



U.S. ARMY



**Environmental Impact Statement for the
Clinton District Area Development Plan,
U.S. Army Garrison West Point, New York
Virtual Scoping Meeting, 28 October 2020**

Evangeline G. Rosel
COL
Garrison Commander



Scoping & COVID-19

Date: 28 October 2020
Times: 2pm - 4pm EDT
6pm – 8pm EDT
Phone #: 877-229-8493
PIN: 119890

- ✓ 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





EIS Process

✓ 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

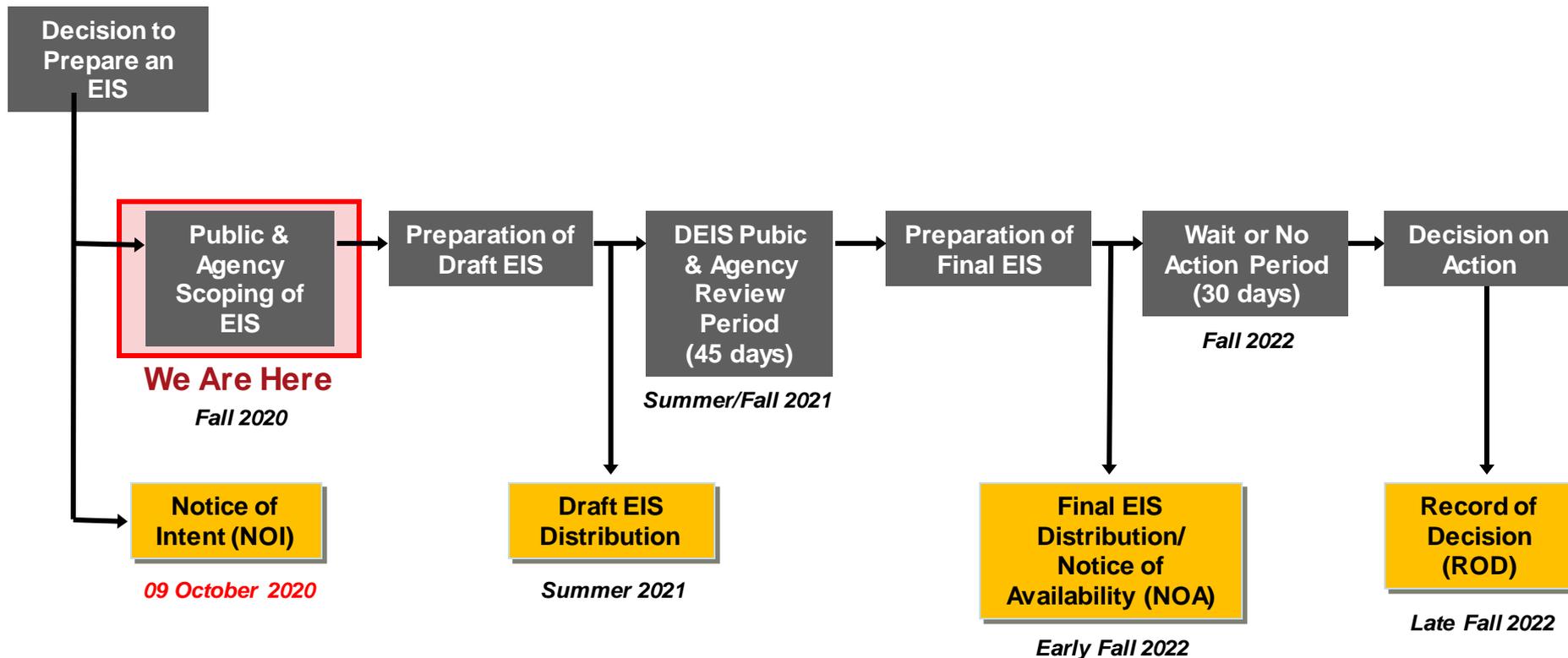
