



**DEPARTMENT OF THE NAVY**

ENGINEERING FIELD ACTIVITY, NORTHEAST  
NAVAL FACILITIES ENGINEERING COMMAND  
10 INDUSTRIAL HIGHWAY  
MAIL STOP, #82  
LESTER, PA 19113-2090

IN REPLY REFER TO

5090  
Code EV11/TG  
20 Oct 04

MEMORANDUM FOR THE RECORD

Subj: FINDING OF SUITABILITY TO LEASE (FOSL) LAND\FINDING OF SUITABILITY TO TRANSFER (FOST) HOUSING, ANCILLARY BUILDINGS AND ASSOCIATED IMPROVEMENTS: MELVILLE, GREENE LANE, CODDINGTON COVE, HART FIELD, FARRAGUT FIELD, CLOYNE COURT, COASTERS' HARBOR ISLAND, FT. ADAMS AND ANCHORAGE HOUSING AT NAVAL STATION NEWPORT, NEWPORT, RHODE ISLAND

- Ref: (a) DON ASN Memorandum: Environmental procedures applicable to Non-BRAC Real Estate Actions, of 22 Dec 1993  
(b) Environmental Baseline Survey for Transfer (EBST), Naval Station Newport, Newport Family Housing, Newport, Rhode Island of September 2003, Malcolm Pirnie, Inc.  
(c) Lead-Based Paint Inspection/Risk Assessment and Asbestos Survey for Residential Property Transfer, of July 2004, Dewberry, Inc.

- Encl: (1) Anchorage Site Map  
(2) Environmental Requirements Summary  
(3) Lead Dust Cleaning Report (Dewberry)

1. In accordance with reference (a), this memorandum is provided to document the finding that the subject land is environmentally suitable for lease, and the subject housing, ancillary buildings and associated improvements are suitable for transfer, to the Northeast Housing, Limited Liability Company (LLC) under the Northeast Housing Public-Private Venture (PPV) Initiative. The planned property reuse is residential. Reference (b) describes the location and existing conditions of the subject property.

Cloyne Court will be transferred with the exception of Units F & G. Ancillary buildings at Greene Lane (Community Center and Maintenance Building), Coasters' Harbor Island (Gang Garage near Quarters J), and Fort Adams (Fire Station and Community Center

including the NEX Space) will be transferred. The Melville South Trailer Park Area will be land leased.

2. Summaries of the past uses of the properties are included in reference (b). The property contains approximately 1,500 acres of land.

The housing communities at Melville, Trailer Park, Greene Lane and Cloyne Court are located in the northern portion of Naval Station (NAVSTA) Newport. The Anchorage housing community is located in the central portion of the Base. Coddington Cove, Hart Field, Farragut Field, Coasters' Harbor Island, Fort Adams historic units and Fort Adams townhouses are located in the southern portion of the Base. These family housing areas consist of 941 units.

The Anchorage housing site consists of 390 units. Enclosure (1) identifies the portion of land being leased and the portion of housing being transferred in this area.

3. After evaluation of the Environmental Baseline Survey for Transfer (EBST) and supporting documentation, the following environmental factors have been determined to pose no known threat to human health and the environment and therefore, require no specific restriction in the proposed transfer: hazardous substances (as defined by the Comprehensive Environmental Response Compensation and Liability Act (CERCLA)), medical waste, unexploded ordnance, radionuclides, polychlorinated biphenyls (PCBs), water, wastewater and pesticides. Additional factors that were evaluated are summarized below.

**Storage Tanks** - There are no underground storage tanks (USTs) or aboveground storage tanks (ASTs) in the Trailer Park, Greene Lane, Anchorage, Hart Field and Farragut Field housing complexes.

