

STAFF RECOMMENDATION

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NCPC File No. 6765



FORT BELVOIR, NEW COMMUNITY HOSPITAL

Fort Belvoir, Fairfax County, Virginia

Submitted by the Department of the Army

July 3, 2008

Abstract

The Department of the Army has submitted preliminary and final site and building plans for a new hospital located on 60 acres of land at the South Post of Fort Belvoir, Virginia. This project supports the Base Realignment and Closure Commission (BRAC) 2005 restationing decisions within the National Capital Region. The National Capital Region military medical service market supports care for more than 439,000 eligible military beneficiaries. It is expected the Fort Belvoir Community Hospital would provide healthcare services to a total of 220,803 beneficiaries. The hospital final planning and design provides a new modern hospital with components that include a 1.2 million square foot hospital building comprising 125 patient beds, medical clinical space and outpatient services, 2600 vehicle spaces in parking garages, a dental clinic, and administrative areas that would house the North Atlantic Regional Medical Command (NARMC). Ancillary facilities include a central energy plant, helipad, ambulance shelter, surface parking, and various utility and infrastructure services.

Commission Action Requested by Applicant

Commission approval of preliminary and final site and building plans pursuant to 40 U.S.C. § 8722(b)(1).

Executive Director's Recommendation

The Commission:

Approves the preliminary and final site and building plans for the New Fort Belvoir Community Hospital at Fort Belvoir, Virginia, as shown on NCPC Map File No. 2204.10(38.00)-42556; and,

Commends the Army for maintaining the design integrity of the final hospital design with its sustainable and eco-friendly building elements and landscape design features.

Reminds the Army of the requirement to submit to the Commission the final long range master plan and accompanying required environmental and historic preservation compliance documents.

* * *

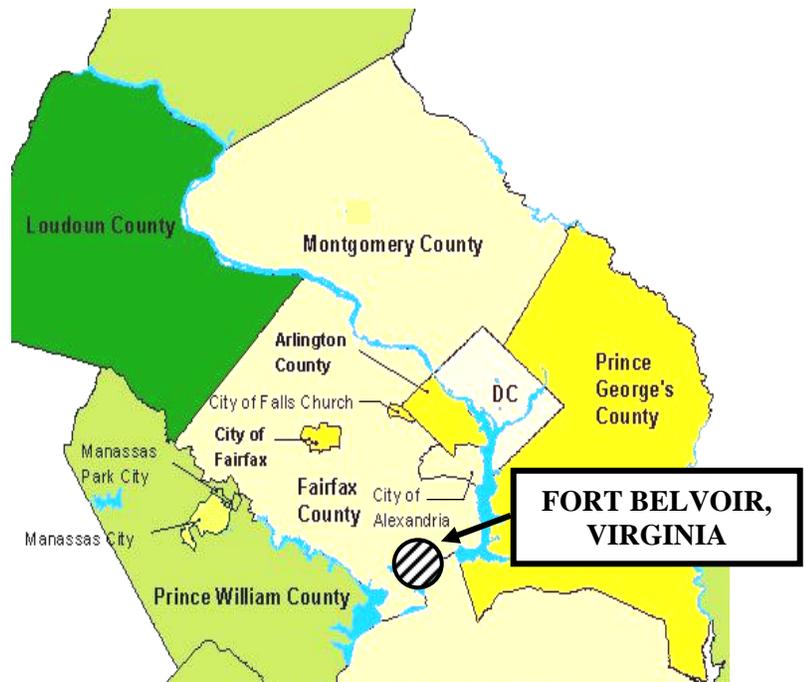
PROJECT DESCRIPTION

Site

The site for the new hospital is located at the South Post development of Fort Belvoir and just inside the Pence Gate entrance for the South Post. The proposed location is bounded by Richmond Highway (U.S. Route 1) to the north, Ninth Street to the south, Belvoir Road to the east, and Gunston Road to the west. The total land area within these roadways is rectangular and consists of approximately 185 acres. The majority of the site area is either undeveloped or is occupied by the existing South Post golf course.

Based on consideration of buffers, natural features of the existing golf course, and environmental impact parameters, the site for the new hospital was established at 60 acres.

As of December 2007, the project's foundation area has been cleared and construction staging areas established.



REGIONAL LOCATION OF FORT BELVOIR, VIRGINIA

Background

This project supports the Base Realignment and Closure Commission (BRAC) 2005 decisions within the National Capital Region affecting Walter Reed Army Medical Center (WRAMC) in Washington, DC; National Naval Medical Center (NNMC) at Bethesda, Maryland; Malcolm Grow Medical Center (MGMC) at Andrews Air Force Base; and Dewitt Army Community Hospital at Fort Belvoir. BRAC closes Walter Reed in 2011 and places about one-quarter of the functions of WRAMC in a new community hospital at Fort Belvoir.

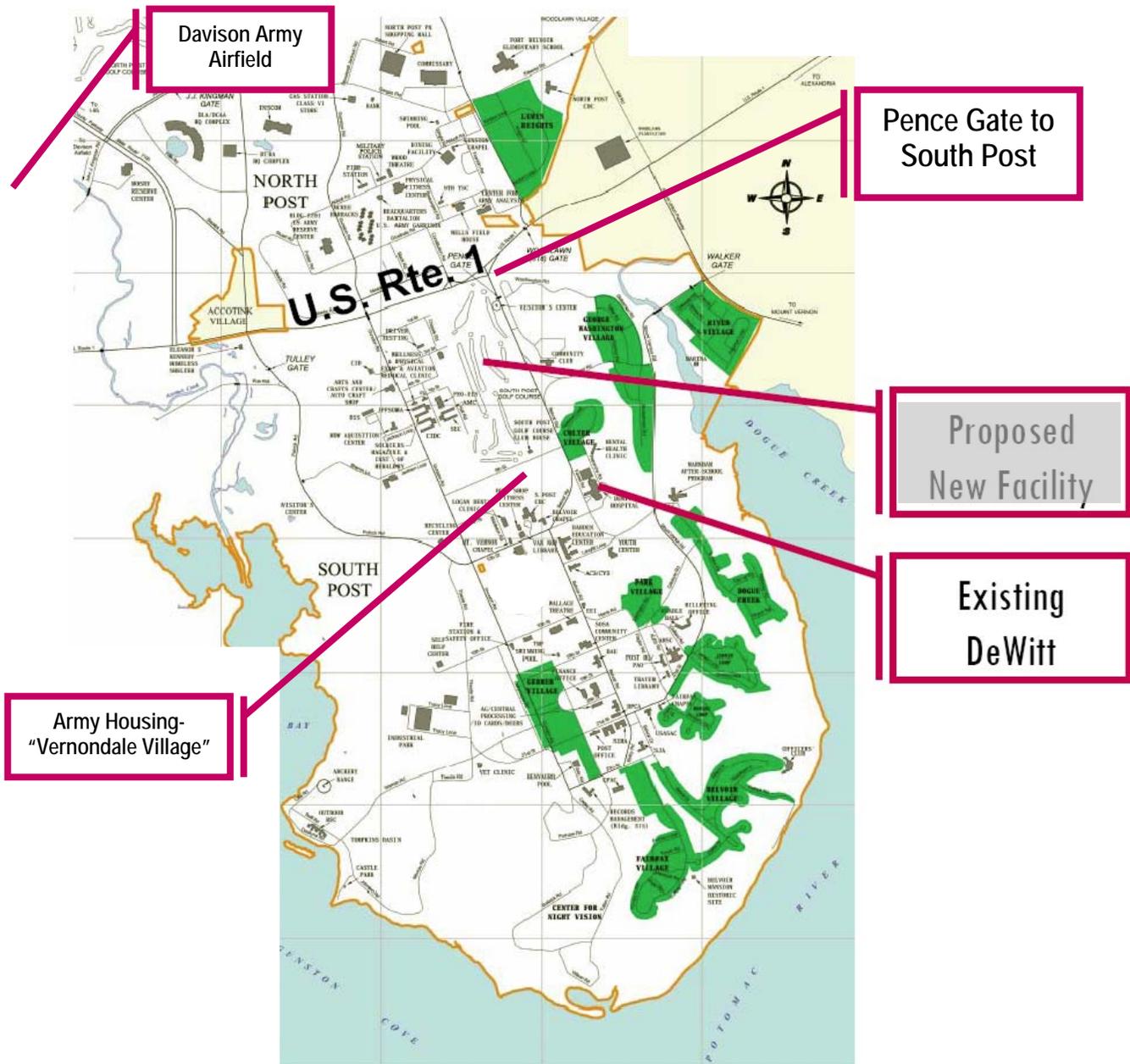
The Fort Belvoir Community Hospital (FBCH) project will provide a modern hospital within Fort Belvoir. The project components include a 1.2 million square foot hospital comprising 125 patient beds, medical clinical space and outpatient services, 2,600 spaces in structured parking, a dental clinic, and administrative areas that would house the North Atlantic Regional Medical Command (NARMC) offices. Ancillary facilities include a central energy plant, helipad, ambulance shelter, surface parking, and various utility and infrastructure services.

In September of 2007, the Commission commented favorably on the concept site and building plans for the FBCH at Fort Belvoir, Virginia, as shown on NCPC Map File No. 2204.10(38.00)-42309; and requested the applicant in the next submission of project planning and design development:

- Provide a final hospital TMP outline that is submitted no later than the request for NCPC final building design.
- Provide a complete circulation diagram and parking usage diagram for the garages that accounts for all various operational modes of the FBCH parking requirements through a typical 24-hour time period and that information is supplied on clarifying the 24/7 operations of the hospital and its effects or relationship to transit bus scheduling.
- Revise pedestrian connections to and from other adjacent nearby areas of the post, particularly to the south and in the direction of Gunston Road.
- The applicant investigate location and implementation of open space, between the Sixth Street and Ninth Street corridor, with a buffer zone that would serve to protect the residential area along Ninth Street from traffic and service truck noise, emergency sirens, and other activity associated with the hospital location.

As a related recommendation, the Commission asked that the Fort Belvoir Command coordinate and collaborate with Fairfax County, so that county authorities may repair the county force main sewer pipe from Dogue Creek Pump Station across Fort Belvoir's northeast areas of the South Post.

The applicant has responded to all areas of the earlier review recommendations except for clear accounting of the status of the Dogue Creek Pump Station issue. However, by way of NCPC staff consultation with the Fairfax County BRAC Coordinator, Mr. Mark Canale, it has been determined that an agreement was signed between Fort Belvoir and Fairfax County in April 2008 to complete this work.



VICINITY MAP INDICATING LOCATION OF THE PROPOSED FORT BELVOIR COMMUNITY HOSPITAL ON THE SOUTH POST AREA OF FORT BELVOIR



FORT BELVOIR COMMUNITY HOSPITAL FINAL SITE PLAN

Proposal

The final design of the FBCH centralizes the new hospital in the area of the South Post golf course with its orientation toward Belvoir Road. The entrance roadway for the facility is envisioned as a landscape boulevard shaped around an existing large wooded depressed area of the golf course adjacent to Belvoir Road. Major access points for the building and for parking facilities will all be reached as destinations along the entrance road sequence.

The FBCH building height takes into consideration elevation restrictions associated with nearby Davison Army airfield. The hospital building is seven occupied levels above grade, at its highest points, with flanking portions of the buildings to the north and south lower. Structured parking for staff and visitors totals 2,600 spaces, and will be deployed in two five level structures to the north and south of the hospital building. Surface parking along the entrance drive to the east will

serve visitors and patients. The principle parking structures located to the north and south of the hospital will be linked to the outpatient entrances by enclosed walkways. Of the available spaces, 2,115 will be available for staff. This amount of parking would establish a staff parking ratio of 1 space per 1.5 employees, which is in conformance with the parking ratio specified by the Commission's Comprehensive Plan.

In the main hospital structure there will be a partial basement containing services and support functions. A portion of the final site plan incorporates fully and partially enclosed outdoor courtyards which will be intensively landscaped with pedestrian paving, low maintenance planting, water features, and other materials providing visual interest and human comfort. A vegetated roof (green roof) will be developed over the central portion of the hospital building, reducing runoff and providing visual relief and interest to the views from the inpatient areas. At the penthouse areas of the outpatient clinics, collection of rainwater will occur that will be stored in cisterns located at each of the north and south outpatient courtyards. Further measures to manage stormwater runoff include the development of a system of bioswales to the east and west of the building, which will contain and naturally absorb surface drainage.



MAIN ENTRANCE TO COMMUNITY HOSPITAL AS VIEW TOWARD SOUTHWEST

Patients and visitors enter the hospital public lobby that interconnects inpatient and outpatient destinations. Secondary entrances permit more immediate access to outpatient functions for both patients and staff. The areas which are deployed in the center of the building are oriented toward

inpatient care as well as diagnostic and treatment areas. Supporting functions are located at basement and first floor levels below these areas. Mechanical equipment serving these areas is located in a floor dedicated to this use immediately beneath the inpatient nursing unit floors.



OUTPATIENT CLINIC LOBBY



MAIN ENTRANCE LOBBY

Material composition of the final design features sympathetic themes to the visual character of the South Post, but will be modern and durable. Most of the unglazed portions of the exterior of the buildings will be composed of a terra cotta rain screen exterior system, which is energy efficient and may be constructed rapidly (an important factor in an aggressive schedule for BRAC completion actions). In addition, the terra cotta tiles are manufactured in larger units that will accommodate the final building scale. The design incorporates a pattern of tiles throughout which are 24" wide and 12" high. Much of the window glazing systems in the building will be composed of a unitized curtain wall system, with more limited applications of strip and punched windows. The glazing will support energy efficiency strategies by incorporating insulating panels, low-emission coatings, ceramic frit patterns, and sun shading devices. In addition to the rains screen system, areas of aluminum metal panel wall surfaces are incorporated in the design. Sloping curvilinear roof forms over the penthouse elements are designed to express their rain collecting functions, as well as help relate to the vertical scale of the central inpatient nursing tower. Courtyard cisterns also will be exposed to view as sculptural forms in order to convey their role in conservation.

Assigned employment to be relocated to Fort Belvoir Community Hospital is 2,328 employees. With the existing staff employment at the current hospital of 922, the total assigned personnel for the FBCH would be at approximately 3,250 personnel.



SUSTAINABLE BUILDING DESIGN FEATURES



OUTPATIENT COURTYARD SUSTAINABLE DESIGN FEATURES

The intent for the FBCH is to achieve a LEED rating for adherence to sustainable design goals. The criteria for achieving this rating include selecting an appropriate site, designing the project in an environmentally appropriate way, and providing alternative means of transportation to the site. Some of the highlights of the strategies proposed for the FBCH are:

- Providing significant and functional open space
- Utilizing quality and quantity of stormwater management
- Maintaining strategies for automobile use that limits parking of employees and therefore encourage public transportation, carpools, and other alternatives to the automobile.
- Reducing the use of potable water through re-cycling and initial capture through cisterns

Development Program

Applicant: Department of the Army

Estimated Cost: The FBCH construction cost is preliminarily established at approximately \$747,000,000. Funding is planned to be allocated in a phased and incremental sequence to meet the needs of construction progress.

Architect: Joint Venture of HDR and Dewberry, Alexandria and Fairfax, Virginia

Completion Date: The FBCH is a BRAC action which the President and U.S. Congress have authorized to be completed by 2011. The schedule for construction began in late 2007 with occupancy scheduled for mid to late 2010.



**FINAL DESIGN LAYOUT OF
TYPICAL PATIENT ROOM**

COORDINATION

The Fort Belvoir Army planners and the design consortium, called Belvoir New Vision Planners, initiated consultation with NCPC staff concerning the FBCH in late 2006 and throughout 2007.

In its overall efforts, the Army and its design teams have maintained communications with many stakeholders in the planning initiative for FBCH and have conducted several meetings with state and local jurisdictional agencies. Army planners have also communicated with staff of the Fairfax County Office Department of Planning, County Supervisors and representatives of the Supervisors, and the County Department of Transportation regarding the FBCH plans.

Additional coordination of the land use modifications and FBCH planning was undertaken by NCPC staff in requesting comment on the plans from the Fairfax County Department of Planning and Zoning, the Metropolitan Washington Council of Government planners, Virginia Department of Historic Resources, Fairfax County Public Schools, Virginia Department of Environmental Quality, Virginia Department of Transportation, and the Northern Virginia Regional Planning Commission in July 2007.

Members of the Fairfax Department of Planning and Department of Transportation met with NCPC staff on August 20, 2007 and expressed the following:

- In the Context of Biological Resources
 - Protect environmentally sensitive areas on the FBCH site
 - Minimize clearing of trees by utilizing BMPs
 - Reforestation and landscape tree planting that will be sufficient to restore the tree canopy that will be removed on the FBCH site. The existing Fort replacement policy for trees should be confirmed and strengthened at it applies to BRAC activity areas
 - Wetland mitigation occur as close to the source of impacts as possible and within the same watersheds
- Cultural Resources
 - Local jurisdictional consulting parties should be included in the preparation of a Programmatic Agreement (PA) including Fairfax County Park Authority and Fairfax County Government staff.
 - Interpretation of cultural resources near the FBCH site should be included such as brochures, signage, exhibits, websites, etc.
 - Additional issues as described under the National Historic Preservation Act conformance section of this report.
- Land Use
 - Exterior lighting should be designed to be consistent with county requirements particularly near FBCH site boundaries.
- Parks and Recreation
 - Dedication of the 135-acre portion of the western EPG site area to the Fairfax County Park Authority consistent with the 2003 Defense Authorization Act.

