
Environmental Impact Statement for Disposal and Reuse of Fort McPherson, Georgia



Prepared by:

US Army Corps of Engineers: Mobile District

With Technical Assistance from:

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Fredericksburg, VA 22401

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FINAL ENVIRONMENTAL IMPACT STATEMENT

LEAD AGENCY: Department of the Army

COOPERATING AGENCIES: None

AFFECTED JURISDICTIONS: State of Georgia, County of Fulton, City of Atlanta

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ABSTRACT: This Final Environmental Impact Statement (FEIS) considers the proposed implementation of the Base Realignment and Closure (BRAC) Recommendations at Fort McPherson, Georgia. The FEIS identifies, evaluates and documents the effects of property disposal and reuse on the environment and economic and social conditions at Fort McPherson that would result from the implementation of the base closure action mandated by the 2005 BRAC Commission. A No Action alternative is also considered.

FEIS PUBLICATION: The U.S. Environmental Protection Agency announced the publication of the FEIS in its Notice of Weekly Receipts (NWR) of Environmental Impact Statements published in the *Federal Register*. Not less than 30 days after publication of the NWR, the Army will sign a Record of Decision (ROD) that will include an overview of the alternatives considered for Fort McPherson, state which of the alternatives considered in the FEIS will be implemented, and include mitigation measures associated with the chosen alternative. During the period between publication of the NWR and the ROD, copies of the FEIS can be obtained by contacting Mr. Larry O. Gissentanna, Fort McPherson BRAC Environmental Office, 2053 North D Avenue, Building 400, Fort Gillem, GA 30297-5161, or: larry.gissentanna@us.army.mil. Copies have also been provided to the libraries listed in section 6 of the Final EIS.

FINAL ENVIRONMENTAL IMPACT STATEMENT ORGANIZATION

This FEIS addresses the proposed action to implement the 2005 BRAC recommendations at Fort McPherson, Georgia. It has been developed in accordance with the National Environmental Policy Act and implementing regulations issued by the Council on Environmental Quality (Title 40 *Code of Federal Regulations* [CFR] 1500–1508) and the Army (32 CFR 651). Its purpose is to inform decision-makers and the public of the likely environmental and socioeconomic consequences of the proposed action and alternatives.

An **EXECUTIVE SUMMARY** briefly describes the proposed action, environmental and socioeconomic consequences, and mitigation measures.

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SECTION 1.0: PURPOSE, NEED, AND SCOPE summarizes the purpose of and need for the proposed action and describes the scope of the environmental impact analysis process.

SECTION 2.0: PROPOSED ACTION describes the proposed action to implement the BRAC Commission's recommendations at Fort McPherson.

SECTION 3.0: ALTERNATIVES examines alternatives to implementing the proposed action.

SECTION 4.0: AFFECTED ENVIRONMENT AND CONSEQUENCES describes the existing environmental and socioeconomic settings at Fort McPherson and identifies potential effects of implementing the proposed action and alternatives.

SECTION 5.0: PREPARER'S LIST identifies the preparers of the document.

SECTION 6.0: DISTRIBUTION LIST indicates recipients of this FEIS.

SECTION 7.0: REFERENCES provides bibliographical information for cited sources.

SECTION 8.0: PERSONS CONSULTED lists persons and agencies consulted during preparation of this FEIS.

SECTION 9.0: ACRONYMS AND ABBREVIATIONS lists acronyms and abbreviations used in the document.

APPENDICES

- A** Fort McPherson Reuse Plan
- B** Community Environmental Response Facilitation Act (CERFA) Report
- C** Biological Resources Correspondence
- D** Cultural Resources Correspondence
- E** Memorandum of Agreement for the Closure and Disposal of Fort McPherson
- F** Conveyance Documents
- G** Public Meetings and Comments
- H** Air Quality
- I** Economic Impact Forecast System (EIFS) – Modeling Results
- J** Compendium of On-site Underground Storage Tanks



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Prepared by:
US Army Corps of Engineers
Mobile District

A handwritten signature in cursive script, reading "Steven J. Roemhildt", written over a horizontal line.

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Colonel, US Army Corps of Engineers
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Approved by:
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DEBORAH B. GRAYS
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Date

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INTRODUCTION

Recommendations of the 2005 Defense Base Closure and Realignment Commission (the BRAC Commission or DBCRC) made on September 8, 2005, in conformity with the Defense Base Closure and Realignment Act of 1990, Public Law (Pub. Law) 101-501, as amended, (Base Closure Act), included the closure of Fort McPherson, Georgia. In the absence of Congressional disapproval, the BRAC Commission's recommendations became binding on November 9, 2005. In its 2005 report to the president (DBCRC 2005), the BRAC Commission recommended the following specific actions related to Fort McPherson:

- Close Fort McPherson, Georgia.
- Relocate the Headquarters US Army Forces Command (FORSCOM), and the Headquarters US Army Reserve Command (USARC) to Pope Air Force Base (AFB), North Carolina.
- Relocate the Headquarters Third US Army (Third Army) to Shaw AFB, South Carolina.
- Relocate Installation Management Agency Southeast Region Headquarters [renamed Installation Management Command South East] and the US Network Enterprise Technology Command Southeast Region Headquarters to Fort Eustis, Virginia.
- Relocate the Army Contracting Agency Southern Region Headquarters to Fort Sam Houston, Texas.

Pursuant to the BRAC Commission recommendation, Fort McPherson will be closed and the existing tenant organizations will be relocated. Following transfer of operations from the installation, the Department of the Army (Army) proposes to dispose of its real property interests at Fort McPherson and transfer the property to new owners.

Fort McPherson will be closed according to applicable laws, regulations, and national policy. Pursuant to the National Environmental Policy Act of 1969 (NEPA) and its implementing regulations, the Army has prepared this Environmental Impact Statement (EIS) to evaluate the environmental and socioeconomic impacts of the disposal and reasonably foreseeable reuse of the federal property. Following the receipt of comments on the Draft EIS, a Final EIS has been prepared. A Notice of Availability (NOA) will be published in the Federal Register and local newspapers notifying the public of the availability of the Final EIS for review, and making it available 30 days prior to executing a Record of Decision (ROD), which is required before the action can be initiated.



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BACKGROUND

Fort McPherson was established in 1889. Over the years it has served as a major recruiting and training center, a prisoner-of-war camp, a separation center, and the home of a major military hospital. Currently, Fort McPherson serves primarily as an administrative, strategic planning, and command center. Fort McPherson is a 487-acre property that serves as the headquarters for FORSCOM, the Third Army/US Army Forces Central Command, and the USARC. Fort McPherson also houses a number of additional tenant organizations.

The installation is located 4 miles southwest of downtown Atlanta and 7 miles northwest of Hartsfield-Jackson Atlanta International Airport. The base has approximately 2.3 million square feet of building space, including 102 family units. The base includes an 18-hole golf course which comprises approximately 200 acres of the property.

PROPOSED ACTION AND ALTERNATIVES

The proposed action involves disposal of the surplus property at Fort McPherson made available by closure mandated by the BRAC Commission (i.e., the primary action) and subsequent reuse of installation land and infrastructure by others (i.e., the secondary action). The Base Closure Act, Pub. Law 101-510, mandates the initiation of closures and realignments no later than two years after the President transmits the recommendation to the Congress and closures no later than six years after the President transmits the recommendation to the Congress. Implementation of the BRAC Commission recommendations must be completed no later than September 15, 2011.

The two laws that govern real property disposal in Base Realignment and Closure (BRAC) are the Base Closure Act, and the Federal Property and Administrative Services Act of 1949 (Title 40 of the United States Code, Sections 471 and following, as amended). The latter is implemented by the Federal Management Regulations at Title 41 of Code of Federal Regulations (CFR), Subpart 102-75 (Real Property Disposal). Other regulations and programs governing the disposal and reuse of Fort McPherson property include, but are not limited to: 32 CFR Part 174 (Revitalizing Base Closure Communities – Addressing Impacts of Realignment); 32 CFR Part 176 (Revitalizing Base Closure Communities and Community Assistance – Community Redevelopment and Homeless Assistance); regulations issued by the Department of Defense (DoD) to implement BRAC law; and the President's Program to Revitalize Base Closure Communities. Additional relevant federal statutes include the Clean Water Act; Clean Air Act; Noise Control Act; Endangered Species Act; National Historic Preservation Act; Archaeological Resources Protection Act; Resource Conservation and Recovery Act; Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA); Community Environmental Response Facilitation Act (CERFA); and Toxic Substances Control Act. The framework of these laws within the context of the NEPA analysis provides standards that guide environmental compliance and planning, and their consideration in the NEPA process helps ensure the preservation and promotion of environmental values in property transfer and reuse planning. Issues related to implementation actions consistent with Executive Orders relevant to this BRAC action are also considered in this EIS.

Pursuant to the Base Closure Act and the 2005 BRAC Commission's recommendation pertaining to Fort McPherson, continuation of Army operations at Fort McPherson is not feasible. Alternatives for the proposed action are:



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- early transfer disposal – transfer property before environmental remediation is completed;
- traditional disposal – transfer property after environmental remediation is completed;
- caretaker status – secure property in perpetuity, over a long, indefinite period of time, and continue environmental remediation; and
- no action – continue the mission as prior to November 2005, at the point in time when the BRAC recommendations became law. It is important to note, however, that implementation of this alternative is not possible because the BRAC closure recommendations have the force of law. Nonetheless, inclusion of the "no action" alternative is prescribed by CEQ regulations implementing NEPA, and serves as a benchmark or baseline against which the environmental impacts associated with the proposed action and alternatives can be evaluated. Therefore, the "no action" alternative is evaluated in this EIS.

The Army's preferred alternative is early transfer disposal as this alternative would make the property available for redevelopment sooner than would the traditional disposal alternative. The McPherson Planning Local Redevelopment Authority's (MPLRA) reuse plan (Reuse Plan) provides the basis in development of the reasonable and foreseeable reuse scenarios and effects analysis. The McPherson Implementing Local Redevelopment Authority (MILRA), as the successor to the MPLRA, is the implementation authority for the redevelopment of Fort McPherson and will implement the reuse plan. Taking into consideration both the Reuse Plan and the proposed federal action allows both the community and Army to make informed decisions on reuse issues. The Army included the Reuse Plan among the range of reuse alternatives considered in this EIS and in its decision regarding disposition of the property.

DISPOSAL PROCESS

Methods available to the Army for property disposal include transfer to another federal agency, public benefit conveyance, economic development conveyance, negotiated sale, competitive sale, exchanges for military construction, conservation conveyance, and conveyance for cost of environmental remediation. The real estate screening process for Fort McPherson first invited expressions of interest by DoD and other federal agencies, then by the local redevelopment authority (MPLRA), state and local authorities, and homeless assistance providers. In response to this federal screening, there was one request for use of a portion of the property by the US Department of Veterans Affairs (VA). Six buildings at Fort McPherson, including the Lawrence Joel Army Health and Dental Clinic, will be transferred to the VA. In addition, the Army is working with both credit unions on Fort McPherson, which have requested conveyance of their currently leased property.

The Army proposes to dispose of the surplus federal property at Fort McPherson for redevelopment in accordance with the Reuse Plan when approved. The EIS analyses have considered the Reuse Plan and a range of alternatives based on the MPLRA's Draft Plan of September 2007 (MPLRA, September 2007). The Reuse Plan will become final once it has been approved by the US Department of Housing and Urban Development (HUD). The MPLRA has expressed a preference for mixed-use sustainable development at a higher level of intensity than baseline conditions (i.e., the conditions on Fort McPherson prior to November 9, 2005 when the BRAC recommendations became law).



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The Army prepared an Environmental Condition of Property (ECP) Report for Fort McPherson in January 2007 to describe the current environmental conditions of the surplus property (US Army 2007a). The findings of the ECP indicated that past operations at Fort McPherson have resulted in the release of contaminants at localized on-site areas. Of the 487-acre Fort McPherson property, 422 acres are designated as Categories 1-4, and the remaining 65 acres are Categories 5-7. Areas that are designated as Category 1, 2, 3, or 4 are considered suitable for transfer or lease, subject to the applicable qualifiers, which may include notification requirements or use restrictions due to the presence of non-CERCLA materials such as asbestos or lead-based paint. Areas that are designated as Category 5, 6, or 7 are not suitable for transfer by deed until further evaluation and/or remedial action has occurred and the parcels are reclassified as Category 4 or lower.

ENVIRONMENTAL CONSEQUENCES

Resource areas evaluated are land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, cultural resources, aspects of socioeconomics, aspects of transportation, utilities, and hazardous and toxic substances. Direct, indirect, and cumulative impacts of each disposal alternative on the resource areas include a variety of short-term and long-term impacts, both adverse and beneficial.

Disposal Alternatives

Early Transfer Alternative (the Preferred Alternative). For early transfer disposal, at least minor adverse effects would be expected to occur in virtually all resource areas. In addition, moderate adverse effects would be expected to occur in the areas of aesthetics and visual resources, noise, water resources, biological resources, cultural resources, aspects of transportation, and utilities. Minor beneficial effects would be expected to occur in the areas of biological resources, socioeconomics, transportation, and utilities. Moderate beneficial effects would be expected to occur in the areas of land use, and aesthetics and visual resources. Significant adverse cumulative effects would be expected to occur in the context of land use, air quality, aspects of socioeconomics, and transportation.

Traditional Disposal Alternative. For traditional disposal, effects similar to those described for early transfer would be expected, but would be expected to occur further in the future.

Caretaker Status Alternative. For the caretaker status alternative, minor adverse effects would be expected to occur in the areas of land use, aesthetics and visual resources, geology and soils, water resources, biological resources, cultural resources, socioeconomics, transportation, utilities, and hazardous and toxic substances. Some localized minor beneficial effects would be expected to occur in the areas of air quality, noise, geology and soils, water resources, biological resources, transportation, and hazardous and toxic substances. Minor beneficial cumulative effects would be expected to occur in the context of land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, socioeconomics, utilities, and transportation. No significant adverse cumulative effects were identified for caretaker status.

No Action Alternative. The no action alternative would result in no new adverse direct, indirect, or cumulative impacts.

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Reuse Alternatives

Reuse. Direct, indirect, and cumulative effects of the three reuse scenarios evaluated have the potential for a variety of adverse and beneficial short-term and long-term effects. As a result of future property reuse, significant adverse effects would be expected to occur in the areas of land use, air quality, socioeconomics, and transportation.

High Intensity Reuse. In order to accurately capture, or bracket, potential effects under reuse, the high intensity reuse (HIR) scenario for Fort McPherson represents a development intensity which is higher than what is expected for the Reuse Plan. The HIR scenario would be expected to result in at least minor adverse impacts to virtually all resource areas. Moderate adverse effects would be expected for some aesthetics and visual resources, air quality, noise, water resources, biological resources, and cultural resources. Significant adverse effects would be expected for land use, air quality, some aspects of socioeconomics, transportation, and utilities; significant cumulative adverse effects would also be expected for these same resource areas. Measures to reduce adverse effects are described in the next section. With respect to beneficial effects, some minor localized beneficial effects would be expected to occur for land use, water resources, socioeconomics, transportation, and utilities. Moderate beneficial effects are expected for aesthetics and visual resources and socioeconomics.

Medium-High Intensity Reuse. The medium-high intensity reuse (MHIR) scenario for Fort McPherson represents a development intensity similar to what is expected for the Reuse Plan. The effects associated with the MHIR scenario would be similar to those described for the HIR scenario but direct effects to land use, air quality, and aspects of socioeconomics that were identified as significant for the HIR scenario would be reduced below significance levels. Significant adverse effects are expected for transportation; significant cumulative adverse effects would still be expected for land use and air quality given the development that will occur in the area.

