Final
Finding of No Significant Impact
Implementation of 2005 Base Realignment and Closure (BRAC) Recommendations and Master Planning Activities
Walter Reed Army Medical Center
Forest Glen Annex, Maryland

The 2005 Defense Base Closure and Realignment (BRAC) Commission recommended that certain realignment actions occur at Walter Reed Army Medical Center (WRAMC) Forest Glen Annex (FGA), Maryland. These recommendations, made in conformance with the provisions of the Base Closure and Realignment Act of 1990 (Public Law 101-510, as amended), require the relocation of certain units, agencies, and activities to FGA and from FGA to other military installations. In addition to the BRAC recommendations, the Army has identified certain units, agencies, and activities whose relocation to FGA would be appropriate on a discretionary basis (i.e., not BRAC-directed). To accommodate these changes at FGA, the Army would require construction, renovation, and demolition of certain facilities. FGA also proposes to revise its Real Property Master Plan (RPMP) to ensure the continued orderly development of the post.

Pursuant to the Council on Environmental Quality (CEQ) Regulations (Title 40 of the *Code of Federal Regulations* [CFR] Parts 1500–1508) for implementing the procedural provisions of the National Environmental Policy Act (Title 42 of the United States Code [U.S.C.] 4321 *et seq.*) and 32 CFR Part 651 (*Environmental Analysis of Army Actions*), the Army conducted an environmental assessment (EA) of the potential environmental and socioeconomic effects associated with implementing the BRAC recommendations, BRAC discretionary moves, and RPMP.

Proposed Action

The proposed action is for the Army to implement the BRAC Commission's directed and discretionary actions, additional non-BRAC actions aimed at meeting Army requirements, facilities-related actions, and revision of the RPMP at FGA.

The Army proposes to implement the following BRAC Commission-directed and discretionary realignment actions to FGA. The BRAC Commission directed that the Walter Reed Army Institute of Research (WRAIR) Division of Retrovirology move from leased space in Rockville, Maryland, to FGA. The BRAC Commission also directed the closure of WRAMC but did not identify the future locations of certain units, agencies, and activities that would be retained by the Army. In its discretion, the Army proposes to relocate from the WRAMC Main Section to FGA the Armed Forces Institute of Pathology (AFIP) Department of Defense (DoD) Veterinary Pathology Residency (VPR) Program, a portion of the AFIP Tissue Repository, and the National Museum of Health and Medicine. Command and control of FGA would also transfer from WRAMC to Fort Detrick.

The BRAC Commission also directed that three units, agencies, and activities relocate from FGA. These are the Combat Casualty Care Research sub-functions of the WRAIR and the Naval Medical Research Center (NMRC) (to relocate to Fort Sam Houston, Texas), the Medical Biological Defense Research of WRAIR and NMRC (to relocate to Fort Detrick, Maryland), and the Medical Chemical Defense Research (to relocate to Aberdeen Proving Ground, Maryland).

The Army also proposes the following non-BRAC actions: move a WRAIR Medical Research Laboratory from its current location on FGA to a new Clinical Good Manufacturing Practices (cGMP)-compliant facility, construct a new warehouse and administrative space building, expand the existing post fire station into a new emergency services facility complex, and construct a new Child

Development Center (CDC). The Army Family Support Action Plan addressed the current deficit in child care facilities in the surrounding area by programming new child development centers on installations where they are most needed, such as the Forest Glen Annex. The current Forest Glen CDC does not fully meet the demand for child care and families often wait on long lists as a result.

As a result of the foregoing BRAC and non-BRAC actions, FGA will experience an increase of approximately 220 personnel and will require renovation of existing facilities and construction of new facilities. To accommodate these changes, the RPMP is being updated. The primary components of the RPMP update are: (1) the land use plan update, which addresses guidance for land use on FGA; (2) the Short-Range Component (SRC), which addresses short-range planning initiatives through 2011, including BRAC actions; (3) the Long-Range Component (LRC), which addresses requirements for long-term mission changes through 2026, and (4) the Transportation Management Plan (TMP), which addresses traffic impacts resulting from the implementation of these actions (SRC and LRC).

