**DEPARTMENT OF THE ARMY**
**UNITED STATES ARMY DIRECTORATE OF COMMUNITY ACTIVITIES**

# ENVIRONMENTAL ASSESSMENT

# SITE SELECTION, REPLACEMENT CONSTRUCTION, AND DEMOLITION FOR THE DCA LODGING HOTEL, FORT WAINWRIGHT, ALASKA

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## I. SUMMARY

The Directorate of Community Activities proposes to provide a new lodging hotel for transient personnel to replace the older, inadequate group of buildings (1045, 4062, 4063, 4064, 1063). The existing group of buildings present numerous health and safety code violations, and do not provide easy walking access to necessary establishments. These buildings have been scheduled for demolition and 'SHPO concurs with action' notices are currently being obtained.

Five alternatives have been analyzed for the replacement construction project of the DCA Lodging Hotel. Alternative A-'No Further Action' proposes no construction activities, maintaining the original converted buildings for lodging needs. Alternative B-'Soccer Field' proposes replacement construction of DCA Lodging Hotel in the SE corner of the PX/Commissary parking lot in the area bounded by Oak Ave, Santiago Ave, South Gate Road, and Alder Ave. Alternative C-'Bike Path' proposes replacement construction of DCA Lodging Hotel in the area north of Gaffney Road, across from the hospital. Alternative D-'Post Office' proposes replacement construction of DCA Lodging Hotel in the field between the post office and the physical fitness center, east of Meridian Road. Alternative E-'Lemon Lot' proposes replacement construction of DCA Lodging Hotel in the old commissary lot between Neely and Meridian Road. Alternative F-'Upgrade' proposes remaining on the same site and upgrading of the old lodging buildings (1045, 4062, 4063, 4064, 1063).

There are no anticipated adverse effects (from the proposed alternatives) of the proposed project on water and air quality, fish and wildlife or their habitats including threatened and endangered species.

Alternative B-'Soccer Field' is adjacent to area of known tar contamination but mitigation efforts complying with Executive Order 13045 will be incorporated into the design if this alternative is chosen. Alternative C-'Bike Path' poses aesthetic impacts to the environment, significant vegetation removal and re-routing of the bike path. Alternative D-'Post Office' involves the demolition of building 3731. A letter of concurrence from the State Historic Preservation Office has been obtained for this action if this alternative is chosen. Alternative E-'Lemon Lot' poses aesthetic impacts to lodging residents. Alternative F-'Upgrade' might affect building 1045, which is a contributing building to both the Ladd Field National Historic Landmark and the Ladd Air Force Base Historic District.

A Finding of No Significant Impact was recommended for all alternatives. The preferred alternative is alternative site B-'Soccer Field'.

## II PURPOSE AND NEED FOR THE PROPOSED ACTION

"The primary purpose of this Environmental Assessment (EA) is to serve as an action-forcing device to ensure that the policies and goals defined in the National Environmental Policy Act (NEPA) are infused into the ongoing programs and actions of the Federal Government" (40 Code of Federal Regulations (CFR ξ 1502.1). Specific guidelines for preparation of this EA are found in Army Regulation 200-2, *Environmental Effect of Army Actions* (Department of the Army 2002).

The (DCA), Fort Wainwright, Alaska, proposes a major Non Appropriated Funds (NAF) construction project, on the Fort Wainwright cantonment area, to upgrade lodging facilities/conditions for transient personnel. The project is planned to take place FY03. Existing lodging facilities constructed in the 40's and 50's were converted to lodging facilities and currently present human health and safety issues such as asbestos containing materials and lead-based paint. In addition, the existing buildings have the following:

- Subgrade heating and ventilation systems
- No kitchenettes
- No control check-in areas
- Numerous life/safety code violations such as fire sprinklers
- Substandard electrical systems
- Deteriorated plumbing and heating
- Insufficient insulation
- Insect abundance
- Narrow hallways and low ceilings

Furthermore, the current lodging facilities do not provide for easy walking access, for in-processing and out-processing soldiers and families with limited transportation capability, to the following establishments; Post Exchange, Commissary, Credit Union, Library, Bowling Alley, Welcome Center, Burger King, and The Physical Fitness Center.

Objectives for the proposed action include the following:

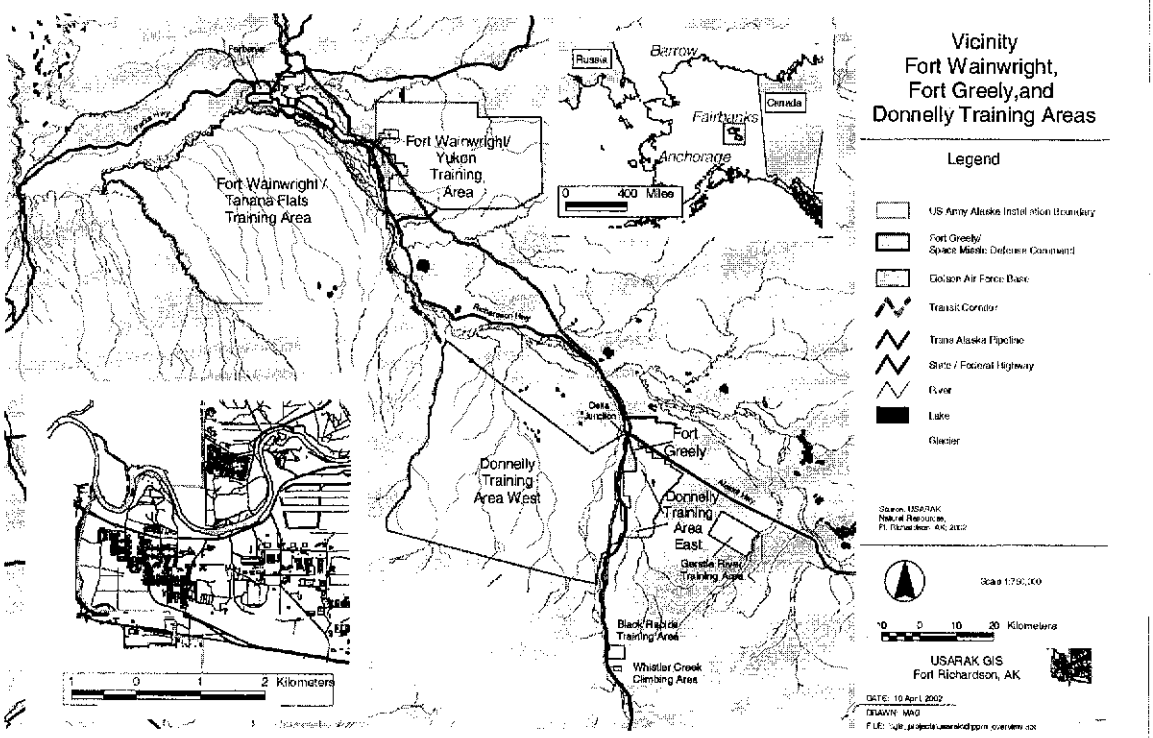
1) Improve health and safety conditions, within the lodging hotel, for transient military personnel.
2) Reduce distance between lodging hotel and necessary establishments mentioned above.

Decisions to be made that reflect the content of this EA include choosing an appropriate site location that will meet the objectives of the proposed project and simultaneously satisfy CEQ regulations for NEPA documents as defined in 40 CFR ξ 1500.1.

## III PROPOSED ACTIONS AND ALTERNATIVES

The project will consist of a two-story hotel of approximately 80, 800 square feet and a land requirement of 4.5 to 5 acres, including the vehicle parking lot. This lot will be large enough for 125 cars (allowing for a 10 to 15% space increase over room capacity). The purchase agreement is funded at approximately $18 million.