At the Cloyne Court housing complex, six (500-gallon) USTs were removed and replaced with gas heating. There are four ASTs. At the Coasters' Harbor Island housing complex, there are no USTs, only two ASTs. At the Coddington Cove housing complex, one (1000-gallon) UST was removed at unit NB1. This became an UST site where some remediation was completed; the Navy will require access to complete additional planned remediation. There is one (550-gallon) UST in service at unit NB2. At the Melville housing complex, 112 (550-gallon) USTs were abandoned in place. There are no known leaks or spills associated with the above-

mentioned tanks with the exception of the tank located at unit NB1.

The Fort Adams (historic) housing complex currently has 13 USTs; three are 1000-gallon and 10 are 500-gallon tanks. There are no known leaks or spills associated with these tanks. There are no USTs located at the Fort Adams townhouses; all houses have gas heating.

An UST has been identified at an ancillary building at Fort Adams. This tank supports the Fire Station and is a 1000-gallon UST. There are no known leaks or spills associated with this tank.

**Asbestos** - An asbestos-containing material (ACM) survey was conducted in housing units constructed prior to 1990. Representative sampling was performed to identify typical suspect building materials. The results of the survey are contained in the Lead-Based Paint Inspection/Risk Assessment and Asbestos Survey for Residential Property Transfer, dated July 2004, reference (c). No friable, accessible and damaged (FAD) asbestos was found in any of the housing units with the exception of Melville (un-renovated; unit 408 Warley), Cloyne Court (CI), Coasters' Harbor Island (Quarters D) and Fort Adams Staff Quarters (2BL, 2BU, 2CL, 2CU, 9 Jackson Road). A brief summary of the FAD asbestos findings and follow-on actions is provided in enclosure (2).

ACM was found in the housing units and is being managed in-place. Occupants should be advised of the presence of asbestos. Prior to performing renovation or demolition, additional testing for ACM is required per the Clean Air Act, Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP), 40 CFR 61, Subpart M. Asbestos must be managed in accordance with all applicable regulations.

ACM is suspected in ancillary buildings at Greene Lane (Community Center and Maintenance Building), Coasters' Harbor Island (Gang Garage near Quarters J), and Fort Adams (Fire Station and Community Center including the NEX Space). If found to be present, the ACM must be managed in-place in accordance with applicable regulations and standards. Where applicable, building occupants should be advised of the presence of asbestos.

For disclosure purposes, it should be noted that there are utilities with ACM at Coasters' Harbor Island and Cloyne Court.

**Lead-based Paint** - A lead-based paint (LBP) inspection and risk assessment was conducted in housing units and communities constructed prior to 1978 to conform with Housing and Urban Development (HUD) regulations. The Results are contained in the Lead-Based Paint Inspection/Risk Assessment and Asbestos Survey for Residential Property Transfer, dated July 2004, reference (c). The risk assessment categorized LBP hazards into three areas: hazards related to paint, lead in dust and lead in soils.

LBP hazards in the form of deteriorated painted surfaces and dust were identified at the Melville (un-renovated) housing complex constructed in 1961 and at the Greene Lane (renovated) housing complex constructed in 1972. HUD does not require that LBP hazards be abated in housing constructed between 1960 and 1977.

Deteriorated LBP painted surfaces and dust hazards were identified in Coddington Cove, Cloyne Court, Coasters' Harbor Island and Fort Adams Staff Quarters, all of which were constructed prior to 1960. For houses constructed prior to 1960, abatement of LBP hazards shall be performed in accordance with the provisions of 24 CFR 35 and 40 CFR 745 as required. A brief summary of LBP hazard findings is provided in enclosure (2). Dust lead hazards were professionally cleaned and independent testing was performed to ensure that the hazard levels were reduced to below action levels. A summary of clearance sampling results is provided in enclosure (3). Additional work is required by the Northeast Housing LLC to manage LBP dust hazards in these housing units.

For all housing units constructed prior to 1978, disclosure of the presence of any known LBP and/or LBP hazards shall be provided to the lessees of federally-owned target housing that has been transferred. Lessees shall be provided a copy of reference (c) or similar records or reports pertaining to any known LBP and/or LBP hazards on a surface-by-surface basis.