- Construction of recreation facilities on the western EPG site to help off-set demand and loss of open recreation created by the new development associated with the FBCH.
- Transportation Issues
 - Transportation mitigation measures specified by the EIS process should be in place prior to site and building occupancy. Commitments by the Army for implement of EIS mitigation and improvements should be specified.
 - The new hospital close proximity to the Pence Gate security control area requires coordination and the establishment of additional lanes to allow hospital only traffic access to the FBCH area.
 - The FBCH vehicle access must have coordinated signal timing reviewed by VDOT and adjusted as recommended.
 - Onsite design features should include locations for bus stops, shelters, and pus pullouts.
- Water Resources
 - The County Planning review applauds the FBCH to comment to making the new facilities LEED certified, but details were believed to be lacking. Follow-up information has subsequently been provided by the Army.
 - Resource protection areas (RPA) should not be degraded by insufficient protection measures, and the avoidance of the areas when possible should be achieved.
 - The Army should use full BMPs and low impact development (LID) facilities for both water quantity and quality control.
 - Water runoff detention requirements are a full and separate County permitting regulation that must be adhered to. Stormwater management measures must be consistent with the requirements of the Chesapeake Bay Preservation Areas, floodplain regulations, erosion and sediment control requirements, and adequate outfall provisions. All design elements of the drainage systems of the FBCH must be consistent with the Virginia Erosion and Sediment Control Regulation (4VAESO.30-40.19) and Stormwater Management Regulation (AVAC3.20.81).
 - The Army should provide a courtesy review of its stormwater management and water quality control plans once they are better developed.
- Waste Water
 - The wastewater conveyed to county operations is utilizing the Fairfax Wastewater System. No major issues develop from the proposed hospital complex.

The County Board of Supervisors has not taken a position on the specific project.

Virginia Department of Environmental Quality indicated they will provide a written response to NCPC by September 4, 2007. Their response to issues was noted in a letter dated September 12,

2007, and essentially related issues discussed by the Commission at its September 6 meeting, or that occurred within the concept review staff report. See the attached letter for details.

The Virginia Department of Historic Resources has signed a Programmatic Agreement on the action that is attached to this report.

PROJECT ANALYSIS

The submission presents the final plans for the BRAC required new FBCH. Army project activities have impacted the South Post to a greater extent in recent years and various mitigations actions for modification of the land use plan have been accomplished by the concept review of the FBCH in the 2007. The Army has achieved a well integrated plan of development for the new hospital that respects many natural features of the location in carrying out the final planning.

Detailed final finishes of the hospital are in keeping with the scale of the South Post and the thematic concepts and visual language of this area of Fort Belvoir that is historically and predominantly red brick. The new FBCH will be composed of materials similar and sympathetic to that visual character of the South Post, and staff believes that the architectural objectives and the final design of the hospital building are consistent with design guidelines of Fort Belvoir.



**SOUTHWEST VIEW OF NORTH PARKING STRUCTURE
INDICATING GREENWALL SCREEN SYSTEM, AND FULL
CUT-OFF LIGHTS FIXTURES**

The final submission provides information addressing the transportation management planning for the hospital. The transportation management plan (TMP) is being developed in conjunction with the full Fort Belvoir Post TMP. A Transportation Demand Management Coordinator to oversee the program is staffed for mid-year 2008 and the preparation of the comprehensive TMP is underway in conjunction with the final Fort Belvoir master plan and its environmental review and approval process. Overall, the Community Hospital transportation management is committed to the following goals:

- To target 60 percent of the workforce in participating in at least one of the transportation alternatives described in the TMP within the first year of occupying the hospital and to increase participation over the subsequent 10 years.
- Parking spaces and parking demand will be balanced and enforced through management polices and objectives of the TMP.
- Aggressively market the alternative programs in the TMP.

In the context of the staff's review of the final project plans, staff finds the organization of the final building plan is a centralized main bed tower and outlying large-space clinics. The public face of the building engages a wide concourse where vehicular drop-off of passengers and access points to building doorways are clearly established. Within the main public lobby, the facility is interconnected to inpatient and outpatient destinations. The final design is a success in demonstrating a user friendly purpose that, in a technically organized environment, might otherwise overwhelm and be confusing to the military beneficiaries and veterans who will frequent these facilities in the future. The completed design presents a welcoming and friendly environment to users of the FBCH, both patient and employees alike. **Staff recommends approval of the preliminary and final site and building plans for the Fort Belvoir Community Hospital.**

CONFORMANCE

Master Plan

The submission is a building design that is rationally factored into the existing Master Plan established in 1993 and recently revised with a land use modification in the early fall of 2007. The land use modifications are also identified and reviewed within the Army Final EIS issued in July 2007 and are specified by the Army Record of Decision. Other projects of both the Fort Belvoir BRAC action, and additional future planning, are being analyzed and prepared under a new long range real property Master Plan update that have been brought to the Commission for staff early consultation in the first quarter of 2008. Ultimately the Master Plan update would be officially submitted for final review by NCPC in 2008.

National Environmental Policy Act

In conformance with its NEPA compliance procedures, the U.S. Army completed a NEPA analysis of the site and project by accomplishing a draft and final EIS document, with the final EIS issued July 2007. An Army Record of Decision was signed by the Army on August 7, 2007, which completed the NEPA review of the Army and its new FBCH.

The project is a proposal outside the District of Columbia and consequently the Commission does not have an independent NEPA responsibility in accordance with NCPC Environmental and Historic Preservation Polices and Procedures. NCPC staff has reviewed the NEPA documents relative to this project.

National Historic Preservation Act

has been and signed and interested consulting parties The Army formally initiated the Section 106 consultation process for the Fort Belvoir BRAC actions in April 2007 with the Virginia Department of Historic Resources. Fort Belvoir authorities scheduled a series of meetings with consulting parties and the public to discuss potential impacts of BRAC actions on cultural/historic resources on and around the installation's Main Post in May 2007. The hospital site is in close proximity to the Woodlawn Historic District. Furthermore, the Army has determined that the South Post golf course is eligible for listing in the National Register of Historic Places. All these issue areas are addressed by the Programmatic Agreement. The Agreement was signed in the late fall of 2007.

The Army has further analyzed the noise issue in relation to the Meeting House and reached a finding of No Potential Effect (NPE) for hospital construction noise and vibration relative to this and other cultural resources. NPE findings for helicopter noise and vibration were based on the location of the historic sites in question. As helicopter traffic will be between Walter Reed National Medical Center Bethesda and the new hospital; all helicopter traffic will approach from the north or northeast. All of the sites for which an NPE review concerning noise was made are located either to the south, east or west of the proposed location for the South Post FBCH. Similarly, most regular ambulance traffic will be to hospitals to the north of Fort Belvoir. Properties to the west and south will not be impacted by this traffic.

Comprehensive Plan for the National Capital

The FBCH project is not inconsistent with the *Comprehensive Plan for the National Capital*. The *Comprehensive Plan for the National Capital: Federal Elements* notes that:

“...federal workplaces that require extensive land for medical or research activities...are primarily located in suburban areas. These include intelligence, research, development, and testing activities. Military installations, such as the Department of the Army's Fort Belvoir, have become administrative centers for a variety of government tenants with these types of land uses.” (Federal Workplace Element, p. 26)

Furthermore, the *Comprehensive Plan for the National Capital: Federal Elements* includes the following policy:

Guide the long-range development for all installations on which more than one principal building, structure, or activity is located or proposed through a master plan. Agencies should review master plans on a periodic basis to ensure that both inventory material and development proposals are current. Such reviews should be conducted at least every five years. Agencies

should advise the Commission of the results of such reviews and provide to the Commission a proposed schedule for revising master plans when updating is determined to be needed. Revisions to master plans should reflect changed conditions and provide an up-to-date plan for

the development of the installation. (Federal Workplace Element, Development of Workplaces with Communities Policies-Coordination with the Community, Policy #10)

The *Comprehensive Plan for the National Capital: Federal Elements* also includes the following policy:

Parking ratios for federal facilities located outside of the District of Columbia, Arlington County, and Old Town Alexandria, and beyond 2,000 feet of a Metrorail station:

- Suburban areas beyond 2,000 feet of Metrorail, phased approach linked to planned improvements over time (1:1.5-1:2)

(Federal Transportation Element, Parking ratios, p. 85)

Additional policies involve the transportation demand management objectives cited in the *Comprehensive Plan for the National Capital: Federal Elements* that include the following policies:

The federal government should:

1. Encourage ridesharing, biking, walking, and other non-single-occupant vehicle modes of transportation for federal commuters.
2. Maximize telecommuting strategies for employees in accordance with federal law.
3. Employ compressed and variable work schedules for employees, consistent with agency missions.
4. Support pedestrian and transit commuting through Live-Near-Work programs.
5. Steadily increase transit subsidy rates, and consider applying subsidies and incentives to other modes, such as biking, walking, carpooling, and vanpooling.

(Federal Transportation Element, Transportation Demand Management, p. 88)

ATTACHMENTS ON FOLLOWING PAGES

**PROGRAMMATIC AGREEMENT
AMONG
UNITED STATES ARMY, VIRGINIA STATE HISTORIC PRESERVATION
OFFICER, THE CATAWBA TRIBAL HISTORIC PRESERVATION OFFICE,
AND THE ADVISORY COUNCIL ON HISTORIC PRESERVATION FOR THE
BASE REALIGNMENT AND CLOSURE (BRAC) RELATED EXPANSION OF
FORT BELVOIR, VIRGINIA**

Whereas, Fort Belvoir is responsible for implementation of applicable provisions of Title XXX of the National Defense Authorization Act for Fiscal Year 2002 (Public Law 107-107), and is proceeding with the realignment of Fort Belvoir consistent with the requirements of the applicable Defense Base Closure and Realignment Commission recommendation (BRAC Action); and

Whereas, Fort Belvoir has determined that the proposed BRAC Action at Fort Belvoir, in Virginia, if implemented will have an adverse effect upon historic properties; and

Whereas, the Fort Belvoir BRAC Action has two components: revision of the Fort Belvoir Land Use Plan, and Base Realignment; and

Whereas, The revision of the Fort Belvoir Land Use Plan is required to identify areas appropriate for the siting of new agencies relocating to Fort Belvoir as part of the BRAC Action and to conform to new Army land use categories. The land use plan is a component of the Real Property Master Plan; and

Whereas, Base Realignment consists of implementation of the BRAC Commission's recommendations to realign units, agencies, and activities to Fort Belvoir; relocation of units, agencies, and activities at the discretion of Fort Belvoir; and construction and expansion of new and existing facilities and infrastructure to accommodate the increased personnel and/or replace facilities lost as a result of BRAC development. As shown in Attachment A, six major entities will relocate to Fort Belvoir under the BRAC commission recommendations. 18 BRAC projects were identified in the Record of Decision for the Implementation of BRAC at Fort Belvoir also shown in Attachment A; and

Whereas, Fort Belvoir has identified the location and construction of facilities for Washington Headquarters Services and the proposed MWR Family Travel Camp as separate undertakings which will undergo separate National Environmental Policy Act (NEPA) evaluation and separate Section 106 compliance; and

Whereas, Fort Belvoir in consultation with the Virginia State Historic Preservation Officer (SHPO) and other consulting parties, has determined that the Area of

Potential Effects (APE) for the proposed BRAC Action is defined and illustrated in Attachment B; and

Whereas, Fort Belvoir has consulted with the SHPO in accordance with Sections 106 and 110(f) of the National Historic Preservation Act (NHPA) as amended (16 USC § 470 et seq.) and the implementing regulations, 36 CFR § 800; and

Whereas, Fort Belvoir, in consultation with the SHPO and other consulting parties, has conducted record searches, historic resource surveys and archaeological surveys to identify historic properties listed in or eligible for listing in the National Register of Historic Places within the APE, listed at Attachment C; and

Whereas, Fort Belvoir, in consultation with the SHPO, has determined that the proposed BRAC Action at Fort Belvoir may have an adverse effect upon identified historic properties including: development of the National Register-eligible Fort Belvoir South Post Golf Course; and

Whereas, Fort Belvoir, in consultation with the SHPO, has determined the the proposed BRAC Action at Fort Belvoir has potential adverse visual and noise effects on the National Register-eligible Alexandria Monthly Meeting of the Religious Society of Friends at Woodlawn meetinghouse and burial ground, and the National Register-eligible Woodlawn and Fort Belvoir Historic Districts, and potential adverse physical effects to contributing properties of the National Register-eligible Fort Belvoir Historic District; and

Whereas, Fort Belvoir recognizes that implementation of BRAC has the potential to impact historic properties, including archaeological properties, which have not been previously identified; and

Whereas, Fort Belvoir has determined, and the SHPO and Catawba Tribal Historic Preservation Officer (THPO), have concurred, that no historic properties will be affected by the Fort Belvoir BRAC development of the Engineer Proving Grounds (EPG), as depicted in attachment D, the separation of this portion of the Fort Belvoir BRAC Action was required to meet the accelerated construction schedule for the development of EPG; and

Whereas, The construction of the proposed hospital in accordance with proposed concept design and siting plan as presented to consulting parties on May 21, 2007 will have no adverse visual effect on historic properties; and

Whereas, the APE for the proposed BRAC Action includes the National Historic Landmark Woodlawn Plantation, and Fort Belvoir has invited the Secretary of the Interior (Secretary) to participate in this consultation pursuant to 36 CFR § 800.10(c), and the Secretary has elected not to participate by not responding; and

Whereas, Fort Belvoir has invited the Advisory Council on Historic Preservation (ACHP) to participate in this consultation pursuant to 36 CFR § 800.14(b), and the ACHP elected to participate (letter dated March 6, 2007); and

Whereas, Fort Belvoir has identified the following Federally recognized Indian tribes: the Eastern Band of Cherokee Indians, the Tuscarora Nation of New York, the United Keetoowah Band of Cherokee Indians in Oklahoma, and the Catawba Indian Nation, which attach traditional religious and cultural importance to properties in the APE; and has invited these tribes to consult on the proposed BRAC Action pursuant to 36 CFR § 800.2 (c)(2); and consulted on a government-to-government basis with these tribes; and

Whereas, The Eastern Band of Cherokee Indians determined that Fort Belvoir was outside of their Traditional Aboriginal Territory and elected not to participate in consultation (email dated March 13, 2007); and

Whereas, The Tuscarora Nation of New York elected not to participate by not responding; and

Whereas, the United Keetoowah Band of Cherokee Indians in Oklahoma deferred consultation to the Catawba Indian Nation (letter dated August 27, 2007); and

Whereas, the Catawba Indian Nation (Catawba THPO) has elected to participate in this consultation (letter dated May 16, 2007); and

Whereas, Fort Belvoir has invited the Catawba THPO to become an invited signatory to this agreement pursuant to 36 CFR § 800.6(c)(2); and

Whereas, Fort Belvoir provided the opportunity for the Federally recognized Indian tribes to comment and consult on the effects this BRAC Action may have on historic properties and related issues pursuant to 36 CFR § 800.5(a) and coordinated its review with the Native American Graves Protection Act (NAGPRA), the American Indian Religious Freedom Act (AIRFA), Executive Order (EO) 13007, and 36 CFR 79, (Curation of Federally-Owned and Administered Archeological Collections) at Fort Belvoir through public hearings, consultation meetings, and other means; and

Whereas, Fort Belvoir has invited the Alexandria Monthly Meeting of the Religious Society of Friends at Woodlawn (Friends), Martha Catlin an interested party, Fairfax County (County), the National Trust for Historic Preservation (Trust), the Virginia Council on Indians (VCI), and the National Park Service at George Washington Memorial Parkway (GWMP) to participate as consulting parties pursuant to 36 CFR § 800.2 and all of these parties elected to participate; and

Whereas, Fort Belvoir has invited the Gum Springs Historical Society, Gunston Hall Plantation, Mason Neck Citizens Association, Mount Vernon Estates and Gardens, Mount Vernon Lee Chamber of Commerce, Pohick Church, Woodlawn Baptist Church, and Woodlawn United Methodist Church to participate as consulting parties pursuant to 36 CFR § 800.2, and these parties elected not to participate by failing to respond or discontinued participation early in the consultation process; and

Whereas, Fort Belvoir has conducted a review process in accordance with the NEPA for the development of an Environmental Impact Statement (EIS), which included the solicitation of public input on the potential effects of the BRAC Action to historic properties; and

Whereas, Fort Belvoir has provided for public participation in the consultation process through the development of the EIS and public meetings held on May 2 and August 16, 2007; and

Whereas, Fort Belvoir considered comments received from the public during the development of the EIS and during public meetings to discuss Section 106 compliance, and public comments from the NEPA compliance process are compiled in the Final EIS and comments from the Section 106 public meetings were compiled in meeting notes; and

Whereas, Fort Belvoir has completed Section 106 compliance under the NHPA for Capehart and Wherry Era Housing, World War II Temporary Wooden Buildings, Cold War Era Unaccompanied Personnel Housing, and World War II and Cold War Era Ammunition Storage Facilities through the Program Comment for Capehart and Wherry Era Army Family Housing and Associated Structures and Landscape Features (1949-62), approved on 31 May 2002 by the ACHP; and the Programmatic Memorandum of Agreement between the DoD, ACHP, and the National Conference of SHPOs (NCSHPO) regarding demolition of World War II Temporary Buildings, signed in July 1986, and amended in May 1991; and the Program Comment for Cold War Era (1946-1974) Unaccompanied Personnel Housing, approved on 21 May 2007 by the ACHP; and the Program Comment on World War II and Cold War Era (1939-1974) Ammunition Storage Facilities, approved on 21 May 2007 by the ACHP; and

Whereas, Fort Belvoir has completed Section 106 compliance under the NHPA for the privatization of Family Housing on Fort Belvoir through the Programmatic Agreement between U.S. Army Garrison Fort Belvoir and the Virginia State Historic Preservation Officer for the Privatization of Family Housing at Fort Belvoir, VA (RCI PA) signed 18 August 2003, nothing in this Agreement shall be interpreted as amending, nullifying, or otherwise changing any term of the existing RCI PA.; and

Whereas, Fort Belvoir, the SHPO, the Catawba THPO and ACHP (the Signatories) have full termination and amendment rights; and

Whereas, Fort Belvoir has identified the SHPO, Catawba THPO, ACHP, Friends, County, Trust, Martha Catlin and VCI as consulting parties hereafter referred to as Consulting Parties; and

Now, Therefore, Fort Belvoir, the SHPO, the Catawba THPO, and the ACHP agree through consultation that the BRAC Action described above shall be implemented in accordance with the following stipulations to take into account the effect of the undertaking on historic properties.