Figure 1-Location of Fort Wainwright, Alaska and The Cantonment Area

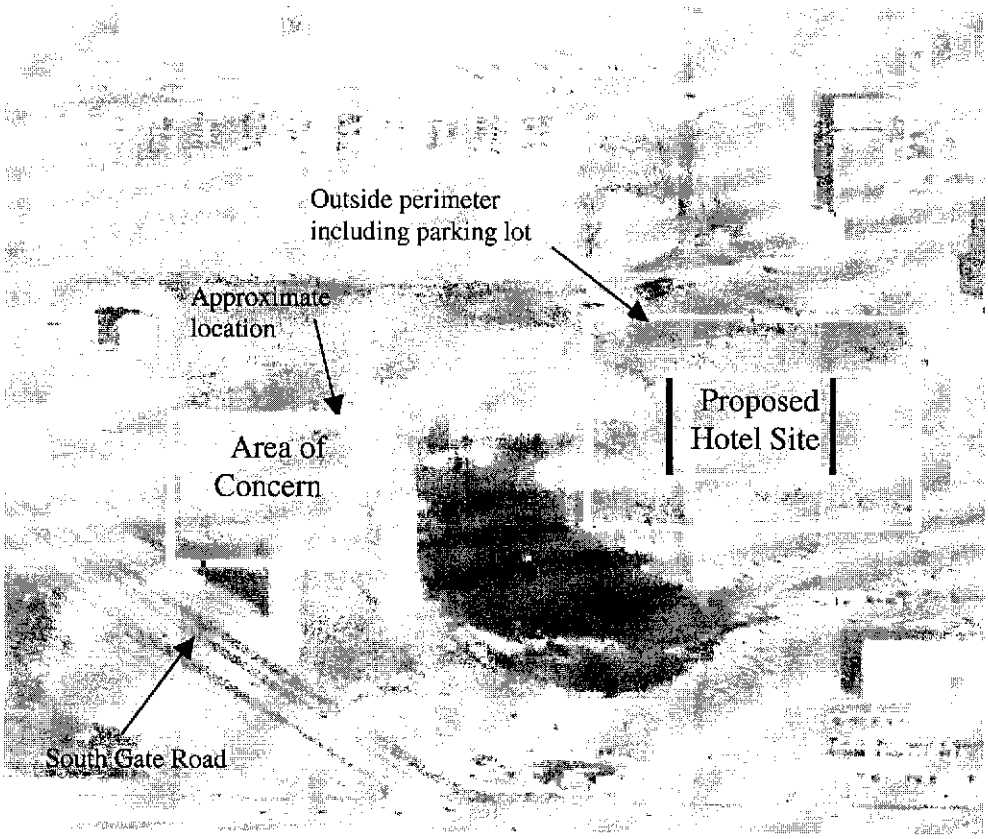



**A. Alternative A-'No Further Action'.** The 'no action' alternative would not allow for construction of a new lodging facility at Fort Wainwright. Advantages to the 'no action' alternative include elimination of environmental degradation including air, water, soil, flora and fauna parameters. However, the 'no action' alternative would also result in continued substandard living conditions as seen in the current buildings used for army personnel housing today. Additionally, a larger staff will be retained to operate inefficient laundry facilities, operate vehicles to transport custodial and maintenance supplies, staff and cleaning equipment among the buildings. Front desk operations will also continue at one building and this will require guests with even minor problems to travel up to

three miles just to receive service. At Fort Wainwright, the guest may not have transportation and temperatures can fall to minus sixty degrees during the winter.

**B. Alternative B-'Soccer Field'**. The preferred alternative for construction of the new lodging hotel is located at the southeast corner of the PX/Commissary parking lot, north of the Burger King, in the area bounded by Oak Ave, Santiago Ave, South Gate Road, and Alder Ave (Figure 2).

Figure 2- Location, building and parking lot for the preferred alternative site for the new DCA Lodging Hotel, Fort Wainwright, Alaska.




This site allows for several road access options and was selected as the preferred alternative to minimize construction cost inflation while still maximizing access to desired post services. This site provides easy walking access, for in-processing and out-processing soldiers and families with limited transportation capability, to the following activities; Post Exchange, Commissary, Credit Union, Library, Bowling Alley, Welcome Center, Burger King, and Physical

Fitness Center. Under the preferred alternative, the old housing facilities would be demolished.

**C. Alternative C-'Bike Path'.** This alternative would authorize the construction of a new lodging hotel in the area north of Gaffney Road, across from the Bassett Army Community Hospital (BACH), and demolition of the old housing facilities. This is an undisturbed recreational site composed of planted and cultivated grasses. The site is an aesthetically pleasing area with approximately 50 one-hundred-year old mature white spruce, alder, paper birch, and several mature cottonwoods. The bike/walking path runs parallel through the site on the north side. This site contains two fiber optic cables that run through the middle of the property. Additionally, it contains a primary electric line feeder on the west side.

**D. Alternative D-'Post Office'.** This alternative would authorize the construction of a new lodging facility in the field between the post office and the physical fitness center, east of Meridian Road, and the demolition of the old housing facilities. This site is composed of both undisturbed native grasses and gravel, and disturbed remnants of old pavement where several building have been removed. This site contains both a drainage channel and a primary electric line on the west side running parallel to Meridian Road. The site provides easy walking access, for in-processing and out-processing soldiers and families with limited transportation capability, to the following activities; Post Exchange, Commissary, Credit Union, Library, Bowling Alley, Welcome Center, Burger King, Physical Fitness Center and Class Six Store. Additionally, Building 3731 bisects the site and would need to be either removed or relocated to accommodate the five-acre lodging requirement. Vehicle/road access would be limited to Meridian Road. This site contains limited space and would be potentially crowded by the restraints of Meridian Road with the addition of a lodging facility.

**E. Alternative E-'Lemon Lot'.** This alternative would authorize the construction of a new lodging facility in the old commissary lot between Neely and Meridian Road, and the demolition of the old housing facilities. This parking lot is currently named 'the Lemon lot', and is used as a 'park and sell' for military personnel on post. The site is mostly paved and has been previously disturbed giving it a stable ground. However, the site does contain old buried foundation below the ground surface that was not removed upon demolition of the old commissary. Additionally, this site is located next to the power plant and will have some aesthetic impacts to lodging residents. The site provides easy walking access, for in-processing and out-processing soldiers and families with limited transportation capability, to the following activities; Post Exchange, Commissary, Credit Union, Library, Bowling Alley, Welcome Center, Burger King, Physical Fitness Center and Class Six Store. This site allows for several

paved road access options from both Meridian and Neely road, both of which already exist.

**F. Alternative F-'Upgrade'.** This alternative would authorize upgrading of the old lodging buildings (1045, 4062, 4063, 4064, 1063). Note that building 1045 is considered a contributing building to both the Ladd Field National Historic Landmark and the Ladd Air Force Base Historic District (further explained in the Cultural Resources section). An economic analysis was performed for this alternative by U.S. Army Community and Family Support (found in the administrative file for this project at Fort Wainwright), during the initial planning stages. It was concluded that it would be more cost effective and project-mission oriented to build new facilities than to upgrade the older buildings. This site has limited access to the following activities; Post Exchange, Commissary, Credit Union, Library, Bowling Alley, Welcome Center, Burger King, Physical Fitness Center and Class Six Store. If this site is chosen for upgrading, then shuttle services might be considered as a remedy for transportation to this location.

## IV. DESCRIPTION OF THE AFFECTED ENVIRONMENT

### A. Superfund (CERCLA) status of Fort Wainwright:

All of Fort Wainwright was listed on EPA's (Environmental Protection Agency) National Priorities List on August 30, 1990 under the auspices of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), also known as *Superfund* (et seq.). In the spring of 1992, the Army, EPA, and ADEC (Alaska Department of Environmental Conservation) signed a Federal Facility Agreement (FFA), which requires a thorough investigation of suspected historical hazardous waste source areas and appropriate remediation actions taken to protect public health. Fort Wainwright is currently in the process of clean-up activities under an Installation Restoration Plan (IRP). Any discovery of hazardous material contamination as outlined above will require appropriate regulatory coordination and compliance. For more information concerning the *Superfund* status of Fort Wainwright see the *Administrative Record* (DPW Environmental Office 1994).

A more lengthy, detailed description of the environmental setting for this and adjacent military land comprising Fort Wainwright may be found in the *Working Draft Environmental Impact Statement for Installation Utilization at Fort Wainwright, Alaska* (Pratt et al. 1977). Specific site characteristics are listed below.

**B. Physical Factors:**

1. Air Quality:

Currently there are 3 air quality permits/permit applications in effect at Fort Wainwright; the state issued Air Quality Control Permit to Operate #9331-AA003, the Title V Operating Permit Application, and Air Quality Construction Permit #0031-AC059 (and subsequent administrative revisions to this document). In October 2001 the existing Title V Operating Permit Application and the Air Quality Construction Permit documents were consolidated into a revised Title V Operating Permit Application and submitted to the ADEC for review. The Title V Operating Permit Program of the CAAA-90 requires source owners with air pollutant emissions exceeding a major source threshold to obtain a Title V Operating Permit. Fort Wainwright is a major source for Title V regulations and must comply with these requirements.

