

# Environmental Impact Statement Alternatives



Fort Belvoir, Virginia

In the Short-Range Project and Real Property Master Plan Update Environmental Impact Statement (master plan EIS), Fort Belvoir will evaluate the environmental impact of implementing three alternative future development scenarios and comparing them to no further development within the master plan area (the No Action Alternative):

## ALTERNATIVE 1

Full Implementation of the Master Plan

Full Implementation of the Master Plan – assumes implementation of all components of the master plan, including the Short-Range Component (programmed projects with construction starting from 2012 to 2017); the Long-Range Component (the framework for the plan plus long-range projects to be implemented from 2018-2030); the Installation Design Guide; the Transportation Management Plan; the Capital Investment Strategy; and the Real Property Master Plan Digest.

The accompanying table lists the short-range and long-range projects. Many of the short-range projects are well-defined, particularly the ones to be implemented in the next several years. The long-range projects are more conceptual in nature, generally lacking site plans, designs, or known tenants. Full implementation

of the proposed short-range projects would increase the installation workforce from 39,000 by approximately 5,000 to 44,000 by 2017. Full implementation of the proposed long-range projects would add approximately 12,000, bringing the total 2030 workforce to 56,000.

## ALTERNATIVE 2

Modified Long-Range Plan

Modified Long-Range Plan – assumes implementation of all components of the master plan except Long-Range Project 9, a secure administrative campus on the Fort Belvoir North Area for up to 7,500 personnel. One project that would be built in the short-range in Alternative 1 slips to become part of Long-Range Project 10: a new administrative building for 1,000 personnel on the Defense Logistics Agency site. Implementing all of the proposed projects except as noted would increase the workforce

from the current 39,000 by approximately 4,000 to 43,000 by 2017 and by approximately 7,000 to 50,000 by 2030.

