

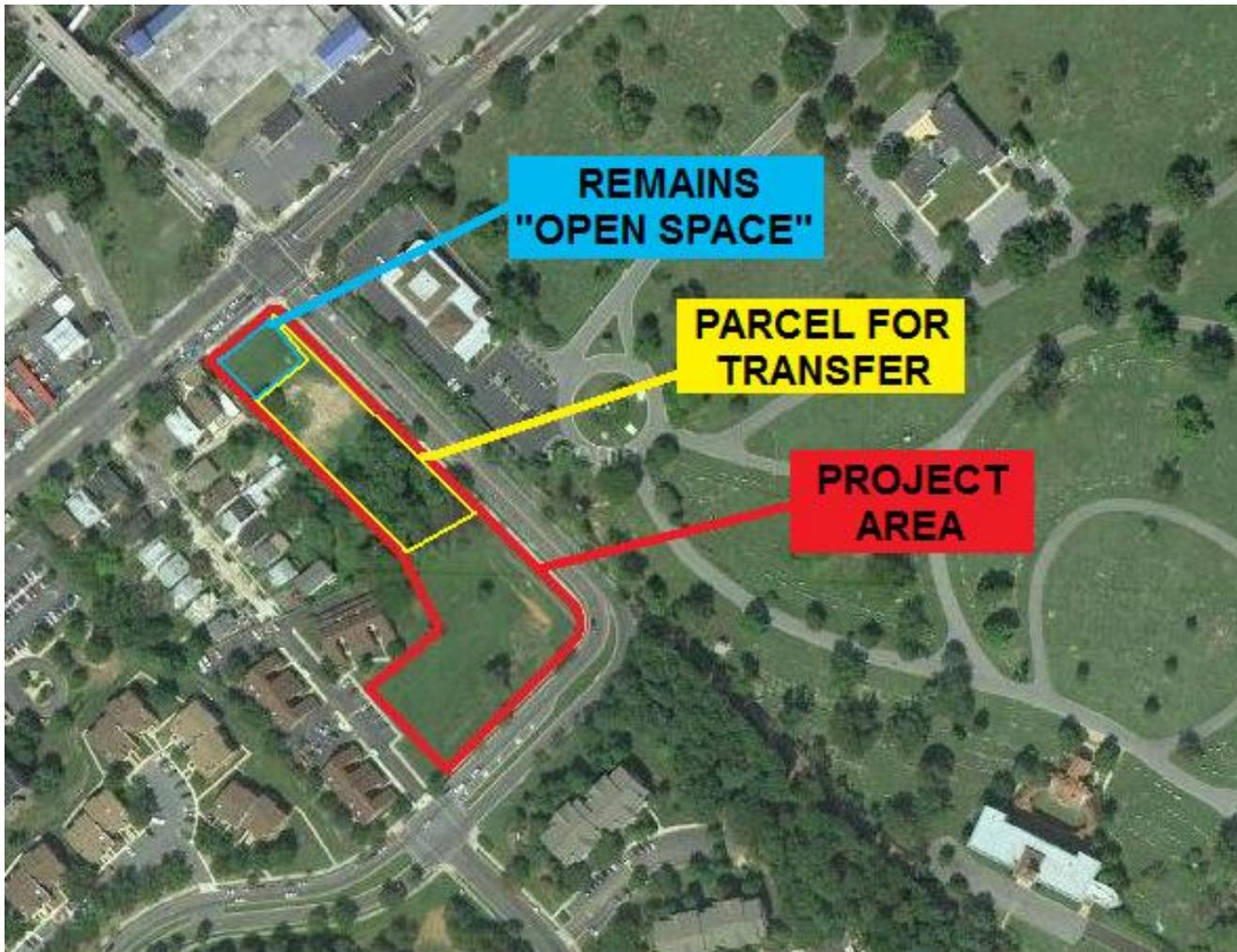


Environmental Assessment for Land Transfer from NPS to HUD





City Homes at Fort Lincoln Parcel for Transfer





National Environmental Policy Act (NEPA)



