

FINDING OF NO SIGNIFICANT IMPACT
TENNESSEE VALLEY AUTHORITY
MUSCLE SHOALS RESERVATION COMPLEX D CONSOLIDATION
COLBERT COUNTY, ALABAMA

Background

In 1933, the Tennessee Valley Authority (TVA) assumed custody and control of 3,036 acres of property in Colbert County, Alabama, along the shores of the Tennessee River. Within this tract, the TVA has managed approximately 2,600 acres of non-reservoir property known as the Muscle Shoals Reservation (MSR). Through the years, the use and need for this large tract of land has changed in accordance with changes in TVA programs. The TVA Board of Directors declared a portion of the property on the reservation to be surplus in 2012. In 2014, a redevelopment plan was implemented as part of the *Strategic Real Estate Plan* (SREP) with the objectives of aligning the portfolio with TVA’s strategic direction, rightsizing and reducing the footprint along with corresponding operating costs, centralizing real estate decisions, and creating economic development opportunities. TVA had concluded that the reduction in the size of the MSR would have positive impacts on the local economy, while reducing TVA’s operational costs and maintenance. As of June 2022, the MSR has since been reduced to 1,840 acres, to optimize operational efficiency and pursue the fulfillment of strategic real estate management goals. Within the MSR is an area known as Complex D, which is a grouping of buildings utilized primarily for equipment storage, and office and warehouse space.

Purpose and Need

TVA’s purpose and need for the proposed action is to modernize, optimize, and consolidate facility operations at the MSR within Complex D. The removal and consolidation of multiple inefficient and deteriorating buildings into one facility would reduce maintenance and operational costs, while improving working conditions, overall functionality for traffic and pedestrian traffic flow, and allow for necessary upgrades to aged utilities. Additional benefits of this proposed action are to consolidate functions inside the secure footprints of the new buildings and to eliminate numerous safety and environmental hazards along with building code concerns that currently occur within the existing buildings. In an ongoing Valley wide effort to optimize and update core TVA facilities, TVA is proposing the replacement or relocation of several building structures on the TVA MSR at Complex D and exploring the opportunity to replace the use of certain structures with new facilities that are better designed to meet current and future resource needs, energy efficiency goals, and regulatory requirements. This proposed reduction in administrative space supports TVA’s SREP and the ability to align business goals; to reduce Operation & Maintenance (O&M) expenses, right-size TVA’s building portfolio, and reduce capital expenditures, while providing economic development opportunities for the local community. The proposed action is the subject of an environmental assessment (EA) prepared by TVA, which is incorporated by reference.

Description of Alternatives

In accordance with guidelines outlined in the National Environmental Policy Act (NEPA), TVA has determined there are 3 alternatives available: Alternative A – The No Action Alternative, Alternative B – Relocate, Demolish and Build New, and Alternative C – Renovate and Relocate.

Alternative A – No Action Alternative

Under Alternative A, TVA would not pursue the effort to optimize and consolidate the facilities at Complex D on the MSR. The Office Service Warehouse (OSW) and associated structures would remain in service in the current state. This alternative does not meet the purpose and need of the Proposed Action as the OSW and associated structures require extensive maintenance, have safety issues related to structural building codes, American Disabilities Act (ADA) accessibility issues, and require continued costly upkeep due to the poor condition. However, it does provide a benchmark for comparing the potential environmental impacts of the implementation of the Action Alternatives.

Alternative B – Relocate, Demolish and Build New

The proposed Action Alternative B would include the following:

- Relocate the OSW offices, utilizing space at the Multipurpose Building (MPB) and Office Service Warehouse Annex (OSA) or other existing office space on the MSR
- Build a new Warehouse Maintenance Building (WMB)
- Demolish the existing OSW building and multiple accessory buildings
- Install new utility lines
- Reconfigure parking lots
- Upgrade perimeter fencing and lighting
- Build a new Enclosed Storage Building (ESB)

This alternative would also include the demolition of the OSW and Muscle Shoals Maintenance Base (MSMB), along with the relocation of the existing Boat Shed. Standard construction and demolition waste materials from the building demolition would be transported offsite to an approved local Construction and Debris (C&D) landfill. Special waste, such as asbestos waste, and unusable soil, rock and asphalt would be transported to the Morris Farms facility in Hillsboro, AL or another TVA approved permitted landfill.