Medium Intensity Reuse. Reuse of the installation at the medium intensity reuse (MIR) scenario level would be expected to be a lower level of intensity than what is presented in the Reuse Plan, with only moderate adverse effects expected for noise and cultural resources. Transportation would be the only resource area that would have significant adverse direct, indirect, and cumulative impacts as a result of the MIR scenario.

Cumulative effects. Cumulative effects related to reuse would be most noticeable through implementation of the HIR scenario. Significant cumulative effects would be expected particularly for land use, air quality, and transportation. At least minor cumulative adverse effects would be expected for nearly all resource areas and reuse scenarios. Cumulative beneficial changes in economic development, socioeconomic conditions, and quality of life would be expected to occur as more jobs are created and the tax base is increased. Additionally, some localized cumulative beneficial changes would be expected to land use and biological resources.

Table ES-1 presents a summary of effects, by resource area, associated with each of the disposal and reuse alternatives evaluated in the EIS.

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Table ES-1 Summary of Effects from Disposal and Reuse of Fort McPherson

Resource Areas	Early Transfer Disposal			Traditional Disposal			Caretaker Status			No Action			High Intensity Reuse			Medium-High Intensity Reuse			Medium Intensity Reuse			
	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	
Land Use	☀	●	☀	☀	●	☀	■		●				☀	●	☀	☀	●	☀	■	●	●	■
Aesthetic/Visual Resources	☀	■	■	☀	■	■	■		●				☀	■	■	☀	■	■	☀	■	■	■
Air Quality	☀		☀	☀		☀	●		●				☀	■	☀	■	■	☀	■	■	■	■
Noise	■		■	■		■	●		●				■	■	■	■	■	■	■	■	■	■
Geology and Soils	■	■		■	■		■	●					■	■		■	■		■	■		■
Water Resources	■		■	■		■	●		●				■	■	■	■	■	■	■	■	■	■
Biological Resources	■		■	■		■	●		●				■		■	■		■	■	■		■
Cultural Resources	■	■		■	■		■						■			■			■			
Socioeconomics	☀	■	☀	☀	■	☀	■		●				☀	■	☀	■	■	☀	■	■	■	■
Transportation	☀	■	■	☀	■	■	■		●				☀	■	☀	■	■	☀	■	■	■	■
Utilities	■	■	■	■		■	■		●				■	■	■	■	■	■	■	■	■	■
Hazardous/Toxic Substances		■			■		●		■					■			■				■	
<ul style="list-style-type: none"> ● Beneficial Effect (Minor) ☀ Beneficial Effect (Moderate) ○ Beneficial Effect (Significant) NOTE: No significant beneficial effects were identified. 										<ul style="list-style-type: none"> ■ Adverse Effects (Minor) ■ Adverse Effects (Moderate) ■ Adverse Effects (Significant) 												
[BLANK] No Effects Expected																						

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MITIGATION AND RECOMMENDATIONS FOR PLANNING AND MANAGEMENT

The Army's methodology for ensuring environmentally-sustainable redevelopment of BRAC disposal property includes identifying natural and man-made resources that must be protected after ownership transfers out of federal control. Encumbrances are legal constraints, such as deed restrictions and notifications, imposed to protect environmental values, to meet requirements of federal law, to implement results from Army negotiations with regulatory agencies, or to address specific Army needs.

The Army's identification and imposition of encumbrances takes into consideration opportunities for the protection and preservation of sensitive environmental resources, as well as the requirements of federal law and specific Army requirements. Consistent with the stewardship principles by which it operates its installations, the Army has a vital interest in perpetuating important resource protections, which in some cases the Army is able to do by use of encumbrances. Identification of encumbrances reflects the Army's objective of returning property to public and private sector use in a manner that will result in continued stewardship of environmental resources, protection of public health and safety, and promotion of Army and reuse interests. For some property transferred, there will be a clause in the deed allowing the United States access to the property to take environmental remedial or corrective action [see 42 USC Section 9620(h)(3)(A)(iii)].

The Army's policy generally is to create encumbrances only when required by a specific statute or as a result of final negotiations with regulatory agencies. For example, CERCLA Section 120, requires deeds to include a right of the United States to re-enter the property to undertake remedial action. In other cases, statutes may impose restrictions on all owners. In such cases, a specific encumbrance is not required. A deed restriction runs with the land forever. Because of this, the Army is careful in using encumbrances in situations that are not by their nature perpetual. In these cases, the Army will identify conservation and other requirements to the transferee. This allows the new owner flexibility in determining which mitigation measure(s) to use in ensuring that the resource is adequately protected, when taking into account the potential re-uses of the property.

The Army has identified potential adverse effects that may occur as a result of reuse. Beyond the cultural mitigation requirements specified in the Memorandum of Agreement between the Army, the State Historic Preservation Office (SHPO) and the National Advisory Council on Historic Preservation MOA (Appendix E), the Army is not obligated to reduce or avoid impacts associated with reuse, except for those related to federally protected interests, remediation, or other Army concerns. The mitigation of potential adverse effects identified by the Army would be the responsibility of those redeveloping the property. Federal, state, and local regulations and policies applying to entities that receive properties at Fort McPherson will govern to a large extent the appropriate use and conservation of the environment including air quality, wetlands resources, water quality, cultural resources, and other resources. Beyond such regulations and policies, certain management measures may be implemented by the Army or the MPLRA in order to successfully manage the disposal and redevelopment of Fort McPherson according to the principles of sound and sustainable planning as outlined below. Management measures, (i.e. measures not required by federal, state, or local laws and policies), could include:



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- managing all environmental resources to ensure that the federal facility remains in compliance with state and federal laws and local regulations prior to transfer;
- designing appropriate buffer zones between conflicting land uses;
- implementing water conservation and other environmental sustainability practices;
- implementing Best Management Practices to control soil erosion and storm water, in the construction and operation of the proposed new developments; and
- providing transit-oriented developments, transit options, bike paths, shuttles, and ride-sharing between commuters to minimize greenhouse gas emissions.

These measures would not be required to reduce the level of potential effects to less than significant, and would therefore not constitute mitigation measures, but could be applied by the Army or the MPLRA as management measures to reduce or avoid adverse effects.

Specific deed notification and restrictions required of the Army and the MILRA in keeping with the assumptions of this EIS, along with optional management measures that will ensure successful management of environmental resources according to the principles of sound environmental planning, are outlined below for each alternative.

Early Transfer/Traditional Disposal Alternatives. While the Army is required to take into consideration certain safeguards to protect sensitive natural and cultural resources, no specific mitigation to avoid adverse effects are required. However, the Army has chosen to implement several specific actions to avoid, reduce, or compensate for adverse effects that might occur as a result of early transfer or traditional disposal, including:

- Develop conveyance documents that would notify future owners of particular notification requirements concerning natural resources, if applicable, and cultural resources (see Appendix E). Conveyance documents would also identify past hazardous substance activities at each site, as required by CERCLA and CERFA, including restrictions on land use (see Appendix F).
- Continue to work with the MPLRA/MILRA to ensure that disposal transactions are consistent with the adopted Reuse Plan.
- Continue to identify, delineate, and abate hazardous conditions, where appropriate, in accordance with Army regulations and policies.
- Until final disposal, maintain installation buildings, infrastructure, and natural resources to the extent provided by Army policy and regulations.
- Manage all environmental resources to ensure that the federal facility remains in compliance with state and federal laws and local regulations.

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Caretaker Status Alternative. Beyond adherence to Army policy and procedures relative to long-term caretaker conditions, no specific mitigation is required of the Army to avoid significant adverse effects. The longer the Fort McPherson property is in caretaker status, the greater the potential would be for adverse effects on various resources, as a lack of maintenance would be expected to result in deterioration of existing facilities and, potentially, a slower pace to environmental clean-up activities. The Army would implement the following measures to reduce or avoid adverse effects associated with caretaker status as they might occur:

- Conduct installation security and maintenance operations to the extent provided by federal policies and regulations.
- Continue to identify clean or remediated portions of the installation excess properties and prioritize restoration and cleanup activities. Recycle solid waste and debris where practicable.
- Continue with remediation actions as prioritized by the Army.
- Maintain necessary natural and cultural resources management measures, including continued close coordination with other agencies.
- Actively support the leasing of property over the interim period between closure and redevelopment, where environmental restoration efforts permit, to provide for job creation, habitation and maintenance of structures, and rapid reuse of the installation.

No Action Alternative. Under the no action alternative, the Army would continue operations at Fort McPherson at levels similar to those occurring prior to the 2005 BRAC Commission's recommendations for closure. This continuation of operations would include the continuation of the Army's obligations as steward of environmental and cultural resources, as required by federal laws, policies and executive orders. Thus, no changes to existing effects would occur relative to continuation of the Army's mission relative to conditions in November 2005.

Implementation of this alternative is not possible, however, because the BRAC closure recommendations have the force of law. Nonetheless, inclusion of the "no action" alternative is prescribed by CEQ Regulations implementing NEPA, and serves as a benchmark or baseline against which the environmental impacts associated with the proposed action and alternatives can be evaluated. Therefore, the "no action" alternative is evaluated in this EIS.

Reuse Scenarios. Under the HIR, MHIR, and MIR scenarios, non-Army entities would assume reuse planning and execution of redevelopment actions. Measures to reduce or avoid impacts associated with intensity-based reuse scenarios, including specific mitigation measures, are not the responsibility of the Army but are the responsibility of those who are redeveloping the property. As shown in Table ES-1, significant adverse effects for transportation and significant adverse cumulative effects for air quality and land use as well as potential future water quality concerns have been identified to result from redevelopment of Fort McPherson. In accordance with CERCLA Section 120(h), the Army will impose deed notifications and restrictions and compliance with federal, state, and local regulations and policies in the transfer documents. Other than CERCLA Section 120(h) notifications, no specific mitigation actions are required of the Army to reduce adverse effects below levels of significance. Deed notices and management for reducing adverse effects from reuse are outlined in Section 4.15, Mitigation and Recommendations for Planning and Management.

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PURPOSE, NEED, AND SCOPE

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1.0 PURPOSE, NEED, AND SCOPE

1.1 INTRODUCTION

The United States (US) continues to develop its defense force structure in order to meet national military strategy objectives. Two defense realignment laws, Public Law (Pub. Law) 100-526, 1988 and Pub. Law 101-510, 1990, mandated closure, consolidation, and realignment of unspecified defense installations. These laws, known as the Base Realignment and Closure (BRAC) Act of 1988 and the Defense Base Closure and Realignment Act of 1990 (Base Closure Act), are intended "to provide a fair process meant to result in timely closure and realignment of military installations" [Section 2901(b) Pub. Law 100-510]. The National Defense Authorization Act for Fiscal Year 2002 (Pub. Law 107-107) amended the Base Closure Act in 2005 by authorizing another round of realignments and closures. As amended, the 1990 BRAC law specifies procedures for identifying the affected installations and bases and prescribes schedules for implementing the closure and realignment actions.

Recommendations of the Defense Base Closure and Realignment Commission (the BRAC Commission or DBCRC) made on September 8, 2005, and in conformity with the provisions of the Base Closure Act, as amended, included the closure of Fort McPherson, Georgia. In the absence of Congressional disapproval, the BRAC Commission's recommendations became binding on November 9, 2005. In its 2005 report to the President (DBCRC 2005), the BRAC Commission recommended the following specific actions related to Fort McPherson:

- Close Fort McPherson, Georgia.
- Relocate the Headquarters US Army Forces Command (FORSCOM), and the Headquarters US Army Reserve Command (USARC) to Pope Air Force Base (AFB), North Carolina.
- Relocate the Headquarters Third US Army (Third Army) to Shaw AFB, South Carolina.
- Relocate the Installation Management Command Southeast Region Headquarters and the US Army Network Enterprise Technology Command (NETCOM) Southeastern Region Headquarters to Fort Eustis, Virginia.
- Relocate the Army Contracting Agency (ACA) Southern Region Headquarters to Fort Sam Houston, Texas.

Pursuant to the BRAC Commission recommendation, Fort McPherson will be closed and the existing tenant organizations will be relocated. Following transfer of operations from the base, the Department of the Army (Army) proposes to dispose of its real property interests at Fort McPherson and to transfer ownership to new owners. The disposal and reuse of approximately 487 acres at Fort McPherson is the proposed action and is more fully described in Section 2.0, Description of the Proposed Action.



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Fort McPherson will be closed according to applicable laws, regulations, and national policy. Pursuant to the National Environmental Policy Act of 1969 (NEPA) and its implementing regulations, the Army has prepared this Environmental Impact Statement (EIS) to evaluate the environmental and socioeconomic impacts of the disposal and reasonably foreseeable reuse of the federal property.

1.2 PURPOSE AND NEED

The purpose of the proposed action is to carry out the BRAC Commission's recommendations addressing Fort McPherson and to comply with BRAC law. The need for the proposed action is to improve the ability of the nation to respond rapidly to the challenges of the 21st Century. The Army is addressing this need through facilitation of the ongoing transformation of the US Armed Forces, implementation of global force repositioning, and restructuring of important support functions to capitalize on advances in technology and business practices, including sustainable practices in installation planning.

To carry out its mission of providing necessary forces and capabilities to the Combatant Commanders in support of National Security and Defense Strategies, the Army must adapt to changing world conditions and improve its capabilities to respond to a variety of circumstances across the full spectrum of military operations. The current BRAC initiative addresses these requirements.

1.3 SCOPE

This EIS has been developed in accordance with NEPA and associated implementing regulations issued by the Council on Environmental Quality (CEQ) (40 Code of Federal Regulations [CFR] 1500–1508) and the Army (32 CFR Part 651). Its purpose is to inform decision-makers and the public of the likely environmental consequences of the proposed action and alternatives. This EIS identifies, documents, and evaluates the potential environmental effects of federal property disposal and reasonably foreseeable future uses of Fort McPherson, Fulton County, Georgia.

The Base Closure Act specifies that NEPA does not apply to actions of the President, the Commission, or Department of Defense (DoD) except in the following cases: “(i) during the process of property disposal”, and “(ii) during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected but before the functions are relocated.”¹

1. Public Law 101-510, Sec. 2905(c)(2)(A). The Base Closure Act further specifies in Section 2905(c)(2)(B) that in applying the provisions of NEPA to the process, the Secretary of Defense and the secretaries of the military departments concerned do not have to consider (i) the need for closing or realigning the military installation which has been recommended for closure or realignment by the Commission, (ii) the need for transferring functions to any military installation, or (iii) military installations alternative to those recommended or selected.



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The BRAC Commission's deliberations and decision as well as the need for closing or realigning a military installation are also exempt from NEPA.² Accordingly, this EIS does not address the need for closure or realignment. NEPA does, however, apply to disposal of excess federal property as a primary Army action and the reuse as a secondary action resulting from disposal. As such, those actions are addressed in this document.

The Army has determined that actions resulting from the disposal and reuse of Fort McPherson have the potential to result in significant environmental impacts, thereby triggering the need for an EIS rather than an Environmental Assessment (EA). Resource areas evaluated in this EIS for the potential to be significantly impacted by the proposed action include land use, aesthetic and visual, resources, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socioeconomics, transportation, utilities, and hazardous/toxic substances.

