Environmental Impact Statement for the Clinton District Area Development Plan, U.S. Army Garrison West Point, New York

Virtual Scoping Meeting, 28 October 2020

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COL
Garrison Commander
In response to the coronavirus (COVID-19) pandemic in the United States and the Center for Disease Control’s recommendations for social distancing and avoiding large public gatherings, the Army will not hold in-person public scoping meetings for this action.

In lieu of in-person meetings, the Army is providing scoping materials online, as well as holding two virtual teleconference meetings.

https://www.nan.usace.army.mil/Missions/Environmental/Environmental-Assessment/Clinton-Area-Development-Plan/
National Environmental Policy Act Considerations
What is NEPA?

National Environmental Policy Act (NEPA)

✓ Signed into law on January 1, 1970

✓ Goal – for the federal government to use all practicable means to create and maintain conditions under which man and nature can exist in productive harmony
  • Requires federal agencies to incorporate environmental considerations in their planning and decision-making
  • Requires federal agencies to undertake an assessment of the environmental impacts of and alternatives to their proposed actions prior to making decisions

✓ Assessment process can involve three different levels of analysis:
  • Categorical Exclusion (CATEX): group of actions a federal agency has determined do not individually or cumulatively have a significant effect on the quality of the human environment – therefore categorically excluded from detailed environmental analysis
  • Environmental Assessment (EA): prepared if there is uncertainty as to whether a proposed project will have significant effects on public health and the environment (often the case for minor projects); results in Finding of No Significant Impact (FONSI) or a need to prepare an Environmental Impact Statement
  • Environmental Impact Statement (EIS): prepared for those proposed actions that are anticipated to have a significant impact on the environment. Regulatory requirements are more detailed and rigorous than the requirements for an EA
    – Implementing the U.S. Army Garrison West Point Clinton District Area Development Plan requires an EIS
What is Scoping?

Required under National Environmental Policy Act (NEPA) for an Environmental Impact Statement (EIS):

• An open and early process to engage and provide other agencies, organizations, tribes, and the public an opportunity to provide input on the range of issues to be addressed in an EIS
  – A federal agency describes the proposed action and possible alternatives
  – The agency then seeks input from other agencies, organizations, tribes, and the public on potentially affected resources, environmental issues to be considered, and the agency’s planned approach to analysis

• Methods of conducting scoping
  – Public meetings
  – Conference calls
  – Virtual meetings
  – Formal hearings
  – Informal workshops
  – Opportunities to submit written comments
Purpose of This Scoping Meeting

✓ Provide information on the EIS process and public involvement opportunities

✓ Inform the public of the proposed action of implementing the Clinton District Area Development Plan at U.S. Army Garrison West Point

✓ Solicit comments on the proposed action

✓ Determine the scope of issues for analysis in an environmental impact statement, including identifying the significant issues and eliminating from further study non-significant issues
✓ **Step One – Project Initiation**

- Determine level of NEPA analysis
- Develop purpose and need
- Develop range of alternatives
- **Hold scoping meetings with agencies, organizations, tribes, and the public**

✓ **Step Two – Data Collection**

- Data identification and source material
- Define existing conditions

✓ **Step Three – Alternatives Analysis in the Draft EIS**

- Analyze alternatives and their impacts
- Identify mitigations if required

✓ **Step Four – Distribution of Draft EIS and Review**

- Draft EIS to public, agencies, and tribes
- Commence 45-day review period
- Hold public meetings and gather input

✓ **Step Five – Finalize EIS**

- Address comments on the draft EIS
- Distribute final EIS to public, agencies, and tribes
- Commence 30-day waiting period

✓ **Step Six – Decision**

- Record of Decision
- Select alternative
- Commit to mitigations
EIS Process and Public Involvement

- Decision to Prepare an EIS
- Public & Agency Scoping of EIS
- Preparation of Draft EIS
- DEIS Public & Agency Review Period (45 days)
- Preparation of Final EIS
- Wait or No Action Period (30 days)
- Decision on Action

