

FINDING OF NO SIGNIFICANT IMPACT

PROPOSED CONSTRUCTION OF A NEW FITNESS CENTER FACILITY AT MAXWELL AIR FORCE BASE, GUNTER ANNEX MONTGOMERY, ALABAMA

AGENCY: United States Air Force

PURPOSE: The 42d Air Base Wing (ABW) at Maxwell Air Force Base (MAFB), Montgomery, Alabama has proposed to construct a new fitness center at the Gunter Annex to rectify deficiencies at the existing fitness center.

PROPOSED ACTION: The proposed action is to construct a new fitness center of approximately 4,700 gross square meters in place of the existing fitness center (building 800) at MAFB-Gunter Annex. The existing fitness center is undersized, outdated, and has structural/mechanical deficiencies that contributed to a determination that the existing program requirements are 44% deficient when compared with the USAF Fitness Facilities Design Guide.

The proposed site of the new fitness center facility is about five hundred feet east of the existing fitness center, between the existing center and Turner Boulevard. A basketball court, racquetball court and four tennis courts currently occupy the proposed site and will have to be demolished to allow for construction of the new facility. The new fitness center facility will consist of a lobby, administrative areas, support areas, locker rooms, a gymnasium, group exercise areas, fitness equipment areas and racquetball courts. It will be a steel frame structure supported on a reinforced concrete foundation with masonry exterior walls, a standing seam metal roof, fire protection, HVAC, electrical and plumbing systems and connections to existing utilities.

Construction activities will include site work, construction of the building and construction of a parking lot. After the new fitness center facility is completed and occupied the existing fitness center, Building 800, will be demolished.

SUMMARY OF FINDINGS: The Environmental Assessment (Attachment) provides an analysis of the potential environmental impacts resulting from implementing the proposed action. Ten resource categories were evaluated to identify potential environmental consequences: air quality, water resources, land use, hazardous materials and wastes, utilities, cultural resources, noise, biological resources, geological resources and transportation. Evaluation of the proposed action indicates that the affected environment would not be significantly impacted by proceeding with the proposed construction projects.

Air Quality: There would be no long-term increase in mobile or stationary source emissions at the installation due to the proposed action. Short-term emission sources would include construction activities and fugitive dust from demolition and construction operations. Dust emissions produced during demolition and construction operations would be reduced by employing dust minimization practices. Implementation of the proposed action will not lead to an exceedance of de minimis thresholds and estimated criteria pollutant emissions will not violate National Ambient Air Quality Standards (NAAQS). Therefore, no significant impacts to air quality will occur as a result of implementation of the proposed action.

Water Resources: Construction and demolition activities will result in a temporary increase in total suspended particulate matter to nearby surface water. Because construction will require the disturbance of more than one acre, a Notice of Intent under the general Alabama storm water discharge permit will be filed with ADEM. Additionally, the contractor will be required to develop a storm water pollution prevention plan for the project (USAF, 2001). The incorporation of best management practices for sediment control during construction and demolition activities will minimize potential water quality issues during construction. Because there are no identified wetlands on MAFB-Gunter Annex no wetlands will be impacted by the proposed action. Therefore, no significant impacts to water resources will occur as a result of implementation of the proposed action.

Land Use: The proposed action complies with existing base land use guidelines. The proposed site is in an area that has been previously disturbed by base development; therefore little, if any natural habitat exists. Use of the site selected for the proposed action is in accordance with the adopted Comprehensive Plan for MAFB-Gunter Annex and all project components will be designed and sited to be compatible with existing base land use. The proposed action will be centrally located within the Community Commercial Services land use zones, thereby maintaining the functional relationship among community facilities. The site will be easily accessible to all family housing areas and within walking distance of the majority of the troop housing and community support areas. The site is also accessible to military personnel residing in the civilian community. Therefore, no significant impacts to land use will occur as a result of implementation of the proposed action.