The National Ambient Air Quality Standards (NAAQS) are health-based standards, and were established by the Federal government to protect human health and the environment. Major source thresholds can vary depending upon the type of pollutant, as well as the local NAAQS attainment status. All Title V major source thresholds are based upon the potential emission rate. Fort Wainwright is located in an area that is in non-attainment for CO but in attainment for all remaining NAAQS. The Title V major source threshold for all NAAQS pollutants is 100 Tons per Year (TPY). The major source threshold for an individual Hazardous Air Pollutants (HAP) is 10 TPY; multiple HAPs have a major source threshold of 25 TPY.

Fort Wainwright is classified as a Prevention of Significant Deterioration (PSD) major facility as defined in: (1) 18 AAC 50.300(c)(1) because it has the potential to emit more than 250 tons per year of a regulated air contaminant in an area classified as attainment or unclassifiable; (2) 18 AAC 50.300(c)(2)(A) because it has the potential to emit more than 100 tons per year of a regulated air contaminant in an area designated attainment or unclassifiable and is a fossil-fuel-fired steam electric plant of more than 250 MMBtu/hr; and (3) 18 AAC 50.300(c)(2)(V) because it has the potential to emit more than 100 tons per year of a regulated air contaminant in an area designated attainment or unclassifiable and is a fossil-fuel-fired boiler or combination of boilers totaling more than 250 MMBtu/hr. Fort Wainwright is also classified as a nonattainment area major facility as defined in 18 AAC 50.300(d) because it has the potential to emit more than 100 tons per year of a regulated air contaminant, carbon monoxide (CO), in an area classified as nonattainment for that contaminant.

The proposed DCA lodging facility sites fall within the boundary of the carbon monoxide non-attainment area of the Northern Alaska Intrastate Air Quality Control Region-EPA Region 10. Periodic non-attainment episodes are experienced during the winter months during periods of strong inversions. An

unexpected phenomenon occurs in arctic and sub-arctic Alaska during the winter and spring. Industrial pollutants from Europe and Asia are transported across the Arctic Ocean and produce an effect known as 'arctic haze'. During this event, pollutant sulfate may be boosted by 0.68 micrograms per cubic meter (Rahn 1982). During these episodes, the concentration of vanadium, a combustion product of fossil fuels that averages up to 20 times the background levels may be found in the air and snow pack (AKDOT 1992). Recent analysis of the Canadian Arctic snow pack chemistry also indicates the long-range transfer of small concentrations of organochlorine pesticides (Gregor and Gummer, 1989). It can be expected that this 'arctic haze' condition has a minor contribution to the overall contamination of the air in the Fairbanks vicinity; however, local air emission standards still need to be closely monitored.

The General Conformity Rule applies to Fort Wainwright because it is located in a CO nonatttainment area. Any Federal action within a nonattainment area or maintenance area must not hinder attainment of the NAAQS. Fort Wainwright must evaluate all Federal actions to ensure it complies with the regulatory provisions of the General Conformity Rule. If impacts are identified, mitigation measures must be included in the Conformity documentation for the project. Given there are no new combustion units, either in the form of boiler or generator units, that will be added to the Fort Wainwright inventory this project will have little to no impact on existing air quality in this area. Increased vehicle emissions associated with construction equipment would be of a temporary nature.

a. *Refrigeration/Air Conditioning:* The new lodging facility will have standard kitchen-type refrigerators and air conditioning systems, requiring either glycol or liquid fluorocarbons. There is expected to be no degradation to air quality related to these refrigeration and air conditioning units given they require a closed system. All units using refrigerant as a cooling agent must comply with the requirements of 40 CFR 82. These regulations may impose specific record keeping, monitoring, and reporting requirements for the life of the equipment. Old emission units that utilize ozone-depleting substances as refrigerant must be identified within the Title V Operating Permit Application. New refrigerating systems being installed should not have ozone depleting substances (CFCs) as required in the 40 CFR. The addition of these units to Fort Wainwright will require an administrative revision to this application with the ADEC.

b. *Standby Steam:* There will be no steam boilers at the new lodging facility. The complex will use steam from the existing utilidor connected to the Central Heat and Power Plant (CHPP), Fort Wainwright. No provisions have been made for any back-up heating system.

*c. Standby Electricity:* Electricity will come from the CHPP, with emergency standby electricity provided by back-up batteries. Emergency

standby generators will not be utilized. Battery powered emergency egress lighting will be applied, however, no additional back-up lighting will be provided.

*d. Laundry Facilities:* The new lodging facility will contain laundry facilities for transient personnel. The facility will contain two large commercial washing machines and two large driers with no dry cleaning capabilities. Laundry functions will be restricted to hotel support only. Laundry discharge will be to the Fort Wainwright sewer system and finally to the Municipal Utilities System Treatment Plant. No adverse environmental or water quality impacts are expected from this activity.

2. Water Quality:

The Fort Wainwright cantonment area lies entirely within the Tanana River drainage basin. Depending on specific location, drainage may flow into several different rivers and creeks that feed the Tanana River system. A list of these rivers and creeks includes: Tanana River, Chena River, Flood Channel B, and the much altered and channelized Clear Creek. The most likely rivers to be affected by the construction of a new lodging facility are the Chena River and the Tanana River. All of the rivers have been classified as anadromous, (e.g., containing one or more species of salmon or arctic char). These systems have been classified as having good water quality. Generally, streams, creeks, ponds, lakes and rivers have pH values within Alaska Department of Environmental Conservation (ADEC) standards. The Tanana River contains sediment loadings that will average between 300 mg/l during periods of high stream flow and 5 mg/l during quieter periods. The U. S. Fish and Wildlife Service's (USFWS) National Wetlands Inventory Program has classified a small percentage of the Fort Wainwright cantonment area as wetlands. The U. S. Army Corps of Engineers Regulatory Branch has confirmed this classification. Wetlands are most commonly found in the alluvial valley floors that are underlain by permafrost. The proposed alternatives are not classified as wetlands. Concerns for groundwater quality are contained in the *Administrative Record* of the Defense Environmental Restoration Activity (DERA) clean-up program being administered by the U. S. Army, the Environmental Protection Agency (EPA) and the ADEC for Fort Wainwright (USARAK 1994).

3. Geology, Topography:

The area lies within the Tanana-Kuskokwim Lowland of the Western Alaska province. All of Fort Wainwright, including the training lands, consists of approximately 915,714.34 acres. The site is characterized by alluvial depositions of both the Tanana and Chena Rivers. The potential construction site is characterized by prior disturbances associated with construction and use

that date back to World War II. Fort Wainwright generally has been characterized by heavy vegetation of high brush, bottomland spruce/poplar forest consisting of black spruce, tamarack, birch, quaking aspen, poplar, willow, low bush cranberry, mosses and sedges; and lowland spruce/poplar forest. Understory vegetation consists of moss, brush and grasses on the lower slopes with willow and alder found in the uplands. Drainages in the area are the Tanana River, Chena River, Flood Channel B and a few channelized creeks including Clear Creek (USARAK 1994). Soils in this area are generally Quaternary deposits characterized by shallow silt loam over gravelly sand or silt loam with sandy clay loams of widely variable texture. Soils adjacent to the rivers and tributaries have been classified by the U. S. Natural Resources Conservation Service as Salchaket Association. Soils in the upland sites have been classified by the U. S. Natural Resources Conservation Service as Fairbanks-Steese-Gilmore Association (USARAK 1999).

