

# Washington Navy Yard, Washington, D.C. Environmental Impact Statement for Proposed Land Acquisition



## About the Washington Navy Yard

The Washington Navy Yard (WNY) in Washington, D.C., was established in 1799 and is the Navy's oldest shore establishment. The land along the Anacostia River was set aside by George Washington for use by the Federal Government. The original boundaries were established in 1800 along 9th and M Streets SE and are still marked by a brick wall, sections of which were built in 1809.

Throughout its history, the WNY has fulfilled different purposes. From its establishment to the 1850s, the WNY was a shipbuilding and repair facility. From the 1850s until 1961, the primary function of the WNY changed to ordnance production. In 1962, the WNY was divided into two sections, with the eastern section remaining under the control of the Navy (the present WNY). In 1963, the western section known then as the Navy Yard Annex, was transferred to the U.S. General Services Administration (GSA) and renamed as Southeast Federal Center (SEFC).

The WNY continues to be the "Quarterdeck of the Navy" and serves as the Headquarters for Naval District Washington, where it houses numerous support activities for the fleet and aviation communities. The WNY primarily has an administrative function with land uses that include administrative, base support, commercial, cultural, family/bachelor housing, medical, open space/preservation, and recreation.

In 2005, GSA entered into a development agreement with a private developer for the phased development of 44 acres of the SEFC.



Figure 1. Washington Navy Yard 6th Street Gate

A planned phase of private development on a six-acre portion of the SEFC, known as the E Parcels, is inconsistent with WNY's present day Antiterrorism/Force Protection (AT/FP) needs and presents a threat to the Navy's missions and security.

## **Proposed Action, Alternatives, and Need**

The Navy proposes to obtain six acres of land on an area known as the SEFC, shown in Figure 3, to improve overall AT/FP posture of the WNY. Obtaining the SEFC E Parcels would improve the WNY AT/FP posture by reducing the encroachment threat posed by existing development rights on the SEFC E Parcels, protecting mission-critical activities conducted at the WNY from encroachment, and enhancing the overall safety of personnel, facilities, and infrastructure at the WNY. Obtaining the SEFC

E Parcels would additionally permit increased physical security and antiterrorism mitigation measures to protect mission-critical activities from visual surveillance and acoustic and electronic eavesdropping. Encroachment at the WNY is acute because of proposed incompatible private development currently scheduled and approved for construction in 2023 on the SEFC E Parcels, which are adjacent to the northwest perimeter of the WNY. After obtaining ownership of the SEFC E Parcels, the Navy proposes three alternative uses of the acquired property that support the Navy's AT/FP requirements and military mission.



Figure 2. Boardwalk and Anacostia River

### **What is Antiterrorism/Force Protection (AT/FP)?**

In the wake of the devastating 9/11 attacks, the nation's homeland security efforts were coordinated to address terrorism and targeted violence; AT/FP programs at military installations were improved with physical security measures, such as physical barriers and increased stand-off distances. More recently, the challenge of terrorism involves complex and evolving technological advances, such as electronic surveillance technology, which requires new solutions to combat the threats.

Comprehensive AT/FP programs that integrate physical security, law enforcement, and emergency management are routinely implemented at military installations across the country. AT/FP programs are designed to proactively detect and prevent terrorist attacks against military and civilian personnel, family members, facilities, and associated equipment and infrastructure critical to the military mission. AT/FP programs also prepare military installations to plan for, defend against, and respond to terrorist incidents.

The Navy's Proposed Action to obtain parcels of land on an area known as the SEFC is necessary to protect national security. The AT/FP conformance evaluation and subject matter experts have determined that acquiring physical control over the SEFC E Parcels will improve the overall safety of personnel, facilities, and infrastructure at the WNY (i.e., increase physical security and antiterrorism mitigation measures, as well as protect mission-critical activities from visual surveillance, and acoustic and electronic eavesdropping). This evaluation informed the Navy that acquisition of the SEFC E Parcels is recommended to protect the buildings in the northwest area of WNY and the activities it hosts.





Figure 3. Site Map



## Environmental Impact Statement

On February 18, 2022, the Navy published a Notice of Intent (NOI) in the Federal Register announcing its intent to prepare an Environmental Impact Statement (EIS) for the proposed land acquisition. The EIS will include a detailed analysis of the potential environmental impacts from the proposed land acquisition. The EIS development process, in accordance with the National Environmental Policy Act (NEPA), begins with a public scoping period to identify potential alternatives, information and analysis relevant to the proposed action, and to solicit input on specific resources and issues the public would like to see addressed in the EIS. The Navy invites the public to submit comments during the 30-day public scoping period, from February 18, 2022 to March 21, 2022. In addition to the No Action alternative, the Navy has identified two preliminary action alternatives to evaluate in the Draft EIS.