The alternatives considered in this EIS include early transfer and traditional disposal alternatives, the caretaker status alternative, and the no action alternative. Three reuse scenarios, based on High (HIR), Medium-High (MHIR), and Medium (MIR) intensity reuses, are evaluated as secondary actions of disposal. These reuse scenarios encompass the McPherson Planning Local Redevelopment Authority's (MPLRA) reuse plan (Reuse Plan) as well as higher and lower levels of redevelopment. The proposed primary and secondary actions are described in greater detail in Section 2.0, Description of the Proposed Action. The disposal and reuse alternatives and scenarios and the rationale for their selection are further described in Section 3.0, Alternatives.

An interdisciplinary team of environmental scientists, biologists, planners, economists, engineers, archaeologists, historians, and military technicians performed the impact analysis. The team identified the affected resources and topical areas, analyzed the proposed action against the existing conditions, and determined the relevant beneficial and adverse effects associated with the action. Section 4.0, Affected Environment and Consequences, describes the baseline conditions of the affected resources and other areas of special interest at Fort McPherson as of November 2005, when the BRAC Commission's recommendations became binding. The environmental consequences of disposal and reuse are also described in Section 4.0.

Other actions included in the closing of Fort McPherson are: relocating the tenant organizations to Fort Sam Houston, Fort Eustis, Pope AFB, and Shaw AFB. These relocations are not addressed in this EIS, but are being addressed in various NEPA environmental documents for those locations.

1.4 PUBLIC INVOLVEMENT

1.4.1 NEPA Public Involvement Process

The Army invites full public participation in the NEPA process to promote open communication and better decision making. All persons and organizations that have a potential interest in the proposed action, including minority, low-income, disadvantaged, and Native American groups, are invited to participate in the NEPA environmental analysis process.

2. Public Law 101-510, Sec. 2905(c)(2).



PURPOSE, NEED, AND SCOPE

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Public comments are welcomed throughout the process. Formal opportunities for public participation following the Army's publication of a Notice of Intent (NOI) to prepare an EIS include submission of comments on the scope of the environmental evaluation, review of the draft EIS, presentation of comments at a public meeting, held during the draft EIS review period, and review of the final EIS before initiation of the proposed action. Each of these steps in the process is briefly discussed below. A separate public involvement process, applicable to contaminated site remediation, is also discussed.

1.4.2 Notice of Intent (NOI)

The NOI is the first formal step in the NEPA public involvement process. It notifies the public that an EIS will be prepared. The agency proposing the action publishes the notice in the *Federal Register* prior to the start of the scoping process. The NOI includes a description of the proposed action and gives the name and address of an agency contact person. An NOI announcing the Army's intent to prepare an EIS for the disposal and reuse of Fort McPherson was published in the *Federal Register* on November 19, 2007 (Appendix G).

1.4.3 Scoping Process

The purpose of scoping is to solicit public and agency comment on issues or concerns that should be addressed in the EIS. It is designed to involve the public early in the EIS process. Public comments are solicited through mailings, media advertisements, and both agency and public scoping meetings. Although informal comments are welcome at any time throughout the process, the scoping period and the scoping meeting provide formal opportunities for public participation in and comment on the environmental impact analysis process.

Both an Elected Officials Briefing and a Public Participation EIS Scoping Meeting were held on December 6, 2007. Individual invitations from the Garrison Commander of Fort McPherson were issued on November 21, 2007, to all of the elected officials serving the area surrounding Fort McPherson. Notices concerning the public meeting were also sent to a distribution list including public agencies, organizations, and individuals. All persons and organizations thought to have a potential interest, including minority, disadvantaged, and Native American groups, were identified. The mailing identified a contact person at the installation for further information, as well as a mailing address, email address, and fax number by which comments could be sent by December 21, 2007. In addition, a paid advertisement announcing the scoping meeting was published in each of the primary newspapers serving the Fort McPherson vicinity, including the Atlanta Journal-Constitution and the Daily Report on November 28, 2007, and the Clayton Daily News, the Sentinel, and the South Fulton Neighbor on December 4, 2007. The advertisements contained a description of the meeting's purpose and location. All interested parties were encouraged to attend, including tribes, federal, state, and local agencies, and the public.

The Elected Officials Briefing was held at the Carolina/Tennessee Room of the Fort McPherson Commons facility from 12:00 PM until 1:30 PM on December 6, 2007. The meeting attendance was light, with a representative of the Georgia Governor's office and two representatives of the Georgia Environmental Protection Division (GA EPD) comprising the attendees. No concerns were stated by these attendees and no comments were received.



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The Public Participation EIS Scoping Meeting was held on December 6, 2007, at the Jefferson Park Recreation Center in East Point, Georgia. This location was selected for its proximity to Fort McPherson and familiarity to the surrounding community. The meeting was held from 7:00 PM until 8:45 PM to allow participation by the public after normal school and work hours with minimum impact to family schedules.

The only attendee at the Public Scoping Meeting was an office representative of Atlanta City Councilmember Joyce Sheperd. Councilmember Sheperd subsequently provided a comment letter, expressing her concern that the notifications published in local newspapers were not sufficient in obtaining public participation in the meeting. No comments were received regarding the scope of the EIS analysis.

1.4.4 Public Review of Draft EIS

A Notice of Availability (NOA) of the draft EIS was published in the *Federal Register* on October 10, 2008. A news release was distributed on October 10, 2008 to each of the primary newspapers serving the Fort McPherson vicinity, including the Atlanta Journal and Constitution, the Clayton Daily News, the Sentinel, and the South Fulton Neighbor. In addition, 111 individual invitations from the Commanding Officer of Fort McPherson were issued to various interested parties, including federal and state agencies, local interest groups, American Indian tribal representatives, local elected officials, media contacts, and local information repositories. These invitations were sent on October 28, 2008, and also contained information detailing the locations in which the Draft EIS had been made available for review. A copy of the invitation letter and the invitation mailing list is provided in Appendix G. Copies of the draft EIS were sent to offices and individuals on the distribution list as well as to individuals who requested copies in response to the NOA. Names on the list were compiled from a variety of sources, including sources at the installation. All persons, agencies, and organizations thought to have a potential interest in the Army's action were included. In addition, copies of the draft EIS were provided to the main public libraries in the vicinity of Fort McPherson, including: the Fort McPherson Library; the East Point Branch Library in East Point; and the Atlanta Central Library, the Adams Park Branch, the Carver Homes Branch, the Stewart-Lakewood Branch Library, and the West End Branch Library, in Atlanta.

Agencies, organizations, and individuals were invited to review and comment on the analysis results and on other aspects of the EIS process for a period of 71 days. Comments were requested to be sent to the US Army, Fort McPherson, Georgia by December 19, 2008. Details are provided in the NOA (Appendix G).

1.4.5 Public Meeting

The Army conducted a public meeting on the evening of December 4, 2008 at the Commons on Fort McPherson to solicit comments concerning the adequacy of the draft EIS and the merits of the alternatives analyzed. This meeting was announced through public notices, printed in each of the major newspapers serving the surrounding community including the Atlanta Journal and Constitution, the Clayton Daily News, the Sentinel, the South Fulton Neighbor and the Daily Report, which serves the Atlanta legal community. The announcements contained a description of the meeting purpose, location, and encouraged all interested parties to attend, including tribes, federal, state, and local agencies, and the



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public. These announcements were coordinated immediately following the Federal Register printing of the NOA. Due to the timing of the Federal Register NOA release combined with the lead time required to have an announcement run in the papers and the varying circulation schedule for some of the papers, the paid announcements were published on October 23, 2008 (Daily Report), October 26, 2008 (Atlanta Journal-Constitution), October 29, 2008 (Sentinel, South Fulton Neighbor), and on October 31, 2008 (Clayton Daily News, Atlanta Business Chronicle).

At the public meeting, welcoming remarks were provided by Mr. Glynn Ryan, followed by Fort McPherson Garrison Commander Colonel Deborah Grays. Mr. Win Seyle of the USACE Mobile District then provided a brief explanation of the BRAC NEPA process and the purpose of the meeting. Mr. Victor Bonilla then gave a summary of project actions to date, as well as discussed where the project was in the BRAC NEPA process. Next, Mr. Jean Paul Pentecoteau provided a brief discussion of the cultural resources at Fort McPherson, followed by a natural resources discussion led by Mr. Owen Nuttall, chief of the Garrison Environmental Office. Ms. Elizabeth Copley then provided an explanation of the approach for preparation of the Draft EIS, briefly touching on each resource area discussed in the Draft EIS. Following, Mr. Jack Sprott of the Local Redevelopment Authority provided an in-depth explanation of the Fort McPherson re-use plan and the property transfer process. Upon conclusion of Mr. Sprott's discussion, the floor was opened for a questions and answer session. Appendix G includes the agenda, other meeting materials, a list of attendees at the public meeting, and a transcript of the public meeting.

Several participants engaged the speakers during the question and answer session. A detailed summary of these discussions is provided in the Public Meeting Transcript, located in Appendix G. The Army's responses to oral comments received at the public meeting are included in the Comments and Responses matrix provided in Appendix G.

1.4.6 Final EIS

The Army considered all comments, both individually and collectively, that were provided by the public and agencies on the draft EIS. The final EIS incorporates changes suggested by persons submitting comments on the draft EIS, as appropriate, and contains responses to all comments received during the review period. All written comments on the Draft EIS are provided in Appendix G, along with the Army's responses.

An NOA for the final EIS has been published in the *Federal Register* and display ads announcing the document's availability will also be published in the Atlanta Journal-Constitution, the Daily Report, the Clayton Daily News, the Sentinel, the South Fulton Neighbor, and the Atlanta Business Chronicle. Copies of the final EIS will be mailed to all offices and individuals who receive the draft EIS and to those who request copies. Additional copies of the final EIS will also be placed in the main public libraries in the vicinity of Fort McPherson.

Following announcement of the availability of the final EIS, there is a 30-day waiting period. At the end of this period, the Army will prepare a Record of Decision (ROD). Once the ROD is signed, the Army may initiate the action to dispose of the property.

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1.5 FRAMEWORK FOR DISPOSAL

Numerous factors contribute to Army decisions relating to closure and disposal of installation property at Fort McPherson. The Base Closure Act triggers action under several other federal statutes and regulations. In addition, the Army must adhere to specific rules and procedures pertaining to the transfer of federal property as well as executive branch policies. Practical concerns, such as identifying base assets to allow for closure and disposal in a manner most consistent with statutory and regulatory guidance, also apply. These factors are further discussed below.

1.5.1 BRAC Procedural Requirements

Statutory Provisions. Real property disposal in BRAC is governed by the Base Closure Act. This Act is implemented by the Federal Management Regulations at Title 41 of CFR, Subpart 102-75 (Real Property Disposal). The closure and disposal process is also governed by regulations issued by DoD to implement BRAC law, including 32 CFR Part 174 (Revitalizing Base Closure Communities) and 32 CFR Part 176 (Revitalizing Base Closure Communities – Base Closure Community Assistance).

Screening Process. Fort McPherson has been determined to be excess to the Army's needs and recommended for closure and is, therefore, subject to specific procedures to identify potential subsequent public sector users. This process and its results to date are discussed in Section 2.3.4, Real Estate Disposal Process.

The President's Program to Revitalize Base Closure Communities. In July 1993, President Clinton announced a program to revitalize Base Closure Communities. DoD implemented this program through regulations set forth at 32 CFR Part 174. This regulation implemented a program to speed the economic recovery of communities near closing military installations, with top priority given to early use of each closing installation's most valuable assets. A principal goal of the initiative is to provide for rapid redevelopment and creation of new jobs. The community revitalization plan is focused on:

- Job-centered property disposal that puts local economic redevelopment first;
- Fast-track environmental cleanup that removes delays while protecting human health and the environment;³
- Appointment of transition coordinators at installations slated for closure;
- Easy access to transition and redevelopment help for workers and communities; and
- Larger economic development planning grants to base closure communities.

The Army is fully committed to this program. A BRAC Environmental Coordinator (BEC) and a Base Transition Coordinator (BTC) have been appointed for the Fort McPherson property and the Army has taken an active role in providing assistance to local officials in the community.

3. Fast-track cleanup per the President's Program to Revitalize Base Closure Communities is no longer being exercised by the Army.



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The Base Closure Communities Assistance Act. Congress enacted the Base Closure Communities Assistance Act (contained in Title XXIX, Pub. Law 103-160) which, as amended, provides legal authority to grant conveyances of real and personal property to a local redevelopment authority (LRA). In the case of Fort McPherson, the MPLRA has been recognized as the LRA by the DoD. Specifically, this Act created a new federal property mechanism, the economic development conveyance (EDC). An EDC can help induce a market for the property and thereby enhance economic recovery and generate jobs. The Army is required to seek fair market value consideration from the EDC of property on installations that were approved for closure or realignment after January 1, 2005. Some flexibility is given to the military departments and the communities to negotiate the terms and conditions of the EDC. A detailed application, including the LRA's approved Reuse Plan, serves as the basis for determining an LRA's eligibility for an EDC. It is anticipated that the LRA will apply for an EDC for a portion of the property but has not yet done so. The DoD's regulations implementing this Act appear in 32 CFR Parts 174 and 176. The EDC is further described in Section 2.3.4, Real Estate Disposal Process.

1.5.2 Relevant Statutes and Executive Orders

A decision on how to proceed with the proposed action rests on numerous factors such as mission requirements, schedule, availability of funding, and environmental considerations. In addressing environmental considerations, the Army is guided by several relevant statutes (and their implementing regulations) and Executive Orders (E.O.) that establish standards and provide guidance on environmental and natural resources management and planning. These include, but are not limited to, the Clean Air Act (CAA), Clean Water Act (CWA), Coastal Zone Management Act (CZMA), Noise Control Act (NCA), Endangered Species Act, National Historic Preservation Act (NHPA), Archaeological Resources Protection Act, Resource Conservation and Recovery Act (RCRA), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Community Environmental Response Facilitation Act (CERFA), Toxic Substances Control Act, Farmland Protection Policy Act (FPPA), E.O. 11988 (Floodplain Management), E.O. 11990 (Protection of Wetlands), E.O. 12088 (Federal Compliance with Pollution Control Standards), E.O. 12898 (Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations), and E.O. 13045 (Protection of Children from Environmental Health Risks and Safety Risks). Key provisions of these statutes and E.O.s are described in more detail, as needed, in the text of this EIS.

1.5.3 Other Reuse Regulations and Guidance

The DoD's Office of Economic Adjustment (OEA) published its *Community Guide to Base Reuse* in May 1995. The guide describes the base closure and reuse processes that have been designed to help with local economic recovery and summarize the many assistance programs administered by DoD and other agencies. More recent DoD guidebooks on the BRAC process include *Base Redevelopment Planning for BRAC Sites* (US DoD 2006b) and *Responding to Change: Communities and BRAC* (US DoD 2005). In 2006, DoD published its *DoD Base Redevelopment and Realignment Manual* (DoD 4165.66-M) to serve as a handbook for the successful implementation of base reuse planning at closing installations (US DoD 2006a).

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2.0 DESCRIPTION OF THE PROPOSED ACTION

2.1 INTRODUCTION

The proposed action is to dispose of the surplus property at Fort McPherson (primary action) made available by closure mandated by the BRAC Commission and subsequent reuse of installation land and infrastructure by others (secondary action).