✓ Step Six – Decision

- Record of Decision
- Select alternative
- Commit to mitigations





EIS Process and Public Involvement



- 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

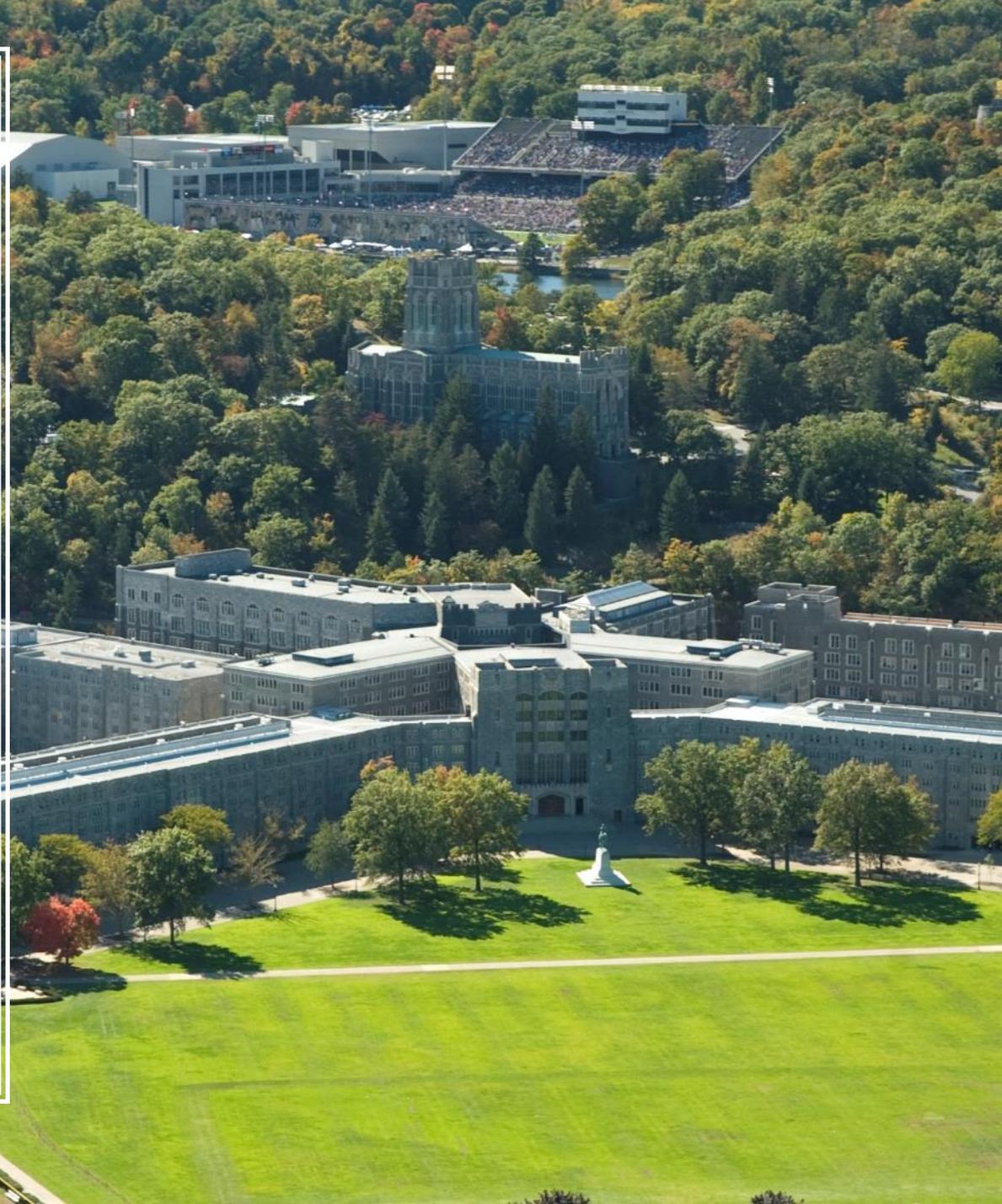




U.S. Army Garrison West Point & The Clinton District Area Development Plan

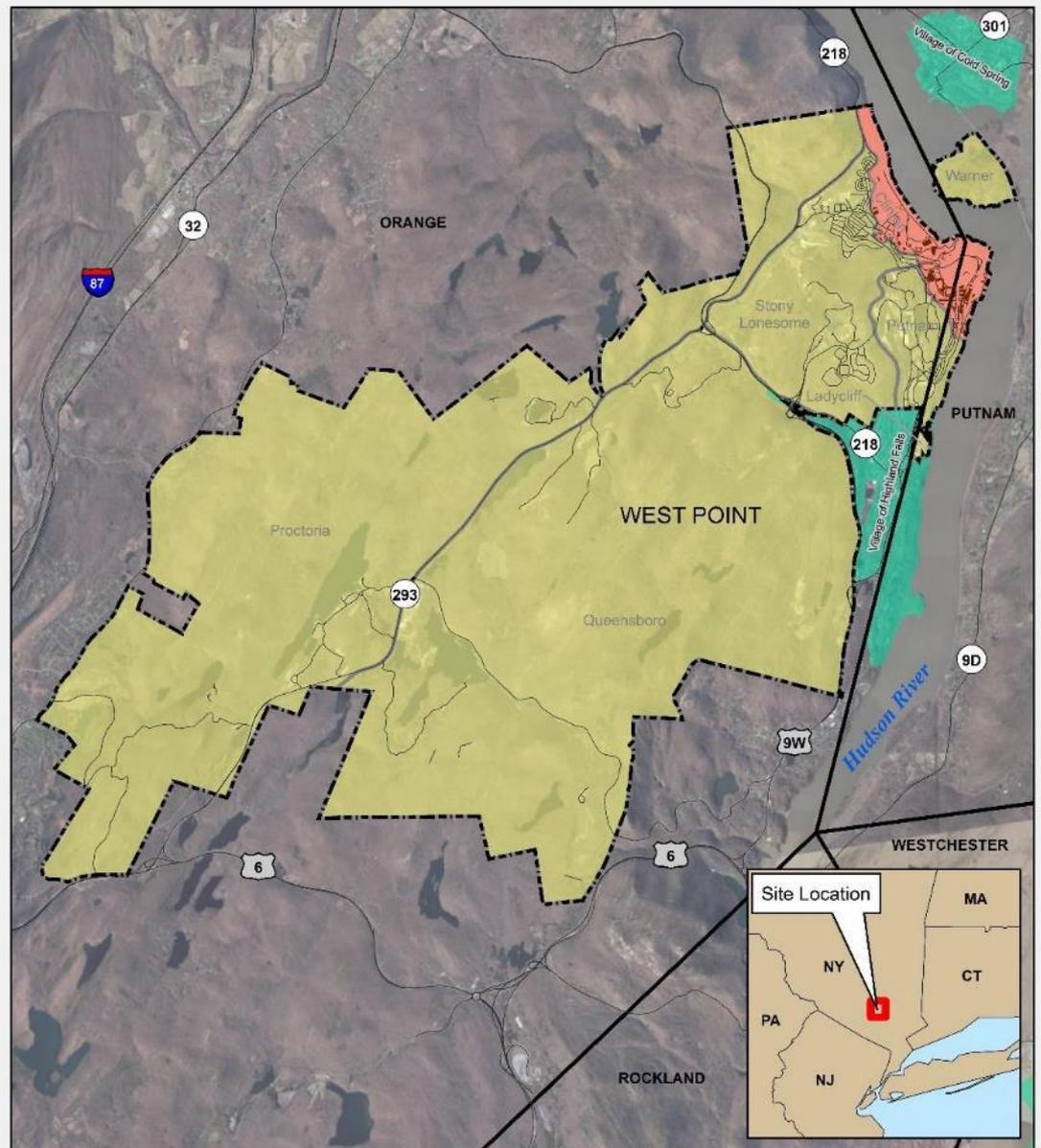
U.S. Army Garrison West Point

- ✓ 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



Legend

- Buildings
- Roads
- Installation Boundary
- Clinton District
- Municipal Area
- County Boundary
- District Boundary



0 1,500 3,000 6,000 Feet
1 inch = 6,000 feet

WEST POINT
CLINTON AREA DEVELOPMENT PLAN
West Point, Orange County, New York

SITE MAP

Sources: Clinton ADP GIS
Coordinate System: NAD 1983 UTM Zone 18N



Real Property Master Plan & Clinton District

- ✓ 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





Clinton District Area Development Plan

- ✓ 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, archeological 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:

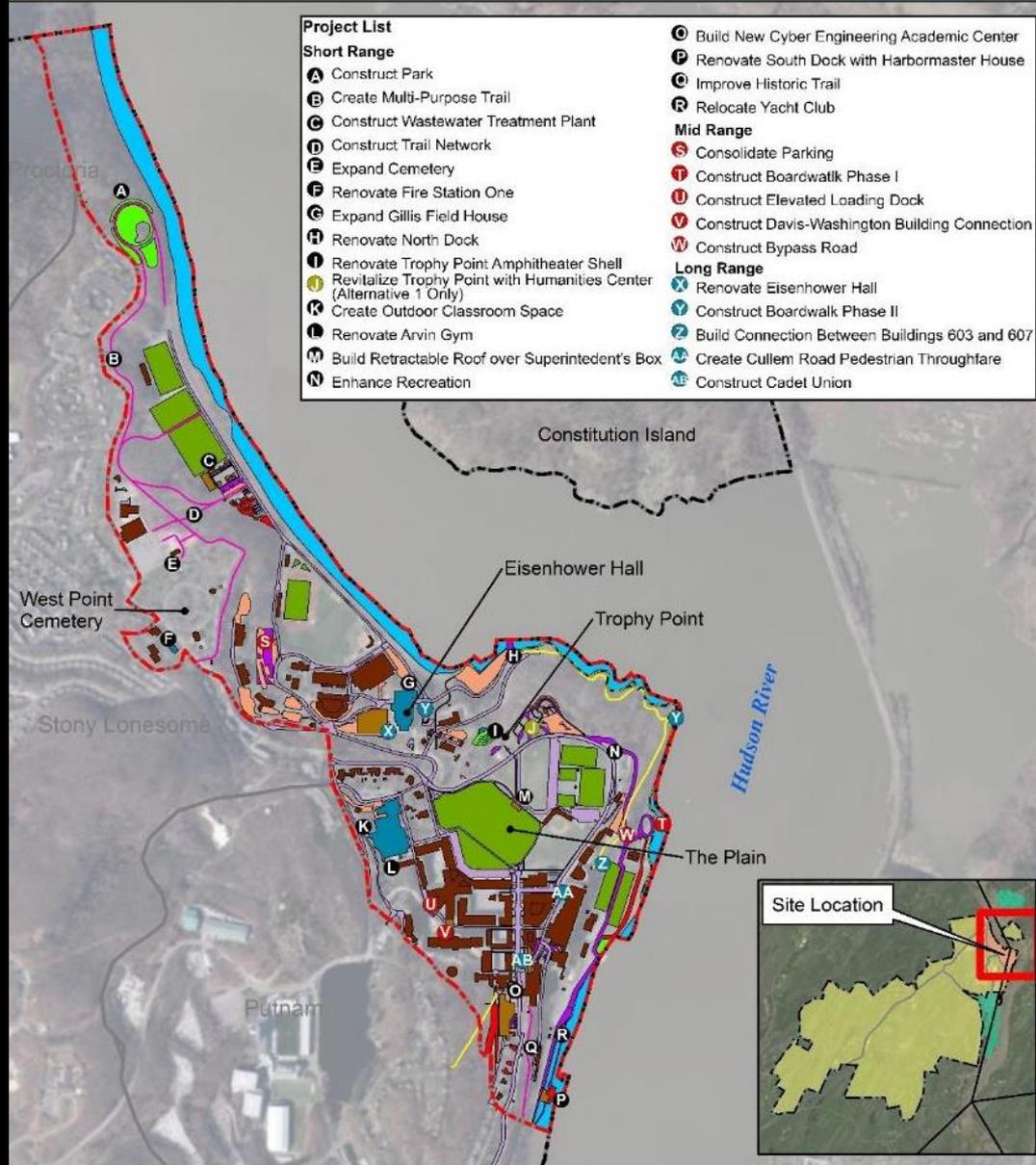
- ✓ **Short-range, 0-5 years**, focusing mainly on outdoor and recreational improvements, but also includes revitalizing Trophy Point with construction and operation of the Humanities Center
- ✓ **Mid-range, 6-15 years**, primarily comprise transportation projects
- ✓ **Long-range, 16-20 years**, comprise 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



- Project List**
- Short Range**
- A Construct Park
 - B Create Multi-Purpose Trail
 - C Construct Wastewater Treatment Plant
 - D Construct Trail Network
 - E Expand Cemetery
 - F Renovate Fire Station One
 - G Expand Gillis Field House
 - H Renovate North Dock
 - I Renovate Trophy Point Amphitheater Shell
 - J Revitalize Trophy Point with Humanities Center (Alternative 1 Only)
 - K Create Outdoor Classroom Space
 - L Renovate Arvin Gym
 - M Build Retractable Roof over Superintendent's Box
 - N Enhance Recreation
- Mid Range**
- S Consolidate Parking
 - T Construct Boardwalk Phase I
 - U Construct Elevated Loading Dock
 - V Construct Davis-Washington Building Connection
 - W Construct Bypass Road
- Long Range**
- X Renovate Eisenhower Hall
 - Y Construct Boardwalk Phase II
 - Z Build Connection Between Buildings 603 and 607
 - AA Create Cullem Road Pedestrian Throughfare
 - AB Construct Cadel Union
- CC Build New Cyber Engineering Academic Center
 - PP Renovate South Dock with Harbormaster House
 - EE Improve Historic Trail
 - RR Relocate Yacht Club