## ALTERNATIVE 3

Modified Short-Range Plan

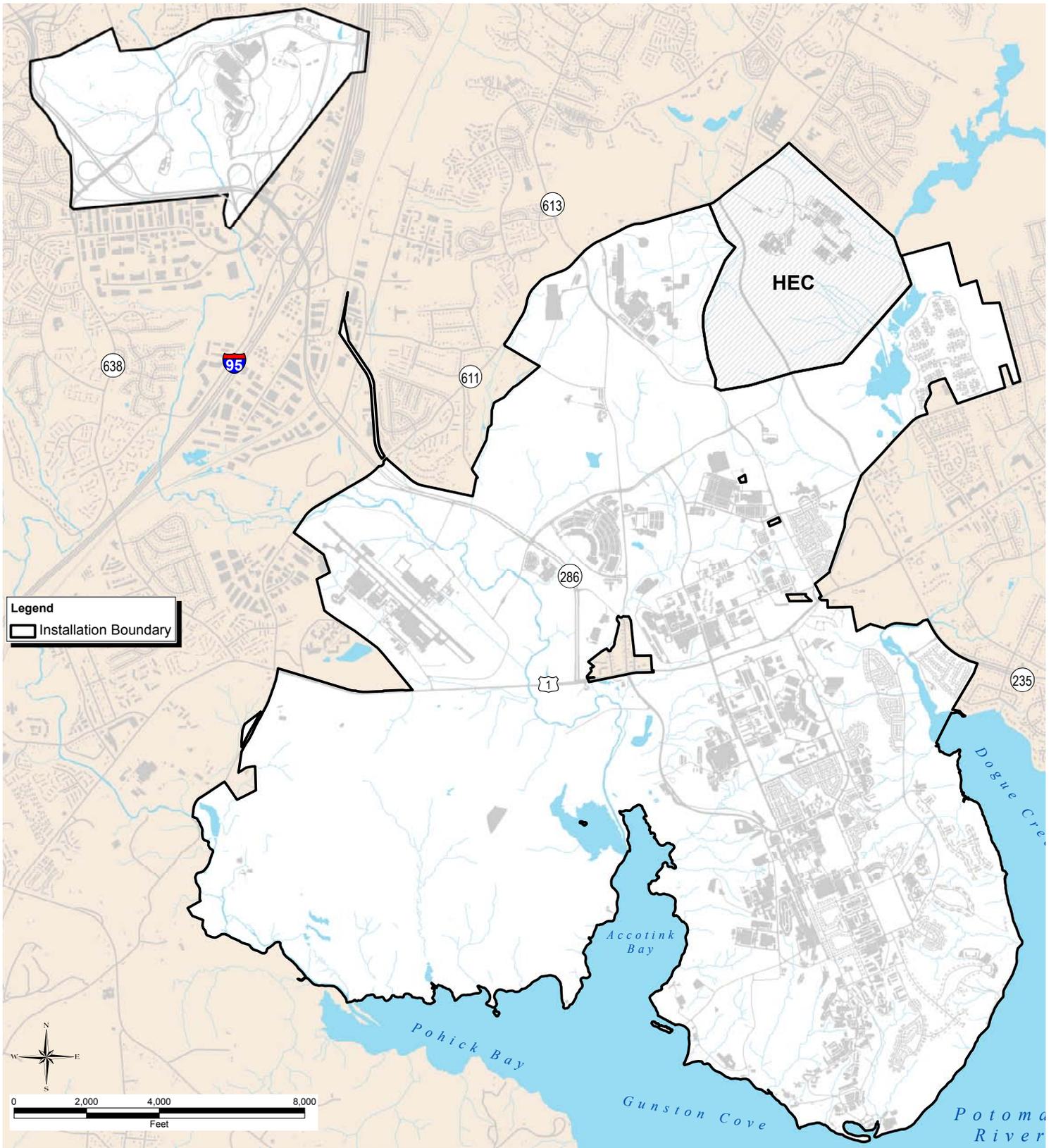
Modified Short-Range Plan – assumes implementation of all components of the master plan except that most of the short range projects would be deferred until 2018 or later, and some projects would have fewer personnel than Alternative 1. The projects that may be deferred are indicated in the accompanying project table. Implementing many projects in the long-range would increase the installation workforce from the current 39,000 by approximately 1,200 to 40,000 by 2017 and by approximately 14,000 to 55,000 by 2030.

# ALTERNATIVES

## Short-Range & Long-Range Projects

The table below lists the projects proposed for implementation as part of the update of the Real Property Master Plan. Projects are numbered and keyed to the numbers on the Short-Range and Long-Range Projects Alternatives maps. Short-range (SR ●) projects are more fully developed and are programmed for construction starts from 2012 to 2017. Long-range (LR ●) projects would be implemented from 2018 to 2030 and are more conceptual in nature.