Hazardous Materials and Wastes: The proposed action is not expected to have an impact on the management of hazardous materials at MAFB-Gunter Annex and the proposed new fitness center will not be considered a generator of hazardous materials or hazardous wastes. Construction activities associated with the proposed action would require the use of certain hazardous materials such as paints, welding gases and solvents. Quantities of products containing hazardous materials used during construction of the fitness center will be minimal and their use will be of short duration. The Contractor will be responsible for the proper management of hazardous materials and waste during the construction work, including asbestos and lead paint associated with demolition of the existing fitness center (building 800). IRP site ST-004 is located on or in the vicinity of the proposed

construction site. Review of documents describing the investigations completed for the ST-004 site indicate that the underground pipelines associated with the AVGAS distribution system may extend into the area of the proposed action. Although the pipes have been drained and filled with cement grout the possibility exists that contaminated soils and groundwater may be present in the vicinity of the pipelines. Plans should be developed in advance of construction to provide contingencies in the event that the pipelines or contaminated soil/groundwater are encountered. This should include studies to determine if petroleum contamination is present on the site of the proposed action and if so, an assessment of risks and development of mitigation strategies.

Utilities: The increase in utility usage associated with the proposed action is projected to be less than one half percent of MAFB-Gunter Annex 2001 usage. No daily limits are placed on MAFB-Gunter Annex consumption of potable water, electricity and natural gas and local utility companies have adequate capacity to accommodate the projected increases. Therefore, no significant impacts to utilities will occur as a result of implementation of the proposed action.

Cultural Resources: The proposed construction will take place in an area previously disturbed by urban development. No archeological sites or architectural resources are known to exist at, or in the vicinity of, the proposed action. In addition, the Alabama State Historic Preservation Office concurs that the proposed action would have little effect on any known cultural resources listed or eligible for the National Register of Historic Places. Therefore, no significant impacts to cultural resources will occur as a result of implementation of the proposed action.

Noise: Noise levels associated with operation of the new fitness center will be minimal and similar to those of the current fitness center. Noise levels within and adjacent to the project construction and demolition area will increase during the construction and demolition period. However, since construction and demolition activity will be limited to daytime hours and will occur for a defined period of time, long-term noise impacts are not expected. Therefore, no significant increase of noise will occur as a result of implementation of the proposed action.

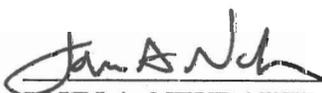
Biological Resources: The proposed action will occur in an area of MAFB-Gunter Annex that is improved and has been previously disturbed. There are no wetlands within the boundary of MAFB-Gunter Annex. Furthermore, according to the USFWS, there are no endangered, protected or threatened species occurring in, on, or near the proposed site. Therefore, no significant impacts to biological resources will occur as a result of implementation of the proposed action.

Geological Resources: The site of the proposed action has been disturbed by previous construction and has no unique geologic features or geologic hazards. Ground surface disturbance will occur during the course of construction however soil erosion and sedimentation from construction and demolition activities will be minor because sediment and erosion measures will be implemented. Therefore, no significant impacts to geological resources will occur as a result of implementation of the proposed action.

Transportation: Implementation of the proposed action will result in minor temporary increases in daily traffic volumes on MAFB-Gunter Annex and in the vicinity during construction. Because the new facility will be constructed very near to where the existing facility is located and will have the same general access routes traffic circulation will not be significantly impacted and may be improved because the new facility is being constructed in a more accessible area. Traffic associated with construction and operation of the new fitness center will constitute only a small portion of the existing regional and installation traffic volume. Therefore, no significant impacts to transportation will occur as a result of implementation of the proposed action.

Public Review and Interagency Coordination: The EA and FONSI were placed in the City of Montgomery Public Library and the AU Library for a 30-day public comment period. No comments received. Based on the provisions set forth in the Proposed Action, all activities were found to comply with the criteria or standards of environmental quality and coordinated with the appropriate Federal and State agencies.

FINDING OF NO SIGNIFICANT IMPACT: After review of the EA (Attachment) prepared in accordance with the requirements of the National Environmental Policy Act, Council on Environmental policy Act, Council of Environmental Quality regulations, and 32 Code of Federal Regulations Part 989, as amended (U.S. Air Force Environmental Impact Analysis Process), I have determined that the proposed action will not have a significant individual or cumulative impact on the quality of the human or natural environment and, therefore, an Environmental Impact Statement does not need to be prepared.



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6 APRIL 04
Date