STIPULATIONS

Fort Belvoir shall ensure that the following measures are carried out:

I. MITIGATION FOR THE LOSS OF THE NATIONAL REGISTER- ELIGIBLE SOUTH POST GOLF COURSE.

Fort Belvoir shall mitigate the adverse effects to the South Post Golf Course that would result from the proposed construction of a new hospital through the following measures:

Fort Belvoir shall develop a multi-media presentation on the history of the South Post Golf Course site.

i) Fort Belvoir shall prepare an Internet-ready, multi-media presentation on the history of the South Post Golf Course site to be placed on the Fort Belvoir web site, within three years of the execution of this Agreement.

ii) The presentation shall cover the use of the land beginning with Native American occupation through 2007. The presentation will have sections on Native American land use, eighteenth-century land use, nineteenth-century land use, World War I land use, and development and use as a golf course from 1935–2007.

1) Each of these sections shall include site-specific information and historic context that addresses the broader patterns of history in the Fort Belvoir region.

2) The Fort Belvoir region is defined as the Fairfax County Supervisor Districts of Lee and Mount Vernon.

iii) Fort Belvoir shall submit a scope of work, table of contents and draft script for the multi-media presentation to the Consulting Parties for review and comments. Parties will have 30 days upon receipt of the complete submittal package to provide comments; if any consulting party does not provide

comments within that time period, Fort Belvoir may assume no comment from that party.

iv) Fort Belvoir shall supply CD-ROM copies of the final version of the presentation to the SHPO, Fairfax County Department of Planning and Zoning, Fairfax County Park Authority, the Trust, the Friends, the Fort Belvoir public library, and Alexandria Public Library, the Virginia Room and Lorton Branch of the Fairfax County Public Library, Fairfax County public schools in the greater Fort Belvoir region, and to any interested parties upon request.

v) Fort Belvoir shall establish a kiosk in a highly visible and public space in the new hospital for the display of the multi-media program. Fort Belvoir shall submit a plan for the location of the kiosk and display materials and narrative text at the kiosk to the Consulting Parties for review and comments. Parties will have 30 days upon receipt of complete submission package to provide comments. If any Consulting Party does not provide comments within that time period, Fort Belvoir may assume no comment from that party. Fort Belvoir shall take into account and respond to any comments received from Consulting Parties in preparing the final materials for the multi-media presentation and the kiosk.

II. PROTECTION OF THE WOODLAWN HISTORIC DISTRICT VIEWSHED

Fort Belvoir shall reduce, avoid or minimize adverse effects to the viewshed of the Woodlawn Historic District and the contributing elements therein through the following measures:

A. The National Register-eligible Woodlawn Historic District is defined as a contiguous boundary around the Alexandria Friends Meetinghouse, Woodlawn Baptist Church, Woodlawn Plantation, and the George Washington Grist Mill as illustrated in Attachment E.

B. Fort Belvoir shall designate undeveloped areas of Fort Belvoir adjacent to the Woodlawn Historic District as open space as depicted in Attachment F.

i) The areas so designated shall be incorporated in the Fort Belvoir Real Property Master Plan (RPMP) and Installation Design Guide (IDG) developed in 2007 as areas with development constraints. The RPMP and IDG will establish procedures in consultation with the Consulting Parties for development in these areas that avoid adverse effects to historic properties.

1. Land designated as open space can include: recreational fields, wooded areas, grassed areas other than recreation fields, storm water management facilities, provided that landscape screening be installed, and infrastructure such as roads and utilities.

2. Permanent development shall be limited to small buildings and structures which support utilities, security requirements, or outdoor recreation. Examples include: transformer boxes, fencing, or bleachers. Any construction in areas designated as open space will be treated as new

undertakings and will be subject to compliance with and consultation with the Consulting Parties pursuant to 36 CFR Part 800.

3. Where any new construction, unrelated to this BRAC Action, is proposed that may infringe upon areas designated open space, Fort Belvoir shall commit to developing strategies to avoid or minimize all adverse effects and shall consult with the Consulting Parties, pursuant to 36 CFR Part 800. Such strategies may include the designation of alternative open spaces within the affected viewshed, creation of natural viewshed buffers, or the development of a comprehensive history of the Fort Belvoir area during the Nineteenth Century.

C. Fort Belvoir, in consultation (as defined below) with Alexandria Monthly Meeting of the Religious Society of Friends at Woodlawn, the National Trust, Fairfax County, Martha Catlin, and SHPO, shall develop a study of the potential adverse effects of development projects on Fort Belvoir, for which funding has been requested, within the Woodlawn Historic District viewshed. The study shall conform to the *Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes* and shall be conducted utilizing the skills of a landscape architect with experience in historic landscape preservation.

i) The Woodlawn Historic District viewshed study will examine the scope of the viewshed from the District and determine the extent to which construction on Fort Belvoir may impact the District's viewshed.

ii) Fort Belvoir shall provide consulting parties with a Scope of Work. If comments are not received within 30 days from time of receipt of a complete submission package Fort Belvoir may assume no comment. Fort Belvoir will take into account and respond to any comments in preparing the final Scope of Work.

iii) The study shall identify long- and short-range BRAC and non-BRAC development projects in the study area and identify specific strategies for avoiding adverse effects to historic viewsheds. Those strategies may include but are not limited to: the establishment of vegetative buffers, retention of open spaces, and construction of landscape berms.

iv) Fort Belvoir shall conduct balloon or similar viewshed tests during a time when no leaves are present on trees. Fort Belvoir shall also provide adequate notice to all consulting parties so that they may observe any balloon or similar viewshed tests.

v) Consulting Parties will be provided the opportunity to participate in the development of the study and opportunities to review and comment on the study in its 35% and 95% draft stage. If any Consulting Party does not provide comments within the 30-day time period, Fort Belvoir may assume no comment from that party. Fort Belvoir will take into account and respond to any comments in preparing the final viewshed study.

vi) Fort Belvoir shall implement study recommendations as appropriate following further consultation with Consulting Parties on the implementation of the study recommendations.

vii) The study shall be developed within two years of execution of this Agreement.

D. All areas of Fort Belvoir located within the viewshed of the Woodlawn Historic District, as defined by the viewshed study, shall be designated as historically sensitive (see Attachment F) within the Fort Belvoir Real Property Master Plan and Installation Design Guide with the goal of avoiding adverse effects to historic properties.

i) Fort Belvoir shall adhere to the following design principles during the development of sub-area master plans, to be developed as part of the RPMP, for areas that are categorized as historically sensitive.

1. Limit building heights to avoid potential adverse visual effects. The specifics of limitations shall be determined during the development of the Fort Belvoir Real Property Master Plan.
2. All new construction shall be consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and designed to be architecturally compatible with the established historic character of the area, including, but not limited to, massing, scale, materials, and architectural style.
3. Landscaping shall consist of native species designed to screen new construction from the viewshed of all contributing properties within the Woodlawn Historic District.
4. Existing open space not specified in Attachment F shall be retained to the greatest extent possible.

E. The development of the RPMP and IDG is identified as a separate undertaking and shall be developed in consultation with the Consulting Parties and other interested parties through the Section 106 process.

F. Fort Belvoir, in consultation with the Consulting Parties, shall coordinate with the Virginia Department of Transportation and Federal Highway Administration, as appropriate, to develop and implement a landscape treatment along Route 1 from Constitution Drive to Woodlawn road to establish a gateway into the Woodlawn Historic District.

i) The gateway shall be compatible with the historic character of the Woodlawn Historic District and with the gateway to be established along Route 1 to the east of Woodlawn Road as mitigation for construction of the Telegraph Road/Route 1 Connector.

ii) Gateway improvements may include but are not limited to: landscape and hardscape road improvements, burial of utilities, signage introducing people to

the Woodlawn Historic District and directing them to Woodlawn Plantation, and historic markers.

iii) Fort Belvoir shall utilize the skills of a historic landscape architect who will work with the Consulting Parties in the development of the gateway. The Consulting Parties agree to provide relevant research information and other archival materials which may be helpful for the creation of a unique, site-specific design.

iv) Gateway design review shall comply with the design review procedures established in Stipulation VIII of this Agreement.

v) The gateway design treatment shall be developed within three years of execution of this Agreement.

G. The Fort Belvoir Cultural Resources Manager (CRM) shall review all BRAC projects within 20 days of receipt to determine if they have the potential to cause an effect on the viewshed of the Woodlawn Historic District. Fort Belvoir's determinations of potential effect for each project will be presented to the Consulted Parties in the annual report and Consulting Parties will be provided the opportunity to comment on Fort Belvoir's determinations as established in Stipulation XI of this Agreement.

i) If the Fort Belvoir CRM determines that the project does not have the potential to affect historic viewsheds based on the results of the study in Stipulation II.C., the project may proceed as planned.

ii) If the Fort Belvoir CRM determines that the project has the potential to affect historic viewsheds, Fort Belvoir shall make a reasonable and good faith effort to redesign the project to avoid adverse effects. Fort Belvoir shall notify the Consulting Parties and provide them with an opportunity to review and comment the proposed project in accordance with Stipulation VIII of this Agreement.

iii) In the event that an adverse effect is unavoidable, the CRM shall forward a determination of adverse effect to the Consulting Parties with justification for why the adverse effect cannot be avoided and a strategy for minimizing or mitigating the adverse effect.

iv) Upon receipt of an adverse effect determination and minimization/mitigation strategy, the Consulting Parties will have thirty (30) days from receipt of a complete submission package to provide comment on the proposed strategy. If the any Consulting Party does not provide comments within that time period, Fort Belvoir may assume no comment from that party. After taking into account and responding to any comments received, Fort Belvoir shall initiate the proposed minimization/mitigation strategy.

III. PROTECTION OF THE NATIONAL REGISTER-ELIGIBLE FORT BELVOIR HISTORIC DISTRICT

Fort Belvoir shall avoid and minimize adverse effects to the Fort Belvoir Historic District and its viewshed through the following measures:

A. All BRAC-related rehabilitation/adaptive reuse projects that may affect National Register eligible properties, including those that contribute to the National Register eligible Fort Belvoir Historic District, shall conform to *The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Rehabilitation* and *Guidelines for the Treatment of Cultural Landscapes* (Treatment Standards) with the intent of avoiding adverse impacts to historic properties. Specifically, the guidelines for the rehabilitation of historic properties will be used as the basis for all actions and undertakings with the potential to affect historic properties.

B. Fort Belvoir shall survey the existing buildings and structures fifty years old or older which will be affected by BRAC and that have not been previously surveyed to determine, in consultation with the SHPO, if they are eligible for inclusion in the National Register of Historic Places. Any actions that might affect buildings that are determined eligible as a result shall be subject to Stipulations III A and III D of this Agreement.

C. All BRAC-related new construction within or adjacent to the National Register-eligible Fort Belvoir Historic District shall be designed with the goals of making them consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and architecturally compatible with the established historic character of the area, including, but not limited to, massing, scale, materials and architectural style with the intent of avoiding an adverse effect on historic resources. The design of the new construction shall also be guided by the design principals and philosophies of the City Beautiful and Garden City with a more traditional collegiate approach, as discussed in the EIS page 4-284, 4.9.1.1.4 *Interwar Period*.

i) If a determination of No Adverse Effect is made by the Fort Belvoir CRM, Fort Belvoir shall notify the SHPO and provide the SHPO an opportunity to review the finding. If within 30 days from receipt of this finding, the SHPO concurs with the no adverse effect determination, the project may proceed as planned. Any such determinations shall be documented and included in the annual report required by Stipulation XI of this Agreement.

ii) If the Fort Belvoir CRM makes a determination of Adverse Effect, or the SHPO does not concur with a no adverse effect determination, alterations to the project plans will be recommended to avoid or minimize the adverse effect. These recommendations will be made in accordance with the Treatment Standards. Fort Belvoir will take into consideration any comments and make a reasonable and good faith effort to redesign the project to minimize and avoid adverse effects.

1) If the project is able to be modified in accordance with the Treatment Standards, Fort Belvoir shall notify the SHPO and provide them with 30 days from time of receipt of complete submission package to review and comment.

iii) Where an adverse effect is unavoidable, the CRM shall forward a determination of Adverse Effect to the SHPO with justification as to why the adverse effect cannot be avoided and a strategy for the minimization or mitigation of the adverse effect.

iv) Upon receipt of an adverse effect determination and minimization/mitigation strategy, the SHPO will have 30 days from time of receipt of complete submission package to provide comments on the proposed strategy. If the SHPO does not provide comments within that time period Fort Belvoir may assume concurrence and initiate the proposed mitigation strategy. Fort Belvoir will take into consideration any comments and make a reasonable and good faith effort to redesign the project to minimize and avoid adverse effects.

D. Fort Belvoir shall rehabilitate the exterior of all Fort Belvoir historic buildings to be affected by BRAC, including those facing the P1 Parade Field, in accordance with the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*. All rehabilitation work shall be initiated within 4 years of execution of this agreement.

i) A building affected by BRAC is any building that BRAC units, agencies or activities will occupy and/or buildings that existing units, agencies or activities that have been displaced by BRAC will occupy.

ii) The buildings facing P1 Parade Field are buildings; 201, 202, 216, 268, 269, 270, and 435. Building 246 has not been evaluated for National Register eligibility. Fort Belvoir shall evaluate building 246 to determine its National Register eligibility, in accordance with Stipulation III.B of this Agreement.

E. The Fort Belvoir CRM shall review all BRAC related rehabilitation/adaptive reuse projects affecting National Register-eligible properties and all new construction within or adjacent to the National Register-eligible Fort Belvoir Historic District for compliance with the Treatment Standards.

i) If a determination of No Adverse Effect is made by the Fort Belvoir CRM, Fort Belvoir shall notify the SHPO and provide the SHPO an opportunity to review the finding. If within 30 days from receipt of complete submission package for this finding, the SHPO concurs with the no adverse effect determination, the project may proceed as planned. Any such determinations shall be documented and included in the annual report required by Stipulation XI of this Agreement.

ii) If the Fort Belvoir CRM makes a determination of Adverse Effect, or the SHPO does not concur with a no adverse effect determination, alterations to the project plans will be recommended to avoid or minimize the adverse effect. These recommendations will be made in accordance with the Treatment Standards.

1) If the project is able to be modified in accordance with the Treatment Standards, Fort Belvoir shall notify the SHPO and provide them with 30 days from time of receipt of complete submission package to review and comment.

iii) Where an adverse effect is unavoidable, the CRM shall forward a determination of Adverse Effect to the SHPO with justification as to why the adverse effect cannot be avoided and a strategy for the minimization or mitigation of the adverse effect.

iv) Upon receipt of an adverse effect determination and minimization/mitigation strategy, the SHPO will have 30 days from time of receipt of complete submission package to provide comments on the proposed strategy. If the SHPO does not provide comments within that time period Fort Belvoir may assume concurrence and initiate the proposed mitigation strategy.

F. Fort Belvoir shall update its existing conditions survey of all of the National Register-eligible buildings on Fort Belvoir, excluding family housing, the U.S. Army Packet Power Reactor (SM-1), and the Camp A.A. Humphries Pump Station and Filter Building to be completed within 2 years of execution of this Agreement.

i) The U.S. Army Packet Power Reactor or SM-1 Plant has been mothballed due to potential radioactive contamination.

ii) The Camp A.A. Humphries Pump Station and Filter Building serves as the Eleanor Kennedy homeless shelter and managed by Fairfax County through a 5 year lease with Fort Belvoir.

G. Fort Belvoir in consultation with the SHPO will update the Fort Belvoir Historic District's National Register and Virginia Landmarks Register nomination forms to capture changes to the district that have occurred since it was first established in 1996. Fort Belvoir will request permission from the Army to officially nominate the Fort Belvoir Historic District to the National Register and update the Virginia Landmark Register. Nomination forms shall be submitted within 2 years of the execution of this Agreement.

IV. AVOIDANCE OF ADVERSE AMBIENT LIGHT EFFECTS ON HISTORIC PROPERTIES

Fort Belvoir shall avoid and minimize the adverse effects to historic properties from the introduction of ambient light to the atmosphere due to the BRAC Action through the following measures:

A. Fort Belvoir in consultation with the Consulting Parties shall adopt an installation-wide outdoor lighting policy, within 1 year of the execution of this Agreement, which will limit the amount of ambient light produced by the installation, to be completed with and added to the IDG.

i) Subject to applicable DoD or Army requirements or policies, the outdoor lighting policy shall meet or exceed the standards for outdoor lighting set by Fairfax County (attachment G)

ii) Consulting Parties shall be provided the opportunity to review and comment on a draft of the lighting policy. If comments are not received within 30

days of receipt of a complete submission package, Fort Belvoir may assume no comment.

iii) Upon its completion, Fort Belvoir shall submit the outdoor lighting design for the new hospital to the Consulting Parties for review and comment. If responses are not received within 30 days of receipt of a complete submission package, Fort Belvoir may assume no comment. Fort Belvoir will take into account and respond to any comments to avoid and minimize any adverse visual effects.