Additional testing is required prior to performing renovation or demolition work to comply with 29 CFR 1926.62, OSHA Lead in the Construction Industry. Lead is presumed to be present at levels below the USEPA or HUD definitions of 0.5% (5,000 parts per million). The Northeast Housing LLC shall comply with all regulations applicable to LBP.

**Radon** - The Navy conducted radon screening of the housing communities and the data is included in Appendix F of the EBST, reference (b).

The Trailer Park, Anchorage, Coddington Cove, Hart Field, Farragut Field and Cloyne Court housing communities had levels below the EPA action level of 4 picocuries per liter (pCi/L). Based on EPA and Navy Radon Assessment and Mitigation Program Guidelines, no further action is required.

Three residential units at the Melville housing community required mitigation that consisted of the installation of fresh air ventilation into the units. One unit at the Greene Lane housing community (16 Columbia Court) had radon levels of 5.4 pCi/L. Two residential units at Coasters' Harbor Island (Quarters J1 and K1) had radon levels of 6.2 pCi/L and 7.8 pCi/l, respectively. These housing units were provided with active radon mitigation units. EPA recommends testing the mitigation systems every two years and measuring for the presence of radon.

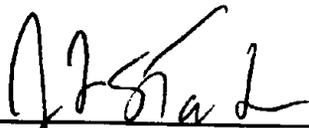
4. There have been no known releases or disposals of hazardous substances on the housing parcels. Although there has been storage of hazardous substances, there is no evidence to indicate that the small quantities of hazardous substances stored were sufficient to warrant CERCLA notice. Storage of petroleum products has occurred on the property for one year or more in the form of ASTs and USTs containing heating oil for dwellings.

