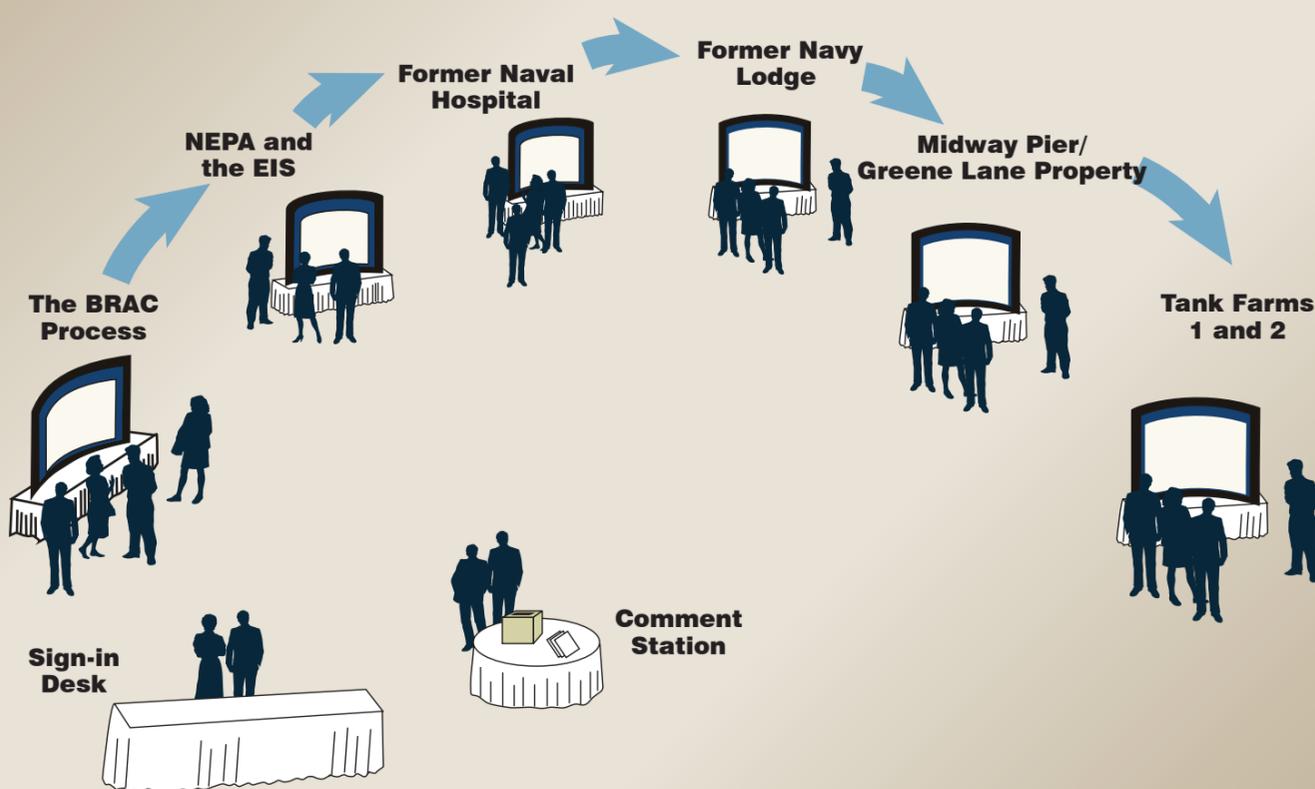




# Welcome to the Navy's Public Meeting

**Learn About the EIS Process  
at our Information Stations**



**Your Input Matters**

*Please provide comments on the Draft EIS*

**Comments must be postmarked,  
e-mailed, or faxed by midnight  
May 2, 2016**



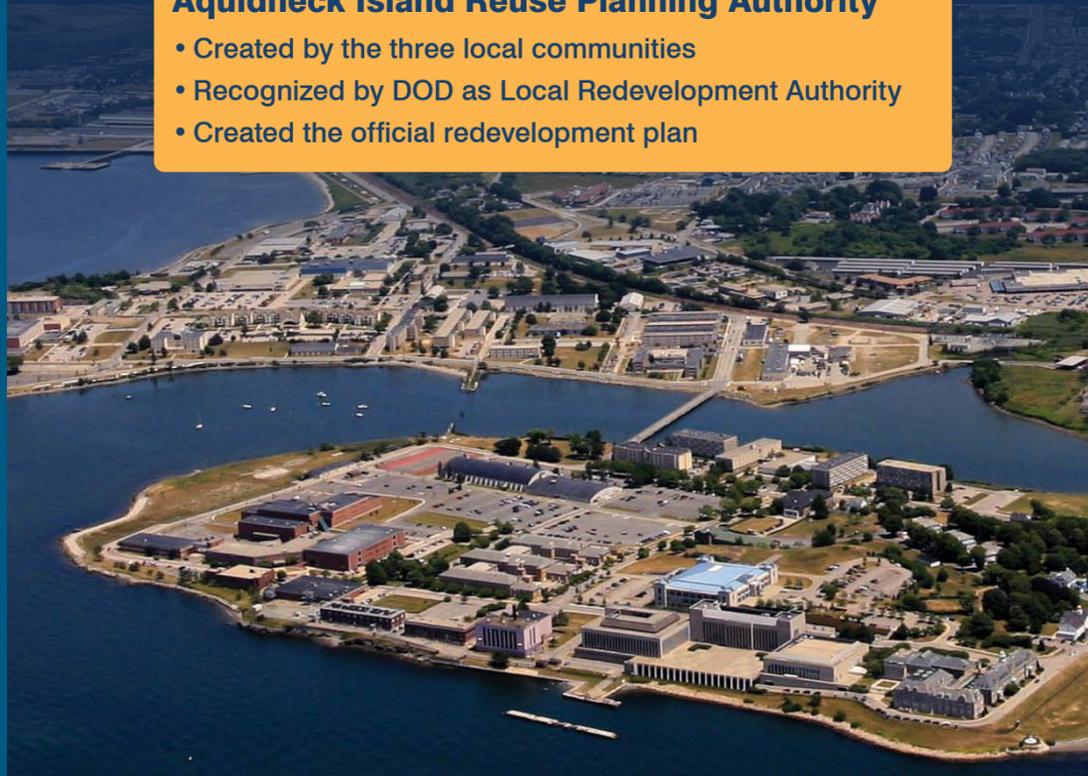


# The BRAC Process

## What is BRAC?

Base Realignment and Closure (BRAC) is the congressionally authorized process used by the Department of Defense to reorganize base infrastructure and includes disposal of surplus property.

- Aquidneck Island Reuse Planning Authority**
- Created by the three local communities
  - Recognized by DOD as Local Redevelopment Authority
  - Created the official redevelopment plan



## How Does the Property Transfer Process Work?

**Base Closure, Redevelopment, and Planning**



- **November 9, 2005:** Recommendation to realign NAVSTA Newport becomes law.
- **February 9, 2010:** 225 acres of property at NAVSTA Newport declared as surplus. Since then, a portion was determined to no longer be surplus. Surplus property is currently 158 acres.
- **January 5, 2011:** Surplus property offered to other federal agencies.

**Surplus Property Decision-making**



- **May 25, 2010:** Aquidneck Island Reuse Planning Authority (AIRPA) recognized as Local Redevelopment Authority.
- **August 8, 2011:** Adoption of AIRPA's *Redevelopment Plan for Surplus Properties at NAVSTA Newport*.
- **Late 2011:** AIRPA became the Aquidneck Island Reuse Implementation Authority (AIRIA) to oversee the acquisition of the surplus property and implement the Redevelopment Plan.
- **Early 2014:** The three municipalities that composed the AIRIA determined that the organization be dissolved. Each municipality would pursue acquisition of surplus property and implement the Redevelopment Plan for the property within its jurisdiction.

**Property Disposal Process**



**There are three parts to the property disposal process:**

- **Complete an Environmental Impact Statement (EIS)**
- **Develop Real Estate Conveyance Method**
- **Navy Cleanup Program**  
For more information see the Restoration Advisory Board (RAB) Factsheet





# NEPA and the EIS

## The National Environmental Policy Act (NEPA)

- Enacted in 1969
- Establishes an environmental review process for actions undertaken by federal agencies
- Promotes better decision-making through analysis, comment from expert agencies, and public involvement
- The Navy prepared a Draft Environmental Impact Statement (DEIS) for the disposal and reuse of surplus property at Naval Station Newport to satisfy NEPA

