

Finding of No Significant Impact (FNSI)

FBNA Distribution Center
Fort Belvoir, Virginia

Name of Action: Fort Belvoir North Area (FBNA) Distribution Center

Description of the Proposed Action, Purpose, and Need: The Proposed Action involves the construction of a distribution center within the Fort Belvoir North Area (FBNA). The Proposed Action would be implemented in accordance with the National Environmental Policy Act (NEPA), as amended (Title 42 U.S.C. §4321 et seq.), the Council on Environmental Quality (CEQ); NEPA-implementing regulations at 40 Code of Federal Regulations (CFR) Parts 1500–1508, and the Army’s NEPA-implementing regulations at 32 CFR Part 651, *Environmental Analysis of Army Actions*.

The purpose of this project is to construct and operate an approximately 525,000 square foot distribution center warehouse and administrative building with approximately 600 personnel, associated parking, and covered storage on FBNA. This facility would support the delivery and receipt of materials within and across the Washington Metropolitan Area and National Capital Region (NCR) to achieve distribution efficiencies.

The need for the facility is to modernize logistical operations and address safety, security, and operational concerns specific to the distribution center and its administrative functions. The action would also provide for compliance with Office of Management and Budget guidance identifying “good stewardship of taxpayer resources” and directing joint site usage efficiencies.

Alternatives: The Environmental Assessment (EA) for the Proposed Action evaluated the action as described above and the No Action Alternative. Analyses of alternative site locations were conducted for multiple government and commercial locations both inside and outside the NCR. The alternative sites reviewed were determined to not meet the purpose and need of the Proposed Action and were not further examined in the EA.

No Action Alternative: The No Action Alternative would be to not construct and operate the distribution center on FBNA.

Environment Consequences: Environmental effects of the Proposed Action included those related to construction and operation of the Proposed Action as well as impacts from increased personnel and traffic to FBNA. Table 1 shows the resource areas analyzed in the EA and their expected effects for the Proposed Action and No Action Alternative.

Soils and surface waters would incur impacts from vegetation clearing, causing a temporary increase in erosion from destabilization. Erosion and sediment control measures would be implemented to prevent soil erosion in accordance with the Virginia Erosion and Sediment Control Law (9 Virginia Administrative Code 25-840). A stormwater pollution prevention plan and Virginia stormwater management program construction general permit would also be acquired/implemented to prevent negative effects. Stormwater would incur impacts from the addition of impermeable surface to the project area. Increases in stormwater would be prevented by stormwater management strategies and best management practices (BMPs), as described in Section 3.3.2.2 of the EA.

Vegetation would incur impacts from removal. Replanting of native vegetation to mitigate impacts would occur. Wildlife would incur temporary impacts from construction noise, ground disturbance, and vegetation removal. These impacts would be mitigated by replanting of vegetation and adhering to time of year restrictions. Rare, threatened, and endangered species (RTE) could incur impacts from the further disturbance of potential habitat. However, the northern long-eared bat was also not found at the Proposed Action Site. The small-whorled pogonia, formerly an RTE species for the site, was also not present at the Proposed Action Site during a June 2022 field study. Additional surveys for RTE would occur prior to construction as required, and all guidelines for their protection would be followed.

Munitions would incur beneficial impacts from munitions surveys of the former Army proving ground, resulting in permanently reduced threats from previously unknown munitions.

Utilities would incur impacts from increased demands with the new distribution center. All the utility systems are capable of handling increased demands and would remain functional.

Noise would incur impacts during construction, which would cease when construction is completed. Construction vehicles would require noise-dampening equipment and would only operate during the day. Permanent noise level increases from commuting to and from the distribution center would remain within Noise Zone II levels.

Air quality would incur less-than-significant, short- and long-term adverse effects. During construction, engine emissions and potential fugitive dust emissions would have adverse effects; however, these impacts would be minimized through standard construction BMPs. Long-term operations of the facility would result in *de minimis* emissions.

Traffic would incur less-than-significant, short-term adverse effects on the regional roadway network and project vicinity from construction worker commutes and delivery and pickup of construction materials and debris. Less-than-significant long-term effects of increased personnel commuting to and from FBNA would occur.

Cultural and historic resources would incur no effects. No sites eligible for listing on the National Register of Historic Places are located within the project area.

Socioeconomics would incur less-than-significant, beneficial impacts from the increase in workers and spending to the area, causing small economic growth.

Summary of Environmental Impacts: Based on the findings of the EA, it is anticipated that the Proposed Action would result in no significant adverse impacts to any of the aforementioned resource areas. As summarized in Table 1, the Proposed Action could have adverse impacts on select resources, and an overall beneficial impact on hazardous waste materials and munitions and socioeconomics. Adverse impacts would be maintained at a less-than-significant level by implementing BMPs, permit requirements, and performing other management measures throughout the construction and operational phases of the project.

Notice of Availability: The Draft EA and Draft Finding of No Significant Impact (FNSI) was made available for a 30-day review and comment period by the public, regulatory agencies, and stakeholder organizations. A Notice of Availability of the Draft EA for the 30-day review period was published in the *Washington Post*, the *Springfield Connection*, the *Connection Mount Vernon Gazette*, and the *Washington Times* on June 30, 2022. Printed copies of the Draft EA were available for review at the Fort Belvoir Van Noy Library; the Fairfax County Library – Kingstowne Branch, Sherwood Regional Branch, and Richard Byrd Branch; on the project website, <https://www.nab.usace.army.mil/FBNA>, and on the Fort Belvoir Environmental webpage <https://home.army.mil/belvoir/index.php/about/Garrison/directorate-public-works/environmental-division>.

Response to Comments: Comments from federal, state, and local agencies and the public received during the public review period were considered for incorporation into the Final EA.

Table 1: Summary of Potential Environmental Consequences on Environmental Resources

Resource	Proposed Action	No Action Alternative
Geology, topography, and soils	Less-than-significant, short-term adverse effects on soils	No effects
Water resources (Surface water, riparian buffer areas, floodplains, groundwater, stormwater)	Less-than-significant, adverse effects	Less-than-significant adverse impacts on surface waters
Biological resources (Vegetation, wildlife, special status species, partners in flight)	Less-than-significant, short-term adverse effects on vegetation, wildlife, and RTE	No effects
Hazardous Waste Materials and Munitions	Less-than-significant, beneficial effects	No effects
Utilities (Electric, Wastewater, and Natural Gas)	Less-than-significant, long-term adverse effects	No effects
Noise	Less-than-significant, short- and long-term adverse effects	No effects
Airspace	Less-than-significant, adverse effects	No effects
Air Quality	Less-than-significant, short- and long-term adverse effects	No effects
Traffic	Less-than-significant, short- and long-term adverse effects	No effects
Cultural and Historic Resources	No effects	No effects
Socioeconomics, environmental justice, and protection of children	Less-than-significant, short- and long-term beneficial effects on socioeconomics; no effects on environmental justice and protection of children.	No effects

