

Environmental Impact Analysis

Neabsco / Potomac Commuter Parking Garage



Neabsco / Potomac Commuter Parking Garage Prince William County, VA Status of Environmental Impact Analyses and Studies

Topic	Existing Condition	Potential Impact / Possible Mitigation
Botanical Resources	The project site has two distinct landscape habitats: (1) A well-maintained grass turf along the east end along Potomac Center Boulevard, which is used as a utility easement; and (2) a woodland habitat of mixed oak-hickory forest cover largely fronting Opitz Boulevard and River Rock Way.	The project requires displacing a substantial portion of the woodland habitat. Forest tree cover would remain along the north and south ends of the property. However, due to potential development along Opitz Boulevard (see Land Use below), the north area forest cover may later be displaced. In addition to keeping as much of the existing forest intact, the project would include appropriate landscaping.
Threatened and Endangered Species	According to the U.S. Fish and Wildlife Service, the project site may be used by or contain three threatened or endangered species: the Northern Long-Eared Bat (NLEB), and two plant species, the Harperella and the Small Whorled Pogonia.	The project site is not located near a NLEB hibernacula or recorded roost trees. A survey of the project site found no evidence of Harperella or Small Whorled Pogonia populations, colonies or individuals. Therefore, no impacts are anticipated.
Surface Waters and Wetlands	The project site contains two non-tidal upper riverine stream channels and three small non-tidal wetlands, which total approximately 2,265 square feet. The first stream, a perennial, is oriented west (upstream) to east, crossing along the southeast end of the site. The second stream, an intermittent, is oriented north (upstream) to south, crossing along the east end of the site, later connecting with the first stream. All the wetlands are associated with the second stream.	The project would require crossing Stream 2 for one of the driveways, potentially requiring a portion of this stream to be conveyed through a culvert. In addition, a substantial portion of the three wetlands associated with this stream would be displaced by the crossing. Compensatory mitigation may be required.
Air Quality	Project area part of the National Capital Interstate Air Quality Control Region, a non-attainment area for ozone.	Construction could result in adverse air quality conditions, such as increased levels of dust. The contractor would be required to control against excess dust and other sources of emissions. 2040 traffic conditions at intersections affected by the operation of the project would not likely result in carbon monoxide concentrations that would exceed the National Ambient Air Quality Standards.
Noise	Most noise, defined as unwanted sound, in and around the project site is caused by traffic using adjacent roadways, such as Opitz Boulevard.	Construction would increase noise levels, but would be limited to daylight hours when higher noise levels are more tolerable. The operation of the facility is not expected to increase noise levels above existing ambient conditions because internal driveways would have much lower speed limits than the adjacent roads.
Land Use	The project site is undeveloped.	Following completion of the project, approximately 2.7 acres along Opitz Boulevard would be available for certain kinds of development, such as office or hotel.
Archaeological and Historic Resources	Mapping dated as far back as 1890 shows no evidence of structures within the project site. The Prince William County Archaeologist conducted a cultural resources assessment, including a records check of the project site and surrounding area, as well as a reconnaissance survey. No cultural resources were identified.	No impacts anticipated.
Community Services & Parks and Recreational Resources	Sentara Northern Virginia Medical Center is located immediately north of the project site across from Opitz Boulevard. Ann Ludwig School is located east of the project site across from Potomac Center Boulevard. The project site or adjacent parcels do not contain parks or recreational resources.	No impacts anticipated.
Floodplains	The project site is not within a floodplain identified by the Federal Emergency Management Agency.	No impacts anticipated.
Demographic Conditions	The U.S. Census tract in which the project site is located has a racial minority population that is approximately 62 percent of the total. However, this census tract has a very small poverty rate and a median income well above the county median.	No impacts anticipated.