4. Meteorology:

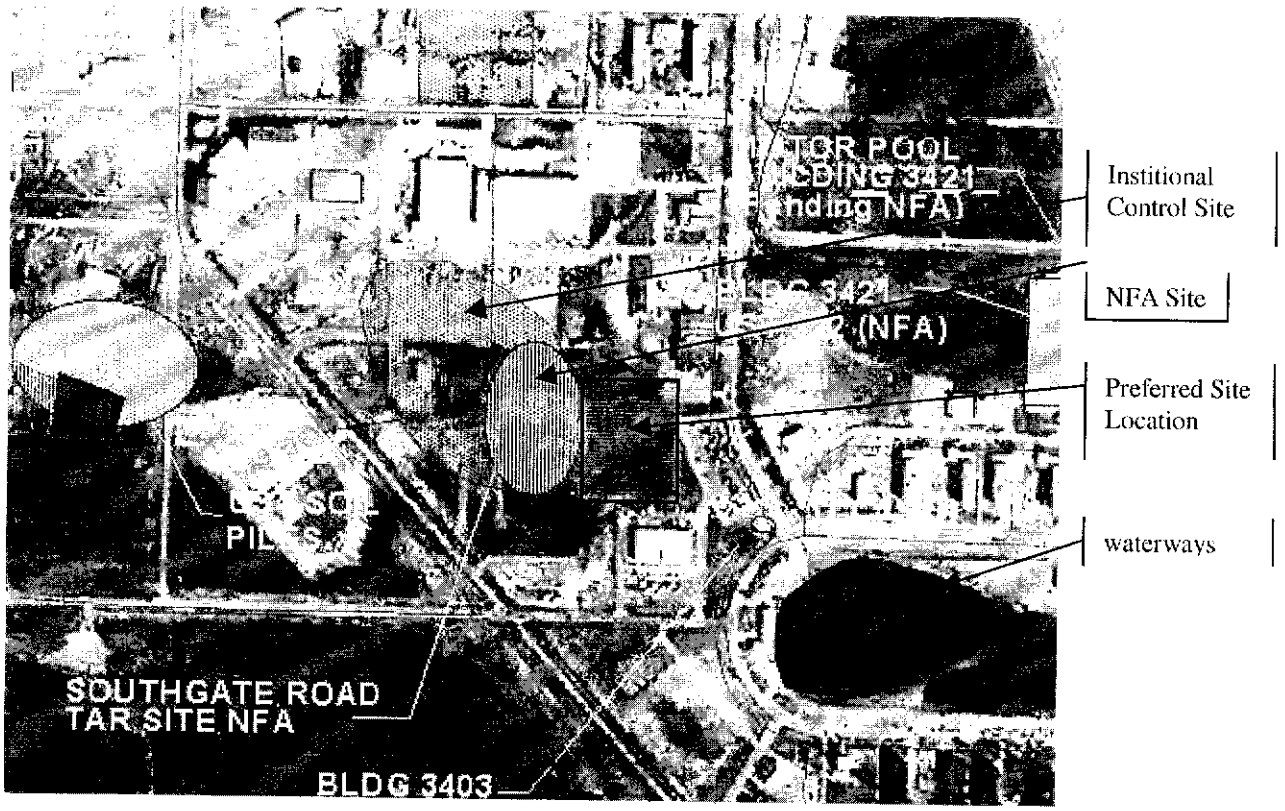
This area lies within a sub-arctic continental climatic zone. It is characterized by extreme diurnal shifts in available daylight, with extremes ranging from slightly more than 3 1/2 hours to more than 22 hours. Consequently, extreme temperature shifts are encountered, with extremes ranging from -70°F to +95°F. This area experiences low precipitation and low relative humidity. Average annual precipitation, including snowfall, is equivalent to approximately 11 inches, (equated to inches of rainfall). Average snowfall approximates 70 inches with a large loss due to sublimation. The wettest month is August with average rainfall of 1.68 inches and the driest is April with an average of 0.27 inches. Precipitation will average slightly higher at the higher elevations. Generally, the frost-free period runs from the third week in May until the end of August. The prevailing winds at Fort Wainwright characteristically come from the north during the winter months. During the summer, however, the winds originate from the southwest. Fairbanks has very mild wind conditions with average speeds around five knots. The greatest wind speeds are encountered during thunderstorm activity in the summer and blizzard conditions are rare. Construction of the new DCA lodging facility should not have any effect on the Fairbanks meteorology.

5. Special Concerns:

*a. Tar contamination:* The preferred site (Alternative B-'Soccer Field) is adjacent to an area of known tar contamination. The area of concern was utilized as a contractor's work yard and storage facilities and was therefore contaminated with an unknown volume of tar that was discarded during the latter stages of World War II. Characteristically, tar has the potential to leach from its burial site, so in 1992, the four tar sites located on Fort Wainwright were sampled and analyzed by Toxicity Characteristic Leaching Procedure

(USACE 1995). The samples, "were found to have no potential to leach to groundwater" (USACE 1995). The results were then summarized in USACE memorandums dated October 7 and 15, 1992. These sampling results led to the signing of the decision document on July 25, 1994 stating that, the tar sites had no evidence of a potential source of groundwater contamination (USACE 1995, Department of the Army 1992; Appendix 1). The alternative B-'Soccer Field' site falls within Operable Unit 5 for Two-Party sites and was placed into a "No Further Action' category under the FFA (USACE 1995; Figure 3).

Figure 3- Status of operable unit remediation for Southgate Road tar site, Fort Wainwright, Alaska. Site assigned a 'No Further Action,' NFA, status July 25, 1994.

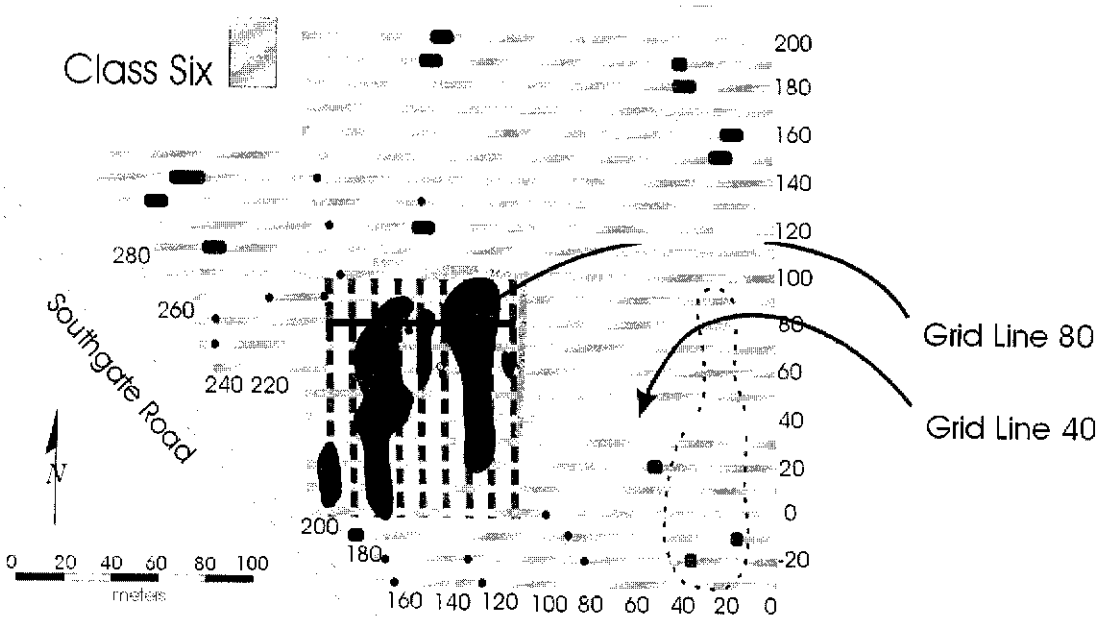



The preferred alternative site is subject to institutional controls, requiring a dig permit, as issued by the Directorate of Public Works. Presently the tar contamination is at a level where if left undisturbed then it would be considered a 'No Further Action' site (USACE 1995). Once disturbed, Alaska Department of Environmental Conservation (ADEC) would need to be notified.

An additional survey by the U.S. Army Cold Regions Research and Engineering Laboratory of Fairbanks, AK was conducted at the preferred site to perform a preliminary near surface geophysical site investigation (Delaney et al. 2002).

The investigation utilized Ground Penetrating Radar (GPR) at the cantonments soccer field February, 2002 in order to provide information on sub-surface debris, that would aid construction site selection and cost estimating for debris removal if required. "This investigation revealed tar and other debris buried in two well-defined trench-like areas West and South of the partial chain link fence currently defining the tar area (Delaney et al. 2002; Figure 4). The preferred site location would be east of these 'trench-like,' potentially hazardous, areas shown in Figure 4.

Figure 4- Radar profiles produced by CRREL outlining areas with buried objects (Delaney et al. 2002).




If these types of hazards are encountered, the Environmental Office would provide assistance and guidance on their disposition and remediation. No known contamination, except for the tar and potential large buried metallic objects mentioned above, exists near the preferred site B-'Soccer Field' (USARAK 1994). Alternative C,D,E and F do not have an operable unit remediation status and have no known contamination.

