

# Fact Sheet

## Draft Environmental Impact Statement

### Proposed Land Acquisition at Washington Navy Yard, Washington, D.C.



#### Your Input Matters – We Welcome Your Comments

- Draft Environmental Impact Statement (EIS) Public Comment Period: October 14, 2022 to December 2, 2022
- National Historic Preservation Act, Section 106: Potential effect of the Proposed Action on historic properties
- All comments must be postmarked or received electronically by 11:59 p.m. Eastern Standard Time on **December 2, 2022**, for consideration in the Final EIS

#### Introduction

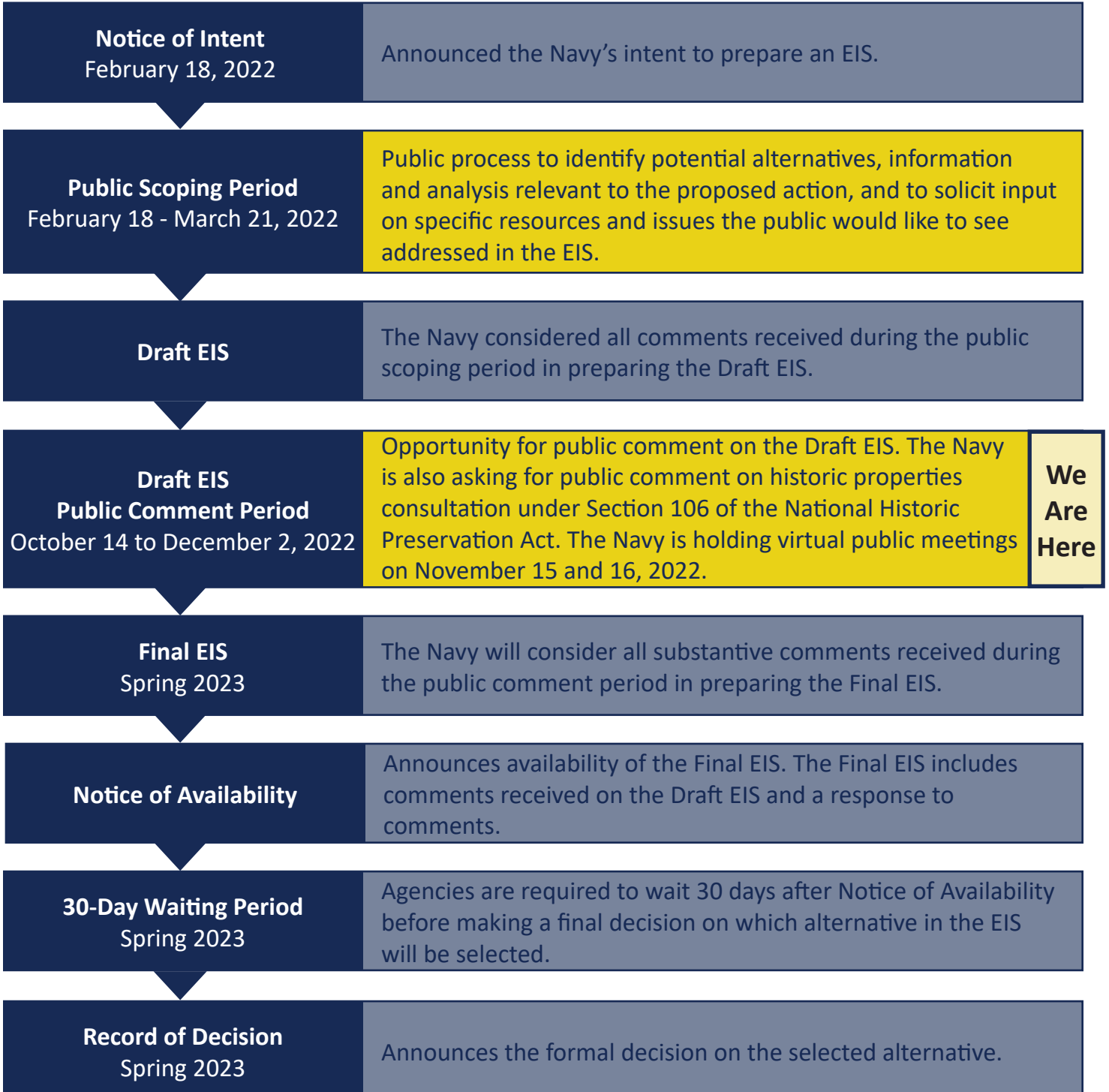
Naval District Washington, a Command of the U.S. Navy, prepared the Draft EIS to evaluate the potential environmental impacts associated with acquiring 6 acres of land on the Southeast Federal Center (SEFC) to improve the overall antiterrorism posture of the Washington Navy Yard (WNY), Washington, D.C. The Navy is considering two acquisition alternatives and, if acquired, three alternative uses for the acquired property: construction of a relocated Navy Museum, construction of Navy administrative facilities, or maintaining the status quo (no new development).