Alternatives Considered

The EA analyzed alternatives for BRAC discretionary, non-BRAC, and the RPMP actions. The Army examined four potential locations for the discretionary relocation of the DoDVPR Program: FGA; Fort Detrick, Maryland; Fort Sam Houston, Texas; and the Uniformed Services University of the Health Sciences, Bethesda, Maryland. In comparison to FGA, the latter three potential locations were found to have very few benefits for relocation of the DoDVPR Program. The Army found that FGA was the preferred site primarily because FGA currently houses a veterinary pathology laboratory at the WRAIR, locating at FGA would expose pathology residents to DoD research earlier in their careers, and movement of personnel to FGA would be at no cost to the government, as it falls within the same region as the current location of the AFIP. The Army also considered the discretionary relocation of the museum to the new Walter Reed National Military Medical Center in Bethesda, Maryland. Subsequent to that proposal, requirements associated with the establishment of the new medical center in Bethesda grew substantially upon inclusion of the Warrior Transition Unit and Center of Excellence for Traumatic Brain Injury and Post Traumatic Stress Disorder. These high priority initiatives have brought the new medical center's physical capacity to its limit. The Army now proposes to relocate the museum to FGA to preserve its essential placement near the Army medical research and education community. Data on cost of base realignment actions identified placement of the museum at FGA. The museum's relocation to the Bethesda site is no longer practicable and is not evaluated in detail in this EA. Directed moves (i.e., WRAIR Retrovirology) do not need alternative locations outside of FGA to be analyzed.

The SRC includes eight facilities projects, both BRAC and non-BRAC, and the LRC includes six facilities projects. This assortment of projects reflects the minimum needs of FGA, as currently known, to receive and house relocating units, agencies, and activities and to continue to provide appropriate levels of support (e.g., emergency services and child care). Inclusion of other projects is not necessary to meet mission requirements; exclusion of any of the cited projects would impair the abilities of FGA to perform the mission. Accordingly, other projects are not evaluated in detail.

Using off-post leased space to meet FGA's requirements would involve several major drawbacks. Force protection policies specify certain facilities characteristics, such as physical security features, set-back from roadways, and "hardened" construction. Using leased space in the private sector—having personnel and equipment both on-post and off-post—would adversely affect command and control functions, result in higher operational costs, and impair efficient use of resources. For these reasons, use of leased space is not feasible and is not further evaluated in this EA.

Construction of new facilities is driven by the need to ensure that adequate space is available for mission requirements. Before the installation considers construction of new buildings, existing space and renovations are used whenever possible. Officials at FGA have examined the post's existing inventory of

approximately 1 million SF of space and found, with only two available facilities, that it is fully utilized for current mission requirements. Beyond these renovations, new construction is required. Potential environmental effects associated with new construction are evaluated in detail in this EA.

While some variations of the present proposal for siting of facilities might be possible, the locations identified in this EA reflect a sound, compatible set of solutions. Alternative siting schemes would produce different, but not better, layouts.

While it might be possible to derive alternative recommendations than those presented in the proposed TMP, those that are contained in it are believed to represent the best coherent set of strategies for FGA's present and future transportation needs. In light of the way the TMP is compiled, it currently represents the sole set of proposed solutions. Accordingly, other alternatives, likely not as feasible as those contained in the TMP, are not evaluated in detail in this EA.

As prescribed by the CEQ Regulations, the EA also evaluated the No Action Alternative, in which agencies would not be relocated, but rather would remain where they are.

Factors Considered in Determining That No Environmental Impact Statement Is Required

The EA, which is attached hereto and incorporated by reference into this Finding of No Significant Impact (FNSI), examined in detail the potential effects of the proposed action and alternatives and the No Action Alternative on areas of environmental and socioeconomic concern: land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socioeconomics (including environmental justice and protection of children), transportation, utilities, and hazardous and toxic materials.

Implementation of the proposed action would result in a combination of short- and long-term negligible to minor but not significant adverse effects as well as short- and long-term minor beneficial effects. Short- and long-term minor beneficial effects on land use, aesthetics and visual resources, cultural resources, economic development, utilities, and hazardous and toxic substances would be realized from implementation of a sound RPMP and associated construction and operational activities. There would be long-term negligible to minor but not significant adverse effects on land use, aesthetics and visual resources, air quality, geology and soils, water resources, biological resources (vegetation and wildlife), transportation, utilities, and hazardous waste associated with operational activities. There would be short-term negligible to minor adverse effects on aesthetics and visual resources, air quality, noise, geology and soils, water resources, wildlife, social services, transportation, utilities, and hazardous and toxic substances, primarily associated with construction and renovation activities. Short-term minor adverse effects on social services would be expected until municipal and private sector services would be able to respond to an increase in residents in the area with increases in these services. Cumulative adverse effects would be minor and reflects the cumulative addition of effects from the proposed action plus the implementation of other proposals planned in the vicinity of the site alternatives on land use and airspace, air quality, water resources, transportation, and utilities.

Sound engineering practices and best management practices (BMPs) would be undertaken in accordance with existing regulations and policies to reduce, avoid, or compensate for adverse effects would include, for example, following all applicable laws and regulations for handling all hazardous materials and wastes; implementing state-approved BMPs for storm water control during construction; designing facilities according to the principles of low-impact development; recycling construction debris where possible; re-vegetating disturbed sites; and implementing the TMP. An Employee Transportation Coordinator (ETC) will be appointed to develop and manage the TMP.