The Secretary of Defense's justifications for the BRAC recommendation at Fort McPherson, from Volume I of the Department of BRAC Commission's BRAC Report (DBCRC 2005), are as follows:

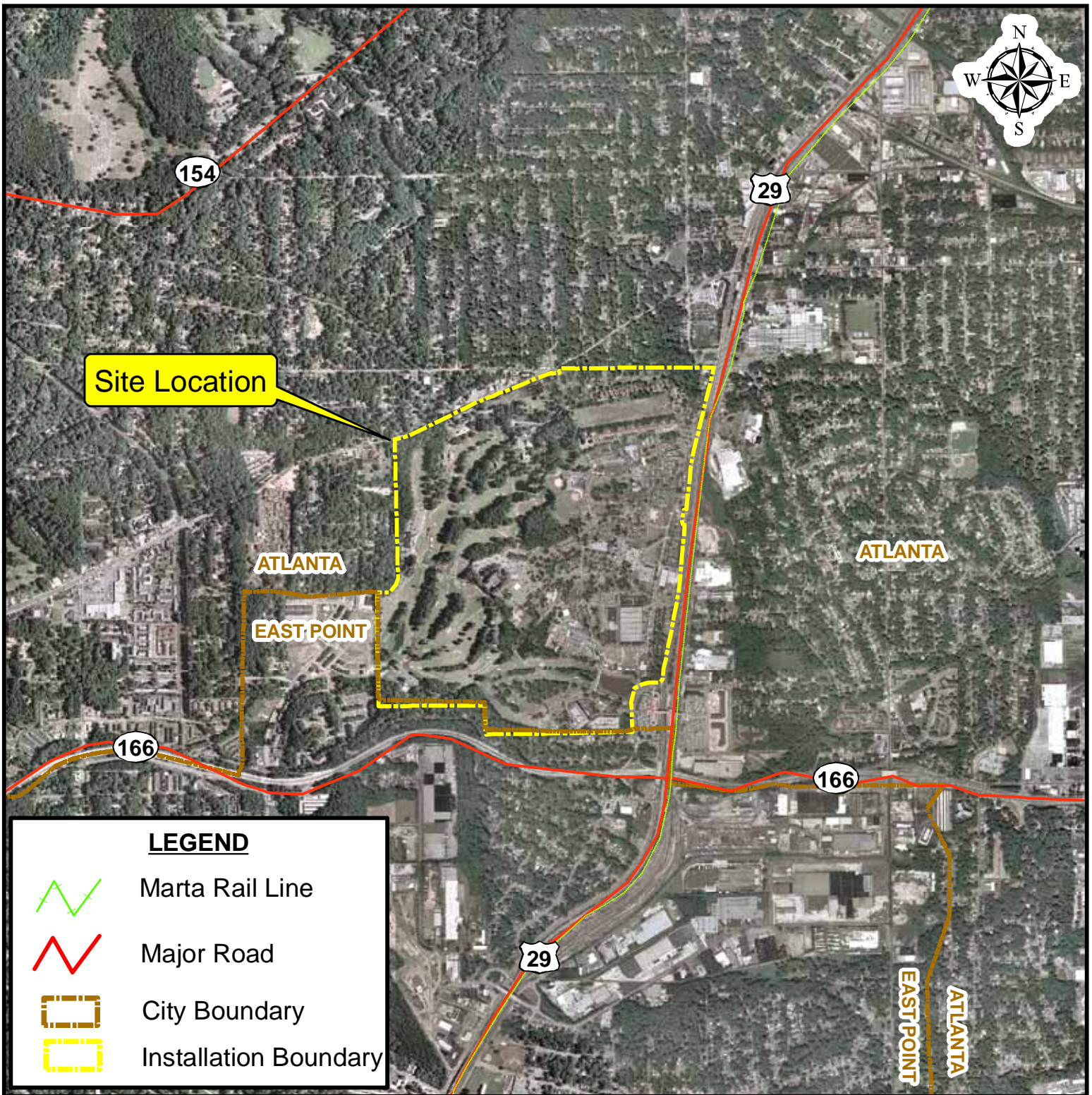
"This recommendation closes Fort McPherson, an administrative installation, and moves the tenant headquarters organizations to Fort Sam Houston, Fort Eustis, Pope AFB, and Shaw AFB. It enhances the Army's military value, is consistent with the Army's Force Structure Plan, and maintains adequate surge capabilities to address unforeseen future requirements. This closure allows the Army to employ excess capacities at installations that can accomplish more than administrative missions. The organization relocations in this recommendation also create multifunctional, multi-component, and multi-service installations that provide a better level of service at a reduced cost.

The recommended relocations also retain or enhance vital linkages between the relocating organizations and other headquarters activities. FORSCOM Headquarters (HQ) is relocated to Pope AFB where it will be co-located with a large concentration of operational forces. The USARC HQ has a mission relationship with FORSCOM that is enhanced by leaving the two co-located. Third US Army (Third Army) is relocated to Shaw AFB where it will be co-located with the Air Force component command of CENTCOM. The IMA and NETCOM HQs are moved to Fort Eustis because of recommendations to consolidate the Northeastern and Southeastern regions of these two commands into one Eastern Region at Fort Eustis. The ACA Southern Region HQ is moved to Fort Sam Houston where it is recommended to consolidate with the ACA Southern Hemisphere Region HQ, and where it will co-locate with other Army service providing organizations."





The BRAC Commission approved the recommendation.

Fort McPherson was established in 1889. Over the years it has served as a major recruiting and training center, a prisoner of war camp, a separation center, and the home of a major military hospital. Its primary role currently is as an administrative, strategic planning, and command center. It serves as headquarters for FORSCOM, the Third Army/US Army Forces Central Command, and the USARC. Fort McPherson also houses a number of other tenant organizations.

Fort McPherson encompasses 487 acres approximately 4 miles southwest of downtown Atlanta and 7 miles northwest of Hartsfield-Jackson Atlanta International Airport (Figure 2.1-1). The base has approximately 2.3 million square feet of building space including 102 family units. The base includes an 18-hole golf course which takes up a large portion of the property (approximately 200 acres).



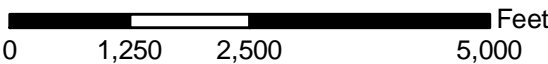
LEGEND

-  Marta Rail Line
-  Major Road
-  City Boundary
-  Installation Boundary



SITE LOCATION MAP

Fort McPherson, Atlanta, Georgia



 Scale: 1:24,000

Project Number: 9000-409-100

Aerial Photography
 Projection: UTM Zone 16N,
 WGS 1984 (Meters)
 Source: USDA

Figure 2.1-1

Date: June 2008




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A summary of existing land use at Fort McPherson is presented in Table 2.1-1. The areas surrounding Fort McPherson are predominantly residential to the south and west, a mixture of commercial and industrial to the east, and a mixture of commercial and residential to the north.

Table 2.1-1 Existing Land Use at Fort McPherson, Georgia

Land Use	Acres
Maintenance	12.7
Industrial	7.1
Supply/Storage	5.1
Administration	71.1
Training/Ranges	3.15
Unaccompanied Housing	13.1
Transient Housing	7.1
Family Housing	38.15
Community Facilities	50.75
Medical	12.75
Outdoor Recreation	205.45
Restricted Development*	60.55
Total	487
Source: Fort McPherson Real Property Master Plan 1998; updated per V. Bonilla 2008.	

* **Restricted Development** - Designation includes parcels with limited development potential due to physical characteristics (e.g., soil properties, steep slopes) or unsuitable configuration for development, environmental constraints, manmade constraints, designation as low-intensity open space, ordnance or range safety, remediation site, or reserved for future land use (USACE 1997).

2.2 PROPOSAL IMPLEMENTATION

2.2.1 Army Disposal Action

The Army must implement the BRAC recommendations for the closure of Fort McPherson. The Base Closure Act, Pub. Law 101-510, mandates the initiation of closures and realignments no later than two years after the President transmits the recommendation to the Congress (i.e., September 15, 2005); and closures no later than six years after the President transmits the recommendation to the Congress (i.e., September 15, 2011). The proposed action for this EIS is the disposal and reuse of 487 acres of surplus federal property (i.e., Fort McPherson).



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2.2.2 Community Reuse

The DoD recognized the MPLRA as the LRA for the reuse planning associated with Fort McPherson. The MPLRA is an appointed agency, with a Board of Directors, that will handle the Fort McPherson planning oversight and coordination. The purpose of the MPLRA has been to investigate the needs of the local communities, plan the reuse and economic development of the real estate, and to serve as the sole point of contact regarding base reuse planning with the DoD. The MPLRA has kept the public, local residents and businesses, government officials and agencies, and interest groups, informed about LRA meetings and issues through an open-access dedicated website (www.mcpersonredevelopment.com).

During the first phase of the planning effort, the MPLRA established, through a series of public meetings and stakeholder interviews, the vision and guiding principles for the redevelopment of Fort McPherson. The vision of the MPLRA is “to transform Fort McPherson and the surrounding neighborhoods into a nationally acclaimed, world class thriving community, where people work live, learn, and play” (MPLRA 2007). The MPLRA’s guiding principles are that the redevelopment plan will:

- Be guided by market realities and adaptable to changing conditions;
- Target knowledge-based industries;
- Generate a variety of jobs and mixed-income neighborhoods;
- Economically uplift surrounding communities and the region, enabling existing residents to benefit from the growth;
- Enhance community services and promote lifelong learning;
- Be developed through collaborative processes;
- Honor the history of the site;
- Promote sound environmental and energy-efficient concepts;
- Promote green space; and
- Coordinate closely with other regional developments to complement rather than compete.

The second phase of the MPLRA’s planning process included extensive public outreach and participation and resulted in a comprehensive Land Use Plan released in September 2007. Additional information regarding this Reuse Plan (i.e., the Fort McPherson Outreach and Land Use Plan) is included in Section 3.3, Reuse Alternatives.

In May 2008, Georgia Governor Sonny Perdue signed into law a bill creating the McPherson Implementing Local Redevelopment Authority (MILRA)⁴ as successor to the MPLRA and the new implementation authority for the redevelopment of Fort McPherson. The new organization will move the redevelopment project from the planning stage to the implementation stage.

4. Throughout this EIS, the term LRA refers to the MPLRA for planning and the MILRA for implementation.



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The MILRA will have the overall responsibility for implementing the Reuse Plan for Fort McPherson and will also have the power to receive, purchase, lease, or otherwise acquire land from the federal government and to develop all projects. Additionally, the new organization will have the ability to borrow money, issue revenue bonds, and perform other actions that the MPLRA was not empowered to perform.

2.2.3 Implementation

The BRAC process of property reuse and disposal includes a number of predisposal and disposal activities that allow for subsequent reuse development. Predisposal activities may include but are not limited to NEPA compliance, Section 106 coordination in accordance with the NHPA, property inventories and title reviews, completion of CERCLA contaminated site cleanup (unless early transfer is negotiated), interim uses, and maintenance of vacated facilities until disposal. In transferring or conveying federally-owned property at Fort McPherson, the Army would identify encumbrances consistent with requirements of law, agency negotiation, and protection of human health and the environment. Section 3.2.3, Encumbrances Applicable to Either Disposal Alternative, provides details on the encumbrances expected to exist at the time of transfer.

The timeline estimated for the BRAC process at Fort McPherson is as follows:

- November 9, 2005, the deadline for Congress to disapprove the 2005 BRAC recommendations, including provisions mandating the closure of Fort McPherson;
- December 7, 2005, the MPLRA was recognized as the LRA for Fort McPherson by the OEA;
- September 22, 2007, the MPLRA's Final Draft Outreach and Land Use Plan was released;
- November 19, 2007, US Army published in the Federal Register the NOI to prepare an EIS for the disposal and reuse of Fort McPherson;
- December 6, 2007, Elected Officials Briefing and Public Scoping Meetings were held;
- May 2008, the Governor signed into law legislation creating the MILRA as the implementing agency for reuse of Fort McPherson;
- October 2008, the US Army released and distributed the draft EIS for public review;
- December 2008, a Public Meeting was held for review of the draft EIS;
- December 2010, the US Army plans to release and distribute the final EIS;
- March 2011, the US Army anticipates signing the ROD; and
- September 15, 2011, BRAC 2005 actions are to be completed, US Army to cease active operations at Fort McPherson.

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2.3 DISPOSAL PROCESS

2.3.1 Maintenance of Property until Disposal

Prior to disposal, the Army may find it necessary to maintain Fort McPherson for an undetermined period. The Army would employ two levels of maintenance if disposal of BRAC properties were delayed.

Initial Maintenance. From the time of operational closure until conveyance of the property, the Army would preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment. In consultation with the MILRA and consistent with available funding, the Army would determine required levels of maintenance of facilities and equipment for an initial period following operational closure. The levels of maintenance during this initial period would not exceed maintenance standards in effect before approval of the closure decision. Maintenance would not include any property improvements such as construction, alteration, or demolition. In an appropriate case, however, demolition could occur if required for health, safety, or environmental reasons, or if it were economically justified in lieu of continued maintenance.

Long-Term Maintenance. If the property were not transferred in a timely manner, the Army would reduce maintenance levels to the minimum level for surplus government property required by 41 CFR 102-75.945, 41 CFR 102-75.965, and Army Regulation 420-1 (*Army Facilities Management*). Long-term maintenance would not be focused on keeping the facilities in a state of repair to permit rapid reuse. Rather, maintenance during this period would consist of minimal activities intended primarily to ensure security and to avoid deterioration. The Army would notify the MILRA of any intended change in an established initial maintenance for a facility, or part thereof, if such a change becomes necessary. This notice would occur prior to the reduction in maintenance level and give the LRA a reasonable period of time in which to submit comments on the proposed reduction. The reduced level of maintenance would continue indefinitely until disposal. Activities that would occur during this maintenance period are identified in Section 3.2, Disposal Alternatives.

2.3.2 Cleanup of Contaminated Sites

In preparing to dispose of the Fort McPherson property, the Army will follow the provisions of Section 120(h)(3) of CERCLA. These provisions require a covenant warranting that all remedial action necessary to protect human health and the environment with respect to contaminants remaining on the property has been taken before the date of transfer. All such remedial action is considered to have been taken if the construction and installation of an approved remedial design has been completed and the remedy has been demonstrated to the Administrator of the United States Environmental Protection Agency (US EPA) to be operating properly and successfully.

Under CERFA, federal agencies are required to expeditiously identify real property that offers the greatest opportunity for immediate reuse and redevelopment. CERFA does not mandate that the Army transfer real property identified as available; rather, it is the first step in satisfying the objective of identifying real property where no CERCLA-regulated hazardous substances or petroleum products were disposed of or released. To this extent, the Army's final Environmental



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Condition of Property (ECP) report (US Army 2007a) identifies areas at Fort McPherson where release of hazardous substances or petroleum products or their derivatives has occurred. The ECP report also identifies non-CERCLA related environmental or safety issues (e.g., asbestos-containing materials [ACM], lead-based paint [LBP], radon, low level radiological materials, and munitions and explosives of concern [MEC]) that would limit or preclude the transfer of property for unrestricted use; completed or ongoing removal or remedial actions taken; and possible sources of contamination on adjacent properties that could migrate to the Fort McPherson real property. The ECP report further serves as a database describing environmental conditions related to remediation issues and is a major source for information in developing a Finding of Suitability to Lease or a Finding of Suitability for Transfer. Findings of the ECP report for Fort McPherson are presented in Section 4.13, Hazardous and Toxic Substances.