Legend

Proposed Trails	Existing Trails	Clinton District Boundary
Proposed Recreation	Existing Recreation	Installation Boundary
Proposed Buildings	Existing Buildings	District Boundary
Demolished Buildings	Existing Pavement	
Renovated Buildings	Existing Parking	
Proposed Pavement	Existing Surface Water	
Demolished Pavement		
Proposed Boardwalk		

0 325 650 1,300 Feet
1 inch = 1,300 feet

WEST POINT
CLINTON AREA DEVELOPMENT PLAN
West Point, Orange County, New York
ALTERNATIVES 1 & 2
ILLUSTRATIVE PLAN

Sources: Clinton ADP GIS
Coordinate System: NAD 1983 UTM Zone 18N





Purpose & Need for the Proposed Action

Purpose

- ✓ Provide improvements and effective long-term management of installation facilities and infrastructure within the Clinton District
- ✓ 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

Need

- ✓ 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
- ✓ Improvements are therefore necessary to satisfy USMA's high standards while maintaining the visual character of the historic landscape in and around West Point





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.



West Point Cemetery



Gillis Field House

(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.



Trophy Point Amphitheater



Humanities Center

*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.



Parade Field superintendent's box



South Dock

(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.





Alternative 1 (Preferred) & Alternative 2

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.



Boardwalk site



Washington Hall





Alternative 1 (Preferred) & Alternative 2

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

Buils 8,795 sf cadet union between Building 600 (Admin.) and Building 752 (Mahan Hall).