*b. Environmental Baseline Study (EBS)*

An EBS was conducted by Andrea Hunter (Fort Wainwright DPW Environmental) on the proposed project sites to identify potential concerns for inclusion in this Environmental Assessment. Items investigated were:

(1) Any property or structure that was known to be used to store, release, or otherwise dispose of hazardous substances. None were found with the exception of the tar deposition site hazards (Alternative B) and Superfund status of the installation as discussed below.

(2) Fort Wainwright Environmental Office records, including all applicable documents associated with the Installation Restoration Program.

(3) Historical aerial photographs of the project site were produced in 1949 and 1967. Copies of the most recent aerial photographs (and standard photo documentation of areas of concern) are located at the USARAK Environmental Office at Fort Wainwright, AK.

(4) Any visible features indicating potential contamination, as detected on a site inspection. Note that the site was inspected during April 2002 when the snow was still present.

(5) Any permits, permit discontinuances or closure requirements that apply to the sites.

(6) Other sources of information, such as interviews and historic records.

*c. Endangered species:* Formal coordination with the United States Fish and Wildlife Service (USFWS) under Section 7 of the Endangered Species Act of 1973 is not required. The American peregrine falcon (*Falco peregrinus anatum*), a species that is endangered, and the Arctic peregrine falcon (*Falco peregrinus tundrius),* a recently delisted species, are known to subsist within the area. There are three known American peregrine falcon nests in the vicinity of the Salcha River that lies east of the Yukon Maneuver Area near Eielson AFB. Arctic peregrine falcons migrate throughout the area.

*d. Flood plain:* All of the alternative sites lie within the 100-year flood plain for both the Chena and Tanana Rivers therefore, compliance with E.O. 11988, 1977, Floodplain Management is required stating that structures cannot impede or channalize flow. The Chena River Flood Control Project protects this portion of the floodplain. Fort Wainwright last flooded in September of 1967.

Complete avoidance of the floodplain is not possible. None of the alternatives impede or channalize flow from the flood plain, therefore mitigation measures do not need to be addressed. Moreover, no practicable alternatives to placement of a new housing facility outside the floodplain exist.

e. *Timber:* Alternative site C contains approximately 50 two hundred year-old mature white spruce. This site also contains alder, paperbark birch and 2 mature cottonwoods. Other alternative sites contain no timber that is of commercial quality and/or quantity.

*f. Environmental Justice:* The purpose of Executive Order 12898, *Federal Actions to Address Environmental Justice in Minority and Low-income Populations* dated 11 February 1994, is to avoid disproportionate placement of adverse environmental, economic, social or health effects from federal actions and policies on minority and low-income populations. The process requires identification of minority and low-income populations that may be effected by implementation of the proposed action or alternatives. The process has resulted in the following findings: (1) The addition of a modern lodging facility will result in positive enhancement of social, safety and health issues for both minority and low-income people from the previous housing community. (2) There is expected to be a positive effect on all social and economic components of the surrounding population.

*g. Environmental Health Risks and Safety Risks for Children:* The purpose of Executive Order 13045, *Protection of Children From Environmental Health Risks and Safety Risks*, dated 21 April 1997, is to identify and assess environmental health risks and safety risks that may disproportionately affect children. Under the EO, federal agencies are required to ensure that policies, programs, activities, and standards address disproportionate risks to children resulting from environmental health risks or safety risks. The Army has analyzed the proposed action and found that there will be no environmental health risks or safety risks associated with the action, which would disproportionately affect children. Mitigation recommendations, directly relating to EO 13045 will be incorporated into site design/construction.

**C. Biological and Ecological Factors:**

1. The Aquatic Environment: The Chena River is an important fishery for salmon and has additional populations of northern pike, grayling, various whitefish, and burbot, along with numerous prey species.

2. The Terrestrial Environment - Wetlands/Vegetation: Fort Wainwright falls within the Northern Boreal Forest. The cantonment area, south of the Chena River, is mostly human modified. Landscaped lawns, overgrown lots (including native and invasive species), and second growth woodlands (Balsam poplar, Aspen, Alders) are the dominant vegetative types found in the area.

There are no wetlands or streambeds that will be directly impacted by this action.

3. The Terrestrial Environment - Wildlife: A number of wildlife species are found within the cantonment area on Fort Wainwright. A current list of species within the Fort Wainwright area can be found in Appendix 8-2 in the Integrated Natural Resource Management Plan 1998-2000 (USARAK 1999). Species that may be found on the proposed construction sites include woodchucks, a variety of small mammals, ground-nesting birds and other species that are attracted to human modified vegetative landscapes. The sites and much of the area around them are human modified, grass/herb vegetative cover and/or native grass that provides minimal wildlife values.

**D. Aesthetic, Cultural, and Socioeconomic Factors**:
The following is a list of both site-specific impacts and general aesthetic, cultural or socioeconomic impacts related to all alternatives.

1. Cultural Resources:
There are two historic districts on Fort Wainwright that have a listing in or are determined eligible for listing in the National Register of Historic Places (NRHP). In addition, there are two buildings that have been determined eligible for listing in the NRHP on their own merit. No archaeological sites have been found in the Cantonment area and the project area has a low probability for containing such sites.

Fort Wainwright was initially established in 1939 as a cold weather test facility under the name of Ladd Field. With the outbreak of World War II, Ladd Field became a significant facility not only in the cold weather testing but also in support of the Aleutian Campaign and the Lend-Lease program. In recognition of Ladd Field's nationally significant role it played in World War II, it was designated as Ladd Field National Historic Landmark (NHL) in 1984. This NHL is centered on the runways and has 37 contributing buildings and structures.

Following World War II and the formation of the U.S. Air Force in 1947, Ladd Field became Ladd Air Force Base. From 1947 to 1961 exceptionally significant missions were directed and flown out of Ladd Air Force Base during the Cold War. In recognition of this exceptional significance a historic district has been determined eligible for listing in the NRHP. Ladd Air Force Base Historic District contains 71 buildings and structures that contribute to it. In addition to this historic district, Buildings 4069 and 4070 have been determined eligible for listing in the NRHP for their association with the Arctic Aeromedical Laboratory.

In 1961 the Air Force moved to Eielson Air Force Base 26 miles east of Fairbanks. Ladd Air Force Base was transferred to the U.S. Army and renamed Fort Jonathan Wainwright.

There are known archaeological and historical resources in the adjoining lands of Fort Wainwright as previously evaluated and reported in, *Archeological Survey and Inventory of Cultural Resources at Fort Wainwright, Alaska* and the *Sixth Infantry Division (Light) Historic Preservation Plan for U. S. Army Lands in Alaska* (AHRG 1986, Dixon et al 1980). In the event that artifacts are discovered, all activities at the site shall be halted and the Public Works Environmental Office notified at 353-6249.

a. *Alternative B:* Alternative site B is adjacent to the Ladd Air Force Base Historic District. Depending on the lodging design, it may have an affect on the historic qualities of the historic district that makes the district eligible for inclusion in the NRHP. If the design of the new facility is not sympathetic to the historic character of the district it will be necessary to enter into consultation with the SHPO, Council and other interested parties to mitigate any adverse effects.

b. *Alternative C,D,E:* No historic properties would be affected by the placement of the new lodging.

c. *Alternative F:* Building 1045 is a contributing building to both the Ladd Field National Historic Landmark and the Ladd Air Force Base Historic District. Construction of the Lodging Hotel would not result in its demolition or cause changes to its historic appearance. If an undertaking affecting its historic character is necessary, then consultation with Alaska State Historic Preservation Office (SHPO) will be required.

2. Building Demolition: Current lodging buildings, including 1063, 4062, 4063 and 4064, are not contributing buildings to either Ladd Field National Historic Landmark or to Ladd Air Force Base Historic District and are not eligible for listing in the NRHP on their own merit. Demolition of these four buildings does not affect historic properties.

*a.* *Section **106:*** Demolition procedures for buildings 1063, 4062, 4063 and 4064 have been put into place using the four-step process described in the 36 CFR 800 regulations and section 106 of the National Historic Preservation Act. A letter from the State Historic Preservation Officer (SHPO), as required in Section 106, confirming the sites as having a 'No Undertaking' or 'No Potential to Cause Effects' status, is currently in process and upon approval, can be found in the administrative file for this EA at the Fort Wainwright Natural Resource Office administrative file. The building present at alternative site D (building 3731) has been approved for listing by SHPO (see administrative file for this letter).

