

Langley Air Force Base Clear Zone, Hampton, VA

Client: City of Hampton

Completion Dates: 2/2013 – Ongoing

The Langley Clear Zone is a collection of privately owned properties surrounding the NASA/Langley Air Force Base (LAFB) in Hampton, Virginia. In coordination with LAFB the City of Hampton (COH) is acquiring parcels that are either partially or entirely located within the Clear Zone boundaries. Parcels in the Clear Zone range from commercial, industrial, low and medium density residential properties as well as undeveloped green space. As understood by REMSA, the COH is interested in acquiring the designated parcels in an effort to minimize civilian encroachment into the high frequency aircraft landing and take-off zone adjacent to LAFB. REMSA has completed numerous environmental projects within the Clear Zone on behalf of the COH.



REMSA has performed the following services within the Langley Clear Zone (not in chronological order):

- **Wetland surveys and delineations:** Identified the size, location, and potential impacts to waters of the United States within 11 individual parcels of the clear zone. Out of the 152.23 acres surveyed, approximately 61.43 acres (or 40%) were identified as wetlands. Permit assistance to disturb wetlands was not requested as the COH plans to leave acquired clear zone parcels vacant for the immediate future.
- **Phase I Environmental Site Assessments (ESA):** An inventory of all recognized environmental conditions (RECs) was completed for Lots 1 (greenspace and a former pet crematorium), 2 (self-storage warehouse), 12 (greenspace and wrecker lot), 13 (garage and wrecker lot), 16 (two residential properties), 19 (abandoned septic system), 20 (closed landfill), and 22 (former dredge site and landfill). Limited Phase II ESAs were recommended for multiple sites to ascertain if onsite soil or groundwater was impacted by identified RECs.
- **Limited Phase II Environmental Site Assessment:** Based on the recommendations of the Phase I ESA, REMSA performed a soil cap thickness assessment for the former landfill as well as a debris pile assessment to ascertain if stockpiled materials or underlying groundwater were impacted by petroleum products, PCBs, and metals. Limited Phase II ESAs for Lots 19 and 20 are in progress.
- **Potable Water Well and Septic Tank Closure:** Permanently closed a 25' depth by 4' diameter potable water well and a nominal 750 gallon, cement, residential septic tank within the Langley Air Force Base Clear Zone. Virginia licensed contractors were utilized to evacuate the septic tank and water well, and to formally cap and close the water well. Excavation and backfilling of the cement septic tank was performed by REMSA staff. Additional excavation was performed to verify the absence of underground storage tanks that were considered suspect from a previous Phase I Environmental Site Assessment.
- **Bona Fide Prospective Purchaser Agreement Applications:** As a result of REMSA's Phase I and II ESA findings, the COH decided to submit multiple BFPP applications for clear zone parcels. REMSA assisted the COH in acquiring two such BFPP agreements and is in the process of acquiring three additional BFPP agreements.