

12/21/2023

Mr. Davis McGettigan, Sr., AICP; Director
Planning Division
Prince William County
5 County Complex Court, Suite 210
Prince William, VA 22192
703-792-7615

RE: Early Agency Coordination
Environmental Assessment for a Replacement Air Traffic Control Tower (ATCT)
Manassas Regional Airport
Manassas, VA

Dear Mr. McGettigan,

The City of Manassas (City) proposes the construction and operation of a replacement Air Traffic Control Tower (ATCT) at Manassas Regional Airport (HEF or Airport) (see **Figure 1**). The City proposes to construct a replacement ATCT at the Airport to improve the functional and operational capabilities of the service provided by the FAA ATCT personnel. The need to replace the ATCT is a combination of safety, operational, and infrastructure deficiencies.

The City will request the Federal Aviation Administration's (FAA) unconditional approval of the project as shown on the Airport's Airport Layout Plan as well as federal funding for the proposed replacement ATCT. This request is a Federal action, subject to the requirements of the National Environmental Policy Act (NEPA). In compliance with NEPA and under the direction of the FAA, the City through their consultant (RS&H, Inc.) is initiating preparation of an Environmental Assessment (EA). The EA will assess the potential environmental impacts of the replacement ATCT components at each site:

- » Clearing and grading activities and construction staging areas;
- » Construction of a replacement ATCT with support building;
- » Construction of ATCT employee parking lot; and
- » Demolition and disposal of the existing ATCT.

The Proposed Action, Alternative 1, Alternative 2, and the direct study area are within City of Manassas limits (see **Figure 2**). The EA will evaluate each of the three site locations (see **Figure 2**). The siting of the

Proposed Action and two alternatives took into consideration clearing an FAA recommended 2-acre site and avoiding an existing floodway, wetlands, and an archaeological site.

In accordance with the NEPA and FAA Orders 1050.1F, *Policies and Procedures for Considering Environmental Impacts* and 5050.4B, *National Environmental Policy Act (NEPA) Implementing Instructions of Airport Actions*, the EA will analyze the potential environmental effects of the Proposed Action. As part of the EA process, various field surveys will be conducted. These include a threatened and endangered species survey, floodplain analysis, and wetland delineation (including a jurisdictional determination).

On behalf of the City, we are sending you this early notification letter to:

1. Advise your agency of the preparation of the EA;
2. Request any relevant information that your agency may have regarding the project site or environs; and
3. Solicit early comments regarding potential environmental, social, and economic issues for consideration during the preparation of the EA.

You may send any information and comments to me via email at David.Alberts@rsandh.com or to the address provided at the top of this letter. We would appreciate your prompt response within 30 days.

On behalf of the City, we would like to thank you for your interest in this project and look forward to working with you as we prepare the EA. If you have any questions or need additional information regarding Proposed Action or EA, please do not hesitate to contact me at (904) 256-2469.

Sincerely,



David Alberts
Project Manager
RS&H, Inc.

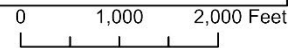
Attachments

cc: Juan Rivera, Manassas Regional Airport
Jolene Berry, Manassas Regional Airport
Susan Stafford, Federal Aviation Administration
Scott Denny, Virginia Department of Aviation
Project File

Figure 1
Airport Location



Sources: ESRI 2023; RS&H 2023



Legend

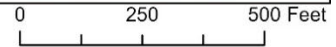
-  Airport Location
-  Jurisdictions



Figure 2
Proposed Action & Alternatives



Sources: ESRI 2023; RS&H 2023



Legend

- Direct Study Area
- Proposed Action
- Alternative 1
- Alternative 2