*b.* *McKinney Homeless Assistance Act (McKinney Act):* A detailed description of the McKinney Act can be found at the following web address (www.usacpw.belvoir.armv.mil/librarie/rp/guidance.htm). Under this Act, a building must be in excess or surplus, unutilized or underutilized in property surveys performed by The Department of Housing and Urban Development (HUD) in order to qualify for the McKinney Act. Buildings 1063, 4062, 4063 and 4064, are not currently considered to be in excess, surplus, unutilized or underutilized. Under the preferred alternative, the old housing facilities would become excess or surplus and demolition would be effected pending completion of the McKinney Act requirements. Under the "no action" alternative and Alternative F-'Upgrade', the buildings would not be considered in excess or surplus under McKinney Act.

*c.* *Asbestos/Lead-Based Paint*: Information on asbestos, lead-based paint, and why they are important considerations prior to building demolition can be found in Fort Wainwright's Asbestos and Lead-Based Paint Management Plan (Tolliver 1999). Asbestos is present on some of the floor tile in Building 1063, 4062, and 4063. Asbestos is also present on insulation in building 4064.

3. Land Use: Alternative sites B and F are classified as permanent withdrawn lands. The remaining alternative sites C, D and E have been designated as Fort Wainwright *fee- simple* land. Adjacent land is designated as Fort Wainwright withdrawn lands. The adjoining military lands are designated in master plans as a military maneuver area. Other adjoining lands are federal, ANILCA native land withdrawals, and private lands.

*a. Recreational Use:* The open spaces remaining in the Fort Wainwright cantonment area are important contributors to the recreation opportunities for the Post inhabitants. These open areas are utilized during the summer months for softball and soccer games, rugby scrimmages, Frisbee throwing, kite flying and similar type activities. Occasionally during the winter, these areas are used for snowshoe and ski training for assigned military troops.

b. *Aesthetics:* The remaining open spaces of the Fort Wainwright cantonment area are aesthetically pleasing portions of the installation. The *Installation Design Guide* shall be consulted as to design guidance for the distinguishable areas of Fort Wainwright, particularly alternative site C (Higginbotham/Briggs& Associates 1991).

## V. ENVIRONMENTAL IMPACTS FROM THE PROPOSED ACTION AND ALTERNATIVES

The following is a list of general environmental impacts related to all alternatives. Site specific impacts are listed in the Cumulative Impacts section below.

### A. General Impacts

1. Air Quality: Any use of motorized vehicles has a detrimental effect on air quality. Common motorized vehicle pollutants arise from the partial combustion of incompletely oxidized fuel and carbon monoxide and hydrocarbons. During periods of extreme cold temperatures, vehicle exhaust produces small, particle-size ice crystals that are a significant contributor to the presence of ice fog. Ice fog degrades the atmosphere since it obscures visibility, thus affecting air quality. The additional vehicles associated with construction would result in a increase in some pollutant emissions of a temporary nature. The conformity analysis conducted for this project resulted in a Record of Non-Applicability (RONA) being prepared as supporting documentation to this EA (Appendix A). Also, a comprehensive RONA covering stationary and mobile source vehicle emissions can be found in the EA entitled "Construction for the Alert Holding Area and Pallet Processing Facility, Fort Wainwright, Alaska", August 2002. Demolition buildings, which include asbestos containing materials, would require compliance with Clean Air Act NESHAPs regulations.

2. Surface and Ground Water Quality: Vehicular traffic and parking has a detrimental effect on water quality. This degradation occurs in two methods:

a. ***Parking Lots:*** Vehicle parking lots are contributors to surface and groundwater pollution. This is caused by three methods:

(1) Leaks, drips and seeps of petroleum products from vehicles collect on parking lot surfaces and are then washed into watersheds by subsequent snowmelt or rainfall.

(2) The impervious nature of parking lots create mini-flood episodes during snowmelt and rainfall. These episodes increase turbidity in adjacent water bodies and degrade water quality.

(3) Petroleum hydrocarbons from either spills or vehicle exhaust will dissolve in water or accumulate in snow and thereby degrade water quality.

The significance of these parking lot discharges is compounded by the nature of spring breakup in the sub arctic. Generally, parking lots will thaw due to low albedo (high solar absorption) and begin producing water weeks before the ground thaws. With the ground still frozen and unable to absorb water, runoff is significantly enhanced and therefore problematic.

*b. Accidents/Spills:* All USARAK units are required to comply with USARAK Regulation 200-1 and USARAK Pamphlet (PAM) 200-1 (USARAK 2000). All units are required to possess and have available appropriate spill response materials for the types and quantities of hazardous materials they may transport. All spills/releases are required to be reported to the Fort Wainwright's Fire Department. All spills/releases in USARAK are reported to the Alaska Department of Environmental Conservation (ADEC), Spill Prevention and Response (SPAR) who then follow through with appropriate mitigative measures.

## VI. CUMULATIVE IMPACTS

Cumulative impacts are defined (under Army Regulation 200-2, 651.16) as impacts on the environment resulting from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions. Numerous projects are planned in the vicinity of the Fort Wainwright cantonment area, including at the alternative sites identified herein. While these projects are independent of the proposed action described in this Environmental Assessment, it is nevertheless appropriate to consider impacts associated with the preferred and other alternatives in light of these independent projects. Other projects include upgrades to the power plant, on-post housing renovation projects, and range upgrades.

**A. DCA Lodging Facility:** Overall, traffic will increase despite the location. The new lodging facility is now programmed to be 3 stories w/ full basement, and parking for 125 vehicles. The occupancy will be 90 rooms, 45 extended stay suites, and 45 singles. The old lodging room inventory for buildings 1045, 4062, 4063, 4064 and 1063 is shown as 103 rooms in the "Building Use Summary" tab of the spreadsheet available in the administrative file for this project. The old lodging facility, therefore utilized 13 additional rooms and thus provided for proportionally more parking than the new facility. If the old parking lot is removed, the cumulative amount of storm water runoff on paved surfaces will decrease with the construction of the new facility. If the old parking lot remains in tact and a new one is built for alternatives B, C, D, and E, then the cumulative amount of storm water runoff from the lodging facility will

double. The overall amount of vehicle emissions will remain the same with construction of the new facility, but the cumulative impact to traffic will be greater at alternative sites B, C, D and E. Traffic impact will remain the same at alternative site F.

**B. Alternative B-'Soccer Field':** Given proper mitigation concerning Executive Order 13045, *Protection of Children From Environmental Health Risks and Safety Risks*, cumulative impacts would be limited to aesthetic impacts from removal of native grasses and recreational uses.

**C. Alternative C-'Bike Path':** Cumulative impacts to this site would include the following: elimination of cultivated grass, 50+ mature white spruce, removal of alder, cottonwoods and paper bark birch trees, rerouting of the bike/nature trail and two buried fiber optic cables. Aesthetically, the cumulative impacts would increase given the amount of vegetation and recreational use on this site.

**D. Alternative D-'Post Office':** Cumulative impacts to this site would include the following: elimination of several mature cottonwoods, native grasses, and demolition of building 3731 (an old Butler style storage building), which bisects the site.

**E. Alternative E-'Lemon Lot':** Construction at this site possesses aesthetic impacts from nearby power plant. No vegetation would be disturbed since the site is already paved.

**F. Alternative F-'Upgrade':** Cumulative cultural impacts would increase given the height of a three-story building near building 1045 (a Ladd Field National Historic Landmark and part of the Ladd Air Force Base Historic District).

## VII. MITIGATION:

As defined in CEQ Regulation 1508.20, "Mitigation" includes the following: Avoiding the impact altogether; Minimizing impacts by limiting the degree or magnitude of the action; Rectifying the impact through repairing, rehabilitating, or restoring; Reducing or eliminating the impact over time by preservation and maintenance operations; Compensating for the impact by replacing or providing substitute resources or environments. To provide further environmental protection, specific mitigation measures will be strictly enforced.

DCA Lodging Facility mitigation (shown below in section A) will need to be addressed regardless of the chosen alternative. Mitigation measures listed below in section B-F are specific to that alternative or action.

## A. DCA Lodging Facility

1. Architecture: Comply with the scope and design criteria of DOD 4270.1-M, "Construction Criteria," that were in effect 1 January 1987, as implemented by the Army's Architectural and Engineering Instructions (AEI), "Design Criteria," dated 3 July 1994.