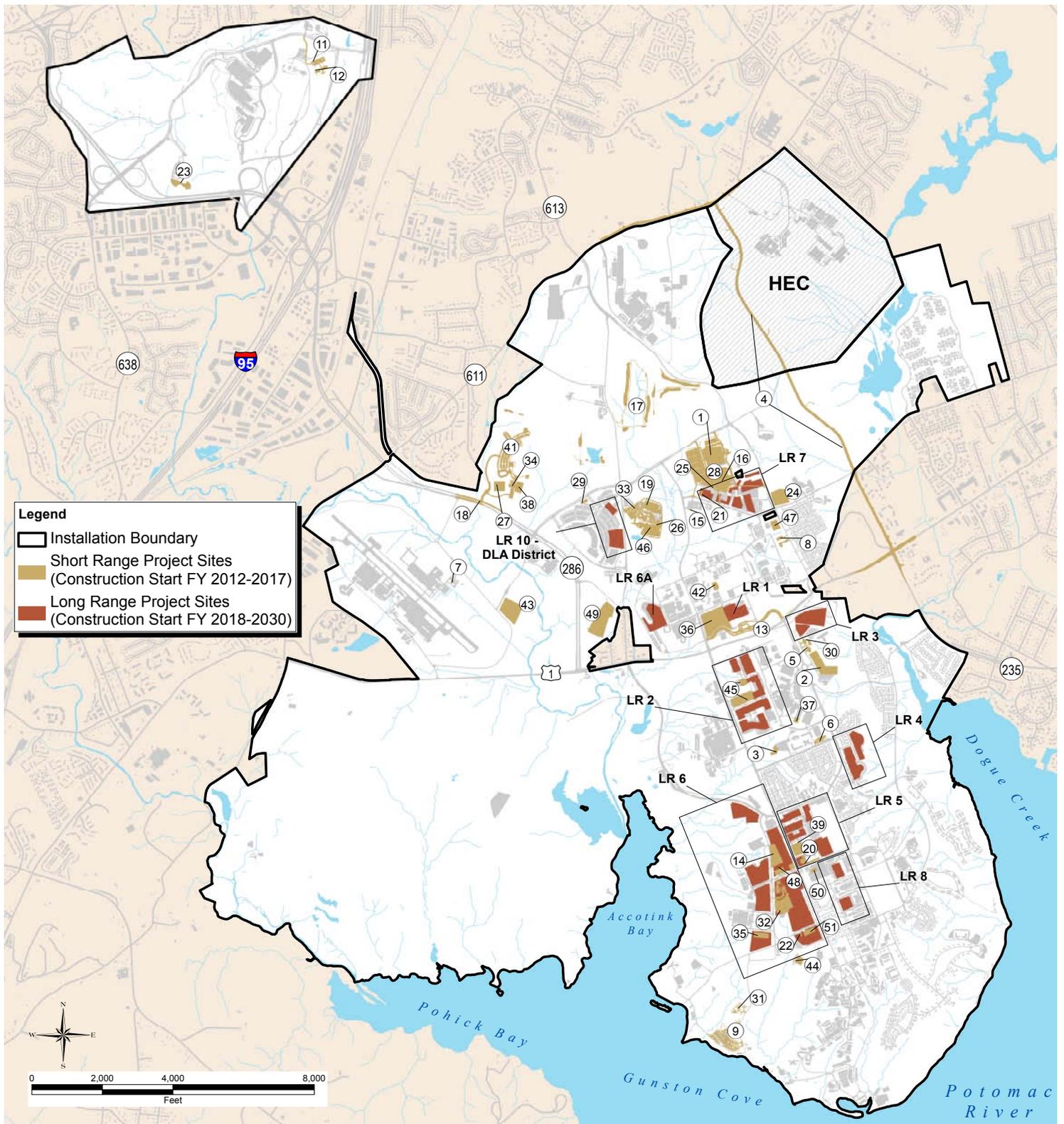
PROJECT		ALT. 1	ALT. 2	ALT. 3	PROJECT		ALT. 1	ALT. 2	ALT. 3
1	Main Post Exchange (PX)	●	●	●	27	NMUSA - Phase I	●	●	●
2	Privatized Army Lodging (PAL) - East of Belvoir	●	●	●	28	Main Post Commissary	●	●	●
3	National Intrepid Center of Excellence	●	●	●	29	Defense Logistics Agency (DLA) – Visitor Control Center	●	●	●
4	Mulligan Road - Phase II	●	●	●	30	Fisher House II	●	●	●
5	Fisher House I	●	●	●	31	Family Travel Camp - Phase II	●	●	●
6	USO	●	●	●	32	249th Battalion HQ	●	●	●
7	Expand Davison Army Airfield Fire Station	●	●	●	33	INSCOM - Phase III	●	●	●
8	Child Development Center (CDC) 144	●	●	●	34	NMUSA - Phase II	●	●	●
9	Family Travel Camp - Phase I	●	●	●	35	Retail Fuel Point	●	●	●
10	Utility Privatization - Not Mapped	●	●	●	36	29th Infantry HQ	●	●	●
11	CDC 124	●	●	●	37	Medical Office Building (MOB)	●	●	●
12	CDC 124	●	●	●	38	NMUSA - Phase III	●	●	●
13	Access Road Control Point - Lieber Gate	●	●	●	39	Multipurpose Field	●	●	●
14	Underground Regional Stormwater Management Facility	●	●	●	40	DLA - Parking Garage	●	●	●
15	Army & Air Force Exchange Service (AAFES) Car Wash	●	●	●	41	NMUSA - Phase IV	●	●	●
16	PX Demo	●	●	●	42	Construct Barracks	●	●	●
17	36 Hole Golf Course Reconfiguration	●	●	●	43	Operational Security Evaluation Group (OSEG) Training Compound	●	●	●
18	National Museum of US Army (NMUSA) Roads & Infrastructure	●	●	●	44	338 CDC Ball Field Replacement	●	●	●
19	Army Intelligence Headquarters (INSCOM) - Phase I	●	●	●	45	Secure Administrative Facility	●	●	●
20	Replace South Post (SP) Fire Station	●	●	●	46	INSCOM - Phase IV	●	●	●
21	Car Care Center (Tire Store)	●	●	●	47	Religious Education Center	●	●	●