V. AVOIDANCE OF ADVERSE NOISE IMPACTS DURING BRAC-RELATED CONSTRUCTION.

Fort Belvoir shall avoid and minimize adverse auditory effects from the BRAC Action through the following measures:

A. Fort Belvoir shall establish pre-construction noise baseline levels for Woodlawn Friends Meetinghouse and Woodlawn Baptist Church on Sundays between the hours of 10:00 AM and 1:00 PM. The noise baseline shall be established prior to the initiation of construction in consultation with Consulting Parties. Consultation shall take the form of a meeting at which procedures for establishing the baseline noise level will be determined. Noise levels at Woodlawn Friends Meetinghouse and Woodlawn Baptist Church shall be monitored during construction of the new hospital. If hospital construction noise (including construction traffic) on Sundays between the hours of 10:00 AM and 1:00 PM exceeds the baseline noise level by five or more dBA, then construction activities shall be curtailed to lower the noise level.

B. Fort Belvoir shall establish a point of contact (POC) for the hospital project and all other BRAC-related construction projects within one half mile of the Woodlawn Historic District to receive and respond to any noise complaints. That POC shall be an individual with the authority to curtail construction activities in order to reduce the amount of noise produced.

C. Consulting Parties may contact the POC for the hospital construction project or BRAC projects within one half mile of the Woodlawn Historic District and request that noise be limited during special events. Two weeks notice must be given prior to any such event.

D. With the exception of the Hospital, no BRAC construction shall occur on Sundays within one half mile of the Woodlawn Historic District without consultation with the affected consulting parties.

i) Hospital construction includes: construction of the primary hospital, an administrative facility, parking structures, streets, roads, drives, a helicopter pad, and infrastructure improvements.

VI. ARCHAEOLOGICAL PROPERTY IDENTIFICATION

Prior to any BRAC-related new construction, Fort Belvoir shall determine the need for any archaeological surveys in consultation with the SHPO, the Catawba THPO and with the Fairfax County Park Authority Cultural Resources Management and Protection Section (CRMPS) in accordance with 36 CFR § 800.4. If a survey is warranted, Fort Belvoir will undertake a survey of the APE sufficient to determine the NRHP-eligibility of archaeological properties within the APE in accordance with 36 CFR § 800.4. If Fort Belvoir determines that NRHP-eligible archaeological properties identified in the survey may be affected by the undertaking, Fort Belvoir will continue consultation with the SHPO and other consulting parties to determine how to avoid or resolve any adverse effect.

VII. POST-REVIEW ARCHAEOLOGICAL DISCOVERIES

A. Fort Belvoir shall ensure that contracts for BRAC activities involving ground disturbance and/or construction contain the following provisions for the treatment of post review discoveries:

In the event of any post-review discovery of archaeological materials during any of its activities, all work in the area of the discovery will stop immediately and the Fort Belvoir CRM shall be notified. The Contractor responsible for the construction site shall ensure that no unauthorized personnel have access to the site and no further work is done in the area of the discovery until Fort Belvoir has complied with 36 CFR § 800.13(b) and any other legal requirements.

B. Fort Belvoir CRM shall immediately notify and consult with the SHPO, VCI, the Catawba THPO and CRMPS for any post review discoveries. If the post-review discovery includes historic-era archaeological sites, Fort Belvoir shall also notify and consult with the Trust and Friends regarding the treatment of the post-review discovery.

C. Human remains and associated funerary objects encountered during the course of actions taken as a result of this Agreement shall be treated in the manner consistent with the provisions of the NAGPRA (25 U.S.C. Sec. 3001 et seq.) and any other applicable laws as agreed upon in consultation with the SHPO, VCI and the Catawba THPO, to include the Catawba THPO burial policy found at Attachment H. Informational copies of any notifications made under NAGPRA shall be provided to the SHPO and the Catawba THPO.

D. Fort Belvoir will ensure that archaeological artifacts recovered from archaeological investigations or post-review discoveries will be stored in a curatorial repository that meets federal standards stipulated in 36 CFR 79, *The Curation of Federally-Owned and Administered Archaeological Collections*.

E. Fort Belvoir will consult with Catawba THPO and VCI with regards to the curation and display of Native American archaeological artifacts.

VIII. DESIGN REVIEW PROCEDURES

The following design review procedures shall be applied to all new BRAC construction projects with the exception of development on the Engineer Proving Grounds and Hospital construction (as presented to consulting parties on May 21, 2007)

A. Fort Belvoir has defined routine stages of design submittals as: 10% Pre-concept/Parametric, 30% Concept, 60% Preliminary, 90% Final, 98% Back Check, and 100% Solicitation.

B. At a minimum, projects subject to this Stipulation will produce 10%, 30% and 90% design submittals.

C. At the outset of the design process, the Consulting Parties shall be invited to participate in design review. If a Consulting Party fails to respond to an invitation to participate in design review Fort Belvoir will assume they do not wish to participate. Drawings will be provided to only those Consulting Parties that have expressed a desire to participate (Reviewing Parties) in the design review. Consulting Parties may enter the design review process at anytime, however, they may not comment on previously reviewed drawings.

D. Fort Belvoir shall provide Reviewing Parties with the opportunity to participate in a 10% design review meeting during which their comments will be solicited. Fort Belvoir shall provide Reviewing Parties with at least 15 calendar days' notice prior to design review meetings. Following this meeting, the Reviewing Parties will have 30 days to submit written comments on the 10% design to Fort Belvoir.

E. Reviewing Parties shall be provided with 30% design drawings for review and comment. Reviewing parties shall have 30 days from receipt of complete submission package to provide comments to Fort Belvoir on 30% design drawings.

F. Reviewing Parties shall be provided with 60% design drawings (if required by the project) and 90% design drawings for review and comment. Reviewing Parties shall have 30 days from receipt of complete submission package to provide comments to Fort Belvoir on 60% and 90% design drawings.

G. Reviewing Parties may request an extension of any comment period. Fort Belvoir will grant the extension when possible.

H. Fort Belvoir may assume non-objection by any Reviewing Party that does not provide comments within the review periods as established by this Stipulation.

I. Fort Belvoir will take into account and respond in writing to any comments with the goal of avoiding and minimizing any adverse effects.

IX. PROFESSIONAL QUALIFICATIONS

For the purposes of this Agreement, Fort Belvoir environmental staff will, at a minimum, consist of an individual (Fort Belvoir CRM) who will serve as the point of contact with the SHPO, the Catawba, the ACHP and the consulting parties. Fort Belvoir CRM will have access to Qualified Staff. For the purposes of this Agreement, "Qualified Staff" is defined as an individual who meets the *Secretary of the Interior's Professional Qualification Standards*. Qualified Staff will have professional qualifications, training, and experience relevant to the technical requirements of a given undertaking. For example: Architectural Historians or Historical Architects will be utilized to survey historic buildings, while Archaeologists or Anthropologists will be utilized to perform archeological investigations. Determinations of effect or eligibility shall only be made by Qualified Staff which have a long term relationship with Fort Belvoir and/or the Army.

X. ANTI-DEFICIENCY ACT

The stipulations of this Agreement are subject to the availability of funding. Fort Belvoir will seek funding through appropriate channels to carry out the terms of this agreement. Nothing in this Agreement shall be interpreted to require Fort Belvoir or the Army to violate the provisions of the Anti-deficiency Act. If sufficient funds are not made available to fully execute this Agreement, Fort Belvoir will consult in accordance with the amendment and termination procedures found at Sections XIII and XIV of this agreement.

XI. ANNUAL REPORTS

A. Until 15 September 2011, the congressionally mandated completion date for BRAC at Fort Belvoir, Fort Belvoir shall report to the Consulting Parties on the status of BRAC affected historic properties at Fort Belvoir annually in January. This report shall include information on the status of identification, survey and evaluation activities and the results thereof, actions taken by Fort Belvoir to maintain and rehabilitate historic properties, the status of agreed upon mitigation strategies and descriptions of unanticipated problems that could affect the integrity of historic properties or any other activities or policies that affect or may affect historic properties. The annual report will be posted on the Fort Belvoir web page following completion and distributed to all consulting parties. Additionally, an annual meeting shall be held if requested by any of the Consulting Parties to this Agreement to review implementation of the terms of this Agreement and to determine whether amendments are needed.

B. The annual report shall include a list which Fort Belvoir shall develop to include all BRAC related projects expected to occur next calendar year.

i) The list will include a summary of the projects and Fort Belvoir's effect determination for each project.

ii) Consulting parties will have 30 days from receipt of the report to comment on Fort Belvoir's determinations. If any Consulting Party does not provide comments within that time period, Fort Belvoir may assume no comment from that party.

iii) In the event that a Consulting Party disagrees with an effect determination, Fort Belvoir will respond to the comments and, if required, initiate consultation in accordance with the appropriate Stipulations of this Agreement.

C. Fort Belvoir shall develop and submit to Consulting Parties an interim list of all projects expected to occur prior to submittal of the first annual report. This list shall comply with requirements spelled out in Stipulation XI.B. of this Agreement. In the event that a project is identified which was not included in the annual project list, Fort Belvoir will submit that project to the consulting parties in accordance with the requirements spelled out in Stipulation XI.B. of this Agreement.

XII. DISPUTE RESOLUTION

A. Should any Consulting Party to this agreement object within 30 days to any plans or other documents provided by Fort Belvoir or others for review pursuant to this Agreement, or to any actions proposed or initiated by Fort Belvoir pursuant to this Agreement, Fort Belvoir shall consult with the objecting party to resolve the objection. If Fort Belvoir determines that the objection cannot be resolved, Fort Belvoir shall forward all documentation relevant to the dispute to the ACHP. Within 30 days after receipt of all pertinent documentation, the ACHP will either:

i) Provide Fort Belvoir with recommendations, which Fort Belvoir will take into account in reaching a final decision regarding the dispute; or

ii) Notify Fort Belvoir that it will comment pursuant to 36 CFR § 800.7(a)(4), and proceed to comment.

Any ACHP comment will be taken into account by Fort Belvoir in accordance with 36 CFR § 800.7(c)(4) with reference to the subject of the dispute.

B. Any recommendations or comment provided by the ACHP pursuant to Stipulation XII.A. of this Agreement will pertain only to the subject of the dispute; Fort Belvoir's responsibility to carry out all other actions under this Agreement that are not the subjects of the dispute will remain unchanged.

C. At any time during implementation of the measures stipulated in this Agreement by Fort Belvoir, if an objection to any such measure or its manner of implementation is raised by any member of the public, then Fort Belvoir shall consider the objection and consult, as appropriate, with the objecting party and the other signatories to attempt to resolve the objection.

XIII. AMENDMENTS

A. Any signatory to the agreement may request that this Agreement be amended, whereby the parties will consult to consider whether such amendment is necessary, pursuant to 36 CFR § 800.6(c)(7).

B. If it is determined that amendments to this Agreement are necessary, then Fort Belvoir and the signatories shall consult, as appropriate, to make such amendments. An amendment to this Agreement shall become effective upon the signature of all the signatories.

XIV. TERMINATION OF AGREEMENT

Any signatory to this Agreement may terminate this Agreement by providing 30 days written notice to the other signatory parties. During the period after notification and prior to termination, Fort Belvoir and the other signatories shall consult to seek agreement on amendments or other actions that would avoid termination. In the event of termination, Fort Belvoir will comply with 36 CFR Part 800 with regard to individual undertakings associated with the BRAC Action.

XV. DURATION

This Agreement shall be effective the date of the last signature. The parties agree that this Agreement will expire 10 years after the date of the last signature.

Execution and implementation of this Agreement evidences that Fort Belvoir has taken into account the effects of the undertaking on historic properties and has afforded the ACHP a reasonable opportunity to comment on the BRAC Action at Fort Belvoir. Execution and compliance with this programmatic agreement fulfills Fort Belvoir's Sections 106 and 110(f) responsibilities regarding the BRAC Action at Fort Belvoir, Virginia.

FORT BELVOIR, VIRGINIA

By:


Brian W. Lauritzer
Colonel, U.S. Army
Garrison Commander

Date:

25 OCT 07

VIRGINIA STATE HISTORIC PRESERVATION OFFICER

By:


Kathleen S. Kilpatrick
State Historic Preservation Officer

Date:

10/30/07

CATAWBA INDIAN NATION

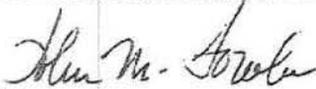
By:

Dr. Wenonah Haire
Tribal Historic Preservation Office

Date:

ADVISORY COUNCIL ON HISTORIC PRESERVATION

By:



John M. Fowler
Executive Director

Date: 12/4/07

CONCUR:

NATIONAL TRUST FOR HISTORIC PRESERVATION

By:

The National Trust for Historic Preservation opted not to sign with no comment

Paul W. Edmondson
Vice President & General Counsel

Date: January 8, 2008

ALEXANDRIA MONTHLY MEETING OF THE RELIGIOUS SOCIETY OF FRIENDS AT WOODLAWN

By:



James Courtwright
Clerk

1/13/08

Date:

FAIRFAX COUNTY, VIRGINIA

By:

Anthony H. Griffin
County Executive

Date:

VIRGINIA COUNCIL ON INDIANS

By:

Deanna Beacham
Program Specialist

Date:

CATAWBA INDIAN NATION

By:

Wenonah & Haire, PD

Dr. Wenonah Haire
Tribal Historic Preservation Office

Date: 1/18/08

ADVISORY COUNCIL ON HISTORIC PRESERVATION

By:

John M. Fowler
Executive Director

Date:

CONCUR:

NATIONAL TRUST FOR HISTORIC PRESERVATION

By:

Paul W. Edmondson
Vice President & General Counsel

Date:

ALEXANDRIA MONTHLY MEETING OF THE RELIGIOUS SOCIETY OF FRIENDS AT WOODLAWN

By:

James Courtwright
Clerk

Date:

FAIRFAX COUNTY, VIRGINIA

By:

Anthony H. Griffin
County Executive

Date:

VIRGINIA COUNCIL ON INDIANS

By:

Deanna Beacham
Program Specialist

Date:

**ATTACHMENT A
DESCRIPTION OF THE FORT BELVOIR BASE REALIGNMENT AND
CLOSURE (BRAC) ACTION**

**Table 1
Entities relocating to Fort Belvoir**

Entity	Number of personnel
Washington Headquarters Services ("BRAC 133" ^a)	6,200
National Geospatial-Intelligence Agency	8,500
Army Lease b	3,943
U.S. Medical Command	2,069
Program Executive Office, Enterprise Information Systems	480
Missile Defense Agency, Headquarters Command Center	292
Total	21,484
Number Departing Fort Belvoir	2,500
Net Increase of Personnel	18,984

Note: Realignments from Fort Belvoir include the relocation of Army Materiel Command Headquarters and U.S. Army Security Assistance Command to Redstone Arsenal, AL; Prime Power School to Fort Leonard Wood, MO; U.S. Army Criminal Investigation Division Headquarters to Marine Corps Base, Quantico, VA; Soldiers Magazine to Fort Meade, MD; Biomedical Science & Technology programs of the Defense Threat Reduction Agency to Aberdeen Proving Ground, MD; Defense Threat Reduction Agency conventional armaments research to Eglin AFB, FL; and Information Systems, Research, Development and Acquisition to Aberdeen Proving Ground, MD.

a BRAC 133 refers to the BRAC Commission's recommendation in its report, and WHS is a component of BRAC 133.

b This figure includes Army elements in leased space from BRAC recommendations 132 and 133.

Eighteen BRAC Projects Identified in the Record of Decision.

Project Name	Project Number
National Geospatial-Intelligence Agency Administrative Facility	PN 65416
Missile Defense Agency Facility	PN MDA 580
Hospital	PN 64238, 65676, 65677
Dental Clinic	PN 64241
North Atlantic Regional Medical Command Headquarters Building	PN 65871
U.S. Army Corps of Engineers Temporary Project Integration Offices	N/A

Infrastructure	PN 64097, 67487, 67959
Emergency Services Center (EPG)	PN 64076
Network Operations Center (Part of PEO EIS)	PN 65448
U.S. Army Nuclear Chemical Agency Support Facility	PN 65447
Child Development Center (NGA) (EPG)	PN 55661
Child Development Center	PN 55662
Administrative Facility (Bldgs 211, 214, 215, 220)	PN 65450
Access Road/Control Point	PN 63571
Army Material Command Relocatables	PN 66228
PEO EIS Administrative Facility	PN 65592, 67231
Structured Parking Facility 200 Area	PN 54347
Modernize Barracks	PN 62892

ATTACHMENT B DESCRIPTION OF THE AREA OF POTENTIAL EFFECT

The Area of Potential Effect (APE) was developed based on the overall BRAC undertaking with consideration given to proposed designs for projects within the undertaking. The APE is a culmination of a direct impacts APE, an auditory APE, a visual APE and a cumulative impacts APE. Each of these is defined as follows.

Direct Impacts APE

The direct impacts APE relates to direct construction impacts exclusive of auditory and visual effects. This APE encompasses all of the land of Fort Belvoir exclusive of the Engineer Proving Ground.

Auditory APE

The auditory APE is defined as an irregular circle extending approximately one and a quarter miles from the proposed helicopter pad.