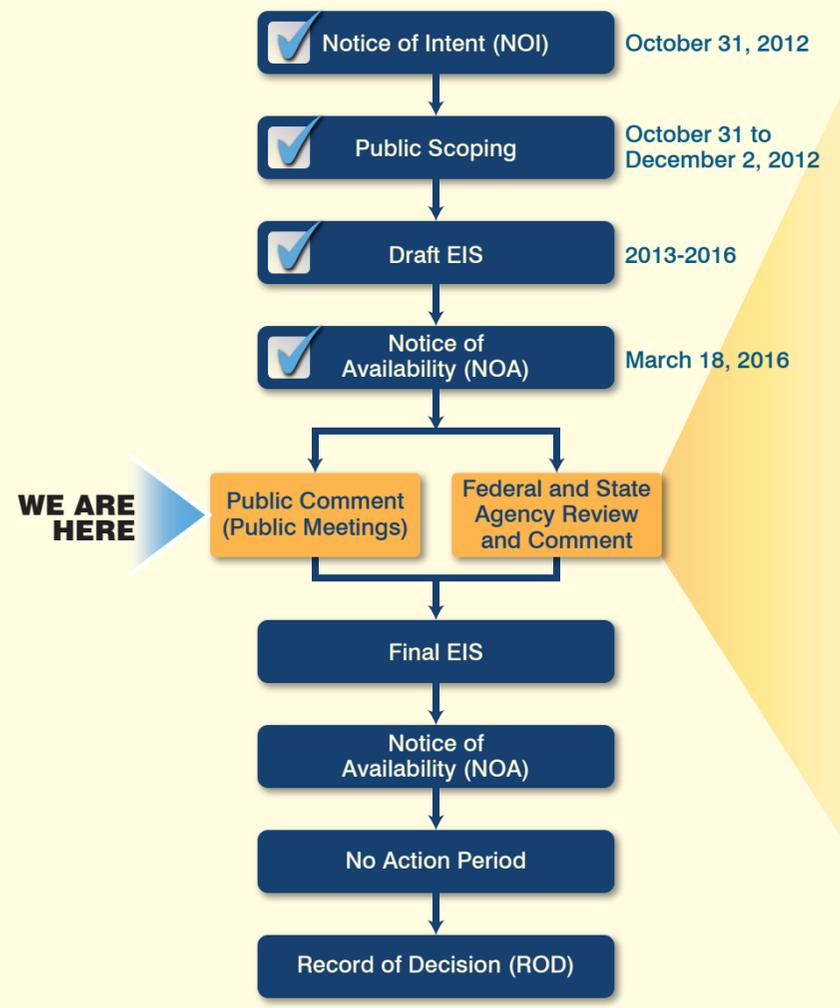
## Environmental Impact Statement (EIS)

- This EIS is a study to inform the local communities and the public about:
  - Potential environmental impacts from land reuse alternatives
  - Measures to avoid or minimize impacts
- The EIS will provide information the local communities can use to implement the Redevelopment Plan
- The EIS analyzes three alternatives:
  - AIRPA Plan
  - AIRPA Plan with high-density development
  - No Action Alternative

**We need your comments on the Draft EIS**

## EIS Process

An EIS is developed through a process that includes the following steps:



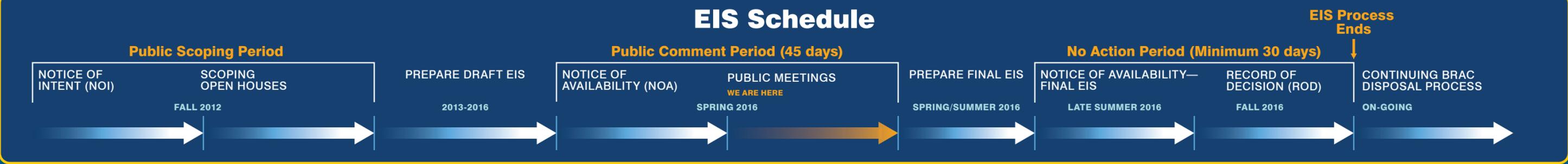
## Public Meetings

- The Notice of Availability (NOA) was published in the *Federal Register* on March 18, 2016 and began the public comment period.
- You are encouraged to read and comment on the Draft EIS. All comments received will be reviewed by the Navy and considered in the Final EIS.
- Two open house public meetings are being held to provide information on the EIS and to receive your comments.

**Comments must be postmarked, e-mailed, or faxed by midnight May 2, 2016**



## EIS Schedule



For more information, please visit [www.bracpmo.navy.mil](http://www.bracpmo.navy.mil)



# Former Naval Hospital Property

## City of Newport

### Key Features of Redevelopment

- Redevelopment of the 15.2-acre former Naval Hospital property to include two 3-story buildings and a waterfront park
- Demolition of six buildings