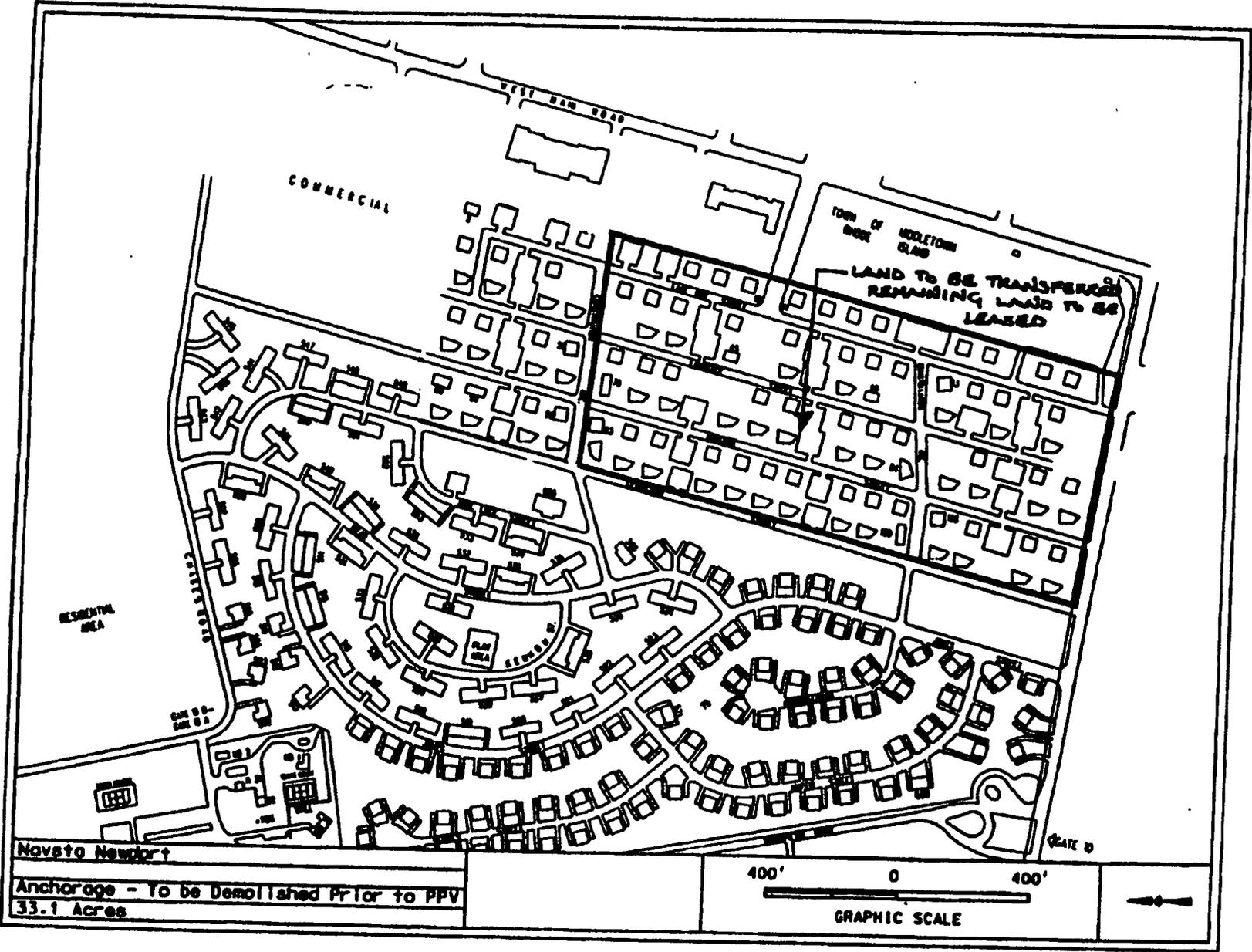
5. The subject properties contain no Installation Restoration (IR) sites. As part of the Navy's IR program, soil sampling has been conducted at various IR sites. Soil in the area is known to contain elevated levels of naturally occurring arsenic in the 5-15 parts per million range. NAVSTA Newport is currently listed on the National Priority List. The Federal Facilities Agreement (FFA) for NAVSTA Newport, dated 23 March 1992, encompasses all of the subject property. In accordance with the FFA, the Navy provided the Rhode Island Department of Environmental Management and the Environmental Protection Agency the minimum 60 days notice prior to any transfer. The EBST was also provided for the subject properties. Comments on the EBST from the Rhode Island Department of Environmental Management have been received and were addressed as appropriate.

6. I hereby find that the housing, ancillary buildings and associated improvements are suitable for transfer with the conditions specified in enclosure (2). I also hereby find that the underlying and other noted land are suitable for lease with conditions specified in enclosure (2). The record of information before me, which was compiled after diligent inquiry, supports the conclusion that the lease and transfer will not result in risk to human health and the environment.

7. The lease and transfer will be executed through a ground lease agreement. References (b), (c) and this FOSL/FOST shall be attached to and made part of the ground lease agreement and shall be required to be included as part of any transfer or lease with any other party.

20 Oct 84  
Date

  
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J. F. STADER  
Captain, CEC, U.S. Navy  
Commanding Officer  
Engineering Field Activity, Northeast  
Naval Facilities Engineering Command



ENCLOSURE (1)

## Environmental Requirements Summary

Location	Requirement	Remarks
	<p><b>LBP.</b> The Risk Assessment categorized LBP hazards into 3 areas: hazards related to paint conditions, lead in dust, and lead in soils.</p>	
<p>Coddington Cove (NB1 &amp; NB2)</p> <p>Cloyne Court (CA1, CA2, CD, CE1, CE2, CI, CJ)</p> <p>Coasters' Harbor Island (Qtrs. AA, C, D, E, EYE, G, H, K)</p> <p>Fort Adams Staff Qtrs. (2, 2BL, 2BU, 2CL, 2CU, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14)</p>	<p><b>Paint Hazard:</b> The Northeast Housing, LLC must abate LBP hazards in accordance with regulations.<sup>1</sup></p>	<p>Reference (c) Table 1 See Attached.</p> <p>Reference (c) Table 1 See Attached.</p> <p>Reference (c) Table 1 See Attached.</p> <p>Reference (c) Table 1 See Attached.</p>

<sup>1</sup> Paint hazard as determined by condition. Abatement methods are typically: remove/replace, enclosure or encapsulate (non-friction or impact surfaces). Prior to performing abatement in historically eligible units, refer to 24 CFR 35.115(a)(13).