Figure 1. Washington Navy Yard 6th Street Gate

## National Environmental Policy Act (NEPA) Process and Schedule

The Draft EIS has been prepared pursuant to NEPA. NEPA is an environmental law that requires federal agencies to consider the potential environmental impacts of the proposed action in their decision-making. NEPA ensures that reasonable alternatives to the proposed action are explored, that potential impacts to the environment are thoroughly analyzed, and that the public has an opportunity to provide input. Public and agency input allows decision-makers to consider community concerns and benefit from local knowledge. The Navy welcomes and appreciates the public's participation throughout the NEPA process. Specific opportunities for public review and comment are during the scoping period and after release of the Draft EIS.



**We  
Are  
Here**

## Proposed Action

The Navy proposes to obtain approximately 6 acres of land at the SEFC (Parcels E1, E2, E3, and E4) to improve the overall antiterrorism posture of the WNY. Encroachment at the WNY is an immediate concern because of the proposed incompatible private development currently scheduled and approved for construction in 2023 on the SEFC E Parcels, adjacent to the northwest perimeter of the WNY.

Should the Navy obtain the SEFC E Parcels from U.S. General Services Administration (GSA) through a federal-to-federal land transfer, the Navy is considering three alternative uses for the acquired property:

- Construction and operation of a relocated Navy Museum
- Construction and operation of administrative facilities
- Maintaining the status quo – no new development



Figure 2. Site Map

## Purpose of and Need for the Proposed Action

By obtaining the SEFC E Parcels, the Navy would:

- Improve the WNY antiterrorism posture by reducing the encroachment threat posed by planned, private development on the SEFC E Parcels
- Protect mission-critical activities conducted at WNY from visual surveillance and acoustic/electronic eavesdropping
- Enhance the overall safety of personnel, facilities, and infrastructure at the WNY

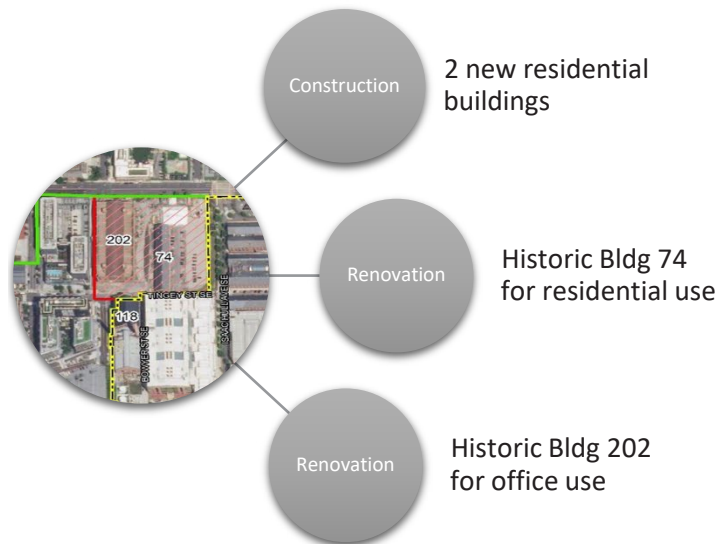


## Alternatives

The Navy evaluated two alternatives for acquiring the SEFC E Parcels, three sub-alternatives for reuse of the acquired property, and the No Action Alternative.