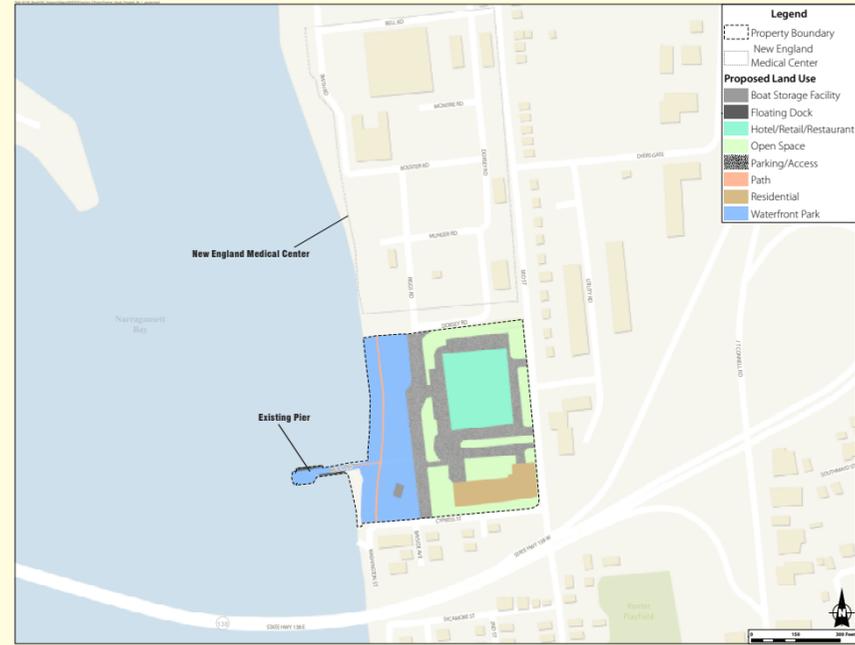
#### Full Build-Out (20 years)

| Feature                        | AIRPA Plan   | High-Density Redevelopment  |
|--------------------------------|--|---|
| <b>Development Footprint</b>   | 4.5 acres  | 4.8 acres   |
| <b>New Construction</b>        | <ul style="list-style-type: none"> <li>• 3-story hotel with 120 rooms, retail, and restaurant</li> <li>• 3-story residential building with 36 units</li> </ul>   | <ul style="list-style-type: none"> <li>• 3-story hotel with 120 rooms, retail, and restaurant</li> <li>• Conference center</li> <li>• Commercial building (26,000 square feet)</li> </ul> |
| <b>Waterfront Park</b>         | <ul style="list-style-type: none"> <li>• 2.4 acres includes pier, pedestrian path, water taxi dockage, boat storage facility</li> <li>• Reuse of existing pier</li> <li>• Construction of two concrete floating docks</li> <li>• In-water work includes pile-driving equipment and various construction vessels</li> </ul> | <ul style="list-style-type: none"> <li>• Same as AIRPA Plan with one additional floating dock and yacht club/office next to boat storage facility; park would be 2.6 acres</li> </ul>     |
| <b>Parking and Site Access</b> | 2.2 acres total  | 2.3 acres total   |

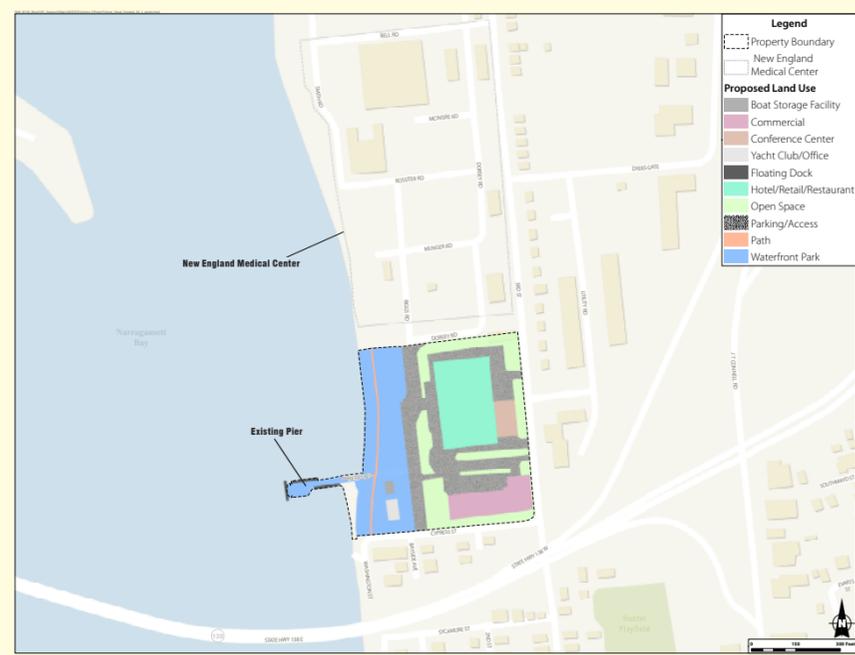


View of Narragansett Bay from West Side of the Former Naval Hospital

### AIRPA Plan



### High-Density Redevelopment



### Potential Impacts

#### Socioeconomics

|                                  | AIRPA Plan                          | High-Density Redevelopment          |
|----------------------------------|-------------------------------------|-------------------------------------|
| <b>Construction Expenditures</b> | \$24.8 million                      | \$27 million                        |
| <b>Employment</b>                | 189 direct jobs<br>69 indirect jobs | 279 direct jobs<br>92 indirect jobs |
| <b>Tax Revenues</b>              | \$412,000 annually                  | \$260,000 annually                  |
| <b>Population Increase</b>       | 74                                  | 0                                   |

