of the proposed new ACP for Rivanna Station. Construction of the JUIAF would house the 830 relocated DIA personnel and 220 NGIC personnel designated for collocation.

The purpose of the addition to the NGIC building is to relieve current overcrowding and to accommodate projected increases in personnel by the year 2015. Designed to accommodate approximately 700 personnel, the Nicholson Building currently houses approximately 1,200 personnel, and will likely grow by almost three hundred additional personnel by the year 2015. Work space is shared, and non-mission space has been diverted to mission work space, thereby eliminating space for personnel support facilities. The expansion would provide enough cubicle and office space to meet current standards, accommodate projected growth, and allow space for non-mission personnel support functions (e.g., a food service area, a Wellness Center, conference and training areas adjacent to personnel work stations, etc).

The proposed NGIC parking garage structure is needed to address the existing and projected parking shortfall for personnel associated with the NGIC. The number of personnel has already exceeded the capacity of the existing surface parking lots, which until very recently, caused an overflow of commuter vehicles, resulting in the vehicles being parked along the shoulders of Boulders Road. To temporarily address this problem, NGIC recently leased a gravel parking area on acreage the Army proposes to purchase. The lease is to provide temporary parking space until the garage can be constructed, in order to alleviate safety concerns for personnel parking and walking along the shoulder of Boulders Road and any resulting traffic issues.

The purpose and need for both the ACP/VCC and RDF is to isolate those operational support activities geared to detect potential terrorist and other attacks (e.g., explosives detection for incoming vehicles, screening of mail and other deliveries, and uncleared visitor processing) from operational facilities at Rivanna Station. The construction of the RDF will serve the Station requirements, and allow the NGIC to vacate space they currently lease outside the Station. Antiterrorism/force protection (AT/FP) requirements mandated by the Department of Defense (DoD) after September 11, 2001 (Unified Facilities Criteria [UFC] 4-010-01, 22 January 2007, *Minimum Antiterrorism Standards for Buildings*, and UFC 4-010-02, 19 January 2007, *Minimum Antiterrorism Standoff Distances for Buildings*) stipulate minimum distances between such facilities and those facilities occupied by personnel.

The purpose of the purchase of the land north and southeast of Boulders Road is to provide protection against encroachment on the Rivanna Station by industrial or residential development, and to allow for future expansion, if needed. It is critical that the Army provide sufficient buffers to meet AT/FP requirements and to prevent land uses that could eventually conflict with missions of the U.S. Government. Rivanna Station is currently located at the edge of a developing industrial area, which could ultimately lead to AT/FP and hostile intelligence risks to the facility and personnel through electronic eavesdropping and observation.

1.2 Location and Background

Rivanna Station, a subordinate post of Fort Belvoir, is located in northern Albemarle County, Virginia, just east of US Route 29 at its intersection with Boulders Road, approximately 10 miles north of Charlottesville, Virginia (Figure 1-1, Location of Rivanna Station). It is approximately 100 miles southwest of Washington, DC and 85 miles west of Richmond, the capital of the Commonwealth of Virginia.

Rivanna Station currently encompasses approximately 76 acres, of which 29 acres has been developed for its only tenant, the NGIC (Figure 1-2, Rivanna Station). The Army's facilities now at the Station include the Nicholson Building (260,000 square foot [SF]), two entrance gates with information signs, and two access control facilities. Rivanna Station is bounded to the north by Boulders Road, to the east by privately-owned property, to the west by US Route 29, and to the south by the North Fork of the Rivanna River.

1.3 The NEPA Process

In compliance with the National Environmental Policy Act (NEPA) of 1969, Fort Belvoir has prepared this environmental assessment (EA) to publicly document the environmental consequences of the proposed action. The EA has been prepared pursuant to the Council on Environmental Quality (CEQ) regulations in 40 Code of Federal Regulations (CFR) Part 1500-1508, and Army Regulation (AR) 200-2.

NEPA provides for the consideration of environmental issues in federal agency planning and decision-making. Under NEPA and 32 CFR Part 651, the Army must prepare an environmental impact statement (EIS) or an EA for any federal action, except those actions that are determined to be exempt by law, “emergencies”, or “categorically excluded.” An EIS is prepared for those federal actions that may significantly affect the quality of the human environment. An EA is a concise public document that provides sufficient evidence and analysis for determining whether or not to prepare an EIS. The EA includes brief discussion of:

- The need for the proposal.
- The alternatives (as required under Section 102 (2) (E) of NEPA).
- The environmental impacts of the proposed action and alternatives.
- A listing of agencies and persons consulted.