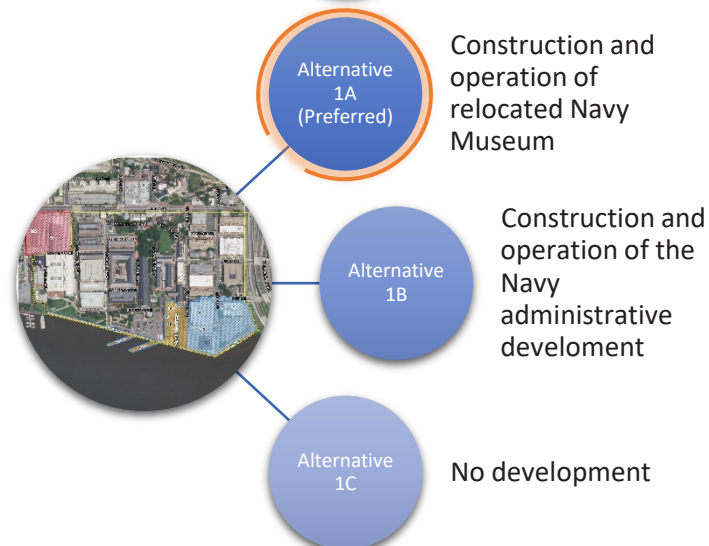
### NO ACTION ALTERNATIVE:

- Developer would construct the planned mixed-use development (several mixed-use buildings up to 110 feet in height) on SEFC E Parcels
- Does not meet the purpose and need, but is needed as a baseline to compare impacts



### ALTERNATIVE 1 – LAND ACQUISITION THROUGH LAND EXCHANGE:

- Relocation of functions from the WNY Southeast Corner to other areas on the WNY
- Private development at the WNY Southeast Corner to be provided by the developer
- In-kind considerations at the WNY to be provided by the developer



### ALTERNATIVE 2 – DIRECT LAND ACQUISITION:

- Navy would purchase the SEFC E Parcels acquisition rights from the developer
- Navy would receive the SEFC E Parcels from GSA
- No land exchange would occur

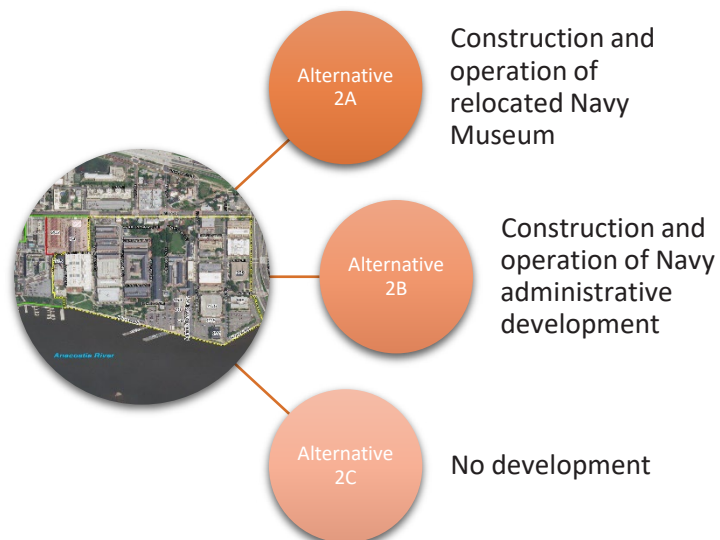


Figure 3. Potential Impacts Addressed under Each Alternative

## Preferred Alternative

The Navy's Preferred Alternative is Alternative 1A: Land Acquisition through Land Exchange, which includes the exchange of the SEFC E Parcels for the WNY Southeast Corner, private development and upgrades at the WNY provided by the developer as in-kind considerations, and reuse of the SEFC E Parcels with construction and operation of a relocated Navy Museum. Alternative 1A meets the purpose and need to improve the overall WNY antiterrorism posture, and protects mission-critical activities from visual surveillance and acoustic and electronic eavesdropping. Alternative 1A also enhances the overall safety of personnel, facilities, and infrastructure at the WNY by constructing and operating compatible development on the SEFC E Parcels.

Alternative 1A meets the requirements of Section 2845 of the 2019 National Defense Authorization Act, which specifically provides for the acquisition of the SEFC E Parcels via exchange of real property that the Navy considers appropriate to protect the interests of the United States.

For the reuse of the SEFC E Parcels, Sub-alternative A (Navy Museum) is preferred over Sub-alternatives B (Navy administrative facilities) and C (no development) because Sub-alternative A allows the Navy to meet a long-term need of relocating the existing museum. Relocating the Navy Museum would benefit both the Navy and the surrounding community by addressing the limitations of the existing museum, providing a location for a new, world-class museum for public enjoyment, and bringing potential retail and commercial amenities to the local area.