#### Transportation

- Redevelopment would contribute to:
  - Increased traffic during rush hour
  - Longer waits at nearby intersections

#### Environmental Management

- Asbestos-containing materials and lead-based paint require removal before building demolition
- Any required environmental cleanup will be completed prior to transferring property

#### Cultural Resources

- Navy is consulting with the Rhode Island State Historic Preservation Office regarding potential adverse effects on historic properties (the Naval Hospital Historic District)

#### Biological Resources

- 1.6 acres of floodplain impact and 0.04 acres of wetland impacted
- Developer will obtain permit and be required to minimize impacts
- Navy consulted with the National Marine Fisheries Service. They agreed construction of pier may affect but, with use of protective measures by the developer, is not likely to adversely affect threatened or endangered marine species (whales, turtles, and fish). Other marine mammals and fish also would not be affected.

#### Infrastructure and Utilities

- New infrastructure would be required for water, wastewater, gas, and electrical systems and would be the developer's responsibility.

#### Water Resources

- Minor impacts on water quality of Narragansett Bay during construction
- Potential storm water runoff from increase in hard surfaces (pavement and roofs) would be addressed by the developer through regulatory and permit compliance



# Former Navy Lodge Property

## Town of Middletown

### Key Features of Redevelopment

- Vacant site to be redeveloped as retail space
- Approximately 1.2 acres (AIRPA Plan) or 0.9 acres (High-Density Redevelopment Plan) of the 3-acre site would be maintained as open space
- Site would be accessed by a driveway off of Coddington Highway with additional potential access from Lake Erie Street

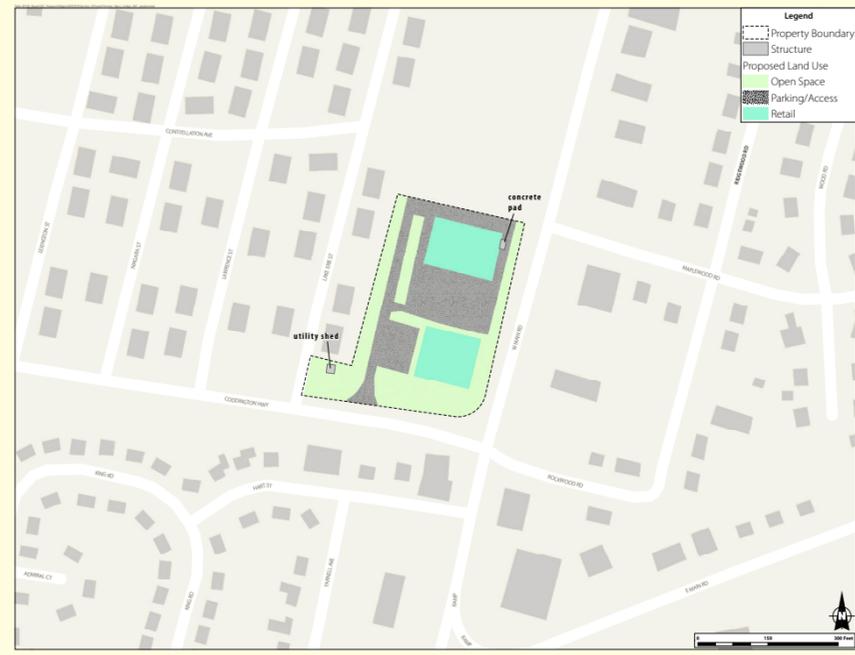
### Full Build-Out (20 years)

| Feature               | AIRPA Plan            | High-Density Redevelopment |
|-----------------------|-----------------------|----------------------------|
| Development Footprint | 1.8 acres             | 2.1 acres                  |
| New Construction      | Two 1-story buildings | Two 2-story buildings      |
| Retail Space          | 30,500 square feet    | 61,000 square feet         |
| Open Space            | 1.2 acres             | 0.9 acres                  |
| Parking               | 145 spaces            | 185 spaces                 |



View of Former Navy Lodge Property Toward the North

### AIRPA Plan



### High-Density Redevelopment



### Potential Impacts

#### Socioeconomics

|                           | AIRPA Plan                         | High-Density Redevelopment         |
|---------------------------|------------------------------------|------------------------------------|
| Construction Expenditures | \$8.5 million                      | \$17 million                       |
| Employment                | 46 direct jobs<br>13 indirect jobs | 91 direct jobs<br>26 indirect jobs |
| Tax Revenues              | \$334,000 annually                 | \$668,000 annually                 |

#### Transportation

- Redevelopment would contribute to:
  - Increased traffic during rush hour
  - Longer waits at nearby intersections

#### Biological Resources

- Minor impacts on habitat and wildlife. No effect on threatened and endangered species and no impact on significant wildlife habitat.