### Environmental Resources to be Analyzed in the EIS

- Utilities and infrastructure
- Cultural resources
- Biological resources
- Construction noise
- Geological resources
- Air quality
- Water resources
- Land use/zoning
- Transportation
- Socioeconomics
- Environmental justice
- Hazardous materials and wastes
- Cumulative effects



Source: PEXEL

## **Alternative 1: Land Acquisition through Land Exchange**

Under Alternative 1, the Navy would enter into a real estate agreement with the developer to acquire the development rights to the approximately six acres of SEFC E Parcels adjacent to the northwestern perimeter of the WNY. The GSA would then transfer ownership of the SEFC E Parcels to the Navy. In exchange for the development rights, the Navy would transfer and/or lease underutilized assets (approximately 18 acres) at the southeast corner of the WNY to the developer along with a future purchase option for two parcels on Joint Base Anacostia-Bolling (JBAB). There is, however, no plan by the Government at this time to divest the Navy parcels on JBAB. Should the developer exercise its right to acquire the property at some future date, additional NEPA analysis would be conducted prior to the Government electing to convey the property. The Proposed Action being evaluated in this EIS only includes the land exchange of the WNY southeast corner.



Figure 4. Pier 2

The developer would acquire (by a combination of lease and transfer) WNY assets, shown on Figure 5: Buildings 68, 70, 154, 166, 211, 218, the Admiral's Barge Slipway, and associated parking area (Building 405, and surface parking areas), the Riverwalk, and Piers 1 and 2. Transferring these assets to the developer would require relocation of current missions, tenants, and personnel to other areas of the WNY. Depending on final appraisals of the parcels, the developer may provide other in-kind considerations related to improvements of parking garages (Building 386), piers, the Riverwalk, floodwall, and other infrastructure to enhance the WNY.

Under Alternative 1, the developer would construct mixed-use (residential, office, commercial, and retail) buildings on transferred property and commercial/retail on leased property (see Figure 3). Improvements to the Riverwalk, boardwalk, and Piers 1 and 2 would be part of the overall plan for development of the waterfront area.