Figure 4. Conceptual Drawing WNY Southeast Corner



Figure 5. Conceptual Drawing SEFC E Parcels

## **Summary of Draft EIS Findings**

The following pages contain a summary of impacts to environmental resources from the Navy's Preferred Alternative, Alternative 1A: Land Acquisition through Land Exchange with Reuse of the SEFC E Parcels with Relocated Navy Museum. For a detailed description of impacts from the Preferred Alternative and other Alternatives, please refer to the Draft EIS, which may be found using the link at the bottom of the page.



Figure 6. Intersection of O and 11th Street

***Transportation:*** The Navy conducted a traffic study and traffic modeling to predict the volume of traffic that would be generated by the project alternatives and to assess potential traffic impacts at 22 intersections. Overall, the WNY area can absorb projected future traffic volumes. No significant impacts would occur under all alternatives except Alternative 1B. Under Alternative 1A, the preferred alternative, minor additional traffic may occur during the morning and afternoon peaks. These impacts could include: congestion at the I-695 on-ramp at 11th Street in the morning and the off-ramp at 11th Street in the afternoon and occasional backups at the Navy's O Street Gate. Similar conditions would exist under the No Action Alternative with the private development of the E Parcels with the exception of the Navy's O Street Gate that would operate as it does now. Traffic impacts could be minimized by incorporating lane changes (right-turn only or left-turn only) or dynamic message signs to improve traffic flow. The Navy and developer could consider improving the O Street Gate, encouraging employees and residents to use other modes of transportation, or minimizing new parking.

## Summary of Draft EIS Findings, continued

**Cultural Resources:** The Navy assessed impacts on cultural resources and determined:

- There is the potential for adverse effects to undiscovered archaeological resources during construction.
- Navy acquisition of the SEFC E Parcels would have potential adverse effects on Buildings 74, 118, 202 and the Navy Yard Boundary Wall, the Annex Historic District, and the Washington Navy Yard Central Yard National Historic Landmark due to physical alterations and the introduction of visual elements that may be inconsistent with the historic character of the resources.



Figure 7. Building 74



Figure 8. Building 118

- Transfer/lease of the Washington Navy Yard Southeast Corner would have potential adverse effects on properties comprising the Washington Navy Yard Central Yard National Historic Landmark and the Eastern Extension Historic District due to transfer out of Federal control without adequate preservation protection as well as the introduction of visual elements that may be inconsistent with the historic character of the resources.
- There is also the potential for adverse visual effects to nearby historic properties, including Anacostia Park and the L'Enfant Plan.
- The Navy has initiated its National Historic Preservation Act Section 106 consultation with the District of Columbia State Historic Preservation Officer, Advisory Council on Historic Preservation, and National Park Service.

Impacts under NEPA would be significant but would be resolved by Agreements among the Navy, the developer, and consulting parties.



## Summary of Draft EIS Findings, continued

**Land Use/Zoning:** The Preferred Alternative would result in a land acquisition through land exchange, resulting in a shift in high-density, mixed-use development away from the SEFC E Parcels to the WNY Southeast Corner, which would not significantly impact land use and zoning. Private development on the WNY Southeast Corner would require zoning changes. The overall antiterrorism posture for the WNY would be improved by the Navy acquisition of the SEFC E Parcels. A relocated Navy Museum on SEFC E Parcels is compatible with existing and planned land uses, is consistent with the *Memorials and Museums Master Plan*, *Washington Navy Yard Installation Master Plan*, and *Lower Anacostia Waterfront/Near Southwest Area Element*, and is a use compatible with an improved antiterrorism posture for the WNY.



Figure 9. SEFC E Parcels

**Hazardous Materials And Wastes:** Use of hazardous materials and generation of hazardous wastes during construction and operation require proper management and disposal in accordance with all federal and local regulations. For the SEFC E Parcels, any special hazards present in Buildings 74 and 202 would be identified and remediated by the Navy as a part of any building rehabilitation/reuse. The Navy would also be required to remove contaminated soil during excavation of the foundation/garage or basement of any new structures. These remedial actions would result in reduced toxicity, mobility, and volume of any hazardous substances in the soils.