#### Infrastructure and Utilities

- New infrastructure would be required for water, wastewater and gas and electric systems and would be the developer's responsibility

#### Water Resources

- Potential storm water runoff from increase in hard surfaces (pavement and roofs) would be addressed by the developer through regulatory and permit compliance



Naval Station Newport



# Midway Pier/Greene Lane Property

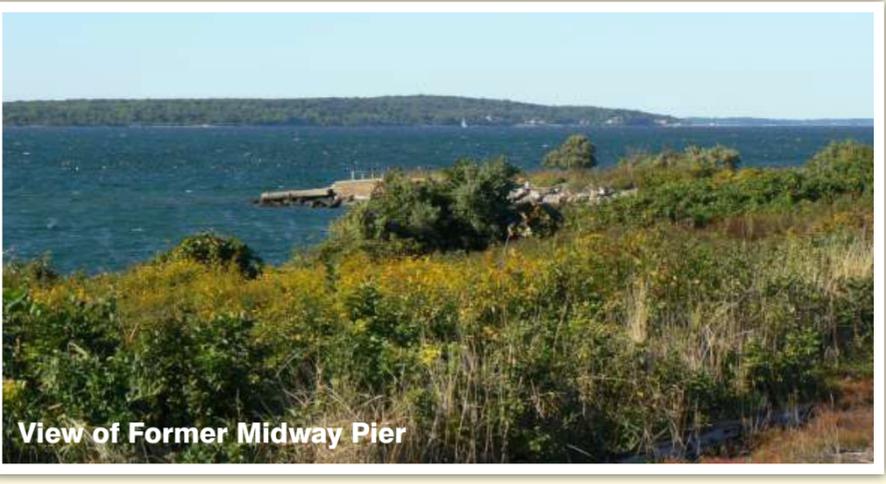
## Town of Middletown

### Key Features of Redevelopment

- Recreational/open space at this 10.7-acre property would include a multi-use concrete pathway and a shoreline park
- Demolition and re-building of Midway Pier for use as a public fishing pier

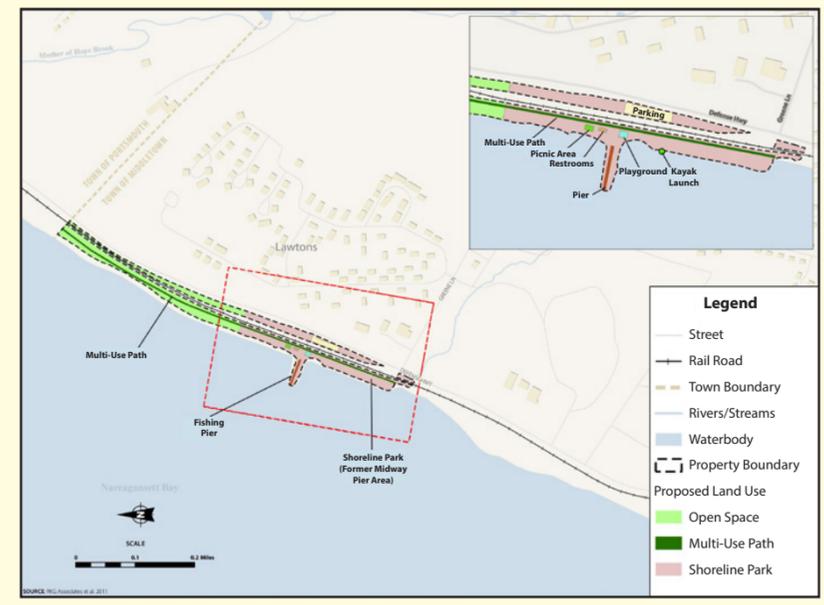
### Full Build-Out (20 years)

| Feature                      | AIRPA Plan   | High-Density Redevelopment   |
|------------------------------|--|--|
| <b>Development Footprint</b> | 6.8 acres  | 7.1 acres  |
| <b>Multi-use Pathway</b>     | Approximately 12 feet wide by 0.6 miles  | Approximately 12 feet wide by 0.6 miles  |
| <b>Shoreline Park</b>        | <p>New park would include fishing pier, kayak launch, playgrounds, picnic areas, restrooms, pathways and parking</p> <ul style="list-style-type: none"> <li>• 15-foot-wide and 250-foot-long concrete pier</li> <li>• Parking lot</li> <li>• Playground and picnic area with restrooms</li> </ul> <p>In-water work includes dredging and excavation of existing pier and piles; re-building of pier and use of pile-driving equipment and various construction vessels</p> | <ul style="list-style-type: none"> <li>• Similar to the AIRPA Plan with larger parking area, larger playground area, and expanded pier footprint</li> <li>• Floating concrete pier would be constructed at the end of the re-built pier (8-feet wide by 50-feet long)</li> <li>• In-water activities would be similar to the AIRPA Plan</li> </ul> |