The EA results in either a Finding of No Significant Impact (FNSI) or a Notice of Intent (NOI) to prepare an EIS. An evaluation of the environmental consequences of the proposed action and alternatives includes direct, indirect, and cumulative effects as defined at 40 CFR 1508.7 and 1508.8, as well as qualitative and quantitative (where possible) assessment of the level of significance of these effects. If Fort Belvoir determines that the proposed action may have a significant impact on the quality of the human environment, then an EIS will be prepared.

The BRAC law (the Defense Closure and Realignment Act of 1990, Public Law 101-510, as amended by Title XXX of the National Defense Authorization Act for Fiscal Year 2002, Public Law 107-107) exempts consideration of the need for the action or addressing other installations as alternative receiving installations when preparing environmental documentation pursuant to the NEPA. However, an appropriate level of NEPA documentation is required to analyze how the BRAC actions will be implemented for concurrent actions, both BRAC-directed and discretionary, at each installation that is receiving realigned missions. A NEPA document is not required for those installations which are only losing activities.

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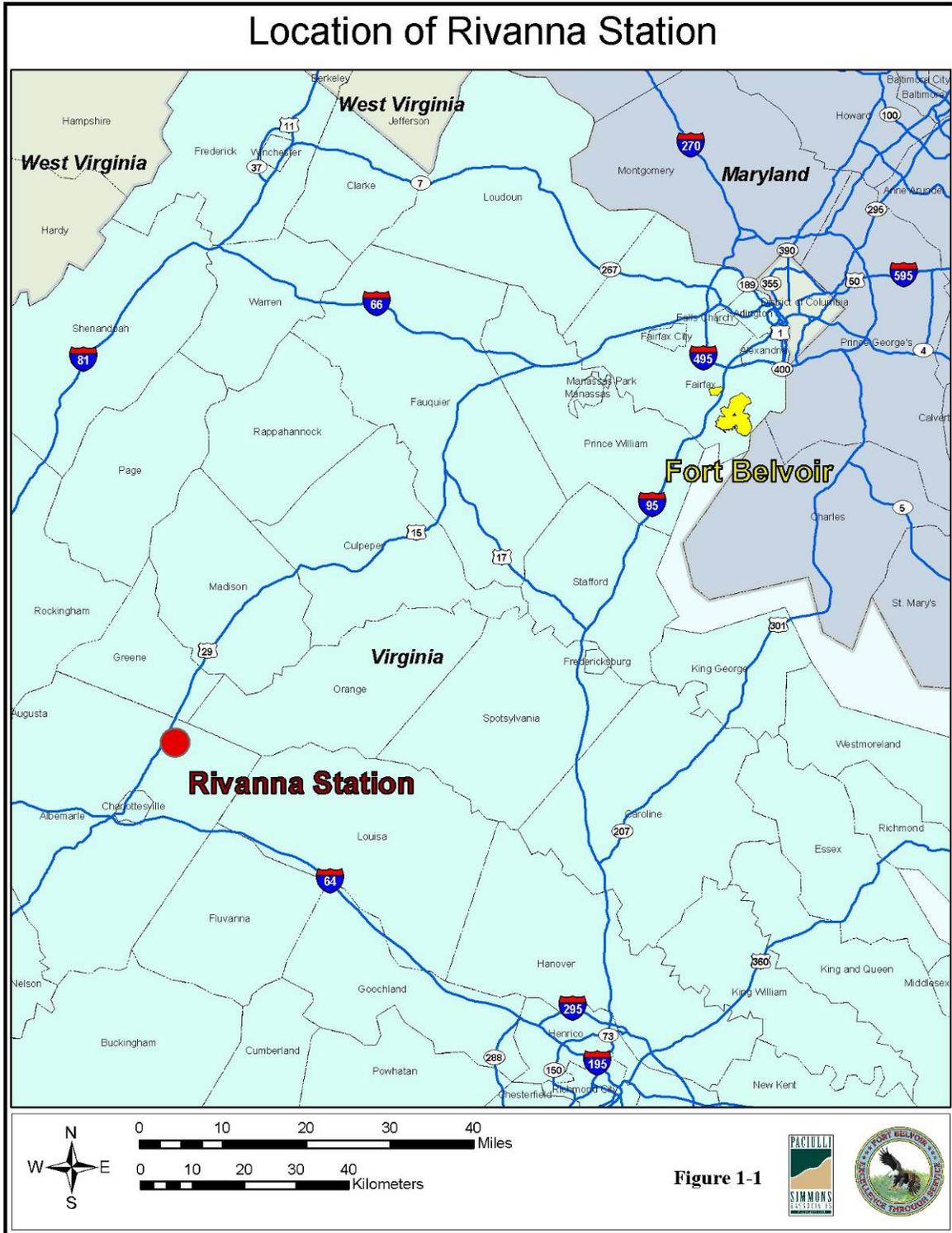