2.3.3 Interim Uses

Before disposal, during the period of transition preceding property transfer, the Army may lease surplus property pending final disposition, if it determines that the lease would facilitate state and local economic efforts and not interfere with or delay property disposal (US DoD 2006a). This type of lease allows for the interim use of excess property prior to disposal. Pending, as well as following, issuance of a ROD on the NEPA analysis for disposal and reuse of Fort McPherson, the Army will not make commitments that would significantly affect the quality of the human environment or irreversibly alter the environment in a way that precludes any reasonable alternative for disposal of the property. The Army will consult with the LRA before entering into an interim lease. Interim leases allow limited use of the property and facilities such that no reasonable reuse options would be eliminated or compromised.

2.3.4 Real Estate Disposal Process

Identification of recipients of the property being disposed of at Fort McPherson is governed by expression of interest submitted by potential recipients in response to the Army's Declaration of Excess Property and Determination of Surplus Property (71 FR 26930, May 9, 2006). As a result of the screening process, the installation would be available for transfer or conveyance to and subsequent reuse by the LRA or other entities.

The Army began the screening process by offering its excess property to other DoD agencies and federal agencies for their potential use. That screening process for the property resulted in one request for use of a portion of the property by the US Department of Veterans Affairs (VA). The VA initially requested five buildings (125, 128, 129, 130, and 131) and 5-7 acres of associated land. Building 125 would allow the Atlanta VA Medical Center (VAMC) to address current and projected sizeable space shortfalls for primary care, mental health, diagnostic services and specialty care. Building 131 is projected to provide a 21,000 square foot domiciliary of approximately 60 beds, including a mix of private and semi-private rooms, classrooms, dayrooms/recreation rooms, dining/food preparation area and ADA-compliant bathrooms. Buildings 128, 129, and 130 will be utilized for ancillary services, administration, and storage supporting the clinic and domiciliary as well as relieving existing overcrowding at the Atlanta VAMC. The VA recently increased their request to include additional parking, so footprint now includes approximately 10 acres, and Bldg 132. The VA has provided no intended reuse for Bldg 132 at this time, and it will likely be demolished.



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Both credit unions currently on Fort McPherson, the Associated Credit Union (Bldg 123) and the Fort McPherson Credit Union (Bldg 248), requested to purchase their leased property and improvements and the Army intends to convey this property in accordance with Army guidance.

Consistent with the Federal Property and Administrative Services Act, the Army, in coordination with the MPLRA, sent screening notices to federal agencies that approve or sponsor public benefit conveyances. Pursuant to the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, federal property not subject to reversion that is surplus to the federal government's needs is to be screened through an LRA's soliciting notices of interest from state and local governments, representatives of the homeless, and other interested parties. An LRA's outreach efforts to potential users or recipients of the property include working with the US Department of Housing and Urban Development (HUD) and other federal agencies that sponsor public benefit transfers under the Federal Property and Administrative Services Act.

The MPLRA received 22 notices of interest from nonprofit homeless service providers. These notices of interest were screened and although not yet formally approved by HUD, the MPLRA application includes 286 units on site plus 125 units off-site for a total of 411 units of inclusive community housing serving approximately 662 homeless individuals and families. The homeless provider properties on Fort McPherson include: 1) Traveler's Aid (81 permanent units, 16 transitional units), 2) Traveler's Aid/Samaritan House (support space and transitional housing), 3) Genesis Shelter (70 units), 4) Genesis Shelter (Child Care Center), 5) Saint Joseph's Community Advanced Practice Nurses (Medical Services), 6) Jerusalem House (39 units), and 7) Progressive Redevelopment, Inc. (PRI) (80 units). Homeless provider units will be scattered throughout the residential districts on post, with the exception of 80 PRI units which will be housed in buildings 170 and 171.

Although it is the Army's preference to dispose of property as a single entity, the Army may also dispose of the Fort McPherson property in parcels. After identification of parcels, disposal may occur to meet community objectives related to reuse goals, such as tax revenue generation and job creation. Methods available to the Army for property disposal include EDC, public benefit conveyance (PBC), negotiated sale, competitive sale, exchanges for military construction, conservation conveyance, and conveyance for cost of environmental remediation.

- *Economic Development Conveyance.* The 1994 Defense Authorization Act provides for conveyance of property to an LRA to promote economic development and job creation in the local community. An EDC is not intended to supplant other federal property disposal authorities and cannot be used if the proposed reuse can be accomplished through another authority. The Army is required to seek fair market value consideration for an EDC of property on installations that were approved for closure or realignment after January 1, 2005. To qualify for an EDC, the LRA must submit an application to the Army describing its proposed economic development and job creation program.
- *Public Benefit Conveyance.* State or local governments or other public purpose entities may obtain property when sponsored by a federal agency for uses that would benefit the public such as education, parks and recreation, wildlife conservation, or public health.



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- *Negotiated Sale.* The Army would negotiate the sale of the property to state or local governmental entities at fair market value. Negotiated sales to public bodies can only be conducted if a public benefit, which would not be realized from competitive sale or authorized PBC, will result from the negotiated sale.
- *Competitive Sale.* Sale to the public would occur through either an invitation for bids or an auction.
- *Exchanges for Military Construction.* Section 2869 of Title 10 USC provides an alternative authority for disposal of real property at a closing or realigning installation. This authority allows any real federal property not subject to reversion at such an installation to be exchanged for military construction on that or another location. The Military Department may seek offers of military construction in exchange for real property.
- *Conservation Conveyance.* 10 USC 2694a allows the military to convey property to state or local government agencies, as well as non-profit organizations for the purposes of natural resource conservation purposes. The deed of the property must include a reversion clause in the event that the property is no longer used for conservation purposes.

Conveyance for Cost of Environmental Remediation. Pub. Law 101-510, Section 2905(e) stipulates that the Military Department may convey property to an entity that agrees to undertake the responsibility for all remaining environmental actions on the property, such as environmental cleanup actions. Under this provision, the Military Department would pay the entity the difference between the fair market value of the property and the total remediation costs, if such costs exceed the fair market value. Otherwise, if the environmental costs are below the fair market value of the property, then the entity would pay the Military Department the difference.

ALTERNATIVES

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3.0 ALTERNATIVES

3.1 INTRODUCTION

This section addresses alternatives for and to the Army's primary action of disposal of federal property and the secondary action of property reuse by other entities. Pursuant to the Base Closure Act and the 2005 BRAC Commission's recommendation pertaining to Fort McPherson, continuation of Army operations at Fort McPherson is not feasible. Early transfer (i.e. the preferred alternative) and traditional disposal are evaluated as the primary alternatives in Section 3.2.1 and 3.2.2, respectively. Predisposal activities required for property transfer may include, but are not limited to, NEPA compliance, Section 106 coordination in accordance with the NHPA, property inventories and title reviews, identifying and cleaning up hazardous substance contamination, transfer or termination of environmental permits, caring for vacated facilities, and, as circumstances require, making interim leasing arrangements. Encumbrances on property are reviewed in Section 3.2.3. Additionally, a caretaker status alternative is evaluated in Section 3.2.4 and a no action alternative is evaluated in Section 3.2.5. Three future reuse scenarios, based on high, medium-high, and medium intensity uses, are evaluated as secondary actions of the disposal of Fort McPherson, as described in Section 3.3, Reuse Alternatives.

The Reuse Plan provides a reasonable, foreseeable basis in the development of the Army's reuse scenarios and effects analysis. Taking into consideration both the Reuse Plan and the proposed federal action allows both the community and Army to make informed decisions on reuse issues. The Army will include the Reuse Plan among the range of reuse alternatives considered in this EIS and in its decision regarding disposition of the property.

3.2 DISPOSAL ALTERNATIVES

3.2.1 Early Transfer Alternative

Under this alternative, the Army transfers the property before initiation and/or completion of any or all environmental cleanup. Section 120 (h)(3)(C) of CERCLA (known as the early transfer authority [ETA]) defers the requirement for complete environmental cleanup and allows for early transfer of the property. The ETA provision requires that the Governor approve the deferral request if the property is not listed on the National Priorities List (NPL), as is the case for Fort McPherson, or if on the NPL, approved by the Administrator of the US EPA. The Army's preferred alternative is early transfer disposal, as this alternative would make the property available for redevelopment sooner than under the traditional disposal alternative.

ETA is not an actual conveyance mechanism, just a deferral of the CERCLA covenant based on a finding that:

- The property is suitable for transfer for the use intended by the transferee and the intended use is consistent with protection of human health and the environment;
- The deed or other agreement proposed to govern the transfer between the US and the transferee of the property contains specified assurances;



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- The federal agency requesting deferral has provided notice, by publication in a newspaper of general circulation in the vicinity of the property, of the proposed transfer and of the opportunity for the public to submit, within a period of not less than 30 days after the date of the notice, written comments on the suitability of the property for the transfer; and
- The deferral and the transfer of the property will not substantially delay any necessary response action at the property.

The property could also be transferred to a new owner who agrees to perform all environmental remediation, waste management, and environmental compliance activities that are required for the property under federal and state requirements.

3.2.2 Traditional Disposal Alternative

Under this alternative, the Army would transfer, or dispose, of property once environmental remediation is complete for individual parcels of the installation. Under traditional disposal, if a particular long-term environmental remedy is deemed to be operating properly and approved by EPA, the Army may transfer the land while holding continuing obligations for limited environmental actions, such as continued monitoring, five-year review, and continued operation of remediation systems (such as a groundwater recovery system).

The Army is required under CERCLA to identify uncontaminated property expeditiously. The Army has categorized parcels through the analysis documented in the ECP Report for Fort McPherson as part of the CERFA process. For the purposes of CERFA, uncontaminated property is defined as property on which no hazardous substances and no petroleum products or their derivatives were known to have been released or disposed. Such property would be available for transfer or disposal fairly quickly. For property on which hazardous substances were stored for one year or more, or known to have been released or disposed of, other provisions apply.

If any installation property is contaminated, the Army must be able to certify that appropriate actions required to protect human health and/or the environment have been taken before the traditional disposal can occur. Appropriate actions may include remediation and/or land use restrictions. Transfer of property, not fully remediated, is allowed if a long-term environmental remedy is shown to be operating properly and successfully. Specifically, under traditional disposal, properties are assessed for recognized environmental conditions and classified into one of seven standard environmental categories as per guidelines established in the ASTM 5746-98 Standard Classification of Environmental Conditions of Property Area Types for Defense Base Closure and Realignment Facilities. These Categories include:

- Category 1: no release or disposal of hazardous substances or petroleum products has occurred;
- Category 2: only the release or disposal of petroleum products has occurred;
- Category 3: release, disposal or migration of hazardous substances has occurred, but below levels that require removal/remediation;



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- Category 4: release, disposal or migration of hazardous substances has occurred, but all necessary remedial actions have been taken;
- Category 5: release, disposal or migration of hazardous substances has occurred, removal or remediation actions are underway, but all required actions have not yet been taken;
- Category 6: release, disposal or migration of hazardous substances has occurred, but required response actions have not yet been initiated; and
- Category 7: property is unevaluated or requires additional evaluation.

Specifically, under traditional disposal, properties that have been classified as Categories 1, 2, 3, or 4 would be suitable for transfer (for properties classified as Categories 2 and 3, even though a release of contaminants may have occurred, because of the nature of the release, response or cleanup actions would generally not be required). Over 70 percent of the property is estimated to be suitable for transfer.

For properties currently classified as Category 5, 6, or 7, transfer of property is not allowed under traditional disposal. These properties would need to undergo continued environmental actions until they can be reclassified (such as ensuring that a long-term environmental remedy is shown to be operating properly and successfully and a parcel has been reclassified from Category 5 or 6 to a Category 4). In addition, Category 7 parcels still require evaluation and additional investigation work to determine the nature and extent of the environmental contamination, prior to the initiation of cleanup activities.

Some environmental remedial actions may take a long time to be selected, approved, and implemented. Because of that, there may be a prolonged period under this alternative during which parcels are not available for transfer or disposal.

3.2.3 Encumbrances Applicable to Either Disposal Alternative

The Army's methodology for ensuring environmentally sustainable redevelopment of BRAC disposal property includes identifying natural and man-made resources that must be protected after ownership transfers out of federal control. The Army develops this information from the environmental baseline information early in the NEPA process and provides it to the LRA for consideration in the development of the Reuse Plan. Using this methodology, the Army hopes to promote sustainable redevelopment and protection of valuable resources.

Encumbrances are legal constraints imposed to protect environmental values, to meet requirements of federal law, to implement results from Army negotiations with regulatory agencies, or to address specific Army needs. Encumbrances can also arise as a result of past Army management of real property. For example, the presence of special hazardous materials such as ACMs, LBP, radon, polychlorinated biphenyls (PCBs), and radiological material might require specific handling or management strategies. In most cases, these conditions will not materially and adversely affect redevelopment. Some other types of conditions may be identified to an LRA as potentially limiting redevelopment but not classified as legal encumbrances because they are not within the ability of the Army to control or modify (US Army 2006a).



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The Army's identification and imposition of encumbrances takes into consideration opportunities for the protection and preservation of sensitive environmental resources, as well as the requirements of federal law and specific Army requirements. Consistent with the stewardship principles by which it operates its installations, the Army has a vital interest in perpetuating important resource protections, which in some cases the Army is able to do by use of encumbrances. Identification of encumbrances reflects the Army's objective of returning property to public and private sector use in a manner that will result in continued stewardship of environmental resources, protection of public health and safety, and promotion of Army and reuse interests. For some property transferred, there will be a clause in the deed allowing the United States access to the property to take environmental remedial or corrective action [see 42 USC Section 9620(h)(3)(A)(iii)].

3.2.3.1 Types of Encumbrances

Major categories of encumbrances, outlined below, may be identified on federal properties (US Army 2006):

- *Easements and rights-of-way.* Real estate might be burdened with utility system, other infrastructure-related, roadway, or access easements, existing rights-of-way, and other existing encumbrances (e.g., water rights, mineral rights), which run with the land.
- *Use restrictions.* Activities on property might be limited by existing conditions or in recognition of adjacent land uses. For example, use of a former landfill site would preclude ground disturbance of a clay cap but could permit passive uses such as recreation. The presence of MEC would preclude many uses of a parcel because of the potential safety hazards. In other cases, restrictive covenants could impose or maintain buffer zones between incompatible uses. Use restrictions might also require that transferees of property take certain actions (e.g., remediate ACMs or LBP prior to use of buildings for residential purposes) or refrain from certain actions (e.g., prohibit use of on-site groundwater pending completion of cleanup activities).
- *Habitat and wetlands protection.* The presence of federally listed threatened or endangered species of wildlife, plants, or wetlands might constrain unlimited use of property.
- *Historic building or archaeological site protection.* Negotiated terms of transfer or conveyance might result in requirements for new owners to maintain the status quo of historic buildings or archaeological sites or might impose a requirement for consultation with the State Historic Preservation Office (SHPO) before any actions affecting such resources take place.

Encumbrances generally are not imposed for facets of environmental protection and conservation such as wetlands protection, hazardous waste remediation, and other issues, as these concerns are already regulated by local, state, and/or federal statutes with which compliance is required regardless of property ownership. Furthermore, special easements, rights-of-way, and leases will continue to run with the property under new ownership; thus, specific encumbrances are not necessary.

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3.2.3.2 Encumbrances Identified at Fort McPherson

The specific encumbrances which would be expected to apply at the time of transfer or conveyance of the Fort McPherson property are described below.

Land Use Restrictions. As a component of remedy implementation, the Army may restrict certain types of future land use, impose institutional controls, or take other actions affecting land use to protect human health and the environment. Restrictions such as those on the use of groundwater, provisions against disturbing soils in certain locations [active Installation Restoration Program (IRP) sites], and access controls for certain parcels, would be included in conveyance documents as restrictions on future land use.