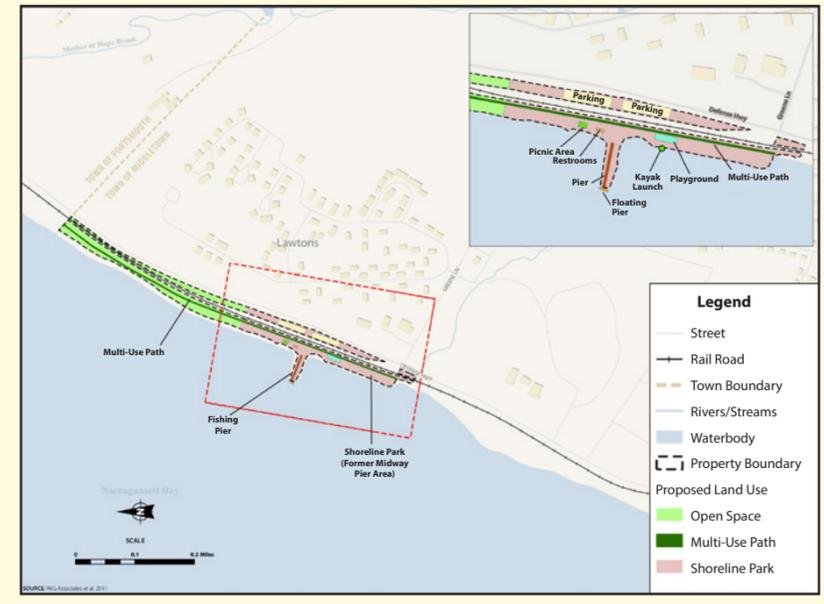


View of Former Midway Pier

### AIRPA Plan



### High-Density Redevelopment



### Potential Impacts

#### Socioeconomics

|                                  | AIRPA Plan        | High-Density Redevelopment |
|----------------------------------|-------------------|----------------------------|
| <b>Construction Expenditures</b> | \$6 million       | \$6 million                |
| <b>Employment</b>                | None              | None                       |
| <b>Tax Revenues</b>              | None (tax-exempt) | None (tax-exempt)          |

#### Transportation

- Minor impacts on road network and traffic volumes

#### Biological Resources

- 0.17 to 0.19 acres of floodplain impact and 0 to < 0.01 acres of wetlands impacted
- Developer will obtain permit and be required to minimize impacts
- Navy consulted with the National Marine Fisheries Service. They agreed construction of pier may affect but, with use of protective measures by the developer, is not likely to adversely affect threatened or endangered marine species (whales, turtles and fish). Other marine mammals and fish also would not be affected.
- Consultation with U.S. Fish and Wildlife Service is on-going regarding possible impacts on the northern long-eared bat. The Navy would require the developer to use protective measures.

#### Infrastructure and Utilities

- New infrastructure would be required for water, wastewater, gas, and electrical systems and would be the developer's responsibility

#### Water Resources

- Minor temporary impacts on water quality of Narragansett Bay during pier construction
- Decrease in the amount of impervious surfaces from baseline condition. However, the existing storm water management system may need modifications and updates.



# Tank Farms 1 and 2

## Town of Portsmouth

### Key Features of Redevelopment

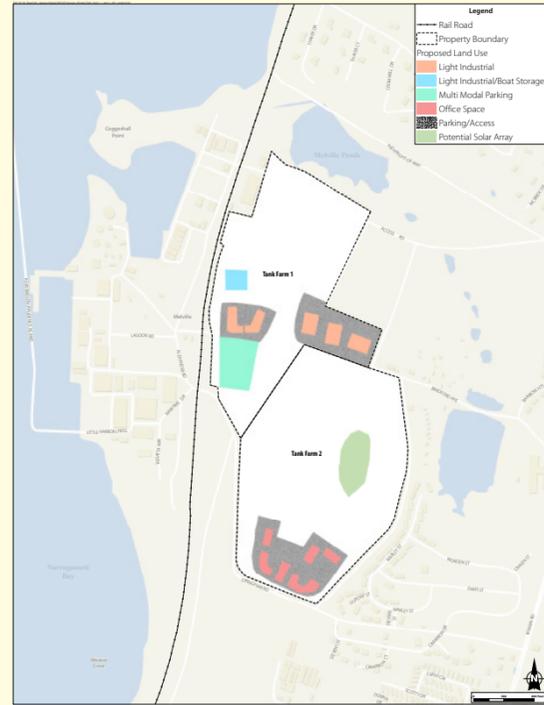
- Redevelopment of the 136-acre site
- Includes a mix of office space, light industrial, boat storage, multi-modal parking and potential for solar array
- Demolition of tanks and structures at Tank Farm 1 would be complete prior to transfer under separate Navy action
- All tanks and structures at Tank Farm 2 would remain in place; all development would be at least 300 feet from tank locations
- New access points on Stringham Road and potentially Bradford Avenue