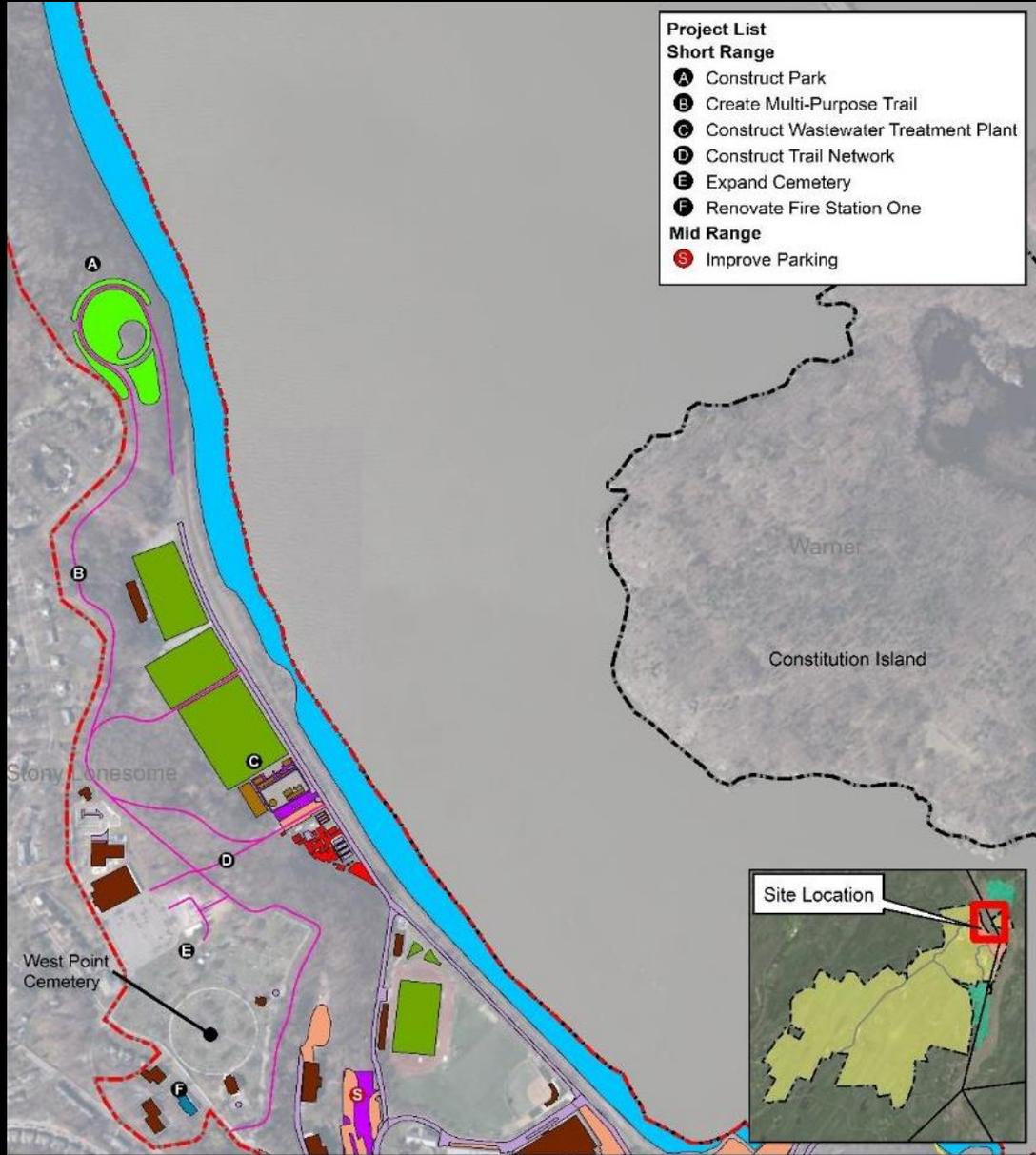


Pedestrian thoroughfare





Alternative 1 (Preferred) & Alternative 2: NORTH



- Project List**
- Short Range**
- A** Construct Park
 - B** Create Multi-Purpose Trail
 - C** Construct Wastewater Treatment Plant
 - D** Construct Trail Network
 - E** Expand Cemetery
 - F** Renovate Fire Station One
- Mid Range**
- S** Improve Parking



Legend

Proposed Trails	Existing Trails	Clinton District Boundary
Proposed Recreation	Existing Recreation	Installation Boundary
Proposed Buildings	Existing Buildings	District Boundary
Demolished Buildings	Existing Pavement	
Renovated Buildings	Existing Parking	
Proposed Pavement	Existing Surface Water	
Demolished Pavement		