Protection of Cultural Resources. A Memorandum of Agreement (MOA) for the Closure and Disposal of Fort McPherson has been executed among the Army, the Georgia State Historic Preservation Officer, and the Advisory Council on Historic Preservation to ensure historic properties are protected. Select future property owners are required to take measures to protect and preserve select eligible cultural resources at Fort McPherson in accordance with terms stipulated in covenants to be attached to the instruments of transfer as agreed in the MOA between the Army, the National Advisory Council on Historic Preservation, and the Georgia SHPO (Appendix E). The remaining historic properties shall receive mitigation for transfer out of federal control without adequate legally enforceable measures to ensure long term protection of the resource as stipulated in the MOA.

In addition, zoning will place restrictions on future owners' ability to modify character-defining elements that qualify the property for the NRHP. The Army considers zoning, which is administered by local authorities, as the preferred method of protecting cultural resources on property transferred from Army control.

Wetlands and Floodplains. In August and September 2000 an environmental consulting firm, on behalf of the Army, conducted field studies at Fort McPherson to delineate stream and wetland areas that are under the jurisdiction of the US Army Corps of Engineers (USACE) (Dial Cordy & Associates 2001). The survey resulted in the identification and mapping of 6.5 acres of jurisdictional open water (lakes and ponds), 0.1 acres of jurisdictional wetlands, and 6,523 linear feet of stream channel. The jurisdictional area delineation was conducted using the methodology promulgated in the 1987 Federal Manual. Project-specific wetland delineations, permitting, and wetlands avoidance and/or mitigation requirements may be necessary prior to redevelopment of specific parcels in consultation with USACE as required under Section 404 of the CWA. In consideration of E.O.s 11988 and 11990, Army property conveyance documents will notify property transferees of their obligations to adhere to applicable restrictions on the property imposed by federal, state, or local floodplain or wetlands regulations.

Threatened and Endangered Species. In August and September 2000 an environmental consulting firm, on behalf of the Army, conducted a threatened and endangered species survey at Fort McPherson to determine the presence or absence of any unusual, rare, threatened, or endangered plant species, as defined by the Georgia Natural Heritage Program (Dial Cordy & Associates 2001). No such species were observed and relatively little suitable or potential habitat was observed for any such species that are known to occur in the area.



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Small Arms Ranges and Munitions and Explosives of Concern. There are 5 small arms ranges listed at Fort McPherson. Potential lead contamination may exist at these range sites due to prior range activities.

DoD established the Military Munitions Response Program (MMRP) to address MEC on current and former military installations where suspected releases occurred prior to September 30, 2002. As described in Section 4.13, two MMRP sites are listed at Fort McPherson, the Georgia Army National Guard (GA ARNG) Rifle Range (approximately 10 acres) and the GA ARNG Target Range (approximately 26 acres). Both ranges were located in the southwest portion of Fort McPherson on what is now the golf course. The GA ARNG Rifle Range, Munitions Site, Skeet Range, and Fort McPherson Range (still active) were established within the footprint of the former GA ARNG Target Range. The GA ARNG Rifle Range was closed in 1952 (Malcolm Pirnie 2002).

Buried MEC may be encountered at Fort McPherson during excavation. Two World War I era artillery shells were uncovered west of the 17th fairway of the Fort McPherson golf course during the installation of a drainage system and during maintenance operations (one in 1985 and one in 1989) (Malcolm Pirnie 2002). No historical evidence exists to suggest that this area was ever used as an artillery range. No official investigations have been conducted to determine the presence or extent of MEC in this area. However, there is evidence suggesting that the discoveries of the artillery shells were isolated incidents and not an indicator of a more widespread presence of unexploded ordnance (UXO) at the installation. This information is discussed further in Section 4.13, Hazardous and Toxic Substances. Although unlikely, the presence of MEC in this or other areas could present a hazard to numerous types of activities, such as construction and some types of landscaping operations. Prior to transfer or conveyance, the Army may establish administrative or other land use controls to ensure safety and protection of human health and the environment.

Asbestos-Containing Material (ACM). According to the ECP Report for Fort McPherson (US Army 2007a), surveys have been conducted for ACM from 1994 to 2002. ACM surveys were conducted in 23 structures; 18 of the 23 were found to have nonfriable asbestos and thirteen of the 23 were found to have friable asbestos. All structures with reported asbestos (except Buildings 46, 184, and 352) have an asbestos operation and maintenance (O&M) plan in place. There are 226 buildings on Fort McPherson that have no documentation of asbestos surveys. Many of these buildings predate 1978, when asbestos was widely used in construction materials. An Asbestos Management Program Plan is in place for Fort McPherson. The Plan indicates that ACM will be managed in place as long as practical, while minimizing environmental releases and human exposure. Appendix F shows the notification the Army would typically provide.

ACM shall be remediated prior to property disposal only if it is of a type and condition that is not in compliance with applicable laws, regulations, and standards, or if it poses a threat to human health at the time of transfer of the property. This remediation should be accomplished by the active Service organization, by the Service disposal agent, or by the transferee under a negotiated requirement of the contract for sale or lease. The remediation discussed above will not be required when the buildings are scheduled for demolition by the transferee; the transfer document prohibits occupation of the buildings prior to the demolition; and the transferee



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assumes responsibility for the management of any ACM in accordance with applicable laws (Office of the Under Secretary of Defense, 31 Oct 94, Subject: Asbestos, Lead-Based Paint and Radon Policies at BRAC Properties). Asbestos surveys are on file within the Environmental Office administrative records (Gissentanna, 2010). These surveys identify buildings with ACMs and the quantity of ACM within the building. Buildings which are demolished following the transfer will need to be supervised by an Accredited Asbestos Inspector. The Army is responsible for notifying the LRA of the ACM located on the property; however, the Army is not responsible for the abatement of the ACM.

Lead-Based Paint. According to the ECP Report for Fort McPherson (US Army 2007a), surface dust sampling surveys have been conducted for 102 residential units at Fort McPherson. Of the 102 units tested, 34 had at least one sample that exceeded the US EPA limits for a lead-dust hazard. No follow-up surveys have been conducted. No documentation of lead dust sampling was found for nine family housing buildings constructed prior to 1978 (Buildings 20, 22, 27, 28, 168, 475, 476, 512, and 525). A LBP Management Plan is in place for Fort McPherson. At present, many of these structures are still occupied. As there have not been documented surveys completed of all of the structures on-site, all structures constructed prior to 1978 should be identified and evaluated to determine whether or not that structure contains LBP and whether or not the surrounding soils have been contaminated by the removal of LBP. Lead surveys are on file within the Environmental Office administrative records (Gissentanna, 2010). These surveys identify buildings with LBP and the quantity of LBP within the building. The Army is responsible for notifying the LRA of the LBP located on the property; however, the Army is not responsible for the abatement of the LBP.

Most facilities and buildings on Fort McPherson were constructed prior to 1978 and are assumed to have LBP. Consistent with the Residential Lead-Based Paint Hazard Reduction Act of 1992 (Pub. Law 102-550), the Army may provide notice in transfer and conveyance documents addressing buildings containing LBP. LBP provisions typically provided by the Army are illustrated in Appendix F.

3.2.4 Caretaker Status Alternative

The caretaker status alternative would arise in the event the Army did not dispose of all or any portions of the available BRAC property whatsoever. The Army would reduce maintenance to levels consistent with federal government standards for excess and surplus properties (i.e., 41 CFR 102-75.945 and 102-75.965) and with Army Regulation 420-70 (Buildings and Structures). This long-term maintenance, or “caretaker status” stage would not be focused on keeping the facilities in a state of repair to facilitate rapid reuse. Rather, maintenance in this permanent condition would consist of minimal activities intended primarily to ensure security, health and safety, and to avoid physical deterioration.

3.2.5 No Action Alternative

Under the no action alternative, the Army would continue operations at Fort McPherson at levels similar to those occurring prior to the BRAC Commission’s recommendation for closure, which became law in November 2005. Implementation of this alternative is not possible, however, because the BRAC closure recommendations have the force of law. Nonetheless, inclusion of the no action alternative is prescribed by CEQ regulations implementing NEPA, and serves as a



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benchmark, or baseline, against which the environmental impacts associated with the proposed action and alternatives can be evaluated, fairly comparing future conditions to conditions when the Fort was fully operational. Therefore, the no action alternative is evaluated in this EIS.

3.3 REUSE ALTERNATIVES

Consistent with Congress's mandate, the Army must relocate its active Army and Army Reserve missions at Fort McPherson no later than September 15, 2011. It is the Army's preference to dispose of property as a single entity. Depending on numerous factors, including information presented in this EIS, disposal might occur as a single event involving transfer of all federal property within the Fort McPherson facility to one or more subsequent owners. Alternatively, disposal might occur over time with multiple transactions involving the same or several new owners. Regardless of the method of disposal, timing, or identity of new owners, reuse of Fort McPherson is reasonably foreseeable. Consistent with statutory requirements, this EIS analyzes the impacts of disposing of the federal property resulting from the closure of Fort McPherson and potential reuse. Reuse of federal property is treated as a secondary action resulting from disposal.

Council on Environmental Quality (CEQ) regulations require evaluation of reasonably foreseeable actions, without limitation on the party conducting them, and evaluation of consequent environmental impacts. Accordingly, reuse of the property is evaluated as an action secondary in time, following the Army's primary action of disposal.

The following subsections discuss the methodology used to define the reuse scenarios to be considered. Because of the speculative and changeable nature of reuse planning, specific activities cannot be precisely identified at this time. The Army considers the MPLRA's redevelopment plan for Fort McPherson to be a reasonable and foreseeable basis for defining the reuse scenarios to be considered and evaluates that Reuse Plan for potential environmental effects. Encumbrances as described above for the disposal alternatives would also apply under reuse.

3.3.1 Development of Reuse Alternatives

The reuse planning process is dynamic and often dependent on market and general economic conditions beyond the control of the reuse planning authority. In recognition of the complexities attending reuse planning, the Army uses intensity-based probable reuse scenarios to identify the range of reasonable reuse alternatives required by NEPA and by DoD implementing directives. That is, rather than speculatively predicting exactly what will occur at a site, the Army establishes ranges or levels of activity that reasonably might occur (US Army 2006a). These levels of activity, referred to as intensities, provide a flexible framework capable of reflecting the different kinds of uses that could result at a location. Reuse intensity levels also take into account the effects that encumbrances exert on reuse.

3.3.1.1 Land Use Intensity Categories Described

As previously discussed, reuse intensity scenarios developed by the Army were used, in part, to describe redevelopment intensity. Five intensity-based levels of redevelopment can be evaluated for their potential environmental and socioeconomic impacts, as outlined in Base Realignment and Closure Guidelines for Compliance with the National Environmental Policy Act (US Army 2006a). These are low intensity reuse (LIR), medium-low intensity reuse (MLIR), MIR,



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MHIR, and HIR. At any given installation, however, analysis of all five levels of intensity might not be appropriate due to historical usage, physical limitations, or other compelling factors.

Levels of reuse intensity can be viewed as a continuum. At Fort McPherson, an LIR level could represent only a minimal number of buildings, with park or open-space recreation functions occurring over substantial portions of the installation. The use level of Fort McPherson at the time of the BRAC 2005 Commission's recommendation for closure was medium intensity (see Table 3.3-1). An MIR level represents the approximate midpoint of reuse intensity that could occur at a site and represents a use level similar to the baseline conditions for the base prior to the recommendation for closure. In the context of reuse scenarios for Fort McPherson, MIR might be represented by conversion or replacement of existing modern era and noneligible historic structures, renovation of existing structures for full occupancy, and continued recreational use of the golf course. An MHIR or HIR scenario would represent a higher density of housing and/or commercial use of the site than is currently present. An MHIR or HIR scenario could include the development of substantial portions of the base that are now open space or recreational areas.

Table 3.3-1 Land Use Intensity Parameters (Source: US Army, 2006a)

Intensity Level	Residential Intensity (units per acre)	Square Feet per Employee (General Space)	Square Feet per Employee (Warehouse Space)	Floor to Area Ratio (FAR)
Low	< 2	> 800	> 15,000	< 0.05
Medium-low	2–6	600–800	8,000–15,000	0.05–0.10
Medium	6–12	400–600	4,000–8,000	0.10–0.30
Medium-high	12–20	200–400	1,000–4,000	0.30–0.70
High	> 20	< 200	< 1,000	> 0.70

Shaded areas represent November 2005 land use intensity level at Fort McPherson

Indicators of levels of intensity can be quantified by counting the number of people at a location (employees or residents), the potential number of vehicle trips generated as a result of the nature of the activity, or the number of dwelling units. Other indicators of the intensity of use are the rates of resource consumption (e.g., electricity, natural gas, water) and the amount of building floor space per acre (identified as the Floor to Area Ratio [FAR], and expressed as the amount of square feet of built space per acre).

Development of intensity parameters is based on several sources, including existing land use plans for various types of projects and planning jurisdictions, land use planning reference materials, and prior Army BRAC land use planning experience (US Army 2006a). Private sector redevelopment of property subject to BRAC action, on the other hand, seeks different objectives and uses somewhat different planning concepts in that it focuses on creation of jobs and capital investment costs, and it typically uses traditional community zoning categories (e.g., residential, industrial).



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Upon evaluation of various types of indicators in light of their applicability to Army lands subject to BRAC action, the Army has selected four representative, illustrative intensity parameters: residential density, employee density (general space), employee density (warehouse space), and FAR (US Army 2006a). These intensity parameters aid in evaluating environmental effects at various levels of reuse (see Table 3.3-1).

The intensity parameters are discussed below.

- *Residential Intensity*. This parameter identifies the number of dwelling units per acre. It indicates the number of people who might reside or work in an area.
- *Square Feet per Employee (General Space)*. This parameter indicates the number of square feet available per employee in all types of facilities at an installation except family housing and warehouses or storage structures.
- *Square Feet per Employee (Warehouse and Storage Space)*. This parameter indicates the number of square feet available per employee engaged in warehouse or storage activities at an installation. Only built, fully-enclosed and covered storage space is calculated; sheds or open storage areas are excluded from computation. In describing Army uses of facilities, estimates of the number of employees engaged in warehouse or storage operations are used to determine the portion of the installation workforce in this employee density category.
- *Floor to Area Ratio (FAR)*. This ratio reflects how much building development occurs at a site or across an area. For example, a three-story building having a 7,500 square-foot footprint on a four-acre site would represent an FAR of 0.13 (22,500 square feet of floor space within a 174,240 square-foot property).

Residential density, square feet per employee (general space), and FAR metrics shown in Table 3.3-1 are appropriate to describe intensity levels for reuse planning at Fort McPherson. The intensity parameters shown in Table 3.3-1 reflect generalized values or ranges appropriate to describe the variety of installations subject to Army management, as well as the variety of redevelopment situations. The intensity parameters should be considered together in evaluating the intensity of reuse of a site so as to provide full context. Use of any single parameter in isolation might unduly emphasize certain aspects of a site or preclude broader consideration. As applied to any particular parcel or area, or the whole of the installation, the values given might require some adjustment to account for the context in which an activity is located. For example, the size of a redevelopment project might result in distorting effects on the generalized values for the parameters provided.

3.3.2 Baseline Land Use Intensity

Present use of Fort McPherson remains what it was at the time of the BRAC closure announcement, which is characterized as medium intensity. The total floor area of all buildings is approximately 2.3 million square feet over the 487-acre site, resulting in an FAR of 0.11, which represents a medium intensity level of use. Employee density in general space is approximately 410 square feet per employee, which is also a medium intensity value. The ranges in which these values fall are shaded in Table 3.3-1 for ease of reference. Table 2.1-1 gives an accounting of land use acreages by category for the entire installation.