### Full Build-Out (20 years)

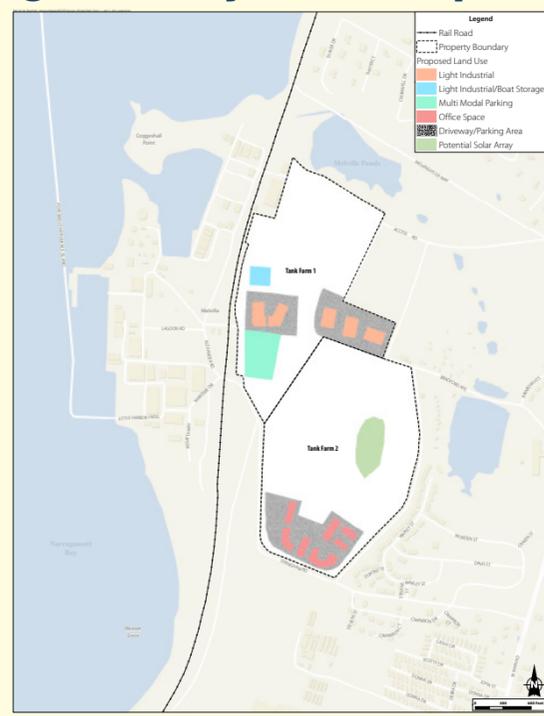
| Feature                 | AIRPA Plan   | High-Density Redevelopment   |
|-------------------------|--|--|
| Development Footprint   | 31.1 acres   | 34.0 acres   |
| Open Space              | 104.9 acres  | 102.0 acres  |
| Office Space            | 110,000 square feet  | 137,600 square feet  |
| Parking and Site Access | <ul style="list-style-type: none"> <li>• 2,900 spaces</li> <li>• 20.6 acres</li> </ul> | <ul style="list-style-type: none"> <li>• 3,196 spaces</li> <li>• 22.5 acres</li> </ul> |
| Light Industrial        | 190,000 square feet  | 205,000 square feet  |
| Solar Array             | 3.6 acres  | 3.6 acres  |



### AIRPA Plan



### High-Density Redevelopment



### Potential Impacts

#### Socioeconomics

|                           | AIRPA Plan                           | High-Density Redevelopment           |
|---------------------------|--------------------------------------|--------------------------------------|
| Construction Expenditures | \$33.7 million                       | \$37.7 million                       |
| Employment                | 592 direct jobs<br>170 indirect jobs | 702 direct jobs<br>198 indirect jobs |
| Tax Revenues              | \$421,000 annually                   | \$494,000 annually                   |

#### Transportation

- Redevelopment would contribute to:
  - Increased traffic during rush hour
  - Longer waits at nearby intersections
- If Bradford Avenue is used for access, signals or roadway improvements would be needed for safety near Melville School

#### Environmental Management

- The Navy will certify the property is safe for non-residential uses
- Any required environmental cleanup will be completed prior to transferring property

#### Cultural Resources

- Navy is consulting with the Rhode Island State Historic Preservation Office regarding potential adverse effects on historic properties (Melville Naval Historic District)

#### Biological Resources

- Approximately 0.1 acres of permanent wetland impact and 0.4 to 0.5 acres of impacts on RIDEM-defined perimeter wetlands
- Consultation with the U.S. Fish and Wildlife Service is ongoing regarding possible impacts to the northern long-eared bat. The Navy would require the developer to use protective measures
- Removal of up to 2.7 acres of mixed oak/white pine forest and 16.4 acres of ruderal forest
- Best management practices would be implemented by the property developer/owner

#### Infrastructure and Utilities

- New infrastructure would be required for water, wastewater, and gas systems and would be the developer's responsibility
- Lack of centralized wastewater treatment/collection system is potentially significant

#### Water Resources

- Potential storm water runoff from increase in hard surfaces (pavement and roofs) would be addressed by the developer through regulatory and permit compliance



# Your Input Matters

**You can provide comments in the following ways:**

- 1** Fill out a Comment Sheet and drop it into a Comment Box before leaving
- 2** Mail your comments to:  
Director, BRAC PMO East  
Attn: Newport BRAC EIS  
4911 South Broad Street, Building 679  
Philadelphia, PA 19112-1303
- 3** E-mail your comments to:  
[james.e.anderson1.ctr@navy.mil](mailto:james.e.anderson1.ctr@navy.mil)
- 4** Fax your comments to:  
(215) 897-4902  
Attn: Mr. James Anderson



**Comments must be postmarked, e-mailed, or faxed by midnight May 2, 2016**