We Are Here
- Fall 2020

Notice of Intent (NOI)
- 09 October 2020

Draft EIS Distribution
- Summer 2021

Final EIS Distribution/Notice of Availability (NOA)
- Early Fall 2022

Record of Decision (ROD)
- Late Fall 2022

West Point Clinton District ADP EIS Process

Public & Agency Input to EIS Process
Resources To Be Analyzed in the EIS

- Land use
- Air quality and greenhouse gas
- Noise
- Geological and soil resources
- Water resources
- Biological resources
- Cultural resources and viewshed
- Transportation and traffic
- Utilities
- Hazardous and toxic materials and waste
Key Concerns

✓ Cultural Resources

- Nationally-recognized National Historic Landmark

- Potential significant adverse effects to historic properties (historic buildings, archaeological sites, landscapes, and viewsheds)

- Section 106 Consultation under the National Historic Preservation Act: requires that federal agencies take into account any effect or potential effect of their undertakings on historic properties listed in or eligible for listing in the National Register of Historic Places
Key Concerns

✓ Biological Resources
  • Protected Species: Shortnose and Atlantic Sturgeon, Northern Long Ear Bat, Bald and Golden Eagle
  • Potential adverse impacts on protected species from in-water work, transportation, and tree removal

✓ Construction Impacts
  • Potential adverse impacts from construction noise
  • Potential adverse impacts from rock removal and transportation and other construction traffic
Other Resource Areas

✓ **Land Use**
  - Some projects may alter existing recreation opportunities and infrastructure and may invite visitor traffic to cadet only or residential areas.

✓ **Air Quality and Green House Gases**
  - The project is located in an area with air quality concerns. Construction, demolition, and some operational activities would produce air emissions and greenhouse gases.

✓ **Geological and Soil Resources**
  - Blasting of rock and rock/soil removal may be required.

✓ **Water Resources**
  - Some projects occur within the banks of the Hudson River and others that are close to surface waters will require adherence to stormwater regulations and spill prevention plans.
Other Resource Areas

✓ Utilities
  • New buildings and facilities will increase demand for electricity and construction/excavation activities could impact aging underground utilities

✓ Hazardous and toxic materials and waste
  • There may be lead and/or asbestos contamination in older facilities and unexploded ordinance (UXO) contamination is at a higher likelihood in certain areas of the Clinton District
U.S. Army Garrison West Point & The Clinton District Area Development Plan
U.S. Army Garrison West Point

- U.S. Army Garrison (USAG) West Point is located along the Hudson River approximately 50 miles north of New York City.
- It comprises 16,000-acres and is home to the United States Military Academy (USMA), the United States Army’s preeminent leader development institution.
- USAG West Point and USMA were established in 1802.
U.S. Army Garrison West Point
Clinton District’s 395 acres comprises the main campus of USMA. It is one of seven separate districts within the USAG West Point Real Property Master Plan (RPMP).

The RPMP is the road map to ensure installation real property supports long-term mission requirements. An RPMP addresses the effective long-term management of installation facilities and infrastructure through a comprehensive and collaborative planning process.

Clinton District is the heart of historic West Point. It is home to USMA’s academic core containing the majority of the academic, athletic and waterfront areas, and includes prominent areas such as Trophy Point, West Point Cemetery, Eisenhower Hall, and The Plain.

The RPMP Vision Framework Plan divides West Point into seven identifiable and connected districts based on geographical features, land use patterns, building types, and/or transportation networks.
As part of the Long-Range Component of the RPMP, Area Development Plans (ADPs) are prepared for each district identified in the Framework Plan. Focusing on districts allows for the identification of unique needs due to mission, requirements, or command priority changes.

The Clinton District is the most sensitive area at USAG West Point due to its location within the USMA National Historic Landmark District and encompasses significant historic buildings and structures, archaeological sites, and historic landscapes.

The Clinton District ADP, developed through a USAG West Point internal stakeholder-driven planning process identifies short-, mid- and long-range projects that emphasize the specific needs of those living and/or working within the District.