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3.3.3 Local Reuse Plan

The MPLRA was established in December 2005 on behalf of the Cities of Atlanta and East Point, Fulton County, and the State of Georgia, to assume responsibility and authority for investigating the needs of the local communities, to plan the reuse and economic development of the real estate, and to serve on behalf of the stakeholders as the sole point of contact regarding base reuse planning with the DoD. The Board of Directors has 11 members, eight of whom are appointed by the mayor of the City of Atlanta. The mayor of the City of Atlanta, the mayor of East Point, and the chairman of the Fulton County Commission, all serve *ex officio* (by virtue of office or official position).

The Fort McPherson Outreach and Land Use Plan (MPLRA 2007) was developed by the MPLRA incorporating input from citizens and interested and affected parties in the community. The MPLRA plan calls for mixed-use of the Fort McPherson site and divides the property into six districts. Figure 3.3-1 provides a map of these districts.

- *High-Density Mixed-Use District:* This 35-acre area will be dominated by midrise (eight to 10 stories) residential buildings with street-level retail, office, grocery, hotel, and amenity space. It will include roughly 1.16 million square feet of office space, 116,000 square feet of retail space, and 750 residential units. The district is designed to be mass-transit friendly. It lies completely within a five minute walking radius of the Lakewood/Fort McPherson Metropolitan Atlanta Rapid Transit Authority (MARTA) station and features multiple modes of transportation to provide access throughout the area.
- *Employment Center:* This area will cover 115 acres and is meant to serve as the anchor of the redevelopment plan and a center of economic revitalization for the area. It will include 2.4 million square feet of office, research, and lab space, and its centerpiece will be a Global Bioscience Center funded in part by the State of Georgia. It will also include 240,000 square feet of retail space and 1,925 residential units comprising apartments and condominiums.
- *Historic District:* This district occupies 65 acres centered around the 12-acre Parade Ground (Hedekin Field). It includes 40 buildings listed on the NRHP, and several additional buildings in the district, which are proposed for Historic designation. Plans for this district focus on preservation and adaptive reuse and include limited ground-level retail and restaurant space, professional office space, cultural amenities such as galleries, an events space, boutique lodging, and a small number of single-family residences. Several buildings have been proposed for reuse as a community school. Two buildings in this district, 170 and 171, have been identified as homeless assistance facilities.
- *Campbellton Residential District:* This 82-acre district, shown as “Campbellton Neighborhood” in Figure 3.3-1, would act as an extension of the historic Oakland City neighborhood directly north of Fort McPherson. It would include a mix of housing densities ranging from single-family homes (approximately 100 units) to four- or five-story multifamily housing (approximately 550 units). It would also include the reuse of existing historic housing (41 units) and community facilities. Several units reserved for homeless providers will be scattered throughout this district in either renovated or newly constructed units.



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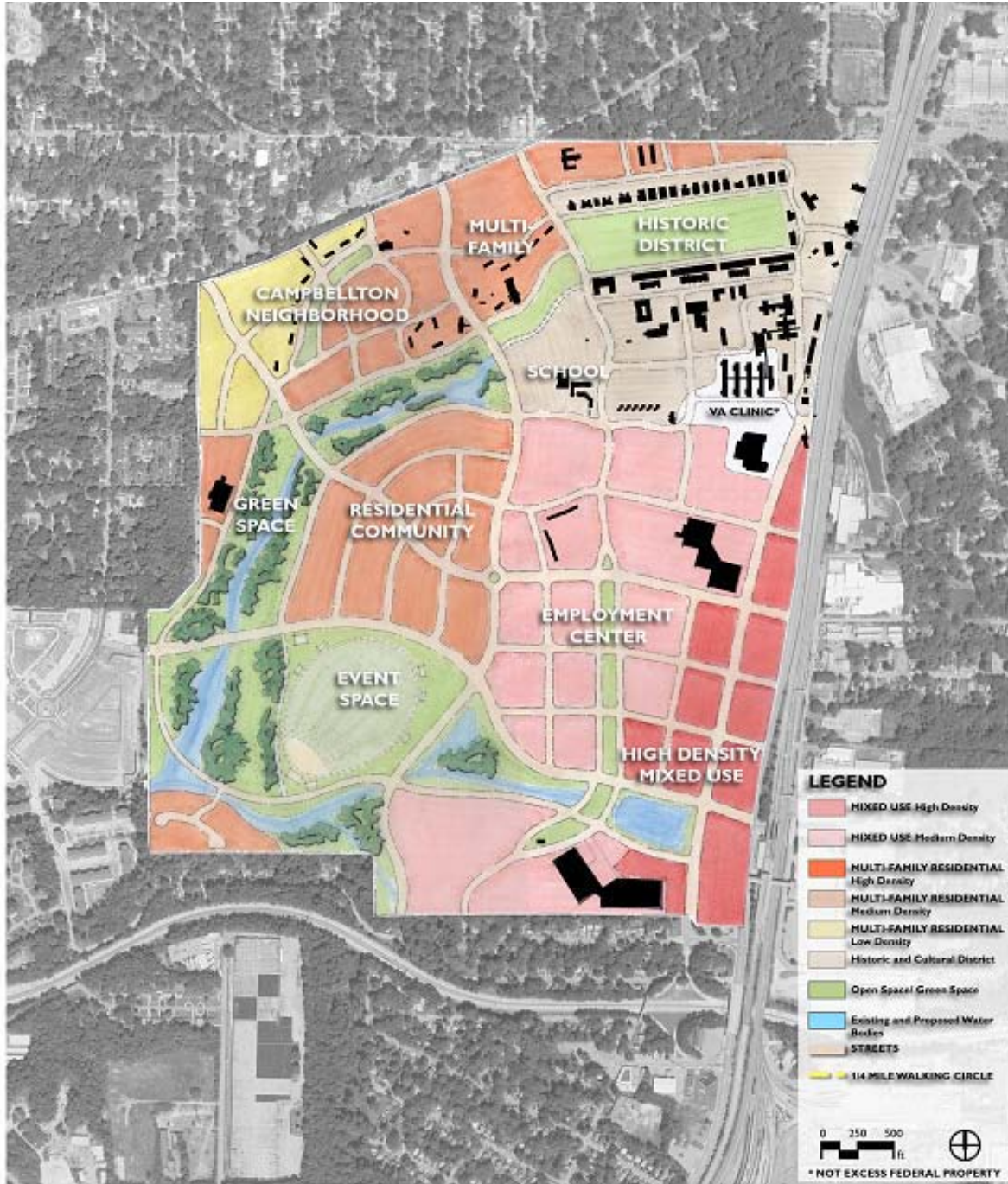
- *Park Residential District:* Displayed in Figure 3.3-1 as “Residential Community,” this district will be a higher density residential development covering 55 acres. Housing in the district will include 1,200 units made up of multifamily buildings ranging in height from four to six stories. There will also be limited ground-floor retail space.
- *Green Space/Event Space:* The MPLRA plan includes approximately 150 acres of open space. The largest areas are two linear parks that follow the courses of two streams that have historically flowed through the area. The streams are currently enclosed in underground culverts for most of their lengths, but would be “daylighted” and restored under the MPLRA plan. The Green Space element of the plan also includes a 25-acre event space, smaller neighborhood parks within the other districts, and most of the existing landscaped areas, including the parade grounds.

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Figure 3.3-1 Redevelopment Land Use Plan



Source: MPLRA 2007

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3.3.4 Alternatives to Be Evaluated in Detail

The MPLRA's redevelopment plan was submitted September 22, 2007, to the Army and HUD for their review, comments, and approval. In order to capture the likely range of reuse options that may ultimately be implemented at Fort McPherson, this EIS evaluates the level of reuse presented in the MPLRA's plan as well as scenarios that represent more and less intense reuse than the MPLRA plan. Table 3.3-2 summarizes the scenarios to be analyzed.

Table 3.3-2 Summary of Reuse Scenarios

Reuse Scenario	Metrics	MIR	MHIR ¹	HIR ²
Office/Commercial	Acres	130.2	186.0	186.0
	Gross Square Feet	2,800,000	4,000,000	18,947,577
Retail	Acres	13.0	18.6	18.6
	Gross Square Feet	280,000	400,000	1,873,936
Employment		10,683	15,261	74,148
Residential	Acres	90.5	129.3	129.3
	Gross Square Feet	3,542,000	5,060,000	12,868,494
	Number of Units	3,220	4,600	11,699
Residential Population		8,533	12,190	31,002
Residential Intensity	Units per Acre	N/A ³	N/A ³	N/A ³
Institutional	Acres	10.7	15.3	14.1
	Gross Square Feet	230,300	329,000	447,294
Open Space	Acres	242.6	137.8	139
Total Floor Area	Gross Square Feet	6,852,300	9,789,000	34,137,301
FAR	Square Feet/Acre	0.20	0.60	1.36
1. Source: McPherson Reuse Plan MPLRA September 2007 2. Source: Zoning Capacity Analysis MPLRA May 2007 3. Not Applicable due to the Inclusion of Residential Uses in Mixed-Use Acreage				

High Intensity Reuse

To accurately capture, or "bracket", the highest end of the potential reasonable and foreseeable reuse of Fort McPherson, an HIR scenario is evaluated in this EIS. It is based on the zoning capacity analysis that was developed by the MPLRA for discussion purposes only. Although it is improbable that this level of reuse would take place over the short-term (e.g., within the first 5 years) at Fort McPherson, this scenario is included to ensure that potential impacts resulting from reuse over the long-term (e.g., 20 years) are evaluated conservatively.



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Medium-High Intensity Reuse

The proposed level of reuse presented in the Reuse Plan is equivalent to an MHIR scenario. The total floor area of 9.79 million square feet called for in the MPLRA's Reuse Plan represents an addition of 7.45 million square feet of building space over current conditions. This results in an FAR of 0.60, which corresponds to a medium-high intensity level of reuse. There are approximately 288 square feet of general space per employee under the MPLRA's plan, also a medium-high intensity value. Residential intensities in the individual residential zones of the redevelopment would range from 12.4 to 21.8 units per acre, commensurate to medium-high to high intensity levels of reuse.

Medium Intensity Reuse

An MIR scenario, which assumes approximately 30 percent less development than the proposed MPLRA's Reuse Plan or the baseline use, and is also evaluated. This scenario would increase the amount of building space over the current conditions at Fort McPherson but would result in more open space than the other reuse scenarios, as well as a lower number of residents and workers utilizing the site.

3.3.5 Reuse Alternatives Eliminated from Further Consideration

Low Intensity and Medium-Low Intensity Reuse

LIR and MLIR of the property were determined not reasonable alternatives. The property will be transferred and future land use is expected to be well above its current medium intensity use. LIR is inconsistent with any of the scenarios that the MPLRA has considered and is well below surrounding land use conditions. The Reuse Plan is over 20 times the development intensity of the LIR scenario and nearly 10 times the development intensity for the MLIR scenario (based on the mid-point for each scenario), which is highly unlikely to occur. Furthermore, the current development intensity on Fort McPherson already exceeds the level of development intensity for the MLIR and LIR scenarios. With respect to surrounding land use, the older residential neighborhoods are commensurate with the mid-point of MLIR scenario residential development density; however, to achieve this mid-point level would require sizeable demolition of existing structures on Fort McPherson and redevelopment of residential housing densities nearly 10 times lower than what is currently proposed by MPLRA. Such an approach departs from current plans for the property, as well as existing conditions on Fort McPherson. Thus, the LIR and MLIR scenarios were not evaluated further in the EIS.

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4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

4.1 INTRODUCTION

This section describes the current environmental conditions of the resource areas that would be affected by implementation of the proposed action and alternatives, as well as the potential effects that would arise. Descriptions of the affected environment represent baseline conditions, or the “as is” or “before the action” conditions, at the installation. The baseline for this document has been established as status quo environmental conditions in November 2005, the time the BRAC Commission’s recommendations became final. The baseline facilitates identification of changes in conditions that would result from disposal and reuse actions. This baseline is used to compare any changes that would result from disposal and reuse actions.

The environmental consequences associated with each alternative follow the discussion of the affected environment for each resource. The discussion of environmental consequences is divided into five sections for each of the alternatives evaluated in the EIS: early transfer (preferred), traditional disposal, caretaker status, no action, and reuse. Reuse is further divided into effects associated with HIR, MHIR, and MIR. As discussed in Sections 2 and 3, these reuse scenarios sufficiently encompass the degree of redevelopment in the Reuse Plan, and are considered to be reasonably likely to occur in the foreseeable future.

Direct, indirect, and cumulative effects of the proposed action are addressed. These effects are characterized as either adverse or beneficial and are characterized as minor, moderate, or significant. As defined by CEQ 40 CFR, Section 1508, direct effects are those caused by the action that occurs during the same time and place. Indirect effects are caused by the action but occur later in time, or are further removed from the proximity of the action, but are still reasonably foreseeable. Significance of effects is determined for each resource area in terms of both context at Fort McPherson and the intensity of the impact. A minor effect is a slight impact that is detectable but too small to measure, and that may be naturally restored or easily minimized. A moderate effect is an impact that is readily apparent and may not be naturally restorable, typically more amenable to quantification, such as the volume of wastewater discharged to a local sewer, but is below a level of significance. Cumulative effects and recommendation for mitigation are discussed at the end of this section, in Sections 4.14 and 4.15, respectively.

The baseline conditions are described in the Affected Environment section for each resource. Beneficial or adverse effects were then estimated relative to the condition expected of the resource under continuation of Army ownership (e.g., environmental management was assumed to continue as is under no action). In addition, the effects associated with disposal (either early transfer or traditional disposal) are inherently linked to the effects that may occur under reuse.

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The effects of disposal are not simply the execution of legal documents. Specifically, as ownership passes from the federal government to nonfederal entities, whether they are public or private, there are implications that will follow due to a change in applicable policies, regulatory schemes, management regimes, and goals that are linked to future development of the property at issue. Given that the final decisions, with respect to reuse, are beyond the control of the Army, the reuse scenarios represented in the Reuse Plan are examined in the context of intensity characterizations previously discussed (i.e., HIR, MHIR, MIR). In this manner, the EIS seeks to capture and analyze the potential short-term and long-term implications of property disposal and reuse. The reuse scenarios evaluated in the sections to follow (i.e., HIR, MHIR, and MIR) sufficiently encompass the degree of redevelopment in the Reuse Plan.



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4.2 LAND USE

4.2.1 Affected Environment

The Region of Influence (ROI) with relation to land use is Fort McPherson and the surrounding communities within one mile of the installation boundaries.

4.2.1.1 Regional Geographic Setting

Fort McPherson is located approximately 4 miles southwest of downtown Atlanta and 7 miles northwest of Hartsfield-Jackson Atlanta International Airport. It is located within the city limits of Atlanta, in Fulton County, Georgia, and adjoins the City of East Point. Fulton County is the most populous county in Georgia, with a population of 816,006 (US Census 2000) in 2000 and an estimated population of 960,009 in 2006 (US Census 2008a). It is the center of the 28-county Atlanta-Sandy Springs-Marietta metropolitan statistical area (MSA). The Atlanta MSA, the ninth-largest in the United States, is also one of the fastest growing MSAs in the country. According to the 2000 Census, the metropolitan area had a population of 4,112,198, and the 2006 Census estimates 4,989,896 people living in the area.