Location	Requirement	Remarks
<p>Coddington Cove (NB1)</p> <p>Cloyne Court (CA1, CA2, CD, CE1, CE2, CI, CJ)</p> <p>Coasters' Harbor Island (Qtrs. AA, D, EYE, G, H)</p> <p>Fort Adams Staff Qtrs. (2, 2BL, 2BU, 2CL, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14)</p>	<p><b>Dust-lead hazard:</b> The Northeast Housing, LLC must abate LBP found in dust in accordance with regulations.<sup>2</sup></p>	<p>Reference (c) Table 2 See Attached.</p>
<p>Cloyne Court (CE1, CJ)</p>	<p><b>Soil-lead hazard:</b> The Northeast Housing, LLC must perform interim controls according to Lead Management Plan or, if necessary, abate LBP found in soils in accordance with regulations.<sup>3, 4</sup></p>	<p>Reference (c) Table 3 See Attached.</p>

<sup>2</sup> Determine source of dust hazard, such as, paint in poor condition or soil as contributing source and address all related hazards.

<sup>3</sup> Refer to ASN Policy on LBP in DON Military Family Housing Subject to a Public/Private Venture, dated 23 August 2004.

<sup>4</sup> Determine extent of soil hazard and take appropriate action to maintain consistency of use and function or area (i.e. yard or play area).

Location	Requirement	Remarks
<p>Coasters' Harbor Island (Qtrs. E)</p> <p>Fort Adams Staff Qtrs. (2BL, 2BU, 2CL, 2CU, 3, 5)</p>		<p>Reference (c) Table 3 See Attached.</p> <p>Reference (c) Table 3 See Attached.</p>
<p>Melville (un-renovated)</p> <p>Coasters' Harbor Island (Qtrs. D)</p> <p>Fort Adams Staff Qtrs. (2BL, 2BU) (2CL, 2CU)</p> <p>9 Jackson Rd.</p> <p>Cloyne Court (CI)</p>	<p><b>Friable, Accessible and Damaged Asbestos:</b> The Northeast Housing, LLC shall abate FAD asbestos where identified.</p> <p>Attic of 408 Warley - transite board debris</p> <p>Pipe Chase in Cellar - Straight pipe insulation debris</p> <p>Plaster walls and ceiling - throughout</p> <p>Boiler Room - transite board ceiling</p> <p>Cellar - transite board ceiling Space above Bath #1 - grey debris.</p> <p>Cellar - pipefitting insulation remnants</p>	<p>Reference (c) Table 8</p> <p>Reference (c) Table 6</p> <p>Reference (c) Table 6 &amp; 7 See Attached.</p> <p>Reference (c) Table 6</p> <p>Reference (c) Table 6</p>
<p>Coddington Cove NB1 UST Site</p>	<p><b>UST Site</b> - Navy access required to complete remaining remediation.</p>	

Greene Lane Housing	<p><b>Radon:</b></p> <p>One housing unit, 16 Columbia Court, had radon levels above the action level of 4 pCi/L. The housing unit was provided with an active radon mitigation unit. Per EPA guidance, the Northeast Housing, LLC must test the mitigation systems every two years.</p>	Reference (b)
Coasters' Harbor Island	<p>Two housing units, Qtrs J1 and K1, were above the action level. These residences were provided with active radon mitigation units. Per EPA guidance, the Northeast Housing, LLC must test the mitigation system every two years.</p>	Reference (b)