An ADP provides site planning direction for a specific area of an installation and follows an iterative and collaborative planning process.
Proposed Action

The Proposed Action would implement the Clinton District ADP at USAG West Point. The ADP comprises projects that are:

- **Short-range, 0-5 years**, focusing mainly on outdoor and recreational improvements, but also includes revitalizing Trophy Point with construction and operation of the Humanities Center

- **Mid-range, 6-15 years**, primarily comprise transportation projects

- **Long-range, 16-20 years**, comprise additional connections and improvements

The Clinton District ADP includes ongoing projects previously considered under National Environmental Policy Act (NEPA) analysis, as well as potential future development opportunities at USAG West Point
Alternative 1 (Preferred) & Alternative 2
## Purpose & Need for the Proposed Action

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<th>Purpose</th>
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<td>✓ Provide improvements and effective long-term management of installation facilities and infrastructure within the Clinton District</td>
<td>✓ Facilities and existing infrastructure (including parking and movement throughout the District) lack modern technical capabilities, adequate flexibility, and adaptability required to support any mission change or Cadet needs</td>
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<td>✓ Enable USMA to continue improving its offerings to meet ever-shifting educational standards, concurrent with its goal of training its Corps of Cadets as future leaders in the defense of the nation and its core values</td>
<td>✓ Improvements are therefore necessary to satisfy USMA’s high standards while maintaining the visual character of the historic landscape in and around West Point</td>
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Level of NEPA Analysis

✓ Short-, mid- and long-range projects of the Clinton District ADP include ongoing projects previously considered under NEPA, as well as potential future development opportunities at USAG West Point

✓ Projects are at varying developmental stages with some under way or at a conceptual level, while others are further along in development

✓ The EIS will consider the effects of implementing the Clinton District ADP relative to the various components, depending on their developmental stages:
  • programmatic
  • site-specific and detailed
  • prior approved NEPA, summary

For those potential future development opportunities evaluated in the EIS at a programmatic level, the Army will ensure that appropriate NEPA review is completed when the projects reach the stage ripe for specific decision-making
Alternatives Considered in the EIS

**Alternative 1 (Preferred Alternative)**

Fully implements the Clinton District ADP, including the Revitalization of Trophy Point with Humanities Center

**Alternative 2**

Implements the Clinton District ADP without the Revitalization of Trophy Point with Humanities Center

**No Action Alternative**

Would not implement the projects identified in the Clinton District ADP for which prior NEPA documentation has not been completed (projects with NEPA already completed would still be implemented – the next slides indicate which projects have NEPA completed)
Alternative 1 (Preferred) & Alternative 2

Short-Range Projects

A - Construct Park
Creates a two-acre park for community use, incorporating play and picnic space.

B - Create Multi-Purpose Trail
Creates 7,300 linear foot multi-purpose trail to facilitate cadet and public movement from Lee Housing Area to Target Hill Athletic Fields.

C - Construct Wastewater Treatment Plant (EA)
Replaces existing Target Hill Wastewater Treatment Plant and increases treatment capacity from the current 2.06 million gallons per day (MGD) to 2.3 MGD to meet current and future needs.

D - Construct Trail Network
Constructs 1,100 linear feet of trails above Target Hill Field to join cemetery, Lee CDC, and Old PX areas to facilities at Target Hill Field.

(EA) – Projects for which NEPA documents (environmental assessment) have been completed, and will be considered in the EIS in terms of their prior approved NEPA analyses.
Alternative 1 (Preferred) & Alternative 2

**Short-Range Projects**

**E - Expand Cemetery (EA)**
Expands the historic West Point Cemetery in two phases over the next 50 to 75 years. The first phase is currently underway.

**F - Renovate Fire Station One**
Modernizes and expands existing USMA fire station to serve as a two-company headquarters fire station.

**G - Expand Gillis Field House**
Expands southeast side for additional athletic programs.

**H - Renovate North Dock**
Encloses bulkhead and helipad in new sheet pile and grout structure, anchored into bedrock through existing dock; makes repairs to rip-rap.

(EA) – Projects for which NEPA documents (environmental assessment) have been completed, and will be considered in the EIS in terms of their prior approved NEPA analyses.
Alternative 1 (Preferred) & Alternative 2

Short-Range Projects

I - Renovate Trophy Point Amphitheater Shell
Modernizes amphitheater to resolve health and safety issues. Upgrades infrastructure and stage equipment, walkways, lighting, railings, and electrical service to support visitor experience.

J* - Revitalize Trophy Point with Humanities Center
Constructs approx. 31,000 sf Humanities Center, built into hillside overlooking the Hudson River.