Public Review

The Final EA and Draft FNSI was available for review and comment for 30 days, beginning August 14, 2008. Copies of the EA and Draft FNSI or additional information concerning the EA were available by request from Ms. Anne Delp, WRAMC BRAC Office, Building 1 Room C226, 6900 Georgia Avenue NW, Washington, DC, 20307-5001, or by e-mail requests to Anne.Delp@amedd.army.mil. A copy was also provided to the Silver Spring Branch Library (8901 Colesville Road, Silver Spring, MD). The EA was also available on the following Web site: http://www.hqda.army.mil/acsim/brac/ env_ea_review.htm. Comments on the EA and draft FNSI were to be submitted to the WRAMC BRAC Office at the physical address or e-mail address given above by no later than September 15, 2008.

During the 30-day comment period, the Army received and considered comments from two public reviewers, consisting of the Montgomery County Office of the County Executive and the North Woodside Montgomery Hills Citizens Association. Public comments primarily expressed concerns over traffic and transportation issues and project siting and the comments were considered for this Final FNSI. One comment noted a discrepancy regarding level of service values between Figure 4-2 and Tables 4-13 through 4-17 in the EA. Figure 4-2 and Tables 4-15 and 4-17 have been revised and are attached. The determination of effects for transportation has not changed as a result of these corrections. The Army received no comments objecting to the finding of no significant impact on environmental or socioeconomic resources associated with implementing the proposed action evaluated in the EA.

Conclusions

On the basis of the EA, which is herewith incorporated, it has been determined that implementation of the proposed action under any of the alternatives would not have significant effects on the quality of human life or the natural environment; therefore, preparation of an Environmental Impact Statement is not required an the Army will proceed with the implementation of its proposed action.

Bruce E. Haselden
Colonel, U.S. Army
Garrison Commander
Walter Reed Army Medical Center

25 September 2008
Date

Table 4-15
Year 2011 intersection LOS summary – PM peak hour

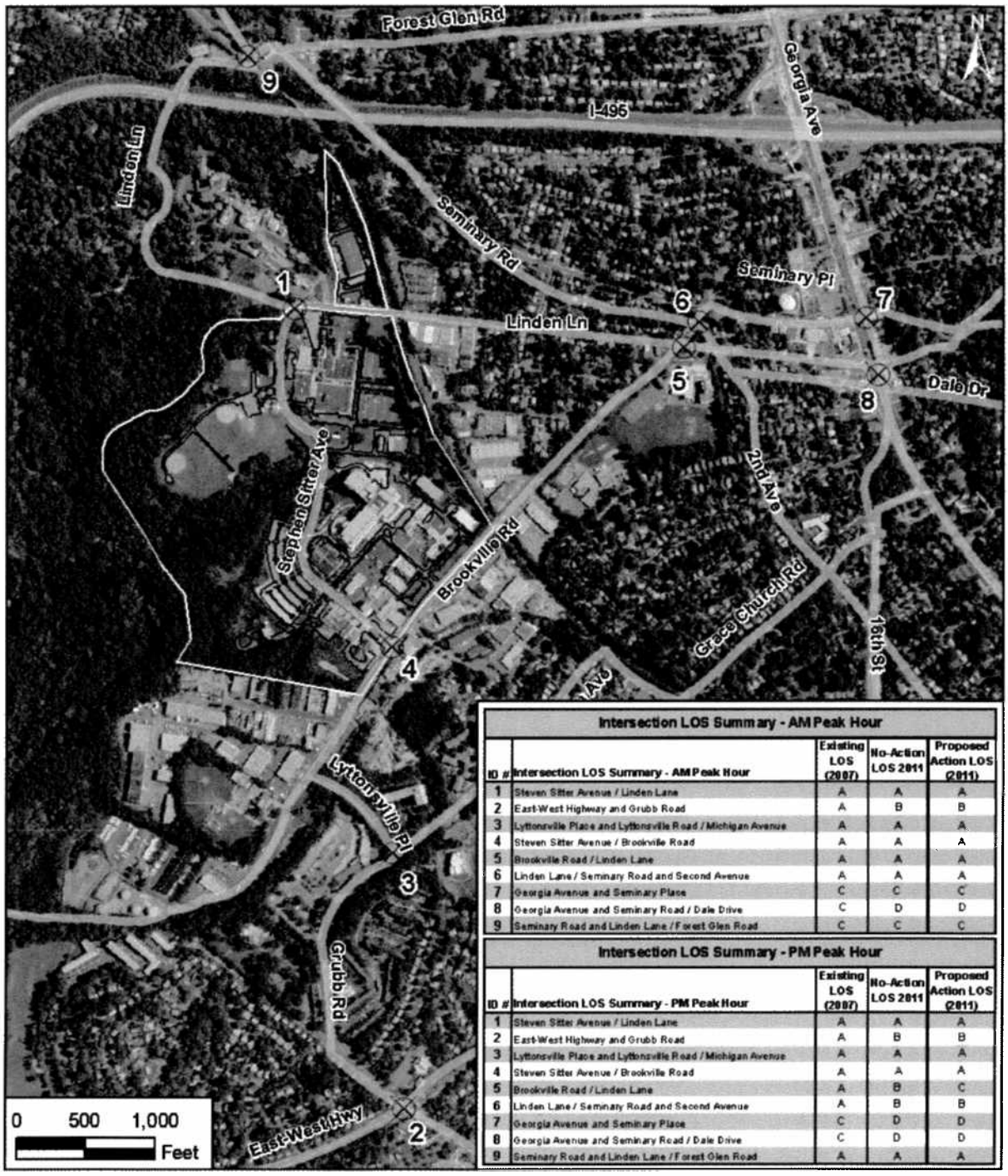
Intersection	Existing LOS (2007)	No Action LOS (2011)	Preferred Alternative LOS (2011)
Steven Sitter Avenue / Brookville Road	A	A	A
Steven Sitter Avenue / Linden Lane	A	A	A
Brookville Road / Linden Lane	A	B	C
Linden Lane / Seminary Road and Second Avenue	A	B	B
Georgia Avenue and Seminary Road / Dale Drive	C	D	D
Georgia Avenue and Seminary Place	C	D	D
Lyttonsville Place and Lyttonsville Road / Michigan Avenue	A	A	A
East-West Highway and Grubb Road	A	B	B
Seminary Road and Linden Lane / Forest Glen Road	A	A	A