22	Pet Care Center	●	●	●	48	INSCOM Warehouse	●	●	●
23	National Geospatial-Intelligence Agency (NGA) Canine Training Rest Facility	●	●	●	49	911th Engineering Company Operations Complex	●	●	●
24	Fairfax County School Expansion	●	●	●	50	Vehicle Maintenance Shop	●	●	●
25	Named Brand Casual Dining Restaurant (Old Chicago)	●	●	●	51	Information Systems Facility (for Network Enterprise Center)	●	●	●
26	INSCOM - Phase II	●	●	●	52	DLA - HQ	●	●	●
LR1 - Lower North Post District - Office of Chief Army Reserve Block Administration Buildings		●	●	●	LR6A - Lower North Post West District - Alternative site for low density warehouse and supporting administrative uses		●	●	●
LR2 - 1400 East District Secure Administrative Campus		●	●	●	LR7 - North Post Community Support District Administrative, AAFES, and Community Uses		●	●	●
LR3 - SP Community Support District Medical Office Building, Moral Welfare & Recreation Area (includes two ball fields, approximately 100 parking spaces, play area, picnic shelters and recreation storage sheds)		●	●	●	LR8 - Historic Core District, Administrative (HQ), Parking Deck		●	●	●
LR4 - Administrative Campus District Administrative (HQ), Medical Office		●	●	●	LR9 - Fort Belvoir North Area District Secure Administrative Campus and Support Facilities		●	●	●
LR5 - Town Center District - Administrative (HQ), AAFES, Community Uses, Fitness Center		●	●	●	LR10 - DLA & INSCOM District Administrative Center, Parking Deck, INSCOM		●	●	●
LR6 - Industrial Area District - Low density warehouse and supporting administrative uses		●	●	●	LR10DLA - DLA District Administrative Center, Parking Deck		●	●	●