Alternative C – Renovate and Relocate

The proposed Action Alternative C would include the following:

The current OSW and associated structures would be renovated to address building deficiencies. The Facilities Maintenance (FM) and Property Maintenance (PM) office, shop, storage, and support functions would move to the South Wing Building (SWB) located at the Power Service Center (PSC). Grounds maintenance equipment would move to new storage sheds located south of the South Wing Building (SWB). The lower SWB garage area would be used for shops. This option was deemed unfavorable due to the difficulty of vacating the current tenants of the SWB along with the added relocation cost. This option also included a variation to use the SWB garage area for general storage. Both variations were deemed unfavorable due to the difficulty in logistics associated with vacating the current employees in the SWB along with additional cost associated with relocation and updating the structures to accommodate the operational needs of any new tenants and update the structures to current building codes.

TVA has identified Alternative B as the preferred alternative.

Impacts Assessment

Based on the analyses in the EA, TVA concludes that the implementation of the Proposed Action would have minor, or no, impacts to land use, geology, soils and prime farmland, groundwater, surface water, floodplains, wetlands, vegetation, wildlife, threatened and

endangered species, visual resources, noise, air quality, cultural resources, natural areas and recreation, utilities, waste management, health and safety, transportation, socioeconomics, and environmental justice. There would be minor and mostly temporary construction-related impacts to air quality, vegetation, visual resources, noise, natural areas, solid and hazardous waste, and local transportation networks. Implementation of the Proposed Action would not result in disproportionate adverse impacts to minority or low-income populations. Construction and operation of the facility consolidation would have a very small positive effect on the local economy with the short-term employment of workers during construction and long-term positions created by operation of the facility.

Public and Intergovernmental Review

The Draft EA was released for public review and comment for 30 days beginning on September 6, 2023. The availability of the Draft EA was announced in the local newspaper and was posted on the TVA website at www.tva.com/nepa. TVA's agency involvement includes circulation of the Draft EA to local, state, and federal agencies for review. TVA received no comments on the Draft EA. Federally recognized Native American tribes were consulted concerning the proposed undertaking and did not object to TVA's recommendation to proceed with the Proposed Action.

Mitigation

TVA would implement construction stormwater and RCRA permit requirements and the routine best management practices described in the EA to avoid or reduce minor adverse environmental effects from the demolition, construction, and relocation of facility buildings. Additionally, TVA has committed to winter tree removal (November 15 - March 15) in order to avoid potentially impacting any bat species that may be present on-site. Standard construction and demolition waste materials from the building demolition would be transported offsite to an approved local Construction and Debris (C&D) landfill. Special waste, such as asbestos waste, would be transported to the Morris Farms facility in Hillsboro, AL or another permitted landfill. All asphalt, soils and rock excavated at the site will remain within the footprint of the project for use or will be shipped offsite for disposal at the Morris Farms Facility or equivalent approved facility. Additionally, prior to the start of disturbance, TVA will obtain a Construction Stormwater Permit, submit a 10-working day notification to ADEM for demolition, and notify ADEM in advance that there will be work occurring that has the potential to impact a Solid Waste Management Unit.

Conclusion and Findings

Based on the findings listed above and the analyses in the EA, TVA concludes that the Proposed Action to consolidate the operational buildings at the MSR Complex D would not be a major federal action significantly affecting the environment. Accordingly, an environmental impact statement is not required. This finding of no significant impact is contingent upon adherence to the permit conditions and mitigation measures described above.



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Date Signed