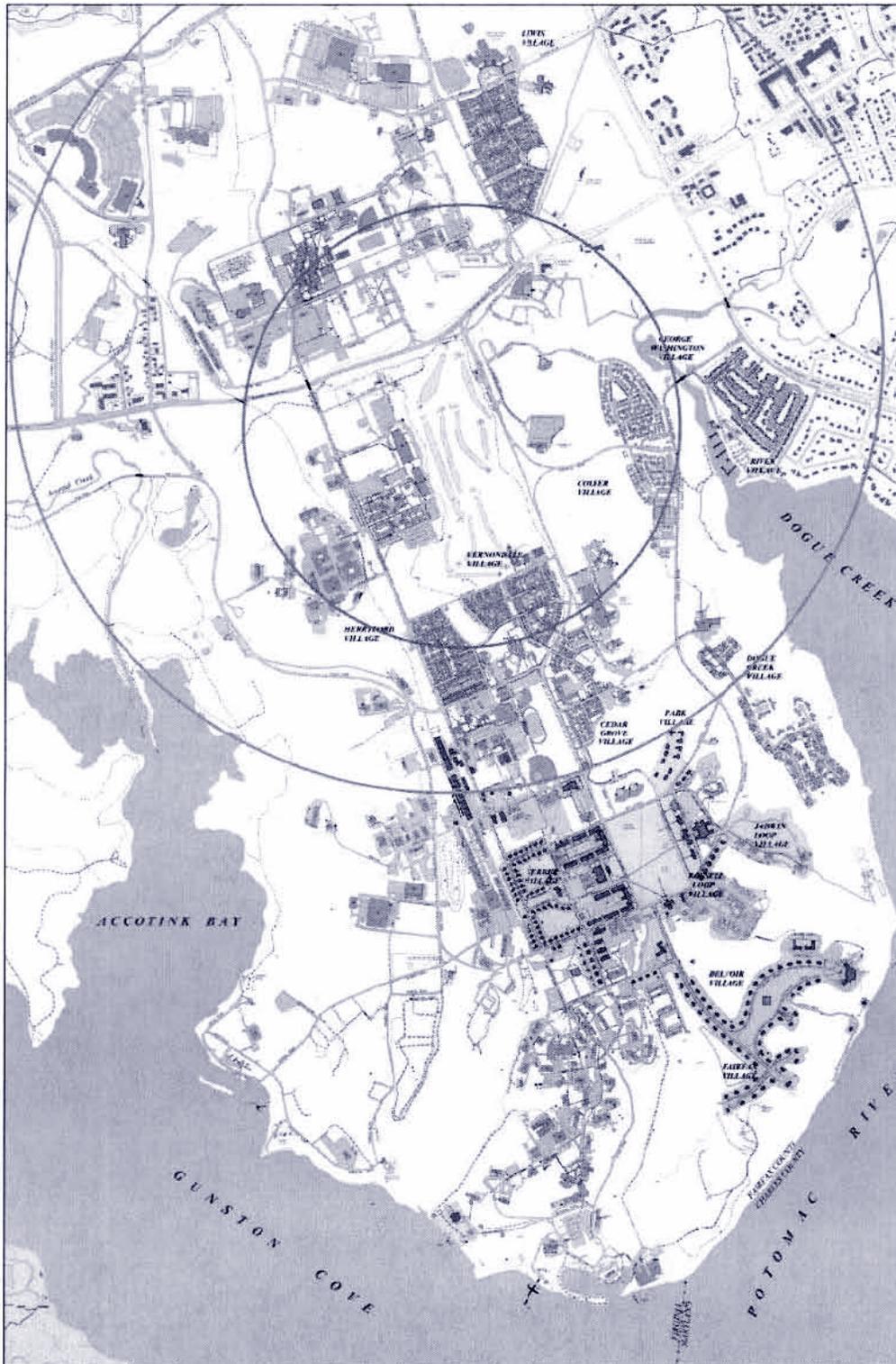
Visual APE

The Visual APE has three components which capture potential visual effects resulting from the construction of the new hospital, construction within and adjacent to the Fort Belvoir Historic District, and revisions to the Land Use Plan. The visual APE for the hospital is a circular area extending approximately one-half mile from the center of the propose hospital site into the Woodlawn Historic District. The APE for the Fort Belvoir Historic District consists of the Historic District plus a one block radius from the boundary of the district. The APE for the Land use plan is one quarter mile from the boundary of Fort Belvoir.

Cumulative Effects APE

The Cumulative impact APE is defined as the greater Fort Belvoir area. This APE considers potential cumulative traffic and development activities resulting from the BRAC Action as well as potential impacts resulting from changes to the Fort Belvoir Land Use Plan Update.

The boundaries of the visual and auditory APEs for the hospital project are illustrated in Map 1.



AREA OF POTENTIAL EFFECT FOR HOSPITAL PROJECTS



Legend

 HISTORIC STRUCTURE	 VISUAL ESTABLISHMENT
 HISTORIC DISTRICT	 GROUND ESTABLISHMENT
	 ARBITRARY ESTABLISHMENT



ATTACHMENT C
LIST OF HISTORIC PROPERTIES WITHIN THE APE
OUTSIDE OF FORT BELVOIR

HISTORIC RESOURCE	NATIONAL REGISTER STATUS
George Washington Grist Mill	National Register listed
George Washington Memorial Parkway	National Register listed
Gunston Hall	National Historic Landmark
Mount Vernon	National Historic Landmark
Mount Vernon Memorial Highway	National Register listed
Overlook Farm	National Register eligible
Pohick Episcopal Church	National Register listed
Pope-Leighey House	National Register listed
Woodlawn	National Historic Landmark
Woodlawn Historic District	National Register eligible
Woodlawn Quaker Meetinghouse	National Register eligible

ATTACHMENT D MAP OF THE ENGINEER PROVING GROUNDS



ENGINEER PROVING GROUND

GENERAL NOTES:

1. THIS MAP IS A DIGITAL PRODUCT OF THE U.S. ARMY CORPS OF ENGINEERS, FORT BELVOIR, VIRGINIA, AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.
2. THIS MAP IS A DIGITAL PRODUCT OF THE U.S. ARMY CORPS OF ENGINEERS, FORT BELVOIR, VIRGINIA, AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.
3. THIS MAP IS A DIGITAL PRODUCT OF THE U.S. ARMY CORPS OF ENGINEERS, FORT BELVOIR, VIRGINIA, AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.

CONTRIBUTORS: U.S. ARMY CORPS OF ENGINEERS, FORT BELVOIR, VIRGINIA

DATE: 2007

SCALE: 1:12,500

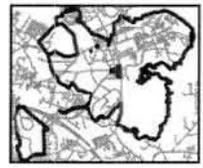
PROJECTION: TRANSVERSE MERCATOR

SPHEROID: GRS80

GRID: UTM

VERTICAL DATUM: 1985 MEAN SEA LEVEL

HORIZONTAL DATUM: 1983 NORTH AMERICAN



SCALE: 1:12,500

650 Meters 650 Yards

0 250 500 750 1000

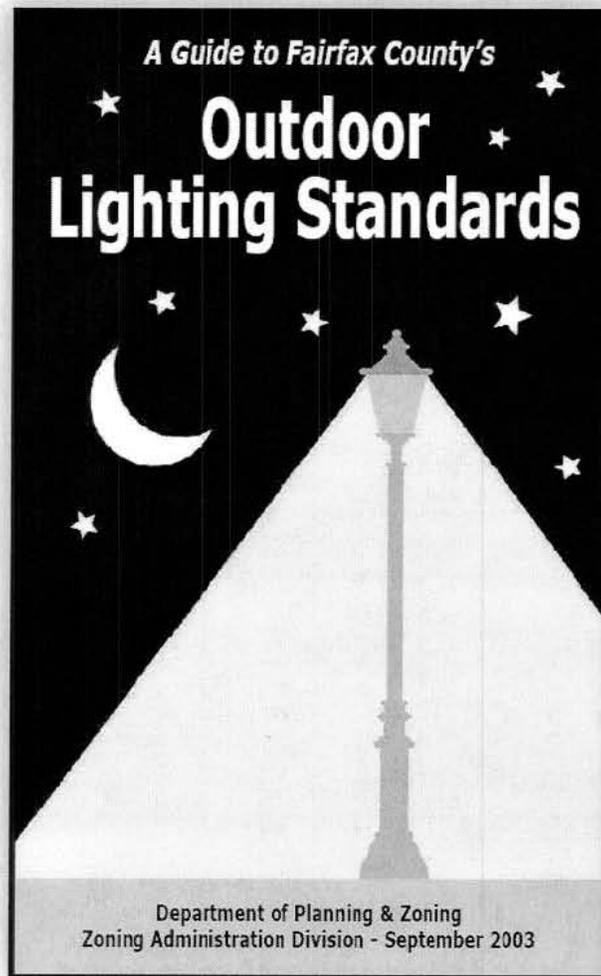
0 0.25 0.50 0.75 1.00 Miles

CONTOUR INTERVAL: 10 FEET

This revision printed July 27, 2007.

Prepared and published by the Fort Belvoir GIS Center, Fort Belvoir, Virginia, using aerial photography dated 2002. Topo is based on aerial photography dated 1976 and 1988. Users should refer to the Fort Belvoir GIS Center, Department of Public Works, Fort Belvoir, Virginia 22060 or call 703.806.4641.

ATTACHMENT G
FAIRFAX COUNTY OUTDOOR LIGHTING STANDARD



A Guide to Fairfax County's
**Outdoor
Lighting Standards**

CONTENTS

- 2 INTRODUCTION
- 2 APPLICABILITY
- 3 GENERAL PROVISIONS
- 7 SERVICE STATION CANOPY AND
VEHICLE SALES AREA LIGHTING
- 9 OUTDOOR RECREATION/SPORTS
FACILITY LIGHTING
- 11 EXEMPTIONS
- 12 LIGHT POLE HEIGHT AND LOCATION
- 13 REQUIRED SITE PLAN INFORMATION
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- 14 DEFINITIONS
- 16 CONTACT INFORMATION

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INTRODUCTION

The Zoning Ordinance outdoor lighting standards that are summarized in this guide became effective on June 17, 2003 and replace the outdated glare performance standards that were initially developed in the early 1970's and implemented in conjunction with the adoption of the current Zoning Ordinance in 1978.

As part of the development of these outdoor lighting standards, an effort was made to establish standards that are both clear and comprehensive. The new standards place an emphasis on reducing glare by requiring, in most instances, full cut-off lighting fixtures. (See LIGHTING FIXTURE and FULL CUT-OFF LIGHTING FIXTURE definitions on Pages 14 and 15 and Figure 1) In recognition of the unique nature of certain types of uses, additional and/or specific outdoor lighting requirements are provided to address lighting concerns related to service station canopies, vehicle sale display lots and sports facilities. The new standards are designed to reduce the impacts of glare, light trespass and overlighting, and to promote safety, security and energy conservation.

The new standards are also designed to be implemented and enforced with the use of existing County resources. It is believed that the new standards will provide a wide range of solutions to existing problems associated with increasing levels of outdoor lighting in the County. Information on where to find the full Zoning Ordinance text can be found on Page 16.

APPLICABILITY

These outdoor lighting provisions apply to the installation of new outdoor lighting fixtures or the replacement of existing outdoor lighting fixtures. Replacement of a lighting fixture is defined as a change of fixture type, or change to the mounting height or location of the fixture. Routine lighting fixture maintenance, such as changing lamps or light bulbs, ballast, starter, photo control, housing, lenses and other similar components, does not constitute replacement and is allowed provided such changes do not result in a higher light output.

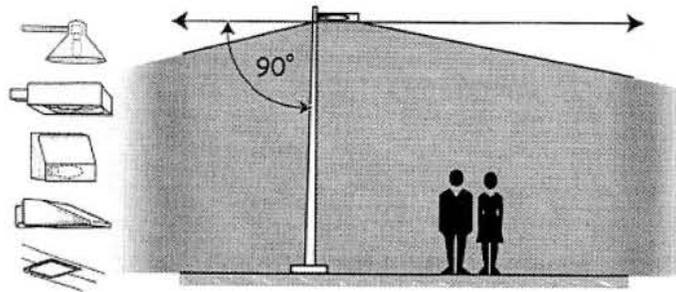
Outdoor Lighting Standards

Outdoor lighting fixtures lawfully existing prior to June 17, 2003, that do not conform to these standards, are deemed to be a lawful nonconforming use and may remain. A nonconforming lighting fixture that is changed to or replaced by a conforming lighting fixture is no longer nonconforming and is subject to these outdoor lighting standards.

GENERAL PROVISIONS

- **Full Cut-Off Lighting Fixtures** - Full cut-off lighting fixtures are required for all outdoor walkway, parking lot, canopy and building/wall mounted lighting, and all lighting fixtures located within those portions of open-sided parking structures that are above ground. An open-sided parking structure is a parking structure which contains exterior walls that are not fully enclosed between the floor and ceiling. Full cut-off lighting fixtures are shown in Figure 1.

FIG. 1, EXAMPLES OF FULL CUT-OFF LIGHTING FIXTURES

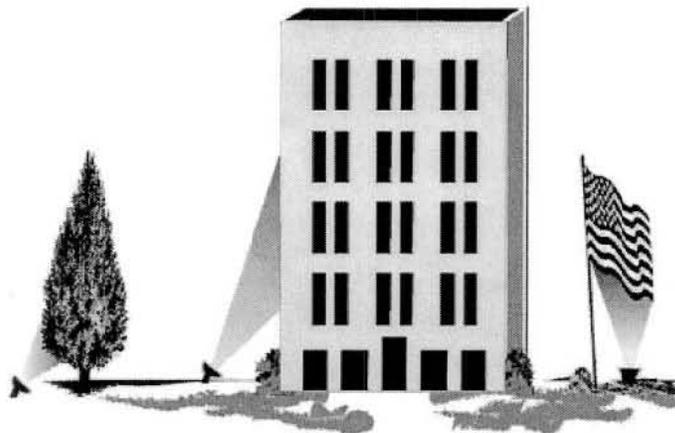


- **Roof and Canopy Lighting** - Outdoor lighting fixtures that are enclosed in clear, white, off-white or yellow casing are not allowed on the roofs of buildings or on the sides of canopies. Internally illuminated signs are an exception to this rule and are discussed on the following page.

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- **Architectural and Landscaping Lighting** - Outdoor lighting used to illuminate flags, statues, signs or other objects mounted on a pole, pedestal or platform, spotlighting or floodlighting used for architectural or landscape purposes, must use full cut-off or directionally shielded lighting fixtures that are aimed and controlled so that the directed light is substantially confined to the object intended to be illuminated. Figure 2 shows how directionally shielded lighting fixtures may be used for architectural and landscaping purposes. (See **DIRECTIONALLY SHIELDED LIGHTING FIXTURES** definition on Page 14)

FIG. 2, ARCHITECTURAL/LANDSCAPE LIGHTING EXAMPLES



Lighting used for architectural/landscaping lighting shall be aimed and controlled so that light is confined, as much as possible, to the objects that are intended to be lit.

- **Internally Illuminated Signs** - Internally illuminated signs, except those which bear a state or federal registered trademark, must have an opaque background and translucent text and symbols, or must have a translucent background that is not white, off-white or yellow in color. An opaque background is a background through

Outdoor Lighting Standards

which light cannot penetrate, and a translucent background or text is a background or text through which light can penetrate. Examples of compliant and noncompliant internally illuminated signs are shown in Figure 3.

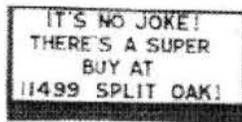
FIG. 3, EXAMPLES OF INTERNALLY ILLUMINATED SIGNS



Compliant (illuminated letters, opaque background)



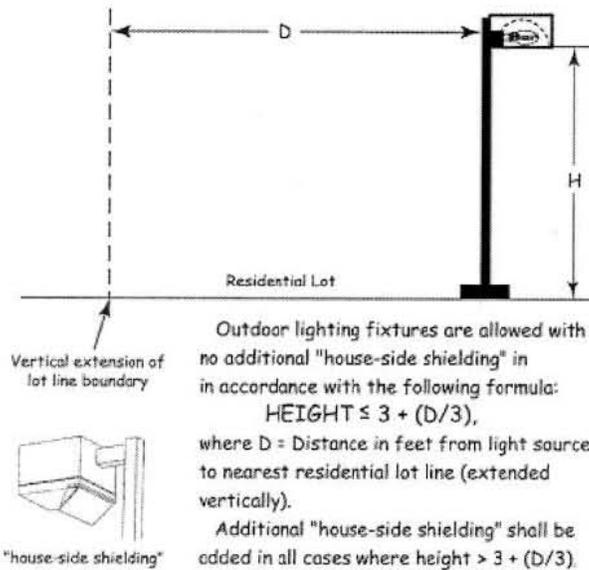
Compliant (illuminated, translucent background, trademark protected)



Noncompliant (illuminated, translucent background)

- **Setback or Shielding Requirement** - On lots which abut property that is residentially zoned and developed, vacant or homeowner's association open space, all outdoor lighting fixtures must be set back a minimum prescribed distance from the nearest residential lot line or "house-side shielding" must be used on the residential property side of the lighting fixture as indicated in Figure 4. A house-side shield typically consists of a visor or shielding panel that attaches to a lighting fixture. This provision is applicable for both light poles and lighting fixtures mounted on the side and/or top of a building or structure.
- **Disability Glare** - All outdoor lighting fixtures must be aimed, located and maintained to prevent disability glare, which is a form of glare that causes reduced visibility and visual performance.

FIG. 4, SETBACK OR SHIELDING REQUIREMENT

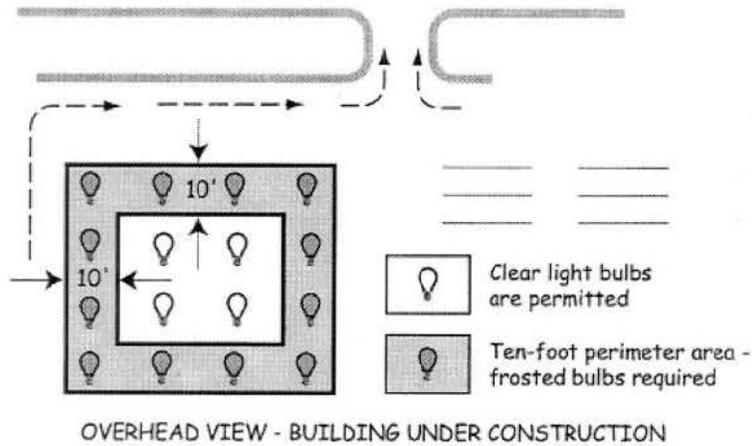


- **Parking Lot Lighting Curfews** - On all nonresidentially developed lots which contain a minimum of 4 parking lot light poles, parking lot lighting levels for ground surface parking lots and the top levels of parking decks or structures must be reduced by at least 50% of full operational levels within 30 minutes after the close of business. Lighting levels may be reduced by turning off 50% of the parking lot lights or by dimming parking lot lighting levels to no more than 50% of the levels used during business or activity hours within 30 minutes of the close of business, or by some combination thereof.