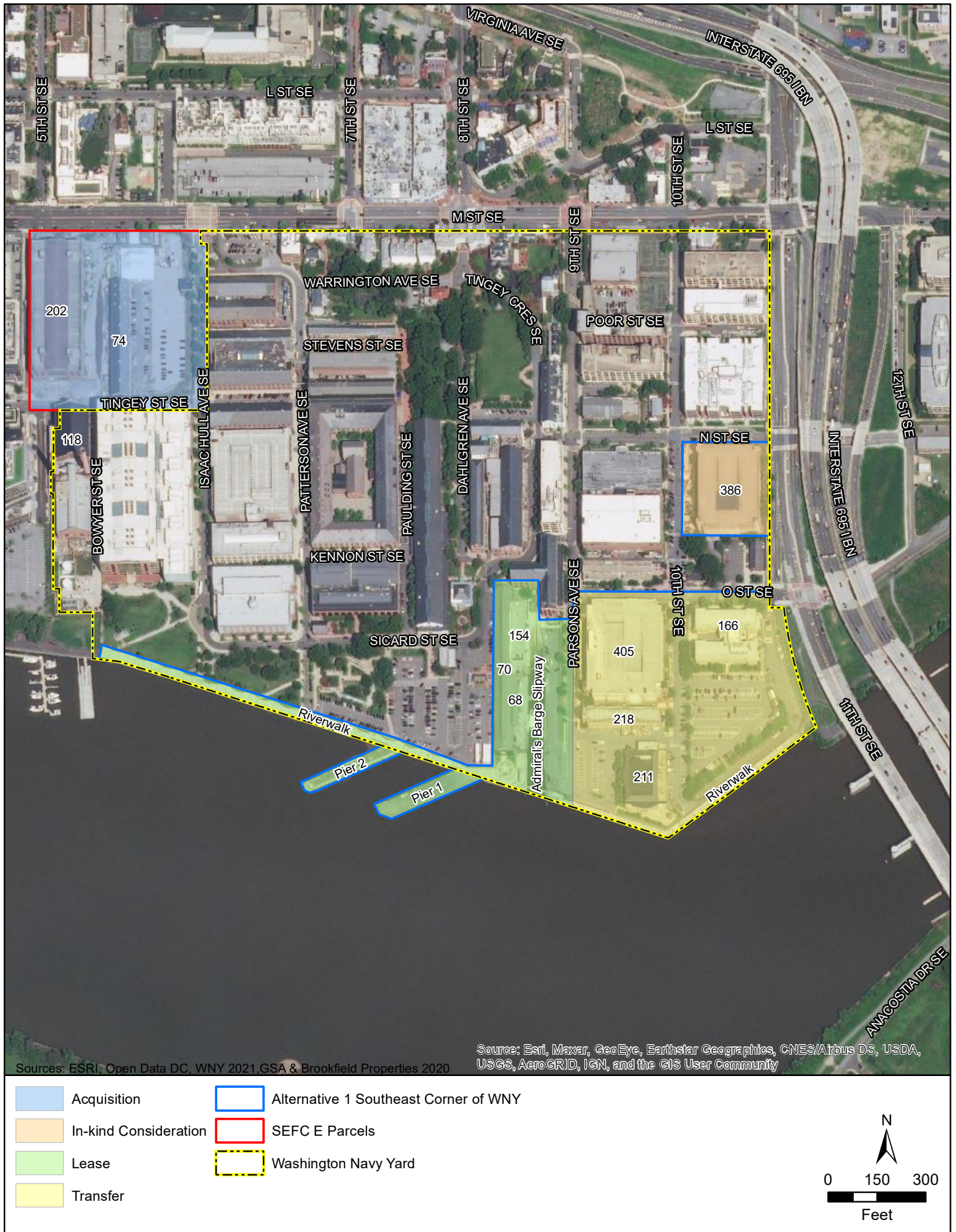


Figure 5. Alternative 1 Land Acquisition through Land Exchange





Figure 6. Alternative 2 Direct Land Acquisition



Sub-alternatives for compatible use of acquired E Parcels under Alternative 1 include:

- *Sub-alternative 1a Land Acquisition through Land Exchange with Navy Museum:* After the Navy acquires the SEFC E Parcels, the Navy would enter into a lease agreement with the Navy Museum Development Foundation to construct and operate a new National Museum of the U.S. Navy, which would be considered a use compatible with the AT/FP requirements. Sub-alternative 1a would both (1) improve the WNY AT/FP posture by protecting mission-critical activities conducted at the WNY from encroachment and enhancing the safety of personnel, facilities, and infrastructure at WNY; and (2) provide an opportunity for the Navy to relocate the Navy Museum in an ideal new location.
- *Sub-alternative 1b Land Acquisition through Land Exchange with Navy Administrative Development:* After the Navy acquires the SEFC E Parcels, the Navy would incorporate the SEFC E parcels within the WNY fence line and construct administrative office space consistent with the existing WNY.
- *Sub-alternative 1c Land Acquisition through Land Exchange with No Development:* After the Navy acquires the SEFC E Parcels, the Navy would incorporate the land within the WNY fence line, but leave parcels in their current undeveloped state with no foreseeable development planned.

## **Alternative 2: Direct Land Acquisition**

Under Alternative 2, the Navy would purchase the SEFC E Parcels development rights outright from the developer and then receive ownership of the SEFC E Parcels from the GSA through a federal-to-federal transfer (Figure 6). No WNY property would transfer to a developer; no missions or tenants would be relocated under this alternative; and no WNY assets (parking garages, floodwall, Piers 1 and 2, and Riverwalk) would be rehabilitated through the in-kind considerations offered in Alternative 1.

Sub-alternatives for compatible use of acquired E Parcels would be the same as those under Alternative 1.