Social Impacts



Transportation Impacts



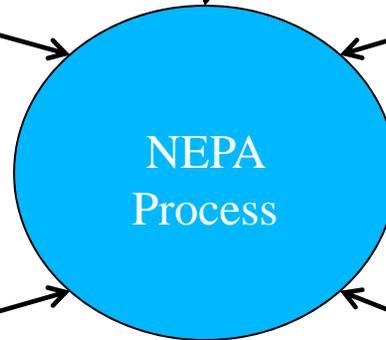
Environmental Impacts



Public Input

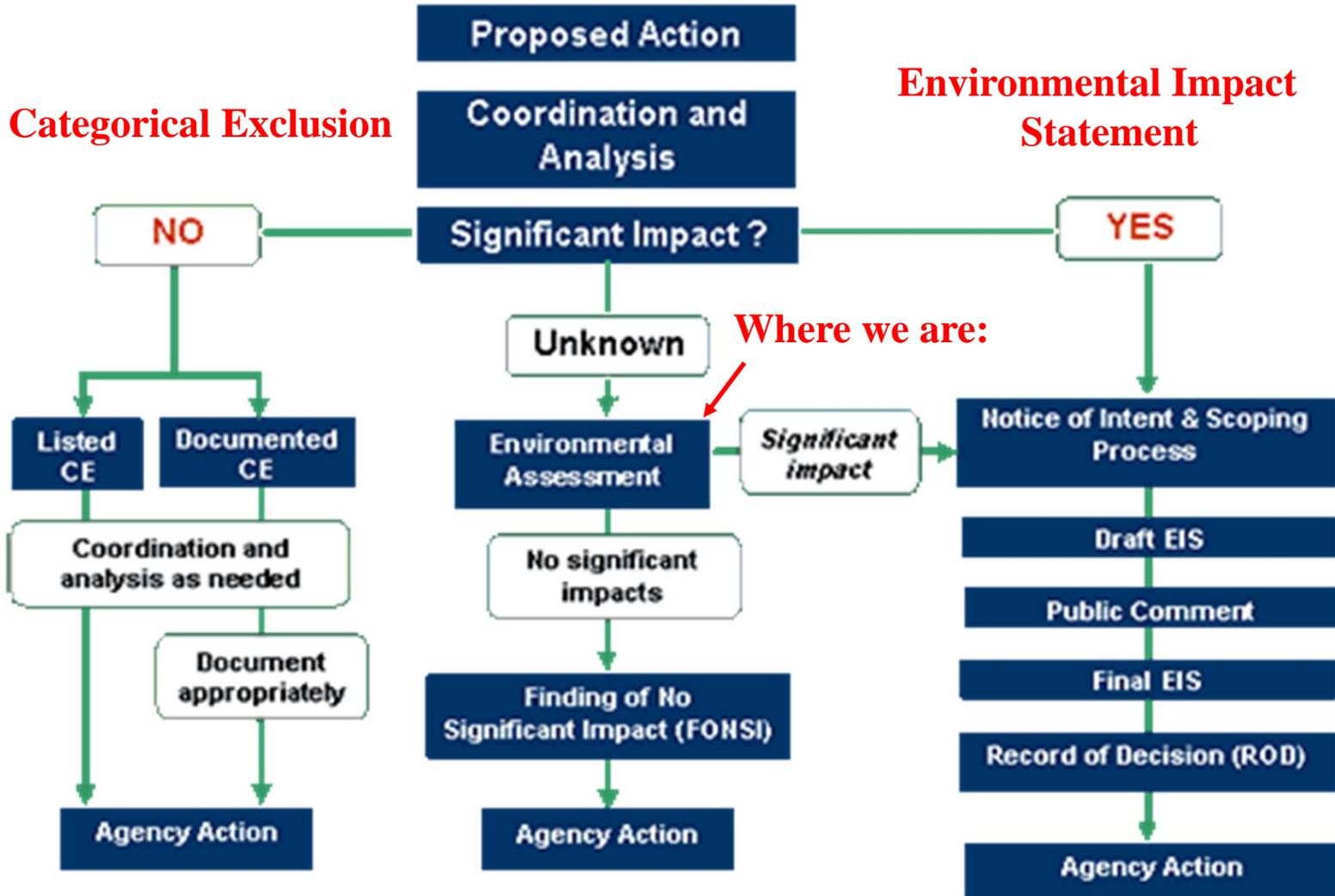


Economic Impacts



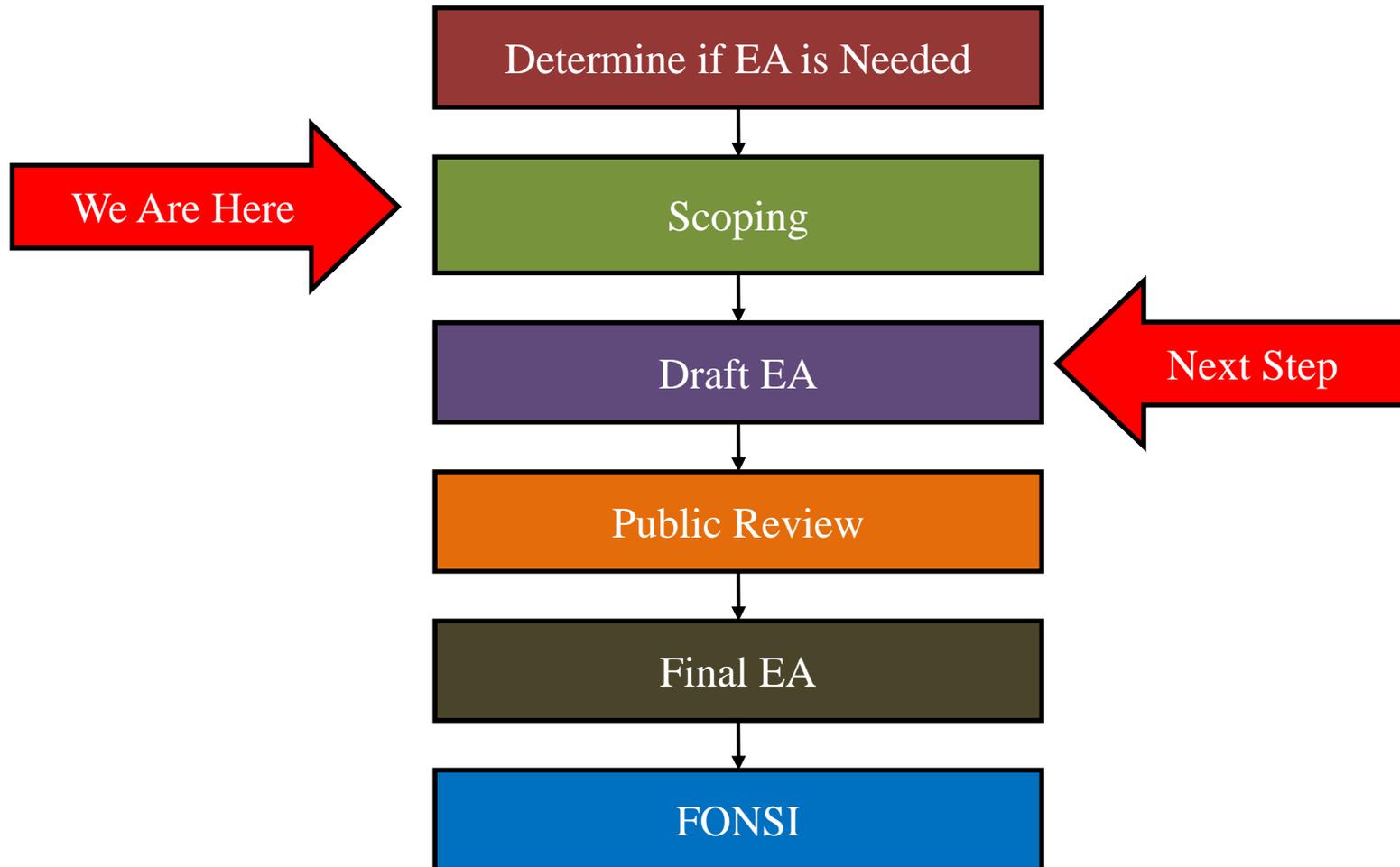


NEPA Process





Environmental Assessment (EA)





Scoping





Site Review Actions



- **Environmental Impact Screening Form (EISF):** Environmental review process for DC development projects to determine if “significant adverse environmental impacts” will occur.
- Studies conducted to support EISF Application
- EISF Application approved on February 17, 2009. Project is “not likely to have substantial negative impact on the environment”.



Site Review Actions Taken



- **Phase I Environmental Site Assessment**

- Examined historic uses of the site and surrounding properties
- Limited Phase II Assessment
- *Finding*: No Recognized Environmental Conditions



- **Wetland Delineation**

- Hydrology, Hydric Soils, Hydrophytic Plants
- *Finding*: No wetlands identified



Site Review Actions Taken



- **Subsurface Geotechnical Engineering Exploration**
 - Assessed Soil Type, Geology, and GW Elevation
 - *Finding:* Basements not recommended (GW level)
- **Cultural Resources Evaluation**
 - Phase 1A: Very low potential for presence of archaeological sites
 - Phase 2: Identified only domestic debris from 1920s
 - *Finding:* DC Historic Preservation Office - No Adverse Effect on historic properties
 - Commemorative plaque/monument to be erected





Site Review Actions Taken



- **Transportation Impact Study**
 - *Finding:* <1% of AM/PM peak traffic in area would be a result of the proposed development
 - *Suggestion:* Optimize signal timing
- **Air Quality Impact Study**
 - *Finding:* Impacts below NPAAQ Standards (35ppm/9ppm)
- **Noise Study**
 - *Finding:* Sound levels below 80dB (DCMR max) at nearest property line