Given that a certain minimum lighting level is recommended for safety and security purposes, this provision does not require parking lot lighting levels to be reduced to less than 0.2 footcandles as measured horizontally at the surface on which the light pole is mounted. (See FOOTCANDLE definition on Page 14)

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FIG. 5, CONSTRUCTION LIGHTING REQUIREMENTS



- **Construction Lighting** - All construction site lighting fixtures must be full cut-off or directionally shielded fixtures that are aimed and controlled so the directed light is substantially confined to the object intended to be illuminated. Frosted light bulbs must be used to light the 10 foot outermost perimeter area of the interiors of the buildings under construction which contain 5 or more stories. A building is no longer considered under construction once exterior walls and windows are installed and permanent lighting replaces temporary lighting as the primary source of light for the building. Figure 5 depicts where frosted light bulbs are required.
- **High Intensity Light Beams** - Outdoor searchlights, lasers or strobe lights are prohibited.

SERVICE STATION CANOPY AND VEHICLE SALES AREA LIGHTING

In addition to the previously listed general provisions, outdoor lighting fixtures associated with service stations, service station/mini-marts and vehicle sale, rental and ancillary service establishments are

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subject to the following:

- **Maximum Lighting Levels** - Service station and service station/mini-mart canopy lighting and outdoor display area lighting used in conjunction with a vehicle sale, rental and ancillary service establishment must not exceed a maintained lighting level of 30 footcandles as measured horizontally at grade. Higher levels, up to 50 footcandles, or lower levels, less than 30 footcandles, may be approved by the Board in conjunction with the approval of a special exception, development plan or proffered rezoning. (See MAINTAINED LIGHTING LEVEL definition on Page 15)
- **A Photometric Plan** is required and must be submitted as part of a special exception, development plan or rezoning application, as part of a site plan submission or as a separate submission, when one of the above is not also required, for a service station, service station/mini-mart, or vehicle sale, rental and ancillary service establishment. A photometric plan must contain the following information:
 - (a) Location and limits of the canopy or outdoor display area.
 - (b) Location and height of all canopy lighting for service stations and all pole, building or ground mounted lighting fixtures for outdoor display areas of vehicle sale, rental and ancillary service establishments.
 - (c) A photometric diagram showing predicted maintained lighting levels of the proposed lighting fixtures.
- **Fees** - When site plan approval is not required and the photometric plan is submitted as a separate submission, the photometric plan must be submitted to the Department of Public Works and Environmental Services with a \$500 submission fee.

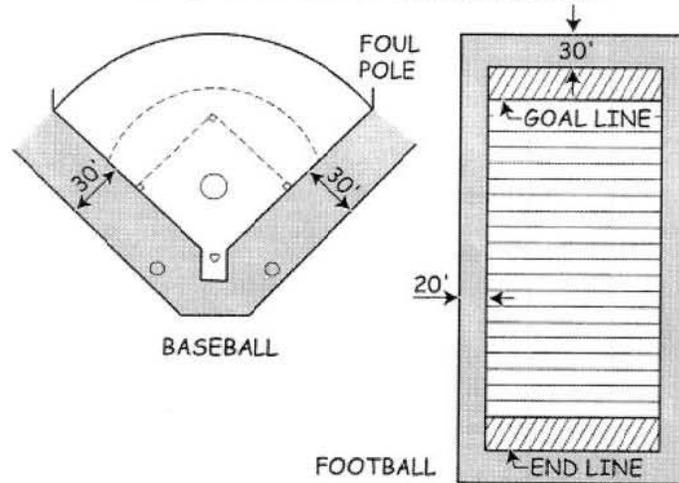
Outdoor Lighting Standards

OUTDOOR RECREATION/SPORTS FACILITY LIGHTING

When an outdoor recreation/sports facility has lighted playing fields/courts that, individually or cumulatively, exceed 10,000 square feet in area, and/or have associated light poles that exceed 20 feet in height, the playing fields/courts are subject to the provisions listed below. Other parts of an outdoor recreation/sports facility, such as parking lots, administrative offices, restrooms, concession stands and spectator viewing areas, are subject to the general provisions previously discussed. In addition, an outdoor recreation/sports facility that has lighted playing fields/courts that, individually or cumulatively, are less than 10,000 square feet in area, and/or have light poles 20 feet or less in height, shall not be subject to the following provisions. The perimeter area discussed in (b) below must be included in the size of the playing field/court area.

- *A Sports Illumination Plan* must be submitted as part of a special exception, special permit, development plan or rezoning application, as part of a site plan submission or as a separate submission, when one of the above is not also required, for an outdoor recreation/sports facility. A sports illumination plan must contain the following information:
 - (a) Boundaries, dimensions and total land area of the outdoor recreation/sports facility property.
 - (b) Location and limits of playing field/courts, to include perimeter areas. Figure 6 shows the required perimeter areas for baseball/softball fields and rectangular playing fields, such as soccer, football and tennis. The perimeter playing area for all other playing/field courts extends 10 feet beyond the playing field boundary.
 - (c) Location, height and illustration of each style of all pole, building and ground mounted lighting fixtures for the playing/field court.

FIG. 6, ATHLETIC FIELD PERIMETER AREA



(d) A photometric diagram showing predicted maintained lighting levels for the proposed playing field/court and associated perimeter area lighting, not to exceed the levels permitted under Table IV in Part 9 of Article 14 of the Zoning Ordinance.

- **Maximum Lighting Levels** - The lighting for playing field/courts and associated perimeter areas must meet the maximum footcandles indicated for the specific uses in the Zoning Ordinance. Footcandle measurements must be measured horizontally 3 feet above grade level and represent maintained lighting levels.
- **Type of Lighting Fixtures** - All playing field/court lighting fixtures must either be full cut-off or directionally shielded lighting fixtures.
- **Curfews** - Generally, the use of playing field/court lighting is not permitted between 11:00 PM and 7:00 AM.
- **Fees** - When site plan approval is not required and the sports illumination plan is submitted as a separate submission, the sports illu-

Outdoor Lighting Standards

mination plan must be submitted to the Department of Public Works and Environmental Services with a \$500 submission fee.

EXEMPTIONS

The following are exempt from the previously mentioned outdoor lighting provisions, provided that such fixtures, except for those set forth in the first two bullets, do not cause disability glare:

- Lighting fixtures and standards required by federal, state or county agencies, including street lights within the public right-of-way.
- Outdoor lighting fixtures used by law enforcement, fire and rescue, the Virginia Department of Transportation or other emergency response agencies to perform emergency or construction repair work, or to perform nighttime road construction on major thoroughfares.
- Holiday lighting fixtures.
- Neon lighting used to outline a structure.
- Motion activated light fixtures as follows:
 - (a) On lots developed with single family dwellings when such lighting fixtures emit initial lighting levels of 6000 lumens or less, are extinguished within 5 minutes upon cessation of motion and are aimed such that the lamp or light bulb portion of the lighting fixture is not directly visible at 5 feet above the property boundary. (See LUMEN definition on Page 15)
 - (b) On all other lots when such lighting fixtures are aimed such that the lamp or light bulb portion of the lighting fixture is not directly visible at 5 feet above the property line.
- On lots developed with single family dwellings, outdoor lighting fixtures with initial light outputs of 2000 lumens or less are not

A Guide to Fairfax County's

subject to the outdoor lighting general provisions. A 2000 lumen output is the approximate light level produced with a 100 watt incandescent light bulb.

LIGHT POLE HEIGHT AND LOCATION

Height - Light pole height is measured from the grade or surface on which the light pole is mounted to the bottom of the lighting fixture and is limited as follows:

- Light poles on outdoor recreation/sports facilities - No maximum height restriction, but light pole heights must be shown on a sports illumination plan.
- Light poles on top of parking decks or structures - Maximum height of 20 feet.
- All other light poles - Maximum height of 40 feet.

The maximum allowable light pole heights are illustrated in Figure 7.

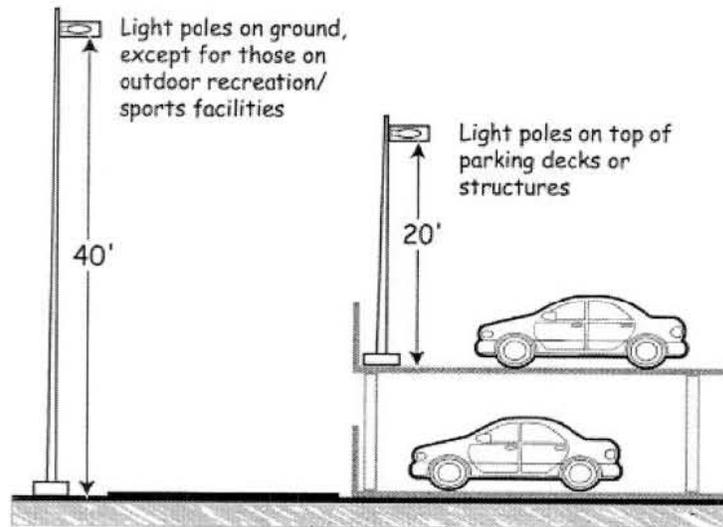
Location - Light poles may be located as follows:

- Light poles less than 7 feet in height may locate in any yard on any lot.
- Light poles on lots developed with single family dwellings that are taller than 7 feet in height are subject to the same location regulations for accessory structures contained in Article 10 of the Zoning Ordinance.
- Light poles on all other lots which are greater than 7 feet in height are subject to the minimum yard requirements, with the exception of angle of bulk plane, of the zoning district in which located.

The above location requirements do not apply to parking lot light poles; such poles may be located in any yard. All light poles, includ-

Outdoor Lighting Standards

FIG. 7, ALLOWABLE LIGHT POLE HEIGHTS



ing parking lot light poles, are subject to the setback or shielding provisions that were previously described and depicted in Figure 4.

REQUIRED SITE PLAN INFORMATION

The following outdoor lighting information must be included with all site plan submissions:

- The location and height of all light poles, including parking lot and walkway light poles;
- Illustrations of each style of freestanding lighting fixture that show that such fixture is either a full-cut off or directionally shielded lighting fixture; and
- A statement from the owner/developer certifying that all required outdoor lighting provisions will be met.

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GRANDFATHER PROVISIONS

The following are grandfathered from the outdoor lighting provisions:

- Special permit, special exceptions, proffered rezonings, or developments plans accepted prior to June 17, 2003 that contain specific conditions that conflict with these outdoor lighting provisions.
- Building and site plans submitted on or before June 17, 2003, provided such plans are (a) approved within 12 months of the return of the initial submission to the applicant or agent, (b) the plan remains valid, (c) a building permit(s) for the structure(s) shown on the approved plan is issued and (d) the structures and uses are constructed in accordance with such building permit.

DEFINITIONS

The following Zoning Ordinance definitions are applicable to outdoor lighting:

FOOTCANDLE: A measure of light falling on a surface. One (1) foot-candle is equal to the amount of light generated by one (1) candle shining on one (1) square foot surface located one (1) foot away. Footcandle measurements shall be made with a photometric light meter and with a specified horizontal orientation.

LIGHTING FIXTURE: A complete lighting unit consisting of the lamp, lens, optical reflector, housing and an electrical components necessary for ignition and control of the lamp, which may include a ballast, starter and/or photo control.

LIGHTING FIXTURE, DIRECTIONALLY SHIELDED: A lighting fixture which emits a light distribution where some light is emitted at or above a horizontal plane located at the bottom of a fixture. Such fixtures may contain visors, louvers or other types of shields or lenses which are designed to direct light onto a targeted area and to minimize stray light.

Outdoor Lighting Standards

LIGHTING FIXTURE, FULL CUT-OFF: A lighting fixture from which no light output is emitted at or above a horizontal plane drawn through the bottom of the lighting fixture. Lighting fixtures located within those portions of open-sided parking structures that are above ground which meet the angle requirements set forth above through the use of any portion of the ceiling or walls of the parking structure shall be deemed full cut-off lighting fixtures.

LUMEN: A quantitative unit measuring the amount of light emitted from a light source.

MAINTAINED LIGHTING LEVEL: A level of illumination which results when the initial output of the lamp is reduced by certain light loss factors. Such light loss factors typically include lamp depreciation and dirt accumulation on lenses and other light fixture components. For the purposes of this Ordinance, the maintained lighting level shall represent an average footcandle level measured over a specified area and shall be determined by multiplying the initial raw lamp output specified by the manufacturer by a light loss factor of not less than 0.72 for the metal halide lamps or 0.64 for high pressure sodium and mercury vapor lamps.

PHOTOMETRIC DIAGRAM: A diagram depicting the location of all light poles and building mounted lighting fixtures in a specified area and a numerical grid of the MAINTAINED LIGHTING LEVELS that the fixture will produce in that specified area. ■

ATTACHMENT H
CATAWBA INDIAN NATION THPO
BURIAL POLICY AND PROCEDURES

Catawba Indian Nation Tribal Historic Preservation Office
Policy and Procedure

Burials

Policy

1. No research designs will be considered for the sole purpose of the location and excavation of pre-contact burials.
2. There will be an ongoing and open dialogue with regard to policy and procedures affecting burials between the Tribal Historic Preservation Office (THPO) Executive Director, the Archaeology Department, and the Executive Committee of the Catawba Nation.
3. No changes or adjustments to the policy and procedures affecting burials can be made without agreement between the THPO Executive Director, the Archaeology Department, and the Executive Committee of the Catawba Nation.
4. A tract of ground will be set aside for the sole purpose of the re-interment of burials. The location of this tract of ground will not be made available to the general population. The location will be on record in the offices of the THPO Executive Director, the Archaeology Department, the Department of Planning and Development of the Catawba Nation and the Executive Committee of the Catawba Nation.

Procedure

When human burials are located during the course of other projects (i.e. construction, archaeological survey and/or excavation) the following procedures will be carried out.

1. The Catawba Indian Nation Tribal Historic Preservation Office will be notified immediately.
2. A meeting between the THPO Executive Director, the Archaeology Department and the Department of Traditional Medicine of the Catawba Nation will be called within 24 hours of the discovery.
3. The following options for action will be considered;
 - a. No action. The burial/s will be left in place and the project will proceed without regard to the disturbance to the burial/s.
 - b. The burial/s will be left in place but protected by modification to the projected construction or survey plans.
 - c. The burial/s will be excavated, measurements and photos taken but the remains will not be removed from the burial pit. The burial pit will be mapped and recorded and back filled when the work is completed.
 - d. The burial/s will be exhumed and reburied.
4. When the decision to exhume a burial/s has been made the following procedures will be followed.
 - a. A member of the Department of Traditional Medicine or Tribal Historic Preservation Office will be present during the entire exhumation process and will be in charge performing and directing those rituals and/or ceremonies appropriate.
 - b. No excavation will be done prior to notification from the Tribal historic Preservation Office that all-necessary rituals and/or ceremonies have been completed.
 - c. A professionally qualified member of the Department of Archaeology will direct or perform all excavation necessary to exhume the burial.
 - d. A member of the Department of Traditional Medicine of the Catawba Nation will physically remove human remains and grave goods from the burial pit when directed to

1 August 2007

- do so by the Archaeological Field Director. If the Catawba Traditional Medicine Advisor is not available, another spiritual leader may be invited to perform this responsibility.
- e. Human remains will be transported from the burials site wrapped plain colored archival quality paper inside archival quality boxes by a member of the Archaeology Department or the Department of Traditional Medicine. Remains will be immediately delivered to the Archeology Department.
 - f. Human remains will be stored in the Archaeology Laboratory for analysis a period not to exceed 72 hours. During this analysis period the human remains will be stored in a secured area and will not be in view of the general public.
 - g. No invasive or destructive analysis methods will be employed on human remains.
 - h. Destructive or invasive analysis methods must be pre-approved by the Director of THPO, the Archaeology Department and the Department of Traditional Medicine.
 - i. An extension of the analysis period can only be granted after a meeting of the Director of THPO, the Archaeology Dept. and the Department of Traditional Medicine at which all parties agree.

Contact information:

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803-328-2427 ext. 224

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PO Box 750
Rock Hill, South Carolina 29731

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David K. Paylor
Director

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September 12, 2007

Ms. Christine L. Saum, AIA
Director of Urban Design and Plan Review
National Capital Planning Commission
401 9th Street, NW
North Lobby, Suite 500
Washington, DC 20004

RE: Environmental Review of the proposed Fort Belvoir Community Hospital, Fort Belvoir, Fairfax County, Virginia (DEQ 07-130F).

Dear Ms. Saum:

The Commonwealth of Virginia has completed its review of the July 17, 2007 (received July 18, 2007) Fort Belvoir Community Hospital (FBCH) National Capital Planning Commission (NCPC) Project Report, Presentation Materials, and Maps and Drawings, including an August 3, 2007 email attachment summarizing the above referenced project. The Department of Environmental Quality is responsible for coordinating Virginia's review of federal environmental documents and responding to appropriate federal officials on behalf of the Commonwealth.

As you know, this proposal is an element of the Fort Belvoir land use plan developed in response to the base realignment actions mandated by the 2005 enactment of the Base Realignment and Closure ("BRAC") Commission recommendations. DEQ reviewed the Environmental Impact Statement (EIS) and Federal Consistency Determination (FCD) submitted by the Army for the BRAC action, and submitted comments on behalf of the Commonwealth in April (DEIS/FCD) and July (FCD) 2007. DEQ's comments on the DEIS and FCD can be found at <http://www.deq.virginia.gov/eir/majnepa.html>.