Figure 7. Building 202

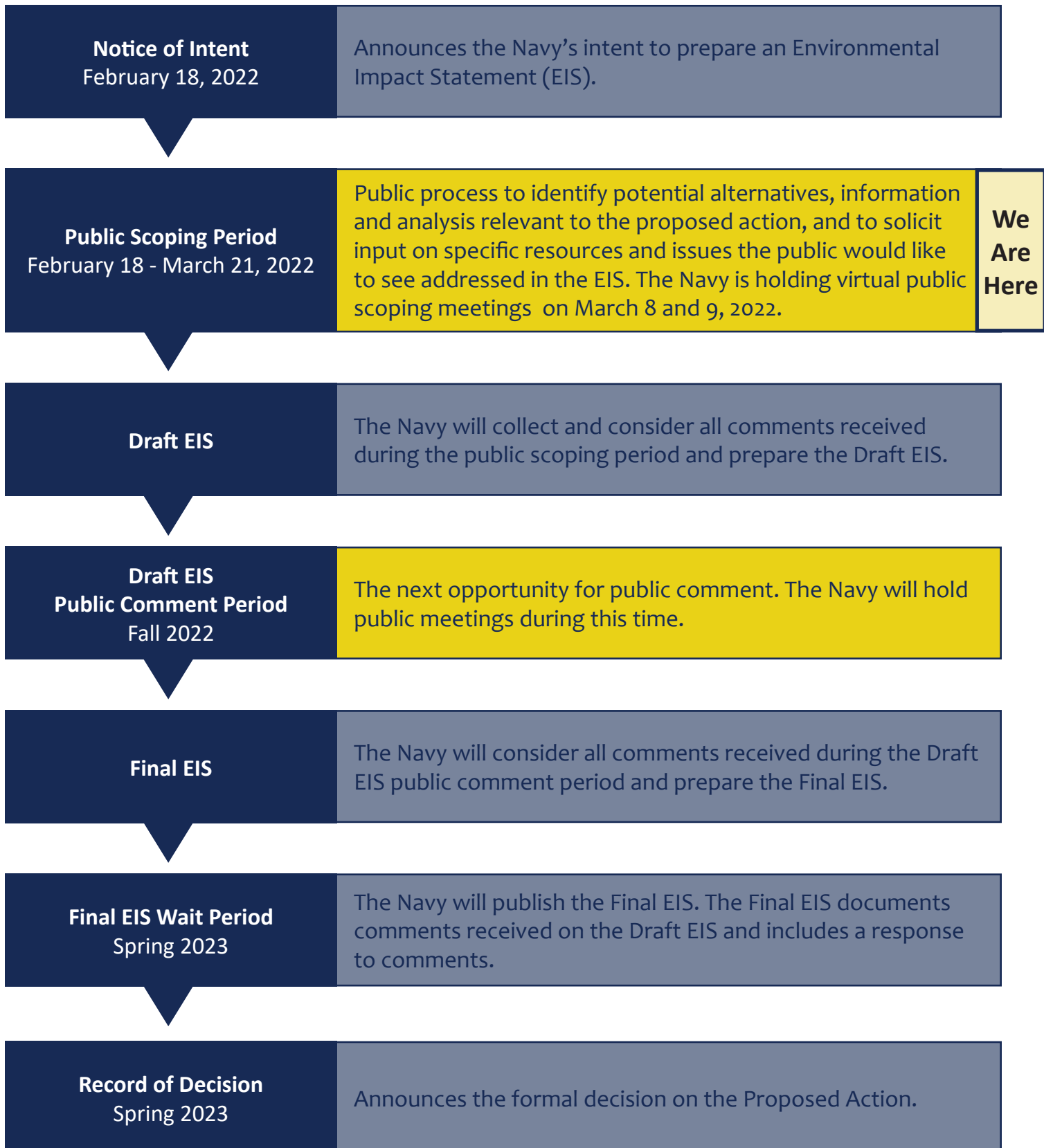
## **No Action Alternative**

Under the No Action Alternative, the Proposed Action would not occur and the developer would exercise its development rights to construct several multi-story buildings at a height of approximately 110 feet on the SEFC E Parcels. As a result, mission-critical activities would operate inconsistently with AT/FP requirements, and the safety of personnel, facilities, and infrastructure on the WNY adjacent to the SEFC E Parcels would be degraded, thereby threatening national security. Under the No Action Alternative, no missions or tenants would be relocated; and no WNY assets (parking garages, floodwall, Piers 1 and 2, and Riverwalk) would be rehabilitated.



## National Environmental Policy Act Process

The Navy is committed to public outreach and encourages all members of the public to participate in this project. The Navy will continue to engage with the public and share information throughout the project.





## **Get Involved**

The public scoping period is an opportunity for public involvement in the EIS process. At this stage, the Navy is seeking comments on the Proposed Action in order to identify potential alternatives, information and analysis relevant to the proposed action, and to solicit input on specific resources and issues the public would like to see addressed in the Draft EIS. The public's input will be considered in the development of the Draft EIS. After the public scoping period concludes, the Navy will consider all comments received during the public scoping period during the Draft EIS preparation. The Draft EIS public review and comment period is expected to occur in fall 2022.



Figure 8. Washington Navy Yard

## **How to Provide Scoping Comments**

You may submit comments or be added to the mailing list in any of the following ways:

1. Participate in one of the virtual public meetings
2. Submit an electronic comment via email: NAVFACWashNEPA1@navy.mil
3. Mail written comments to: Naval Facilities Engineering Systems Command Washington, Washington Navy Yard, ATTN: Navy EIS Project Manager, 1314 Hardwood Street SE, Washington, D.C. 20374

Public comments must be submitted electronically or postmarked by March 21, 2022 to be considered in the development of the Draft EIS.

### **Virtual Public Meetings**

The Navy will be holding two virtual public meetings. Attend one of the meetings to learn about the Proposed Action and to provide comments. The meeting recording will be posted on the project website for individuals unable to attend.

Tuesday, March 8, 2022      6 p.m. to 8 p.m. EST

Wednesday, March 9, 2022    1 p.m. to 3 p.m. EST

Information on how to participate in the virtual public meetings is available on the Navy website at: [https://www.cnic.navy.mil/wny\\_land\\_acquisition](https://www.cnic.navy.mil/wny_land_acquisition)