

Environmental Impact Statement (EIS) Analysis Areas



Fort Belvoir, Virginia

This fact sheet addresses the specific analysis areas (resources) being considered in the environmental impact analysis. The Short-Range Projects & Real Property Master Plan (master plan) Update EIS will describe & evaluate impacts to affected resources on Fort Belvoir, in the surrounding community & in the region.

This EIS will focus on the resources, or valued environmental components, that are the most likely to be affected by adopting and implementing the master plan.

What resources will be evaluated in the EIS?

For each resource or analysis area on this fact sheet (as well as others that may be suggested during the EIS Scoping process), the EIS will describe existing conditions and discuss the short-term, long-term, direct, indirect, and cumulative impacts of the planned activities at Fort Belvoir under each alternative. The assessment will include the following resources:

Land Use & Plans – The land use assessment will examine proposed changes in land use to determine whether they would be in accord with current land uses and plans for Fort Belvoir and the surrounding community. In particular, the assessment will determine how well each alternative meets the master plan's guiding principles for development (practicing smart growth, employing compact redevelopment strategies, maximizing use of previously developed areas, preserving existing open space, and phasing out aging infrastructure with sustainable, efficient replacements). The EIS will also include



a review of plans prepared by county, state, and federal agencies that may have a bearing on Belvoir's development.

Socioeconomics – The socioeconomic evaluation will assess the effects of proposed new construction and increased personnel on employment, housing, community facilities and services, income, and community demographics both on Post and in the surrounding community. The evaluation will address any specific effects on nearby low-income and minority populations living in environmental justice communities, as well as any effects on concentrations of children.

Cultural Resources – The cultural resources assessment will evaluate the potential impact of the alternatives on such cultural resources as historic properties, archeological resources, and cultural items, as described in the National Historic Preservation Act Fact Sheet.

Utilities – The utilities evaluation will evaluate the location, capacity, and condition of utilities needed to serve the Post under each of the alternatives. The analysis will address how each alternative meets future needs for services including potable water, wastewater, electricity, natural gas, steam, solid waste, stormwater management, and communications.

Environmental Pollution – The environmental pollution assessment will summarize detrimental discharge of material into the land, air, or water, including incidents before the

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issuance of environmental regulations. There will also be a discussion of environmental restoration efforts, including remediation programs. The EIS team will assess the impact of each alternative on environmental pollution and associated restoration programs.

Transportation – The standalone transportation management plan will include an assessment of the current transportation system on and in the vicinity of the Post, a travel demand management plan, an implementation plan, and a monitoring program. As part of the evaluation, we will determine how well each alternative meets the master plan’s guiding principles of encouraging alternative modes of transportation and coordinating development with existing and planned transit opportunities.

Air Quality – The air quality assessment will describe air emissions from construction and facilities operations. As Fairfax County (and therefore Fort Belvoir) is a nonattainment area for the National Ambient Air Quality Standards, it will be important to ascertain whether a formal conformity determination is needed. The ultimate goal of this analysis will be to determine whether the projects under each of the alternatives would have a significant effect on air quality or interfere with the ability of the region to attain federally-mandated air quality standards.



Noise – The noise assessment will include a characterization of common activities that generate noise. Noise levels from projects

considered under the alternatives, in particular construction and operations, will be analyzed. Notably, the vast majority of planning elements outlined in the master plan are relatively quiet (i.e., administrative or residential). All activities will be reviewed to determine their compatibility with other noise at the installation (e.g., operations from Davison Army Air Field). The analysis will then determine whether the projects under each alternative would have a significant effect on the existing noise environment, or create areas of incompatible land uses on or around the installation.

Geology, Topography & Soils – The EIS will describe the topography, geology, and soils of the project area. The report will identify and map features that may constrain development, such as steep slopes, to assess impacts of future construction on topography, geology, and soils for each alternative.

Wetlands & Water Resources – The wetlands and water resources assessment will include information describing the approximate location and type of Belvoir’s wetlands

and surface water resources. The assessment will examine proposed projects and development areas in relation to wetlands and surface waters, and likely mitigation measures will be identified if there is overlap. Also discussed will be groundwater resources within the installation, their quality, and existing withdrawals (if any).

Important Ecological Communities & Terrestrial Wildlife – The EIS will focus on those natural areas or communities that are unique or valuable (e.g., the Fort Belvoir Forest and Wildlife Corridor, the Jackson Abbott and Accotink Bay Wildlife Refuges) and will discuss potential constraints that these habitats pose to nearby projects or development areas under each alternative. As a master plan guiding principle, Belvoir encourages development in concert with the natural environment and aims to preserve and protect ecosystems and biodiversity.

Rare, Threatened & Endangered Species – The rare, threatened, and endangered species assessment will examine information on these species potentially occurring on the installation to identify areas where suitable habitat occurs and to determine whether there is any overlap between these areas and proposed project or development areas. Unique plant communities and habitats of special concern will also be identified. The EIS effort will require coordination with the appropriate state and federal agencies to ensure minimal impacts to protected species and their habitats.

Sustainability & Energy Use – The EIS will assess the sustainability and relative energy use under each of the alternatives. The analysis will evaluate and compare the anticipated outcomes of the incorporated sustainability measures in terms of overall reductions in impermeable surfaces and runoff, water use, vehicle miles traveled, petroleum use, energy use, greenhouse gas emissions, use of renewable energy, waste reuse and recycling, and support of ecosystem services. As a master plan guiding principle, Belvoir strives to promote a green environment through design, technology, and best practice and to provide leadership in renewable energy and water conservation.

Coastal Zone Management – The EIS team will prepare a Federal Coastal Consistency Determination for submission to the Virginia Department of Environmental Quality and inclusion in the EIS as an appendix. The consistency determination will evaluate the potential direct or indirect effects of the proposed action on Virginia’s coastal zone and coastal resources (land or water uses or natural resources) and will assess the proposed action’s consistency with the enforceable policies of the commonwealth’s Coastal Resources Management Program.

Real Property Master Plan Update EIS information
at www.belvoir.army.mil/envirodocssection2.asp