The following agencies took part in the review of this proposal:

Department of Environmental Quality
Department of Conservation and Recreation

Department of Game and Inland Fisheries
Department of Health
Department of Transportation
Department of Historic Resources

Fairfax County and the Northern Virginia Regional Commission were also invited to comment.

Project Description

The U.S. Army proposes to construct the new Fort Belvoir Community Hospital at Fort Belvoir in Fairfax County. The site for the new facility is located in an area central to the south Post development at Fort Belvoir and just inside the Pence Gate entrance. It is bounded by Richmond Highway to the north, Ninth Street to the south, Belvoir Road to the east, and Gunston Road to the west. The total land area within these roadways is approximately 185 acres. The majority of the site area is either undeveloped or is occupied by the existing south Post golf course. The hospital building would consist of six occupied levels above grade at its highest points, with flanking portions of the buildings to the north and south somewhat lower. Parking would total 2,600 spaces, and would be deployed in two five-level structures to the north and south of the hospital building as well as in a lower structure along the entrance drive to the east. There would be a partial basement in the hospital building containing services and support functions. Truck loading docks will be located at this level on the west side of the building. The current design indicates total area of buildings, support structures, and structured parking of 2,337,965 square feet. Site coverage (total) by building footprint is 631,885 total for all structures.

Environmental Impacts and Mitigation

1. Water Quality & Wetlands.

(a) Water Quality

DEQ's Office of Water Protection (OWP) notes that this proposal will impact marine sediments which are potentially acidic. Acid sulfate soils (ASS) is the common name given to soils and sediments containing iron sulfides; the most common being pyrite. When exposed to air due to drainage or disturbance, these soils produce sulfuric acid, often releasing toxic quantities of iron, aluminum and heavy metals. In most cases involving ASS, high-intensity rainfall after long dry periods triggers the localized mobilization of acid. In aquatic environments (especially estuarine) this condition can:

- kill fish, crustaceans, annelid worms, shellfish and oysters;
- cause fish diseases; and
- change aquatic plant communities.

In addition, acidified waters weaken concrete and steel infrastructure such as culverts, pipes and bridges. This accelerates maintenance and replacement costs.

For additional information regarding these comments contact Michelle Henicheck, DEQ-OWP at (804) 698-4007.

(b) Wetlands

DEQ's Office of Water Protection notes that less than 1/10 acre of wetlands is proposed to be impacted by the construction of the hospital. Based on the anticipated impacts to State waters, this project would likely require a Virginia Water Protection General Permit. Therefore, for any impact to water quality or wetlands from this proposal, the Army must submit a Joint Permit Application (JPA) for Virginia Water Protection Permit (VWPP) (9 VAC 25-210-50) review and authorization. The Army must include documentation of all avoidance and minimization efforts to water and wetland resources. Upon receipt of the JPA, DEQ-VWPP staff will review the proposed project in accordance with Section 401 water quality certification pursuant to the Clean Water Act administered through VWPP regulations and wetlands laws and regulations.

The Virginia Marine Resources Commission (VMRC) serves as the clearinghouse for the JPA used by the:

- U.S. Army Corps of Engineers (Corps) for issuing permits pursuant to Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act;
- DEQ for issuance of a Virginia Water Protection Permit (VWPP);
- VMRC for encroachments on or over state-owned subaqueous beds as well as tidal wetlands; and
- local wetlands board for impacts to wetlands.

Any construction related to the proposed project with the potential to impact water quality, wetlands, or subaqueous lands would require the submission of a JPA. If necessary, contact VMRC at (757) 247-2200 for a JPA. VMRC will distribute the application to the appropriate agencies. Each agency will conduct its review and respond.

i. Virginia Wetlands Policy

The Commonwealth does not support the filling of wetlands, particularly when alternative sites have been identified. It is the policy of the Commonwealth of Virginia to first avoid impacts to wetlands before considering other mitigation measures such as minimization and compensation. The Virginia Water Protection Permit regulations state that "mitigation means sequentially avoiding and minimizing impacts to the extent practicable, and then compensating for remaining unavoidable impacts of a proposed

action" (9 VAC 25-210-10). According to State Water Control Law § 62.1-44.15:5D, "...except in compliance with an individual or general Virginia Water Protection Permit issued in accordance with this subsection, it shall also be unlawful to conduct the following activities in a wetland: (i) new activities to cause draining that significantly alters or degrades existing wetland acreage or functions, (ii) filling or dumping, (iii) permanent flooding or impounding, or (iv) new activities that cause significant alteration or degradation of existing wetland acreage or functions. Permits shall address avoidance and minimization of wetland impacts to the maximum extent practicable. A permit shall be issued only if the Board finds that the effect of the impact, together with other existing or proposed impacts to wetlands, will not cause or contribute to a significant impairment of state waters or fish and wildlife resources."

ii. Federal Wetlands Policy

Federal wetlands mitigation policy is guided by a Memorandum of Agreement between the U.S. Army Corps of Engineers (Corps) and the U.S. Environmental Protection Agency that clarify a three-step approach to avoiding, minimizing, and compensating for unavoidable impacts (see Clean Water Act Section 404 (b)(1) *Guidelines Mitigation Memorandum of Agreement*, February 1990). The Corps first makes a determination that potential impacts have been avoided to the maximum extent practicable; remaining unavoidable impacts will then be mitigated to the extent appropriate and practicable by requiring steps to minimize impacts and, finally, compensate for aquatic resource values. This sequence is considered satisfied where the proposed mitigation is in accordance with specific provisions of a Corps and EPA approved comprehensive plan that ensures compliance with the compensation requirements of the 404(b)(1) Guidelines (examples of such comprehensive plans may include Special Area Management Plans, Advance Identification areas (Section 230.80), and State Coastal Zone Management Plans).

For additional information and coordination, contact Thomas Faha, DEQ Northern Regional Office (NRO), at (703) 583-3846

(c) Recommendations

- The Army should coordinate this proposal with Virginia Tech's Crop and Soil Environmental Science Department to determine whether acid-producing soils are located in the project area. The Army should follow any Virginia Tech recommendations such as an Acid Base Accounting Test for soils.
- In general, DEQ recommends that the amount of stream and wetland impacts be avoided to the maximum extent practicable. For unavoidable impacts, DEQ encourages the following practices to minimize the impacts to wetlands and waterways:

- operation of machinery and construction vehicles outside of stream-beds and wetlands;
- use of synthetic mats when in-stream work is unavoidable;
- stockpiling of material excavated from the trench for replacement if directional drilling is not feasible; and
- preservation of the top 12 inches of trench material removed from wetlands for use as wetland seed and root stock in the excavated area.

2. Subaqueous Lands Impacts. The Virginia Marine Resources Commission (VMRC), pursuant to Chapter 12 of Title 28.2 of the Code of Virginia, is responsible for issuing permits for encroachments in, on, or over State-owned submerged lands throughout the Commonwealth. Accordingly, if this proposed action would involve encroachment channelward of ordinary high water along natural rivers and streams, a permit may be required from VMRC.

For any potential impacts to subaqueous lands, contact VMRC at (757) 247-2200 for a JPA. For additional information, contact Elizabeth Gallop, VMRC, at (757) 247-8027.

3. Erosion and Sediment Control and Stormwater Management. According to the Department of Conservation and Recreation's (DCR's) Division of Soil and Water Conservation (DSWC), federal agencies and their authorized agents conducting regulated, land-disturbing activities on private and public lands in the state must comply with the Virginia Erosion and Sediment Control Law and Regulations (VESCL&R), Virginia Stormwater Management Law and Regulations (VSWML&R), and other applicable federal nonpoint source pollution mandates (e.g. Clean Water Act Section 313, Federal Consistency under the Coastal Zone Management Act). Clearing and grading activities, installation of staging areas, parking lots, roads, buildings, utilities, or other structures, soil/dredge spoil areas, or related land conversion activities that disturb 2,500 square feet or more in Chesapeake Bay Preservation Area localities would be regulated by VESCL&R and those that disturb one acre or greater would be covered by VSWML&R. Accordingly, the Army should prepare and implement erosion and sediment control (ESC) and stormwater management (SWM) plans to ensure compliance with state law. The Army is ultimately responsible for achieving project compliance through oversight of on-site contractors, regular field inspection, prompt action against non-compliant sites, and/or other mechanisms, consistent with agency policy. The Army is highly encouraged to contact DCR's Watershed Office and/or the local ESC and SWM authorities to obtain plan development, implementation assistance and to ensure project conformance during and after active construction. [Reference: VESCL §10.1-567; VSWML §10.1-603.15]

Furthermore, DCR is responsible for the issuance, denial, revocation, termination and enforcement of Virginia Pollutant Discharge Elimination System (VPDES) permits for the control of stormwater discharges from municipal separate storm sewer systems (MS4s) and land-disturbing activities under the Virginia Stormwater Management

Program. Therefore, for projects involving land-disturbing activities of 2,500 square feet or more, the Army or its authorized agent is required to apply for registration coverage under the General Permit for Discharges of Stormwater from Construction Activities. General information and registration forms for the General Permit are available on DCR's website at: <http://www.dcr.virginia.gov/sw/vsmp.htm#geninfo>.

4. Chesapeake Bay Preservation Areas.

(a) Local Chesapeake Bay Preservation Act Program

According to DCR's Division of Chesapeake Bay Local Assistance (DCBLA), the Chesapeake Bay Preservation Act, as locally implemented through the Fairfax County Chesapeake Bay Preservation Ordinance, strictly controls land disturbance in environmentally sensitive lands. These lands, referred to as Resource Protection Areas (RPAs), include:

- tidal wetlands;
- non-tidal wetlands connected by surface flow and contiguous to tidal wetlands or perennial water bodies;
- tidal shores; and
- those areas within a 100-foot vegetated buffer located adjacent to and landward of the any of the above-referenced features and along both sides of any waterbody with perennial flow.

§9 VAC 10-20-80 B 5 of the Chesapeake Bay Preservation Area Designation and Management Regulations mandates that RPAs shall include "A buffer area not less than 100 feet in width located adjacent to and landward of all "water bodies with perennial flow that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may cause significant degradation to the quality of state waters."

All other land areas, known as Resource Management Areas (RMAs), are subject to the County's jurisdiction-wide performance criteria for development activities. RPAs and RMAs are subject to general performance criteria found in §9 VAC 10-20-120 of the Chesapeake Bay Preservation Area Designation and Management Regulations, including requirements to:

- minimize land disturbance;
- preserve indigenous vegetation; and
- minimize post-development impervious surfaces.

Additionally, stormwater management criteria consistent with water quality protection provisions (§4 VAC 50-60-60 et seq.) of the Virginia Stormwater Management Regulations (§ 4 VAC 50-60) shall be satisfied, and for land disturbance over 2,500

square feet, the project must comply with the requirements of the *Virginia Erosion & Sediment Control Handbook*, Third Edition, 1992.

Note that §9 VAC 10-20-130-2 of the Chesapeake Bay Preservation Area Designation and Management Regulations stipulates that the only land disturbing activities allowed in RPAs are those associated with:

1. the construction of water wells;
2. the construction of passive recreation facilities such as boardwalks, trails and pathways; and
3. historic preservation and archeological activities.

(b) 1998 Chesapeake Ecosystem Unified Plan

The 1998 Chesapeake Ecosystem Unified Plan requires the signatories, including the Department of the Army, to fully cooperate with local and state governments in carrying out voluntary and mandatory actions to comply with the management of stormwater. All signatory agencies also committed to encouraging construction design that:

1. minimizes natural area loss on new and rehabilitated federal facilities;
2. adopts low impact development and best management technologies for stormwater, sediment and erosion control, and reduces impervious surfaces; and
3. considers the Conservation Landscaping and BayScapes Guide for Federal Land Managers.

(c) Chesapeake 2000 Agreement

The Chesapeake 2000 Agreement committed the signatory agencies to a number of sound land use and stormwater quality controls. The signatories additionally committed the agencies to lead by example with respect to controlling nutrient, sediment and chemical contaminant runoff from government properties. In December 2001, the Executive Council of the Chesapeake Bay Program issued Directive No. 01-1: Managing Storm Water on State, Federal and District-owned Lands and Facilities, which includes specific commitments for agencies to lead by example with respect to stormwater control.

Provided adherence to the above requirements, DCR-DCBLA finds that the project would be consistent with the Chesapeake Bay Preservation Area Designation and Management Regulations.

5. Air Pollution Control.

(a) General Conformity Determination

In July 2007 DEQ conditionally concurred with the Federal Consistency Determination (FCD) submitted for the Fort Belvoir land use plan, provided that:

1. the Construction Performance Plan/Air Quality Mitigation Plan, dated June 28, 2007 and approved by Air Quality Division (DEQ-AQD), be included in the Record of Decision and the General Conformity Determination, and fully implemented;
2. Any substantial changes in the Plan contemplated by the Army must undergo a new analysis and General Conformity Determination;
3. The Army provides periodic status reports on implementation of the Construction Performance Plan/Air Quality Mitigation Plan to DEQ-AQD every six months, starting on September 15, 2007.

The Army agreed with DEQ-AQD regarding the first two items above. The third item is under further discussion.

The purpose of these conditions is to ensure that the Army's BRAC undertakings at Fort Belvoir comply with the Air Pollution Control enforceable policy of the Virginia Coastal Resources Management Program (VCP), as mandated by the federal Clean Air Act, section 176, and the State Regulation for General Conformity (9 VAC 5 Chapter 160), which was promulgated pursuant to the Clean Air Act and to state law, *Virginia Code* sections 10.1-1300 et seq.

If the foregoing conditions (conditions #1-3) are not met by the Army in implementing the BRAC undertaking at Fort Belvoir, then both parties to this matter (the Army and the Virginia Department of Environmental Quality) shall treat this conditional concurrence as an objection by the Commonwealth, pursuant to Part 930, Sub-part C (section 930.43(d)). The Army must notify DEQ if it decides to proceed irrespective of an objection (section 930.43(e)).

(b) Ozone Pollution

According to DEQ's Division of Air Program Coordination, Fairfax County is part of an ozone (O₃) non-attainment area and an emission control area for the contributors to ozone pollution, which are volatile organic compounds (VOCs) and oxides of nitrogen (NO_x). This has two practical consequences for project development. One is that the Army should take all reasonable precautions to limit emissions of VOCs and NO_x, principally by controlling or limiting the burning of fossil fuels. A second precaution,

stemming from 9 VAC 5-40-5490 in the Regulations for the Control and Abatement of Air Pollution, is that there are some limitations on the use of “cut-back” (liquefied asphalt cement, blended with petroleum solvents) that may apply in the construction of roads associated with the project. The asphalt must be “emulsified” (predominantly cement and water with a small amount of emulsifying agent) except when specified circumstances apply. Moreover, there are time-of-year restrictions on its use during the months of April through October in VOC emission control areas.

(c) Fugitive Dust

During construction, fugitive dust must be kept to a minimum by using control methods outlined in 9 VAC 5-50-60 et seq. of the Regulations for the Control and Abatement of Air Pollution. These precautions include, but are not limited to, the following:

- Use, where possible, of water or chemicals for dust control;
- Installation and use of hoods, fans, and fabric filters to enclose and vent the handling of dusty materials;
- Covering of open equipment for conveying materials; and
- Prompt removal of spilled or tracked dirt or other materials from paved streets and removal of dried sediments resulting from soil erosion.

(d) Open Burning

If project activities include the burning of construction or demolition material, this activity must meet the requirements under 9 VAC 5-40-5600 et seq. of the Regulations for open burning, and it may require a permit. The Regulations provide for, but do not require, the local adoption of a model ordinance concerning open burning. The Army should contact the Fairfax County officials to determine what local requirements, if any, exist.

(e) Fuel-burning Equipment

The Army should contact the Air Permitting section at DEQ-NVRO regarding proposed fuel-burning equipment to determine any air permitting requirements. For additional information and coordination, contact Dennis Betts, DEQ-NVRO, at (703) 583-3891

6. Solid and Hazardous Wastes and Hazardous Materials. DEQ’s Waste Division determined that both solid and hazardous waste issues were addressed in the information provided. However, the documents did not include a search of waste-related data bases. The Waste Division staff performed a cursory review of its data files including a Global Positioning System (GPS) database. The GPS search did not reveal any waste concerns within a half-mile radius of the site.

However, Fort Belvoir contains two hazardous waste sites within the same zip code, including:

- USDOD Army Engineering Center Fort Belvoir (VA7213720082 LQG and TSD); and
- USDOD Army Engineering Center Fort Belvoir, 9430 Jackson Loop, (VA7213720082 LQG and TSD).

Also within the same zip code, there are the following solid waste sites:

- US Army-Fort Belvoir (PBR 164), a RMW Steam Sterilizer;
- US Army-Fort Belvoir (PBR 248), a RMW Steam Sterilizer;
- US Army-Fort Belvoir (SWP 308), a Closed Sanitary Landfill; and
- US Army-Fort Belvoir (SWP 490), a Closed CDD Landfill.

The proximity of these facilities to the subject site is unknown. The following websites may be used to locate additional information for these facilities:

- http://www.epa.gov/echo/search_by_permit.html or
- http://www.epa.gov/enviro/html/rcris/rcris_query_java.html.

(a) Federal Facilities Program

DEQ's Federal Facilities Program (FFP) staff completed a Historical Records Review (HRR) for Fort Belvoir in March 2006. The HRR was performed to document historical information for Military Munitions Restoration Program (MMRP) sites and to support the Technical Project Planning process designed to facilitate decisions in areas where more information was needed to determine the next steps in the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) process.