For the WNY Southeast Corner, the Navy would remain responsible for two contaminated sites with ongoing investigations that are located within areas that would be transferred. Development at the Navy Yard's Southeast Corner would displace the existing Hazardous Waste Storage Site. The Navy uses this site to temporarily collect and store hazardous wastes prior to transporting off-site in support of its mission activities. An acceptable location for the facility would be identified prior to the land transfer, and the Navy would conduct appropriate NEPA analysis upon identification of a new site.

**Water Resources:** Construction could result in potential impacts to water resources from soil erosion and sediment transport. Impacts would not be significant with implementation of appropriate stormwater infrastructure and best management practices and compliance with permit conditions. Risks associated with development in a flood plain would remain but would be reduced with implementation of flood management measures.



## Summary of Draft EIS Findings, continued

**Noise:** Construction and operation of facilities under the Preferred Alternative would not result in permanent noise impacts to noise-sensitive receptors near the WNY Southeast Corner or the SEFC E Parcels. Potentially significant temporary noise impacts at noise-sensitive locations could occur during construction at the SEFC E Parcels. Noise sensitive receptors, such as Van Ness Elementary School, were added to the distribution list of the Draft EIS. The Navy will coordinate with Van Ness Elementary School to identify potential mitigation measures, if needed.

**Air Quality:** Construction and operation of facilities would result in the generation of air quality emissions. The Navy conducted air quality modeling for all alternatives to assess the impact on air quality. In all cases, air emissions would be below applicable significance thresholds; therefore, there would be no significant impact to air quality.

**Socioeconomics:** Construction and operation of the facilities under the Preferred Alternative would result in beneficial economic impacts. The proposed development would increase employment income, economic activity, and tax revenue. The benefits would likely offset the expense of increased demand for public services.



Figure 10. Washington Navy Yard

**Environmental Justice:** Minority and low-income populations would not experience disproportionately high and adverse effects from the Preferred Alternative. These proposed activities would not result in health and safety risks that may disproportionately affect children.

## Summary of Draft EIS Findings, continued

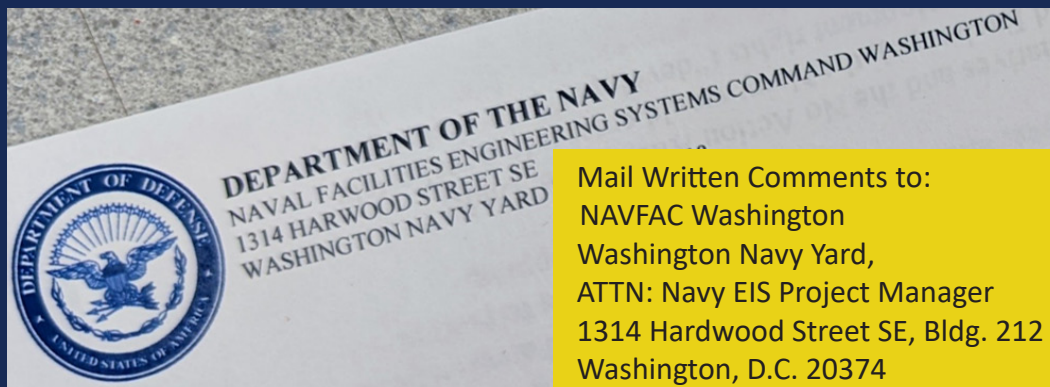
**Utilities And Infrastructure:** No significant impacts to utilities and infrastructure distribution systems and service capacity are expected under the Preferred Alternative. Ample capacity with service provider systems at connection points could handle increased demands associated with private development in the WNY Southeast Corner and the Navy Museum at the SEFC E Parcels. Existing Navy utility infrastructure in the WNY Southeast Corner would be capped and rerouted. Construction of a relocated Navy Museum on SEFC E Parcels would require utility connections to existing services. Acquisition and maintenance of Buildings 202 and 74 would require utility connections. Minor short-term impacts would be expected during utility disconnections and new connections.

### Public Involvement

Public comments on the Draft EIS and Section 106 consultation process are being accepted from October 14, 2022 to December 2, 2022.

#### **Your Participation – How to Provide Comments on the Draft EIS**

- Media should contact the Public Affairs Officer at (202) 433-2669
- The public may submit comments in any of the following ways:



Public comments on the Draft EIS must be postmarked or submitted electronically by 11:59 p.m. Eastern Standard Time by **December 2, 2022** to be considered in the development of the Final EIS.