## NO ACTION ALTERNATIVE

- Current workforce approximately 39,000
- Assumes no new development

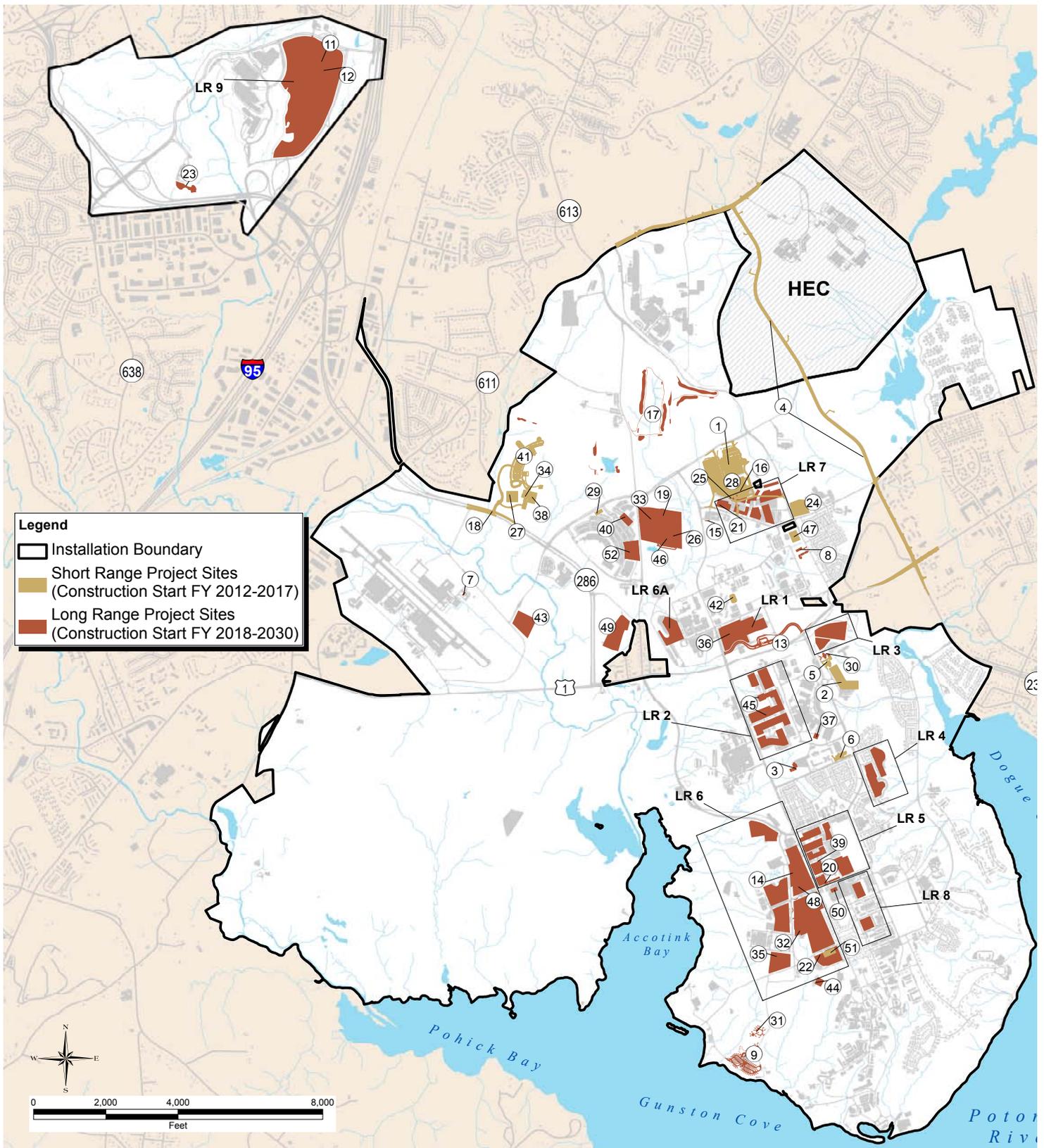




## ALTERNATIVE 2

### Modified Long-Range Plan

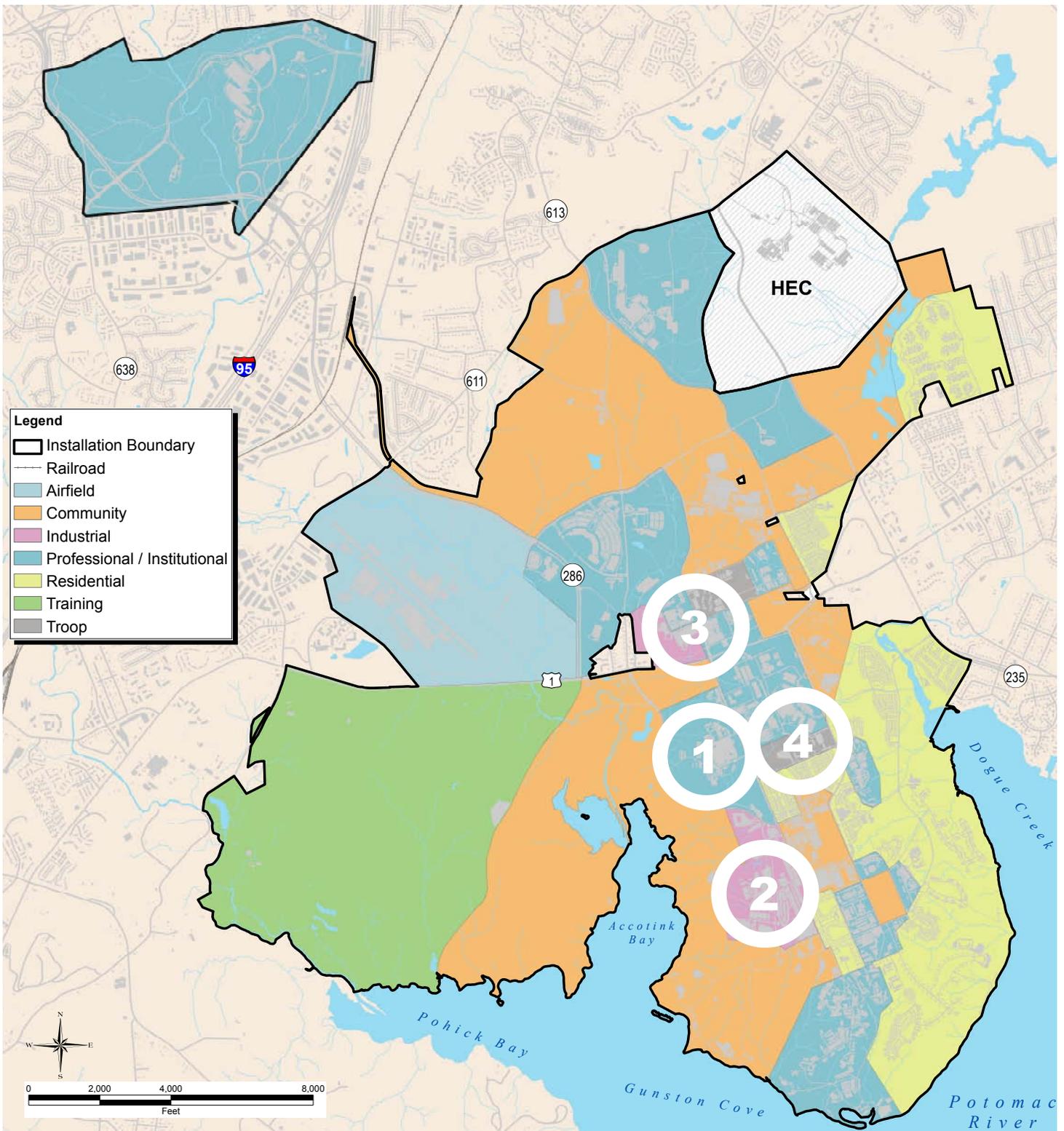
- Short-range workforce would increase by 3,800 to a total of approximately 43,000 by 2017
- Workforce could increase to a total of 50,000 by 2030 if all projects are implemented
- No long-range development on the Fort Belvoir North Area



## ALTERNATIVE 3

Modified Short-Range Plan

- Most short-range projects deferred to long-range; short-range workforce increases by 1,200 to approximately 40,000 by 2017
- Workforce could increase to a total of 55,000 by 2030 if all projects are implemented



## PROPOSED LAND USE PLAN

1. Create a professional/institutional land use area adjacent to the South Post Core
2. Reduce the South Post industrial land use area; build new, more efficient facilities
3. Consolidate industrial land uses west of Gunston Road; convert the industrial land use area east of Gunston Road to professional/institutional
4. Change community land use south of Fort Belvoir Community Hospital to troop land use