Specifically, a Site Inspection (SI) was completed as the next phase of the CERCLA process. The Final MMRP Site Inspection Work Plan, Fort Belvoir, Virginia (Work Plan) dated September 2006 was received by the DEQ's Office of Remediation Programs (ORP) on September 5, 2006. This Work Plan was developed to determine the presence or absence of munitions and explosives of concern (MEC) and munitions constituents (MC) that may remain from activities conducted by the Department of Defense (DoD) during operation at these sites and may pose a threat to human health and/or the environment.

Results of the HRR indicate that twenty-one eligible MMRP range areas exist at Fort Belvoir (Table 1, Map 1-1, attached). Twenty of the MMRP sites are located on the Main Post, which is divided into two distinct areas; North Post and South Post. The additional MMRP site is located at the EPG, which is a non-contiguous parcel of land located approximately 1.5 miles northwest of Main Post.

According to the HRR, nineteen Solid Waste Management Units (SWMUs) (Table 2-1) were identified on the Main Post. Accotink Landfill (SWMU A-12) is located on both the Grenade Court and Small Arms Range Complex Range Areas.

According to the FBCH Report, the proposed location of the Fort Belvoir Community Hospital is within approximately 1,000 meters of the Congressional Demonstration Area to the east, the Entrenchment and Gas School Area to the south, and the Gunston Road 1000" Rifle Range to the west. According to Table 2-1, both the Congressional Demonstration Area and the Entrenchment and Gas School Area contain multiple SWMUs.

For additional information regarding Federal Facilities Program comments, contact Wade Smith, DEQ-FFP at (804) 698-4125 or wmsmith@deq.virginia.gov.

(b) *Pollution Prevention*

DEQ encourages all construction projects and facilities to implement pollution prevention principles, including the reduction, reuse, and recycling of all solid wastes generated. All generation of hazardous wastes should be minimized and handled appropriately.

(c) *Recommendations*

- Contact Ms. Laura Curtis, Directorate of Public Works, Environmental & Natural Resource Division, Fort Belvoir, Virginia at (703) 806-0024 for information concerning CERCLA obligations at Fort Belvoir's EPG. Ms. Curtis, or her designee, should be advised prior to initiating any land, sediment, or groundwater disturbing activities at or near EPG Range Areas, EPG SWMUs, and EPG AOPCs.
- Any soil that is suspected of contamination or wastes that are generated during construction-related activities must be tested and disposed of in accordance with applicable Federal, State, and local laws and regulations
- All structures being demolished, renovated, or removed should be checked for asbestos-containing materials (ACM) and lead-based paint prior to demolition. If ACM or LBP are found, in addition to the federal waste-related regulations mentioned above, State regulations 9VAC 20-80-640 for ACM and 9VAC 20-60-261 for LBP must be followed.

If you have any questions or need further information, please contact Paul Kohler at (804) 698-4208.

7. Natural Heritage Resources. The Department of Conservation and Recreation's (DCR) Division of Natural Heritage (DNH) searched its Biotics Data System for occurrences of natural heritage resources from the project area. Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations.

Biotics documents the presence of natural heritage resources in the project area. However, due to the scope of the activity and the distance to the resources, DCR-DNH does not anticipate that this project will adversely impact these natural heritage resources.

(a) State-listed Threatened and Endangered Plant and Insect Species

Under a Memorandum of Agreement established between the Virginia Department of Agriculture and Consumer Services (VDACS) and the Virginia Department of Conservation and Recreation (DCR), DCR represents VDACS in comments regarding potential impacts on state-listed threatened and endangered plant and insect species. DCR finds that the current activity will not affect any documented state-listed plants or insects.

(b) State Natural Area Preserves

In addition, DCR files do not indicate the presence of any State Natural Area Preserves under the agency's jurisdiction in the project vicinity.

(c) Recommendation

DCR-DNH should be contacted at (804) 786-7951, to secure updated information on natural heritage resources if a significant amount of time passes before the project is implemented.

8. Wildlife Resources and Protected Species. The Department of Game and Inland Fisheries (DGIF), as the Commonwealth's wildlife and freshwater fish management agency, exercises enforcement and regulatory jurisdiction over wildlife and freshwater fish, including state or federally listed endangered or threatened species, but excluding listed insects (*Virginia Code* Title 29.1). The DGIF is a consulting agency under the U.S. Fish and Wildlife Coordination Act (16 U.S.C. sections 661 *et seq.*), and provides environmental analysis of projects or permit applications coordinated through DEQ and several other state and federal agencies. DGIF determines likely impacts upon fish and wildlife resources and habitat, and recommends appropriate measures to avoid, reduce, or compensate for those impacts.

(a) Federal and State Threatened Species

According to DGIF records, the Federal and State Threatened bald eagle and State Threatened wood turtle have been documented within 2 miles of this project. However, due to the location of this project, and existing land use, DGIF does not anticipate a significant adverse impact upon these species to occur.

(b) Low Impact Development and Leadership in Energy and Environmental Design

DGIF supports the proposal to incorporate Low Impact Development (LID) measures into the stormwater management for this project, and the intent of this project to achieve a Leadership in Energy and Environmental Design (LEED) Silver Rating.

For more information, see the DGIF website <http://www.dgif.virginia.gov> or contact Amy Ewing, DGIF at (804) 367-2211.

9. Waterworks Regulation. According to the Virginia Department of Health (VDH), the design and construction documents for expansion of the public water system may require a Construction Permit from the Department. The Army should contact the VDH Office of Drinking Water-Culpeper Field Office at (540) 829-7340 for further information and submittal requirements. Further information regarding these comments may be obtained from Susan Douglas, VDH at (804) 864-7490.

10. Energy Conservation. This proposal should be planned and designed to comply with state and federal guidelines and industry standards for energy conservation and efficiency. For example, the energy efficiency of the facility can be enhanced by maximizing the use of the following:

- thermally-efficient building shell components (roof, wall, floor, windows, and insulation);
- facility siting and orientation with consideration towards natural lighting and solar loads
- high efficiency heating, ventilation, air conditioning systems;
- high efficiency lighting systems and daylighting techniques; and
- energy-efficient office and data processing equipment.

Please contact Matt Heller, DMME at (434) 951-6351 for additional information.

11. Historic & Archaeological Resources. According to the Department of Historic Resources (DHR), the Army is currently in consultation with DHR regarding BRAC activities at Fort Belvoir pursuant to Section 106 of the National Historic Preservation Act, as amended, and its implementing regulation at 36 CFR Part 800. This consultation is ongoing and DHR anticipates executing a Programmatic Agreement (PA) on the overall project.

Due to the requirements of Section 106, which considers the effect to historic properties listed in or eligible for the National Register of Historic Places for an entire undertaking not its subsequent parts, DHR cannot segment its impact recommendations. Further, as the effect determination must originate from the federal agency, it would be inappropriate for DHR to comment unilaterally on the degree and nature of the affect to historic properties. However, as DHR's consultation with the Army progresses toward a PA, the agency believes that the BRAC action at Fort Belvoir is likely to have an effect to historic properties.

Further question and coordination may be directed to Marc Holma, DHR at (804) 367-2323, ext. 114.

12. Transportation. The Virginia Department of Transportation (VDOT) reviewed the information provided for the proposal and submitted comments with respect to impacts to existing and proposed transportation facilities. After reviewing the Six Year Plan and the 2026 Plan, VDOT concludes the there are no conflicts with the current or future construction projects.

For more information, contact Mary Stanley, VDOT at (804) 786-0868.

13. Forest Resources. The Army is encouraged to protect trees not slated for removal during construction activities. Parking and stacking of heavy equipment and construction materials near trees can damage root systems by compacting the soil. Soil compaction, from weight or vibration, affects root growth, water and nutrient uptake, and gas exchange. Piling soil at a tree stem can kill the root system of the tree.

Recommendations

- In order to protect trees not slated for removal, the Army should mark and fence them at least to the dripline or the end of the root system, whichever extends farther from the tree stem. Marking should be done with highly visible ribbon so that equipment operators see the protected areas easily.
- The protection measures suggested above should be used for parking and stacking as well as for moving of equipment and materials. If parking and stacking are unavoidable, the Army should use temporary crossing bridges or mats to minimize soil compaction and mechanical injury to plants.
- Any stockpiling of soil should take place away from trees. Soil stockpiles should be covered, as well, to prevent soil erosion and fugitive dust.

Questions on tree protection may be directed to the Department of Forestry, Todd Groh, at (434) 977-1375, Ext. 3344.

14. Pollution Prevention. DEQ advocates that principles of pollution prevention be used in all construction projects as well as in facility operations. Effective siting, planning, and on-site Best Management Practices (BMPs) will help to ensure that environmental impacts are minimized. However, pollution prevention techniques also include decisions related to construction materials, design, and operational procedures that will facilitate the reduction of wastes at the source. We have several pollution prevention recommendations that may be helpful in constructing or operating this project:

- Consider development of an effective Environmental Management System (EMS). An effective EMS will ensure that the proposed facility is committed to minimizing its environmental impacts, setting environmental goals, and achieving improvements in its environmental performance. DEQ offers EMS development assistance and it recognizes facilities with effective Environmental Management Systems through its Virginia Environmental Excellence Program.
- Consider designs, techniques, and technologies that will facilitate the re-circulation and re-use of waters used for cooling and steam generation. These techniques can save money by minimizing intake and treatment needs.
- Consider environmental attributes when purchasing materials. For example, the extent of recycled material content, toxicity level, and amount of packaging should be considered and can be specified in purchasing contracts.
- Consider contractors' commitment to the environment (such as an EMS) when choosing contractors. Specifications regarding raw materials and construction practices can be included in contract documents and requests for proposals.
- Choose sustainable materials and practices for infrastructure and building construction and design. These could include asphalt and concrete containing recycled materials, and integrated pest management in landscaping, among other things.
- Integrate pollution prevention techniques into the facility maintenance and operation, to include the following: inventory control (record-keeping and centralized storage for hazardous materials), product substitution (use of non-toxic cleaners), and source reduction (fixing leaks, energy-efficient HVAC and equipment). Maintenance facilities should be designed with sufficient and suitable space to allow for effective inventory control and preventative maintenance.

DEQ's Office of Pollution Prevention provides free information and technical assistance relating to pollution prevention techniques and EMS. For more information, contact DEQ's Office of Pollution Prevention, Mr. Tom Griffin at (804) 698-4545.

Regulatory and Coordination Needs

1. Water Quality and Wetland Impacts. DEQ recommends that the Army coordinate this proposal with Lee Daniels, Virginia Tech Crop and Soil Environmental Science Department at (540) 231-7175 to determine whether acid-producing soils are located in the project area. The Army should follow any recommendations made to avoid or mitigate the disturbance of this type of soil.

Pursuant to Section 401 water quality certification of the Clean Water Act, impacts to wetlands and streams may require a Virginia Water Protection Permit (VWPP) issued by DEQ (9 VAC 25-210-50). Application for VWPP may be made by submitting a Joint Permit Application (JPA) (form MRC 30-300) to VMRC, which acts as the clearinghouse for JPAs and distributes the application to the appropriate agency. Upon receipt of a JPA for the proposed surface water and wetland impacts, Virginia Water Protection Permit (VWPP) staff at DEQ's Northern Virginia Regional Office will review the proposed project in accordance with VWPP regulations and guidance. Questions regarding the VWPP process may be directed to Tom Faha, DEQ-NVRO, at (703) 583-3846.

2. Subaqueous Lands Impacts. Impacts to subaqueous lands would require a permit from VMRC, pursuant to Section 28.2-1204 of the Code of Virginia. Encroachments channelward of ordinary high water along creeks and streams may require permitting. As with water and wetland permitting, subaqueous lands permitting may be accomplished with the submission of a JPA (form MRC 30-300) to VMRC. For additional information, contact Elizabeth Gallup, VMRC, at (757) 247-8027.

3. Erosion and Sediment Control and Stormwater Management.

(a) *Virginia Erosion and Sediment Control Law and Stormwater Management Law*

The Army must comply with Virginia's Erosion and Sediment Control Law (Virginia Code 10.1-567) and regulations (4 VAC 50-30-30 et seq.) and Stormwater Management Law (Virginia Code 10.1-603.5) and regulations (4 VAC 3-20-210 et seq.). Activities that disturb 2,500 square feet or more of land would be regulated by VESCL&R and those that disturb one acre or greater would be covered by VSWML&R. The Army is encouraged to contact DCR's Potomac Watershed Office, (540) 347-6420, for assistance with developing or implementing E&S and/or Stormwater Management Plans to ensure project conformance during and after construction.

(b) *Virginia Pollution Discharge Elimination System (VPDES) General Permit*

For land disturbing activities equal to 2,500 square feet or more, the Army is required to apply to DCR for registration coverage under the Virginia Pollution Discharge

Elimination System (VPDES) General Permit for Discharges of Stormwater from Construction Activities. Specific questions regarding the Stormwater Management Program requirements should be directed to Holly Sepety, DCR at (804) 225-2613.

4. Chesapeake Bay Preservation Areas. Federal actions on installations located within Tidewater Virginia must be consistent with the Bay Act and Regulations including the applicable performance criteria of the Regulations on lands analogous to locally designated Chesapeake Bay Preservation Areas (CBPAs). Therefore, this proposal must be consistent with the general performance criteria (9 VAC 10-20-120 et seq.) designated pursuant to the Chesapeake Bay Preservation Area Designation and Management Regulations, and stormwater management criteria consistent with water quality protection provisions (§4 VAC 50-60-60 et seq.) of the Virginia Stormwater Management Regulations (§ 4 VAC 50-60). For additional information and coordination, contact Alice Baird, DCR-DCBLA, at (804) 225-2307.

5. Air Quality Regulations. This project may be subject to air regulations administered by the Department of Environmental Quality. The following sections of Virginia Administrative Code are applicable:

- 9 VAC 5-50-60 et seq. governing fugitive dust emissions; and
- 9 VAC 5-40-5600 et seq., for open burning.

For more information contact Dennis Betts, DEQ Northern Regional Office, (703) 583-3891. Also, contact Loudoun County officials for information on any local requirements pertaining to open burning.

6. Solid and Hazardous Wastes.

(a) Waste Materials/Issues

All solid waste, hazardous waste, and hazardous materials must be managed in accordance with all applicable federal, state, and local environmental regulations. Some of the applicable state laws and regulations are:

- Virginia Waste Management Act (Code of Virginia Section 10.1-1400 *et seq.*);
- Virginia Hazardous Waste Management Regulations (VHWMR) (9VAC 20-60);
- Virginia Solid Waste Management Regulations (VSWMR) (9VAC 20-80); and
- Virginia Regulations for the Transportation of Hazardous Materials (9VAC 20-110).

Some of the applicable Federal laws and regulations are:

- Resource Conservation and Recovery Act (RCRA) (42 U.S.C. Section 6901 *et seq.*);
- Title 40 of the Code of Federal Regulations; and
- U.S. Department of Transportation Rules for Transportation of Hazardous materials (49 CFR Part 107).

Contact DEQ's Northern Regional Office, (703) 583-3880, concerning location and availability of suitable waste management facilities in the project area or if free product, discolored soils, or other evidence of contaminated soils are encountered.

(b) Resource Conservation and Recovery Act

DEQ recommend that the Army contact Laura Curtis, Directorate of Public Works, Environmental & Natural Resource Division, Fort Belvoir, Virginia at (703) 806-0024 for information concerning CERCLA obligations at Fort Belvoir's EPG.

(c) Asbestos-Containing Material and Lead-Based Paint

- i. Asbestos Materials.* It is the responsibility of the owner or operator of a renovation or demolition activity, prior to the commencement of the renovation or demolition, to thoroughly inspect the affected part of the facility where the operation will occur for the presence of asbestos, including Category I and Category II nonfriable asbestos containing material (ACM). Upon classification as friable or non-friable, all waste ACM shall be disposed of in accordance with the Virginia Solid Waste Management Regulations (9 VAC 20-80-640), and transported in accordance with the Virginia regulations governing Transportation of Hazardous Materials (9 VAC 20-110-10 *et seq.*). Contact the DEQ Waste Management Program for additional information, (804) 698-4021, and the Department of Labor and Industry, Ronald L. Graham at (804) 371-0444.
- ii. Lead-Based Paint.* If applicable, the proposed project must comply with the U.S. Department of Labor, Occupational Safety and Health Administration (OSHA) regulations, and with the Virginia Lead-Based Paint Activities Rules and Regulations. For additional information regarding these requirements contact the Department of Professional and Occupational Regulation, David Dick at (804) 367-8588.

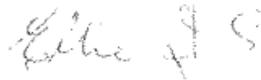
7. Historic Structures and Archaeological Resources. Pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations at 36 CFR Part 800, the Army must continue its coordination with the Department of Historic Resources (DHR). For additional information and coordination, contact Marc Holma, DHR, at (804) 367-2323, Ext. 114.

8. Transportation Impacts. Any VDOT land use requirements, lane closures, traffic control or work zone safety issues should be closely coordinated with Fairfax County and VDOT's Northern Virginia District Office at (703) 383-2888).

9. Waterworks Regulation. The Army should contact the Virginia Department of Health (VDH) Office of Drinking Water-Culpeper Field Office at (540) 829-7340 for further information and submittal requirements with respect to a Construction Permit for the expansion of the public water system.

Thank you for the opportunity to review the Fort Belvoir Community Hospital NCPC Project Report, Presentation Materials, and Maps and Drawings. Detailed comments of reviewing agencies are attached for your review. Please contact me at (804) 698-4325 or John Fisher at (804) 698-4339 for clarification of these comments.

Sincerely,



Ellie Irons, Manager
Office of Environmental Impact Review

Enclosures

cc: Tom Faha, DEQ-NVRO
Paul Kohler, DEQ-ORP
Dave Davis, DEQ-OVWP
Amy Ewing, DGIF
Robbie Rhur, DCR
Susan Douglas, VDH
Ethel Eaton, DHR
Susan Douglas, VDOT
Anthony Griffin, Fairfax County
G. Mark Gibb, Northern Virginia Regional Commission