Development Details





Fort Lincoln Townhomes Perspective Photos





City Homes at Fort Lincoln Plan View



Bladensburg Road, NE

Eastern Avenue, NE

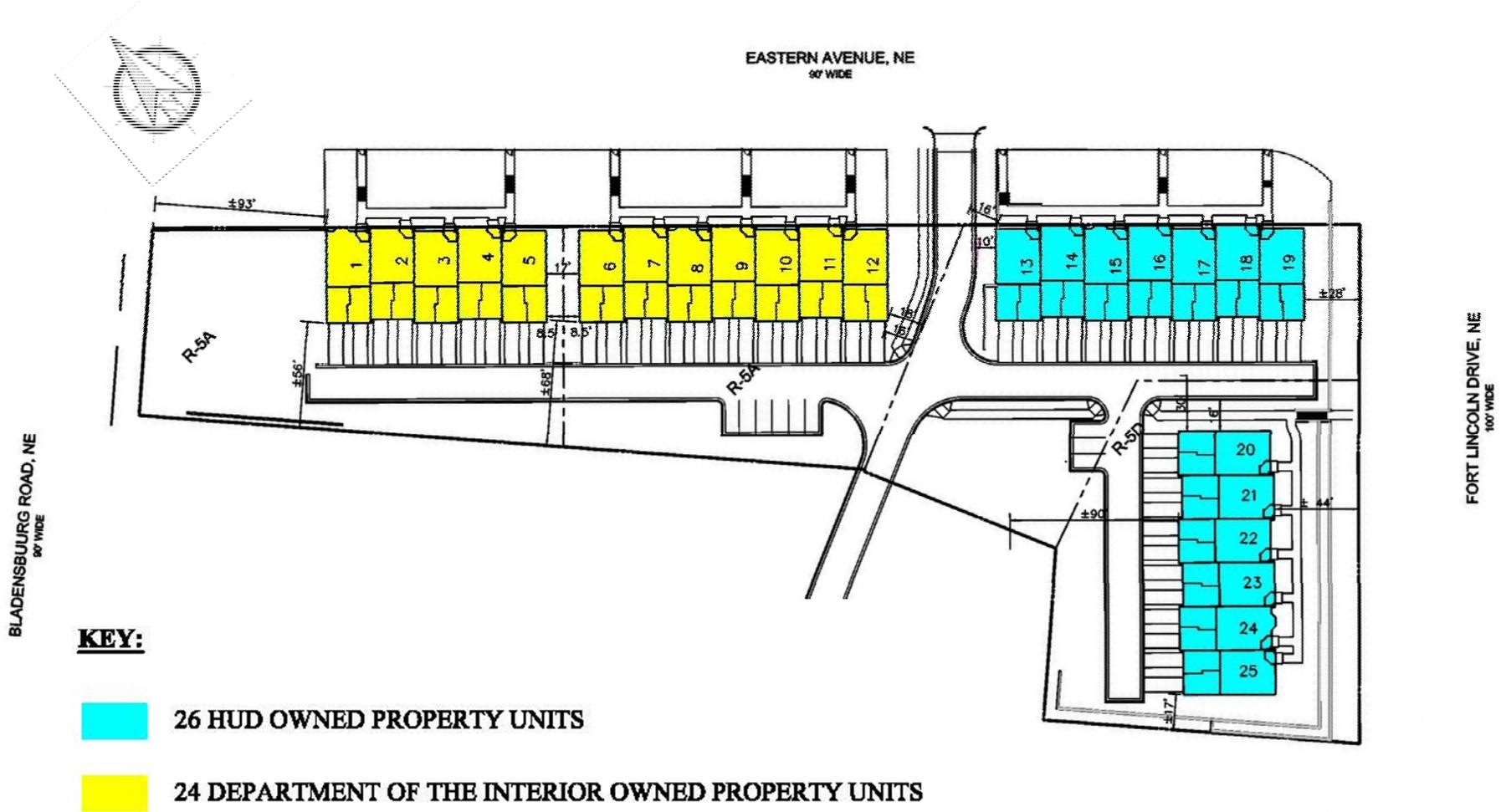
Fort Lincoln Avenue, NE

"Open Space"

50 Stacked
Townhomes



Fort Lincoln Townhomes Perspective Photos





Contact Information



To submit comments or request a copy of the draft and final EA:

- The NPS preferred method of receiving comments is on-line at:

<http://parkplanning.nps.gov/ROCR>

- Fill out comment form and leave it here with us
- Email to: comments@apexcos.com
- Take comment form with you and mail it to:

Apex Companies, LLC

ATTN: Eastern Avenue Project

8854 Rixlew Lane

Manassas, VA 20109

- Local residents can also drop-off comment forms to:

Fort Lincoln – 3298 Fort Lincoln Drive, NE

Wesley House Apartments – 3400 Commodore Joshua Barney Drive, NE