2. Engineering: Ensure that arctic engineering concepts are incorporated into facility design that will preclude vapor barrier, warm roof, and other common problems unique to this environment. Insure that adequate insulation is incorporated into the facility design to reduce excessive use of fossil fuels for facility heat. Ascertain that appropriate engineering safeguards are incorporated to ensure Clean Water Act compliance.

3. Snow Removal: Incorporate snow removal operations into the facility design. Ascertain that snow avalanches from roofs will not occur in the area of entryways, parking lots, or emergency service areas. Set aside areas in the immediate vicinity of parking lots as temporary snow removal repositories.

4. Soils: Stabilize exposed soils and manage storm water runoff using seeding, hay bail placement, siltation fence techniques and other appropriate engineering controls. Reseed all grassy areas disturbed during construction.

5. Parking lot: Parking lot design shall provide adequate clear space on the margins for snow deposition during snow removal operations. These sites shall not be within 50 feet of any wetland, water body, creek, slough, or river. As an alternative, appropriate settling basins, diversion dikes or other engineering practices shall be incorporated into the design to insure compliance with the National Pollutant Discharge Elimination System (NPDES) criteria for both rainfall run-off and snowmelt. Parking lot design shall minimize obstructions, as the design process permits, to facilitate the orderly and efficient snow removal and transport by DPW typical equipment.

6. Air Quality: Enforce a restrictive vehicle idling policy, during and post construction, that minimizes unwarranted vehicle idling during periods of cold weather. Ensure availability of adequate vehicle head bolt outlets (post construction only- so long as construction takes place during summer months) so that vehicles avoid cold starts during periods of extreme cold weather and thereby reduce the more noxious vehicle exhaust and increased pollutant discharges.

7. Cultural: The finding of no significant cultural impact for this EA will be valid so long as Section 106 consultation process is complete prior to start of construction.

**B. Building Demolition**

1. Check for swallow nesting and eggs prior to building demolition. If demolition is scheduled for summer then begin spraying rafter areas to remove swallow nests before birds arrive.

2. Contact The Environmental Department at Fort Wainwright (353-7724) before demolition begins to address any asbestos containing materials (ACM) and/or lead-based paint issues. In accordance with all applicable regulation, remove or repair any damaged, friable ACM immediately, before it can become airborne and present a health hazard. Call the Emergency Trouble Call if exposed friable ACM is discovered (353-7069). A written "Notification of Demolition and Renovation" shall be submitted to the EPA 10 working days prior to any work on an asbestos project, including a finding of "no asbestos present" (40 CFR 61.146). These notification forms can be found in Fort Wainwright's Environmental Office. RCRA, Housing and Urban Development (HUD) and 29 CFR 1926.62 guidelines will be followed for projects disturbing painted surfaces containing lead-based paint.

**C. Alternative B-'Soccer Field'.**

1. Restrict access to areas of concern, particularly access by children to help keep increased number of children from the lodging facility out of this area. Ensure information regarding areas of concern is disseminated to the impacted populace. Locate playground away from area of concern so children will be routed away from that area. Post caution signs around area of concern.

2. Coordinate with The Alaska Department of Environmental Conservation Solid Waste Program regarding potential excavation in areas of concern and solid waste disposal procedures.

**D. Alternative C-'Bike Path':**

1. Reseed in areas where trees and/or grasses were removed and construction did not take place. This will help control erosion and maintain riverbank stabilization in areas near the river.

2. Re-route the nature trail traversing this site on the north side.

3. Re-route two buried fiber optic cables located on the south end of the site.

**E. Alternative D, E, F:**

1. Reseed in areas where trees and/or grasses were removed and construction did not take place. This will help control erosion and maintain ground stabilization.

## VIII CONCLUSION:

Construction of a new lodging hotel and demolition of the old facilities as described in the preferred and other alternatives do not pose any significant environmental impacts that are not otherwise adequately addressed in the mitigation section of this EA. The No Action Alternative would not address the increasing need for new lodging facilities. The military member population in the interior of Alaska needs new, safe lodging facilities. After a comprehensive evaluation of all potential impacts, it has been determined that the proposed action will not result in significant impacts; therefore a Finding of No Significant Impact (FNSI) will be prepared to accompany this Environmental Assessment. Mitigation measures contained herein shall be incorporated in their entirety into any Work Plan, Operations Plan or similar document that anticipates the construction of a new lodging facility at Fort Wainwright as outlined in this Environmental Assessment.

## VIX NOTICE OF PUBLIC AVAILABILITY AND PUBLIC COMMENT PERIOD

Army Regulation (AR) 200-2, Environmental Effects of Army Actions, March 2002 implement the National Environmental Policy Act of 1969. Chapter 5 of AR 200-2 authorizes the preparation of a Finding of No Significant Impact (FNSI) after an Environmental Assessment (EA) review indicates that an Environmental Impact Statement (EIS) is not required.

ACTION: Construct a new DCA Lodging Hotel at Fort Wainwright and demolish old lodging facilities (building numbers 1063, 4062, 4063, 4064).

ENVIRONMENTAL DOCUMENTS: An EA and FNSI have been prepared for the proposed project. Copies of these documents are available upon request. Interested parties are invited to submit, in writing, any comments or objections they may have concerning the proposed action. Comments received will be reviewed and relevant issues will be addressed and incorporated into a revised EA. If no comments are received during the Public Comment Period, the original EA will become the final EA. The Public Comment Period begins on the first day upon publication of this notice and extends for 30 days. **For further information, please contact Gale Skaugstad, Environmental Resource Department, United States Army Alaska (USARAK), Directorate of Public Works, Fort Wainwright, Alaska 99703-6500, telephone: (907) 353-3001.**

SUPPLEMENTAL INFORMATION: An EA is prepared to determine the extent of environmental impacts of a proposed action and decide whether or not these impacts are significant. If the proposed action may or will result in significant impacts, an EIS is prepared to provide additional information on the context, duration, and intensity of the impacts. If an EA shows that the proposed action will not result in significant impacts, a FNSI is prepared and the NEPA compliance is satisfied. A FNSI is a document, which briefly presents the reasons why a proposed action will not have a significant effect on the quality of the human environment.

The FNSI documents the decision that an EIS is not required for NEPA compliance. A FNSI is complete when no comment period is necessary, a comment period was held but evidenced no significant public concern, or public

concern resulted in reconsideration of the FNSI, which was still appropriate upon re-examination.

Frederick J. Lehman
Colonel, U.S. Army
Garrison Commander

## X CONTACTS

### A. Environmental Assessment Preparers/Editors

This environmental assessment was prepared by the United States Army Alaska, Directorate of Public Works, Environmental/Natural Resource Division. Below is a list of contact personnel who either prepared or edited this assessment.

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### B. Persons Contacted – USARAK, Environmental

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Geist, Marcus- 384-6389
Malen, Joe- 353-4512
Nugent, Nick - 353-6408
Pool, Lyn- 353-7014
Rees, Dan- 353-9518
Reidsma, Steve- 353-9685
Tolliver, Wayne- 353-7724

## C. List of agencies and external persons contacted

Bitner, Judith – AK Dept. of Natural Resources (Russ Sackett), USARAK-Env.
Brown, Margaret -- US EPA – 703-413-0223
Cox, Ted – NRCS- 761-7764
Delaney, Allan – U.S. Army CRREL - Allan.J.Delaney@erdc.usace.army.mil
Dyer, Drew – Project Manager, CRSC – 703-353-6408
Farris, Ann - ADEC Solid Waste Program - 451-2156
Kimbrell, Sandy – U.S. Army Corps of Engineers – 753-5660
Monroe, Kent - ADEC Solid Waste Program - 451-2134
Mulligan, Dennis – NRCS – 479-2657 x 107
Penzien, Joan – BLM – 303-236-4810
Peterson, John – EPA – 312-353-1264
Short, Tom – EPA – 312-353-8826
Sousa, Patrick – U.S. Fish/Wildlife, Fairbanks – 456-0203
Springer, Steve – Geophysical Institute, University of Alaska-474-7251
Wright, John – Wildlife Biologist, Alaska Fish and Game - 459-7292

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# XII. APPENDIX A

# CORRESPONDENCE

# STATE OF ALASKA

TONY KNOWLES, GOVERNOR

**DEPARTMENT OF NATURAL RESOURCES**

***DIVISION OF PARKS AND OUTDOOR RECREATION***
***OFFICE OF HISTORY AND ARCHAEOLOGY***

*550 W. 7TH AVENUE, SUITE 1310*
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File No.: 3130-1R Department of the Army
3330-6N Buildings 2105, 3029, 3418, 3420 and 3731, Fort Wainwright, Alaska

March 14, 2002

David B. Snodgrass, Colonel, U.S. Army, Director Public Works
Department of the Army, Headquarters U.S. Army Alaska
600 Richardson Drive #5000
Fort Richardson, Alaska 99505-5000

Subject: Buildings 2105, 3029, 3418, 3420 and 3731, Fort Wainwright, Alaska

Dear Col. Snodgrass:

The Alaska State Historic Preservation Office reviewed Department of the Army correspondence and enclosures received March 7, 2002 regarding the subject referenced above.