Source: PBS&J, 2008.

Table 4-17
Year 2026 intersection LOS summary – P.M. peak hour

Intersection	Existing LOS (2007)	No Action LOS (2026)	Preferred Alternative LOS (2026)
Steven Sitter Avenue / Brookville Road	A	B	B
Steven Sitter Avenue / Linden Lane	A	A	A
Brookville Road / Linden Lane	A	D	D
Linden Lane / Seminary Road and Second Avenue	A	C	C
Georgia Avenue and Seminary Road / Dale Driv	C	F	F
Georgia Avenue and Seminary Place	C	E	E
Lyttonsville Place and Lyttonsville Road / Michigan Avenue	A	B	C
East-West Highway and Grubb Road	A	C	C
Seminary Road and Linden Lane / Forest Glen Road	A	B	C

Source: PBS&J, 2008.



Intersection LOS Summary - AM Peak Hour				
ID #	Intersection LOS Summary - AM Peak Hour	Existing LOS (2007)	No-Action LOS 2011	Proposed Action LOS (2011)
1	Steven Sitter Avenue / Linden Lane	A	A	A
2	East-West Highway and Grubb Road	A	B	B
3	Lyttonsville Place and Lyttonsville Road / Michigan Avenue	A	A	A
4	Steven Sitter Avenue / Brookville Road	A	A	A
5	Brookville Road / Linden Lane	A	A	A
6	Linden Lane / Seminary Road and Second Avenue	A	A	A
7	Georgia Avenue and Seminary Place	C	C	C
8	Georgia Avenue and Seminary Road / Dale Drive	C	D	D
9	Seminary Road and Linden Lane / Forest Glen Road	C	C	C

Intersection LOS Summary - PM Peak Hour				
ID #	Intersection LOS Summary - PM Peak Hour	Existing LOS (2007)	No-Action LOS 2011	Proposed Action LOS (2011)
1	Steven Sitter Avenue / Linden Lane	A	A	A
2	East-West Highway and Grubb Road	A	B	B
3	Lyttonsville Place and Lyttonsville Road / Michigan Avenue	A	A	A
4	Steven Sitter Avenue / Brookville Road	A	A	A
5	Brookville Road / Linden Lane	A	B	C
6	Linden Lane / Seminary Road and Second Avenue	A	B	B
7	Georgia Avenue and Seminary Place	C	D	D
8	Georgia Avenue and Seminary Road / Dale Drive	C	D	D
9	Seminary Road and Linden Lane / Forest Glen Road	A	A	A

Legend

Transportation Network

Installation Boundary
Installation Road
Road Intersection
Major Road

Sources: WRAMC Forest Glen Annex GIS, 2006; Maryland DNR GIS, 2006.

Figure 4-2

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