Figure 1-1

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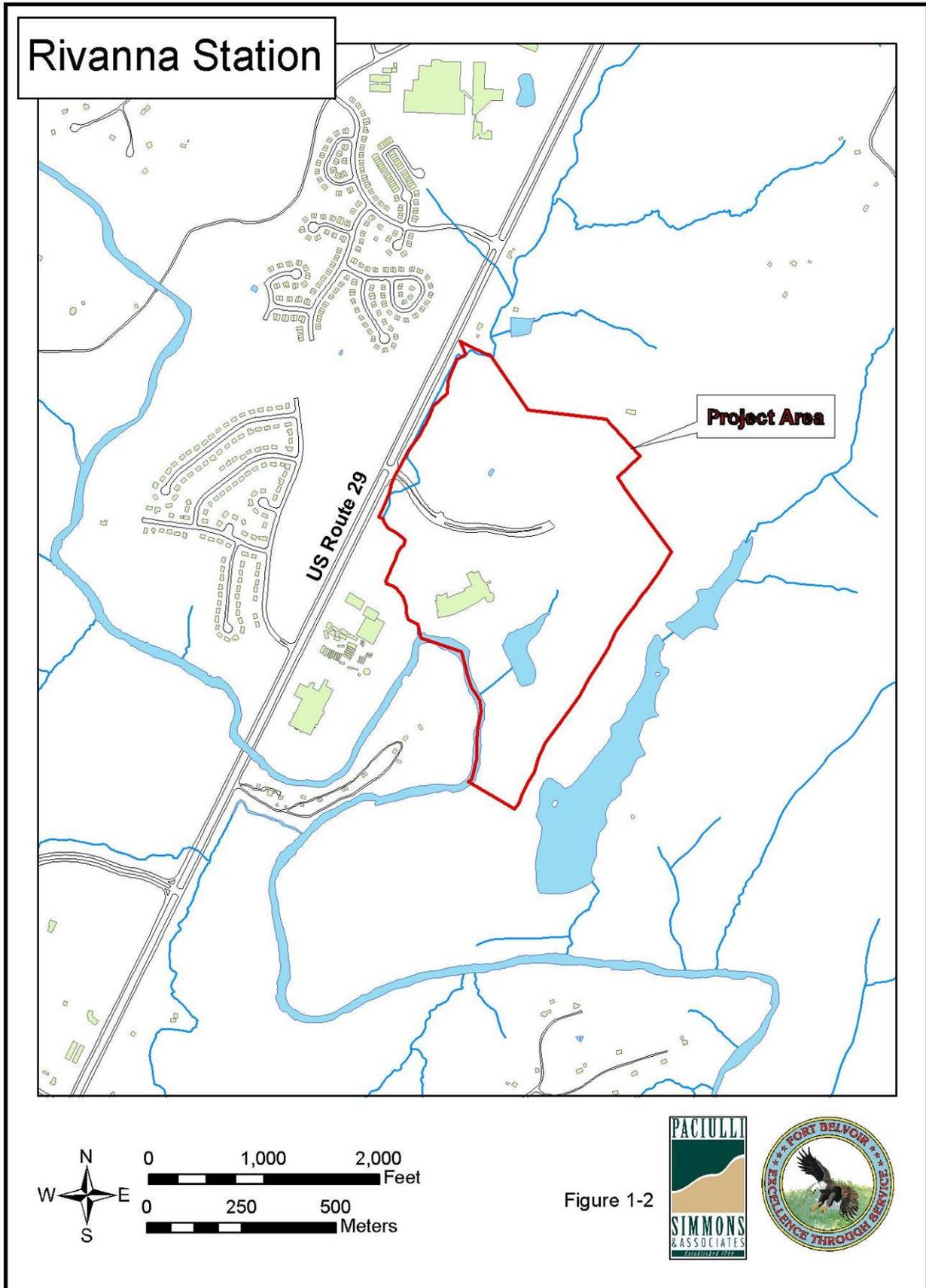


Figure 1-2

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