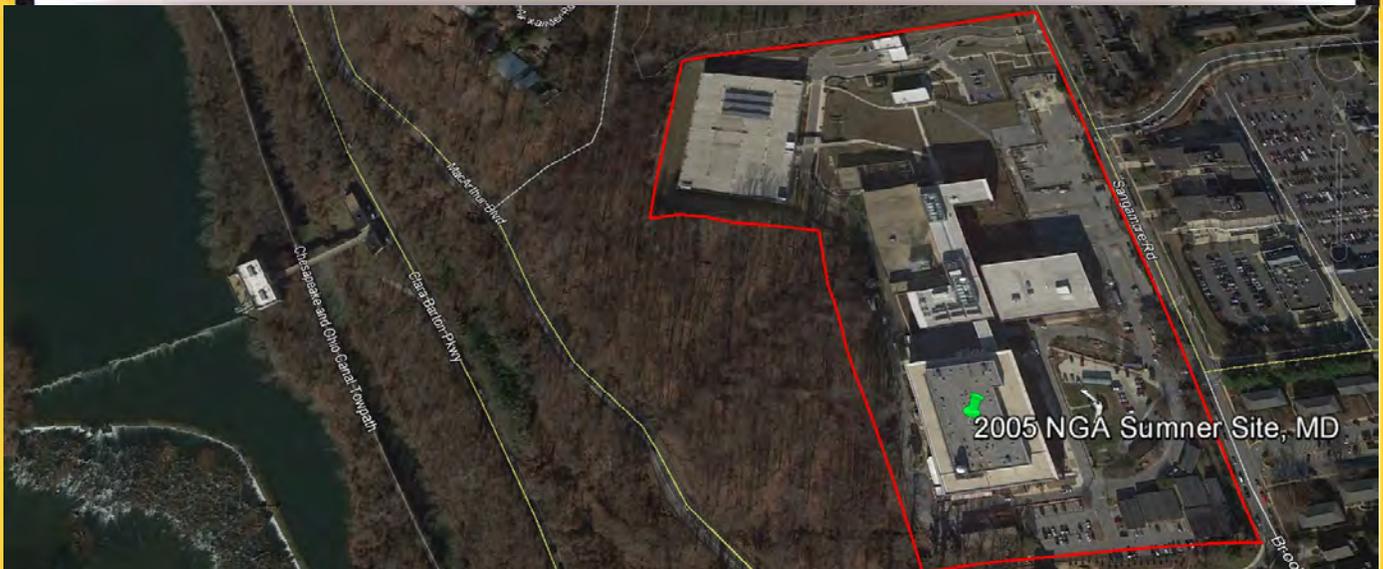


Headquarters, Department of the Army



# NGA Sumner and Dalecarlia Sites Conveyance Progress Report



**As of 1 October 2019**

Office of the Deputy Chief of Staff, G-9

Operations Directorate, Base Realignment and Closure Division

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NGA Bethesda Sumner Site Campus

### **BRAC 2005 Recommendation**

The 2005 Base Realignment and Closure (BRAC) Commission Recommendation #168 directed the realignment of the National Geospatial-Intelligence Agency (NGA). This recommendation included closing the NGA Dalecarlia and Sumner sites, Bethesda, MD; Reston 1, 2 and 3, leased installations in Reston, VA; Newington Buildings 8510, 8520, and 8530, Newington, VA; Building 213, a leased installation at the South East Federal Center, Washington, DC; and relocating all functions to a new facility at Fort Belvoir, VA. It also directed the realignment of the National Reconnaissance Office facility, Westfields, VA, by relocating all NGA functions to a new facility at Fort Belvoir, VA. Lastly, Recommendation #168 directed all NGA functions on Fort Belvoir be consolidated into the new facility at Fort Belvoir, VA.

### **History**

NGA Bethesda Campus was comprised of two parcels, the Sumner and Dalecarlia Sites. During the initial real property screening, the General Services Administration (GSA) requested the property to meet its NCR needs. The request was approved in April 2006. In November 2006, the Army rescinded its approval to GSA to meet a Navy request to accommodate a Navy BRAC action associated with BRAC Recommendation #198. In March 2008, the BRAC Infrastructure Steering Group transferred responsibility for BRAC Recommendation #198 from the Navy to the Assistant Secretary of Defense (Health Affairs). As a result, the Navy notified the Army that the Sumner Site, where the Navy had planned to locate functions under Recommendation #198, was no longer needed to meet requirements and rescinded their request for the property. Subsequently, the Director of National Intelligence (DNI) requested the property. The Sumner Site was transferred in September 2012 to the DNI under a Fed-to-Fed (FTF) transfer for use as an Intelligence Community Campus. The Army was paid the fair market value of \$50M for that property. The Dalecarlia Site reverted to its previous owner, the U.S. Corps of Engineers (USACE), upon termination of the NGA permit and was permitted to the Department of the Navy for reuse.

### **Current Status**

All functions were transferred to the NGA Campus-East on Fort Belvoir. All applicable property has been conveyed or leases/permits terminated.

### **Property Description**

Both the Sumner and Dalecarlia Sites are federally owned properties. Sumner, consisting of 39.0 acres and improvements, is located in Bethesda, MD and is bounded in the west and south by Wapakoneta Road and McArthur Boulevard; to the east by Sangamore Road and Brooks Lane; and to the north by the Washington Waldorf School and the Sangamore Recreation area. The Dalecarlia site, consisting of 19 acres and improvements, is located approximately one mile from Sumner on the Washington Aqueduct Property. It is bounded in the north and east by the Dalecarlia Reservoir and to the west and south by the Washington Aqueduct. Dalecarlia's two main facilities are separated by the McArthur Blvd main road.

### Caretaking Status

All property has been transferred, and there are no caretaking requirements.

## Environmental Cleanup

Comprehensive Environmental Response, Compensation, and Liability Act Hazardous Substances are known to have been used and stored at the property. Storage above Emergency Planning & Community Right-To-Know Act threshold planning quantities occurred at the site. The primary contaminant of concern was petroleum distillate hydrocarbons, which resulted from a significant release of fuel oil near Erskine Hall. This was discovered in 1990, and the site was subject to a Notice of Violation from the Maryland Department of the Environment. A remedial action, consisting of pumping free product from the affected area, was initiated. This action was closed in 1997. The final Environmental Condition of Property update categorized the property overall as Environmental Condition Type 2 (an area or parcel of real property where only the release or disposal of petroleum products or their derivatives occurred).

## Reuse Plan

There was no Local Reuse Authority and therefore no reuse plan for these sites. All 59 acres were retained within the Federal Government. The Sumner Site has been renovated and a new parking structure built to reduce storm water erosion and sediment into the stream drainage to the Potomac River. The site is now the Intelligence Community Campus - Bethesda.

## Programmatic Agreement, Section 106

There was no requirement for a Programmatic Agreement for these sites.

## Property Conveyance

### Summary:

Acres				Key Dates	
<b>Total Excess:</b> 59	<b>Conveyed:</b> 59 (100%)	<b>Remaining:</b> 0	<b>Army Retained:</b> 0	<b>First Conveyance:</b> 22 Dec 2011	<b>Final Conveyance:</b> 21 Dec 2012

### Property conveyance by parcel:

Parcel Name	Parcel Acres	Disposal Date	Parcel Recipient	Conveyance Authority
NGA Dalecarlia Site	19.4	22 Dec 2011	USACE	Permit Termination
NGA Sumner Site	39.3	21 Sep 2012	DNI	FTF



NGA East Campus, Fort Belvoir