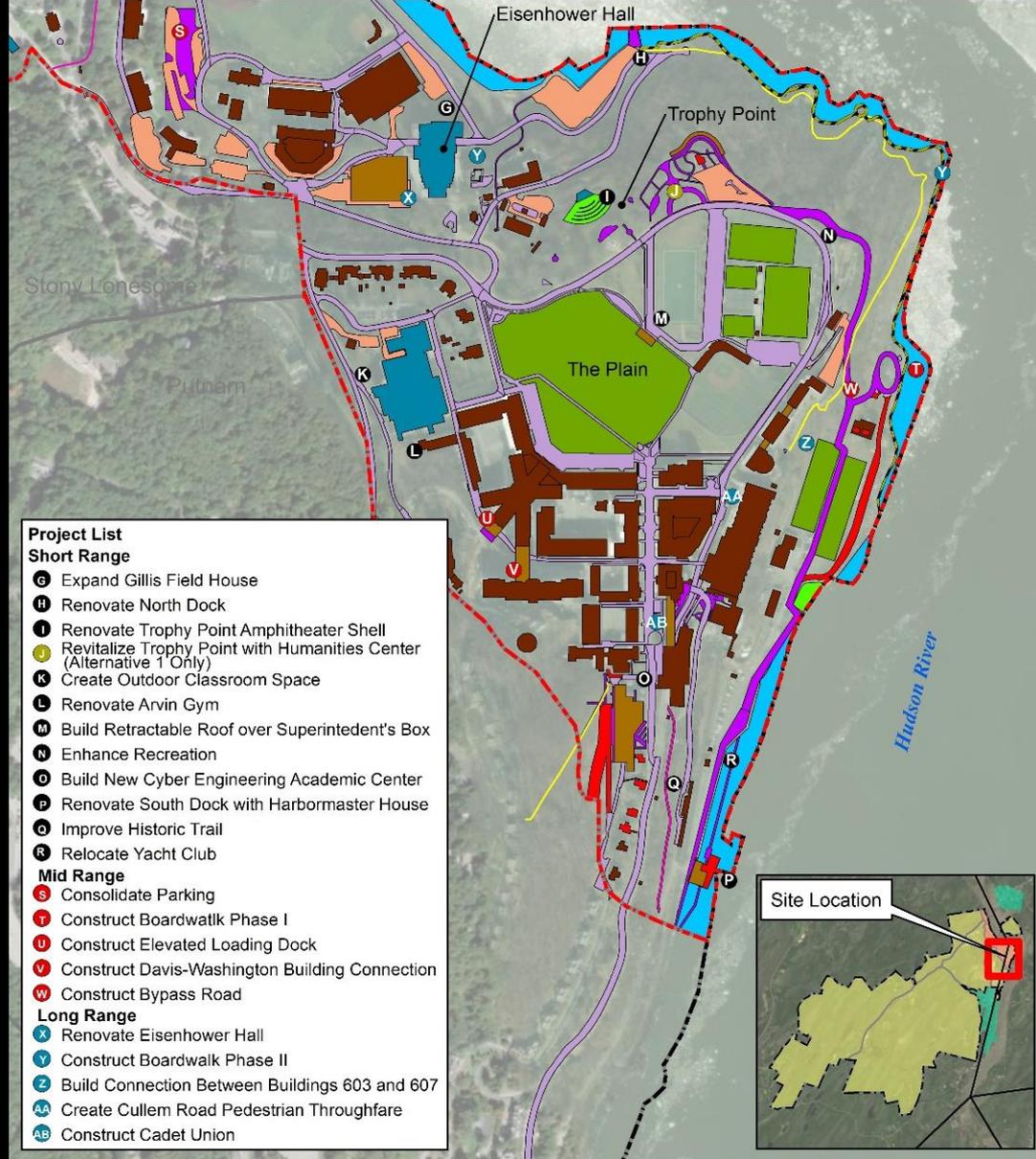
0 175 350 700 Feet
1 inch = 700 feet

WEST POINT
CLINTON AREA DEVELOPMENT PLAN
West Point, Orange County, New York
ALTERNATIVES 1 & 2
ILLUSTRATIVE PLAN:
NORTHERN PROJECT AREA

Sources: Clinton ADP GIS
Coordinate System: NAD 1983 UTM Zone 18N



Alternative 1 (Preferred) & Alternative 2: **SOUTH**



- Project List**
- Short Range**
- G Expand Gillis Field House
 - H Renovate North Dock
 - I Renovate Trophy Point Amphitheater Shell
 - J Revitalize Trophy Point with Humanities Center (Alternative 1 Only)
 - K Create Outdoor Classroom Space
 - L Renovate Arvin Gym
 - M Build Retractable Roof over Superintendent's Box
 - N Enhance Recreation
 - O Build New Cyber Engineering Academic Center
 - P Renovate South Dock with Harbormaster House
 - Q Improve Historic Trail
 - R Relocate Yacht Club
- Mid Range**
- S Consolidate Parking
 - T Construct Boardwalk Phase I
 - U Construct Elevated Loading Dock
 - V Construct Davis-Washington Building Connection
 - W Construct Bypass Road
- Long Range**
- X Renovate Eisenhower Hall
 - Y Construct Boardwalk Phase II
 - Z Build Connection Between Buildings 603 and 607
 - AA Create Cullem Road Pedestrian Throughfare
 - AB Construct Cadet Union



Legend

Proposed Trails	Existing Trails	Clinton District Boundary
Proposed Recreation	Existing Recreation	Installation Boundary
Proposed Buildings	Existing Buildings	District Boundary
Demolished Buildings	Existing Pavement	
Renovated Buildings	Existing Parking	
Proposed Pavement	Existing Surface Water	
Demolished Pavement		
Proposed Boardwalk		

0 175 350 700 Feet
1 inch = 700 feet

WEST POINT
CLINTON AREA DEVELOPMENT PLAN
West Point, Orange County, New York
ALTERNATIVES 1 & 2
ILLUSTRATIVE PLAN:
SOUTHERN PROJECT AREA
Sources: Clinton ADP GIS
Coordinate System: NAD 1983 UTM Zone 18N



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

By Mail:

Mr. Chris Pray
U.S. Army Garrison West Point,
NEPA Coordinator
PO Box 102
West Point, NY 10996

By E-Mail:

[WestpointClinton-
ADPEIS@usace.army.mil](mailto:WestpointClinton-ADPEIS@usace.army.mil)

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***