The Alaska State Historic Preservation Office concurs with Department of the Army finding Building 2105 (ca. 1988), Building 3029 (ca. 1986), Building 3418 (ca. 1989), Building 3420 (ca. 1988) and Building 3731 (ca. 1994) located on Fort Wainwright, Alaska not eligible for listing in the National Register of Historic Places.

The Alaska State Historic Preservation Office also concurs with Department of the Army finding the demolition of Buildings 2105, 3029, 3418, 3420, and 3731 will have no adverse effect on Ladd Field National Historic Landmark and Ladd Air Force Base Cold War Historic District.

Thank you for your assistance in this matter. If you have any questions or require further assistance, please contact James J. Malanaphy III, AIA (907) 269-8726.

Sincerely,

Joan M. Antonson

Judith E. Bittner
Deputy State Historic Preservation Officer

JEB:jjm

cc: Russell Sackett, Cultural Resource Manager (APVR-RPW-EV)
Fairbanks North Star Borough - City of Fairbanks Historical Commission

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# XII. APPENDIX A

# RECORD OF NON-APPLICABILITY

# XII. APPENDIX B

# RECORD OF NON-APPLICABILITY

GENERAL CONFORMITY – RECORD OF NON-APPLICABILITY

Project/Action Name: Site Selection, Replacement Construction, and Demolition for the DCA Lodging Hotel, Fort Wainwright, Alaska

Project/Action Identification Number: 49938

Project/Action Point of Contact: Kate Siftar, Chief, Environmental Compliance Division, Fort Wainwright, Alaska, telephone: 907.353.6249

Begin Construction Date: March 2002
Midpoint Construction Date: September 2002
End Construction Date: March 2003

General Conformity under the Clean Air Act, Section 176 has been evaluated for the project described above according to the requirements of 40 CFR 93, Subpart B. The requirements of this rule are not applicable to this project/action because:

_____ The project/action is an exempt action under 40 CFR 153(c) or (d), (SPECIFY APPLICABLE EXEMPTION CATEGORY AND REGULATORY CITATION).

OR

__X__ Total direct and indirect emissions from this project/action have been estimated (No additional carbon monoxide (CO) emissions are associated with this construction project), and are below the conformity threshold value established at 40 CFR 93.153(b) of 100 tons/year CO;

AND

The project/action is not considered regionally significant under 40 CFR 93.153(i).

Support document and emission estimates if relevant are

( ) ATTACHED
(X) APPEAR IN THE NEPA DOCUMENTATION (Project # 49938)
( ) OTHER _____ _____.

Kate D. Siftar

Kate D. Siftar,
Chief, Environmental Compliance Division
Fort Wainwright, Alaska

## XIII COMMON ABBREVIATIONS:

| | |
|---|---|
| ACM | Asbestos Containing Material |
| ADEC | Alaska Department of Environmental Conservation |
| AQCR | Air Quality Control Region |
| ANILCA | Alaska Native and Indian Land Claims Settlement Act |
| AK | Alaska |
| BASH | Bird Aircraft Strike Hazard. A program to minimize potential of bird/aircraft conflicts in the vicinity of airfields and landing zones. |
| CERCLA | Comprehensive Environmental Response, Compensation and Liability Act of 1980, also known as *Superfund* (PL 96-510 et seq.) |
| CRREL | Cold Regions Research and Engineering Laboratory, headquartered in Hanover, NH. |
| DCA | Director or Community Activities |
| DoD | Department of Defense |
| DOTPF | State of Alaska, Department of Transportation and Public Facilities |
| DMA | Defense Mapping Agency |
| DPW | Directorate of Public Works |
| DERA | Defense Environmental Restoration Act. The DOD equivalent to |
| CERCLA | (see above) |
| EA | Environmental Assessment, See Army Regulation 200-2 (32 CFR-Part 651) |
| EMF | Electromagnetic Flux. |
| E.O. | Executive Order. A binding order issued y the President of the United States. |
| EPA | Environmental Protection Agency, Region X, headquartered in Seattle, WA |
| F | (Fahrenheit), a temperature measurement scale wherein water freezes at 32 degrees and boils at 212 degrees. |
| FAA | Federal Aviation Administration |
| FFA | Federal Facilities Agreement. A legally binding agreement administered by the EPA that specifies *Superfund* (see CERCLA above) clean-up activities, schedules and specifies levels of 'clean'. |
| FWA | Fort Wainwright, Alaska |
| IRP | Installation Restoration Plan. The required actions for the long term clean up of *Superfund* known contamination throughout Fort Wainwright, Alaska |
| NPDES | National Pollution Discharge Elimination System |
| MIM | Military Installation Map |
| mg/l | Milligram per liter (approximates one part per million) |
| pH | A symbol for the acidity or alkalinity of a solution. |
| RCRA | Resource Conservation and Recovery Act |
| Superfund | See CERCLA above. |
| US | United States |
| USA | United States Army |
| USARAK | United States Army, Alaska |
| USFWS | United States Fish and Wildlife Service |

## XIV RECOMMENDATION FOR A FINDING OF NO SIGNIFICANT IMPACT:

**DRAFT**

**FINDING OF NO SIGNIFICANT IMPACT**

**CONSTRUCT NEW LODGING FACILITY AT FORT WAINWRIGHT**

17, July 2002

**DESCRIPTION OF ACTION:** Site selection, replacement construction and demolition for the DCA Lodging Hotel, Fort Wainwright, AK.

**ANTICIPATED ENVIRONMENTAL EFFECTS:**

1) There are no anticipated adverse effects (from the proposed alternatives) of the proposed project on water and air quality, fish and wildlife or their habitats including threatened and endangered species.
2) Alternative B-'Soccer Field' -is adjacent to an area of known tar contamination, but mitigation efforts complying with EO 13045 will be incorporated into the design if this alternative is chosen.
3) Alternative C-'Bike Path'- poses aesthetic impacts, significant vegetation removal and re-routing of the bike path.
4) Alternative D-'Post Office'- involves demolition of building 3731, SHPO concurrence has been obtained if this alternative is chosen.
5) Alternative E-'Lemon Lot'- possesses aesthetic impacts from nearby Power Plant to lodging residents.
6) Alternative F-'Upgrade'- might affect building 1045, which is a contributing building to both the Ladd Field National Historic Landmark and the Ladd Air Force Base Historic District.

**MITIGATION AND CONCLUSION:** Mitigation actions, as defined in CEQ Regulation 1508.20, have been incorporated into this Environmental Assessment (EA). DCA Lodging Facility mitigation will need to be addressed regardless of the chosen alternative. Additional site-specific mitigation measures are incorporated and compliance is mandatory. These mitigative measures shall be reviewed and incorporated in their entirety into any Work Plan, Operations Plan, or similar document that anticipates the construction of a hotel lodging facility at Fort Wainwright as outlined in this Environmental Assessment, with adoption of the mitigative measures included therein, has been determined to not have significant effects on the environment. Therefore, an Environmental Impact Statement (EIS) is not required.

**DEADLINE FOR COMMENTS AND POINTS OF CONTACT FOR INFORMATION:** Interested parties are invited to submit any written comments or objections they may have concerning the proposed action. Comments will be reviewed, and relevant issues will be addressed and incorporated into a revised EA. If no comments are received during the public comment period, the original EA will become the final EA. The Public Comment Period begins on the first day upon publication of this notice and extends for 30 days. **For further information, please contact Gale Skaugstad, Environmental Resource Department, United States Army Alaska (USARAK), Directorate of Public Works, Fort Wainwright, Alaska 99703-6500, telephone: (907) 353-3001.**

Fredrick J. Lehman
Colonel, U.S. Army
Garrison Commander

AUG 30 2002