K - Create Outdoor Classroom Space
Creates approx. 0.29-acre outdoor meeting space with seating surrounding central area for lecture and debate.

L - Renovate Arvin Gym
Renovates approx. 124,225 sf of Arvin Gym.

*Alternative 2 would implement the Clinton District ADP without the project to Revitalize Trophy Point with Humanities Center.
Alternative 1 (Preferred) & Alternative 2

Short-Range Projects

M - Build Retractable Roof Over Superintendent’s Box
Constructs 2,000 sf retractable roof over Superintendent’s Box on Parade Field viewing area of The Plain.

N - Enhance Recreation
Creates seating/picnic space at old Fort Clinton area and installs 10 tables and 10 trash receptacles.

O - Build New Cyber Engineering Academic Center (EA)
Builds new Cyber Engineering Academic Center and parking structure. Upon completion, converts all of Thayer Road to pedestrian thoroughfare.

P - Renovate South Dock with Harbormaster House
Removes old concrete pilings and Harbormaster Office. Replaces dock’s surface with mixed concrete surface and pier-supported L-shaped dock at northwestern section.

(EA) – Projects for which NEPA documents (environmental assessment) have been completed, and will be considered in the EIS in terms of their prior approved NEPA analyses.
Alternative 1 (Preferred) & Alternative 2

Short Range Projects

Q – Improve Historic Trails
Improves 444 square yards of walking trail between Central Area and Lusk Housing.

R – Relocate Yacht Club
Pending the implementation of published plans by the Village of Highland Falls to revitalize and redevelop its waterfront, USAG West Point would explore mutually beneficial partnerships for hosting the West Point Yacht Club at the Village-owned marina.
Mid-Range Projects

S - Consolidate Parking
Consolidates approx. 9,250 square yards of parking areas.

T - Construct Boardwalk Phase 1
Constructs approx. 23,000 sf of boardwalk along Hudson River shoreline between South Fill and Flirtation Walk.

U - Construct Elevated Loading Dock
Constructs modified design, three bay, six-story loading dock to provide improved truck access to Washington Hall from De Russy Road.

V - Construct Davis-Washington Building Connection
Constructs 7,376 sf enclosed walkway connection between Davis and Washington Hall.

W - Construct Bypass Road
Constructs 4,150 linear feet of bypass road from lower South Dock to Trophy Point, restricting unauthorized vehicular traffic on Cullum Rd. and enhancing security.
**Long-Range Projects**

**X - Renovate Eisenhower Hall**
Provides more centralized location for Cadet clubs, renovates approx. 136,608 sf of Eisenhower Hall.

**Y - Construct Boardwalk Phase 2**
Continues construction of boardwalk, approx. 39,000 sf in size.

**Z - Build Connection Between Buildings 603 and 607**
Constructs 2,556 sf of connections between buildings 603 and 607 to create year-round thoroughfares and collaboration spaces.

**AA - Create Cullum Road Pedestrian Thoroughfare**
Converts Cullum Road to pedestrian thoroughfare.

**AB - Construct Cadet Union**
Builds 8,795 sf cadet union between Building 600 (Admin.) and Building 752 (Mahan Hall).
Alternative 1 (Preferred) & Alternative 2:
NORTH
Alternative 1 (Preferred) & Alternative 2:

SOUTH
Revitalize Trophy Point with Humanities Center

The Humanities Center would consist of:

- An approximately 31,000 square foot facility built into the hillside overlooking the Hudson River
- Two-story structure on two below-grade levels
- A 200-person theater, exhibition space, cafe, and gift shop on the Cellar 1 level
- Conference rooms, meeting rooms, administrative offices, and mechanical spaces on Cellar 2 level
- A structure cast in place concrete structure with a steel supported roof

Construction of the Humanities Center would:

- Correspond with adjacent Trophy Point pedestrian and landscape improvements
- Support USMA faculty and Cadet research, encourage interdisciplinary partnerships, and foster innovation
- Include gallery spaces, classrooms, and a multi-use theater
- Provide USAG West Point with a landmark facility for various public and private functions
Comments

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For project information visit:
https://www.nan.usace.army.mil/Missions/Environmental/Environmental-Assessment/Clinton-Area-Development-Plan/

*Comments should be postmarked by 23 November 2020*