Directly south of the site, Langford Parkway runs east/west. Stanton Road is to the west of the facility and Campbellton Road is to the north. The site is directly bordered on the east by Lee Street. Approximately 2 miles to the east is Interstate 85/Interstate 75. Within 4 miles north is Interstate 20 and within 4 miles west is Interstate 285.

Adjacent to the installation is 18 acres of property used by the MARTA.

4.2.1.2 Fort McPherson Land Use/Airspace Use

The primary function of Fort McPherson is that of a headquarters and administrative center. The site is almost entirely devoted to land uses associated with various elements of mission support, aside from the recreational use. The cantonment area is broken down into administrative areas, recreation areas, family housing areas (94 units in 51 buildings), and a small industrial area. Troop training is limited to a small pistol range near the southwest corner of the post. There are 198 buildings and structures at Fort McPherson scattered over the installation.

The eastern and northern portions of Fort McPherson are dominated by developed land uses, while the western and southern portions primarily consist of open space and recreational uses, nearly 200 acres of which is occupied by a golf course. Table 4.2-1 summarizes Fort McPherson's existing land use by type and acreage.



Table 4.2-1 Fort McPherson Land Use—Description and Acreage

Land Use	Acres
Maintenance	12.7
Industrial	7.1
Supply/Storage	5.1
Administration	71.1
Training/Ranges	3.15
Unaccompanied Housing	13.1
Transient Housing	7.1
Family Housing	38.15
Community Facilities	50.75
Medical	12.75
Outdoor Recreation	205.45
Restricted Development*	60.55
Total	487
Source: Fort McPherson Real Property Master Plan 1998 updated per V. Bonilla 2008.	

***Restricted Development** - Designation includes parcels with limited development potential due to physical characteristics (e.g., soil properties, steep slopes) or unsuitable configuration for development, environmental constraints, manmade constraints, designation as low-intensity open space, ordnance or range safety, remediation site, or reserved for future land use (USACE 1997).

Maintenance

Approximately 13 acres of the site are designated as maintenance land use. The maintenance activities at Fort McPherson generally consist of grounds, building, and vehicle maintenance shops that support the installation (US Army 1998). The main maintenance complex is located toward the southern end of the installation, adjacent to the FORSCOM and Third Army administrative complexes. The main maintenance complex historically encompassed Buildings 345, 350, 352, 353, 355, 356, 359, and 363. The majority of maintenance space was located within Building 363, shared with the Third Army. Currently, the only building where maintenance is being performed is Building 340 (Golf Maintenance) and 346 (Facility Maintenance and Roads and Grounds). Three other small complexes were also designated as maintenance areas: golf course maintenance shops (Buildings 454, 456, and 457) in the far southwestern corner of the installation, Building 651 near the western boundary adjacent to the driving range, and Building 512 which were formerly used as a maintenance shop within the family housing area toward the northern end of the installation (US Army 1998).



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Industrial

Approximately seven acres of Fort McPherson are used for industrial purposes. The industrial land uses consist of mostly small scattered complexes of one or two structures devoted to specialized functions. The Military Affiliate Radio Station (MARS), the largest in terms of land area, is located at the southern end of the installation adjacent to the USARC compound. The MARS is housed in Building 326. Three other small sites, located in Buildings 49, 52, and 144, house industrial type functions, such as utility plants. These sites are located in the northeastern corner of the site, on the periphery of the main US Army Garrison (USAG) administrative, community service, and medical complex. There is an electrical substation on site.

Supply/Storage

Approximately five acres of the installation are designated for supply and/or storage. The main concentration of supply/storage facilities is found toward the southern end of the site. Bulk and open storage is co-located with the main maintenance complex (Buildings 328, 331, 343, 344, and 349). The general purpose warehousing function is located within Buildings 361 and 363. These facilities form an extension of the main compound eastward to the boundary of the facility. The bulk of the area devoted to supply/storage is contained within Building 363.

Administration

The administration designation covers approximately 71 acres of the Fort McPherson facility. The administrative land uses are located on the eastern side of Fort McPherson, except for a company headquarters complex located at the center of the installation adjacent to the golf course. The USAG Fort McPherson administration occupies a number of structures within both the historic district and buildings directly south of the historic district. The FORSCOM Headquarters is located in Building 200; the Third Army is located in Building 363; USARC relocated from the Camp Creek Business Center to Buildings 313 and 315 at the southeastern corner of the site; and the new company/battalion headquarters complex is located in the middle of the site (Buildings 480–483) adjacent to the golf course.

Training/Ranges

Approximately three acres are used for training/range purposes. The Georgia Army National Guard operates a small arms training range which encompasses Building 450 and 455, located on the southwestern corner of the fort. Band training occurs in Building 178, located within the USAG administrative compound.

Unaccompanied Housing

Unaccompanied Personnel Housing, commonly referred to as barracks, takes up approximately 13 acres on Fort McPherson, occupying two areas of the installation. The first area historically used as barracks, but no longer used as such, are Buildings 40, 56, 58, 60, and 62, located adjacent to the Hedekin Field parade ground within the proposed historic district. The second is a new complex located in Buildings 475–478, including a mess hall, adjacent to the golf course and the new company headquarters complex.



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Transient Housing

Approximately seven acres of land are designated for transient housing purposes, located in the northeastern quadrant of Fort McPherson. Four areas of transient housing for military personnel on temporary or transient assignment are found on the site: one within the medical complex, one within the USAG administrative area, and two complexes located adjacent to the family housing development.

Family Housing

Approximately 38 acres on Fort McPherson are used for family housing; these areas are found in the northern and central sections of the site. The family housing areas at Fort McPherson are bounded by recreation, open space, and restricted development to provide a buffer between the family housing developments and the more intensive land uses often found at military reservations. The four neighborhoods of family housing are Hedekin, Miller/Murphy, Bartow Street, and Thorne/Michael.

Hedekin

This neighborhood of family housing is located within the Fort McPherson historic district. It is directly to the north of the Hedekin Field parade ground. The housing pattern is one of large, detached, single-family and duplex houses at a relative high density achieved through a row housing pattern with minimal side yards and front setbacks. This neighborhood includes accessory storage/utility buildings and garden plots assigned to each of the units. This neighborhood contains: a) General Officer family housing, Buildings 5, 10-15, 17, and 19-20, and b) Colonel family housing, Buildings 1-9, 11, 14, and 18. Senior Non-commissioned Officers occupy quarters on staff row.

Miller/Murphy

This neighborhood is located in the far northwest quadrant of the base, on Miller Road and Murphy Circle, and is directly west of the Hedekin neighborhood. This housing section forms a crescent of single-family detached and duplex housing units. The general development is that of a traditional single-family subdivision, with larger lot sizes and generous side and rear yards; it also includes planned unit development features such as common areas that house neighborhood amenities, such as a swimming pool/pool house compound located in the center of the neighborhood. This neighborhood contains: a) Lt. Col/Major family housing, Buildings 506-510, 515, 523-524, 526-528, 532-538, and 601-605, Senior Non-commissioned Officer (NCO) family housing, Building 526.

Bartow Street

This mixed-use residential neighborhood is located northeast of the intersection of Walker Drive and Bartow Street, just east of the active recreation complex and in the midst of the most intensive concentration of community support facilities at Fort McPherson. The buildings in this neighborhood are eligible for listing in the National Historic Register. This neighborhood is proximal to the Post Exchange (PX), the medical complex, and FORSCOM HQ and USAG administrative facilities. The development pattern is of detached housing units in a planned unit type of configuration (common yard, unified site plan). This neighborhood contains: Senior NCO family housing, Buildings 138-142 and Transient housing, Buildings 136 and 137.



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Thorne/Michael

This neighborhood is located to the south and east of the Bartow Street neighborhood and is bounded by Thorne Avenue and Michael Place. The development type is that of attached row housing with a large portion of the site devoted to a common area and accessory/utility buildings to support the housing. This neighborhood is located within an intensive community support district that contains the PX, the gymnasium/fitness club complex, the base library, and the Commissary, all within 1,000 feet of the residences. The remainder of this area is buffered by areas of mostly open space designated as restricted development. This neighborhood contains Senior NCO family housing, Buildings 409-410.

Community Facilities

Approximately 51 acres on Fort McPherson are used as community facilities. These facilities are analogous to city parks, commercial recreational facilities, shopping areas, civic/municipal/public facilities, and community service (morale, welfare) institutions. The community facilities can be grouped into the following broad complexes: a) Exchange (Building 238), Credit Union (Building 248), and Library (Building 250); b) Commissary (Building 365) and Exchange Service Center (Building 380); and c) Credit Union/Misc. Commercial (Buildings 123 and 135).

Medical

Approximately 13 acres of medically-oriented land uses are located at Fort McPherson. Two primary medical complexes are both located at the eastern edge of the site, between the FORSCOM HQ and the USAG Fort McPherson administrative area. One complex is located north of Anderson Way and west of Hardee Avenue. It consists of a group of older facilities (Buildings 100-101, 105, 163, 165, and 170-171), some of which are designated historic structures. Only Building 100 would currently be considered a medical building, serving as a dental clinic. The remaining buildings in this area now serve administrative functions. The other major complex consists of one newer facility, the Lawrence Joel Army Health Clinic (Building 125) located between Thorne Avenue and Anderson Way. The third facility is a pharmacy (Building 366) located adjacent to the motor pool and the automotive hobby shop.

Outdoor Recreation

Approximately 205 acres of land at Fort McPherson are used for outdoor recreation activities. The dominant outdoor recreation land use is the golf course, which encompasses nearly 41 percent of the installation's real estate. Four small lakes located on the post were built during the construction of the golf course; these lakes are on the Big Utoy Creek and Little Utoy Creek. The total surface area of the four lakes is approximately five acres. The swimming pool/pool house in the Miller/Murphy housing neighborhood and the Gammon/Talmadge field and playing court complex located just west of the Walker Drive/Thorne Avenue intersection are also included within this designation. A tennis court is located at the western boundary of the reservation and a picnic area is located at the southern boundary adjacent to a small arms range. The outdoor recreation designations at Fort McPherson are contiguous and form an uninterrupted open space buffer between the developed portion of the installation and the local community to the west.



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Restricted Development

Approximately 61 acres are designated as restricted development at Fort McPherson. Parcels designated as restricted development can be found mostly along the northern and western periphery of the reservation, as well as interspersed between developed areas of Fort McPherson. Hedekin Field is also designated within the restricted development land use category.

Airspace Use

There is no airspace use associated with Fort McPherson.

4.2.2 Surrounding Land Use

The area immediately surrounding Fort McPherson is characterized primarily by single-family, mixed, and low-density residential, along with interspersed commercial and industrial uses. Land surrounding the installation is generally developed. The industrial land use is located directly east of the site and also to the southwest. Commercial uses are located to the northwest and southeast of the installation and to the south of the MARTA, which is adjacent to the installation along the eastern boundary. Low density and mixed residential uses are located directly to the southeast, northeast, and directly west of the site (Figure 4.2-1).

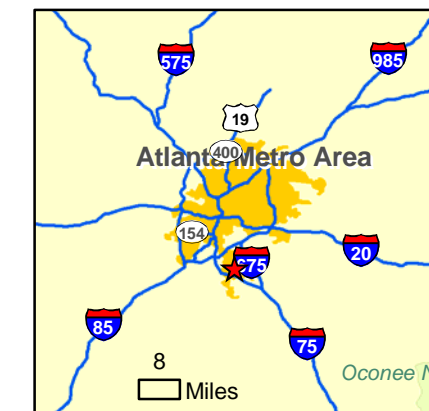
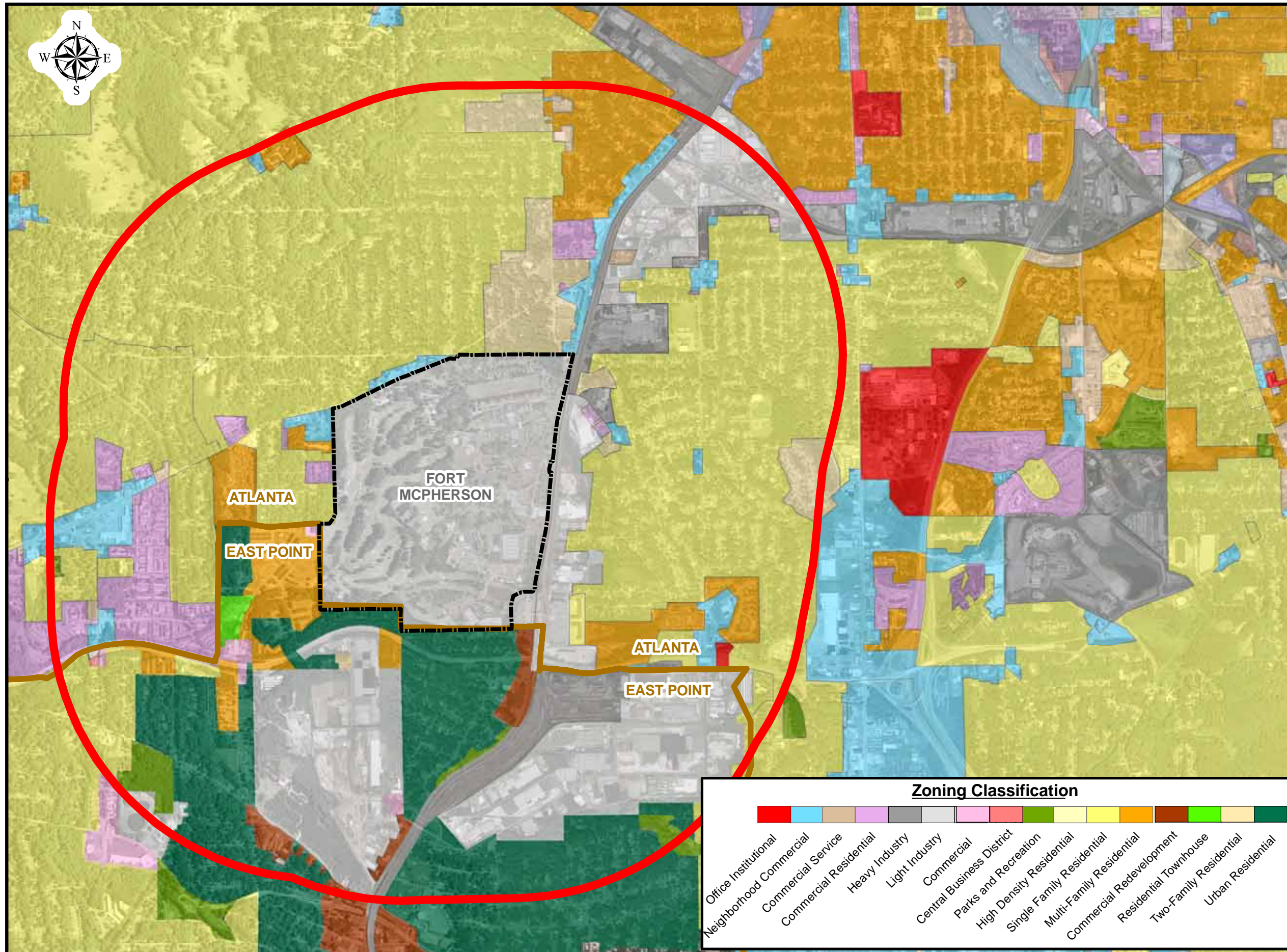
4.2.2.1 City of Atlanta

Fort McPherson lies entirely within the southern section of the City of Atlanta, 4 miles southwest from downtown. The City of Atlanta's zoning designations for Fort McPherson is light industry. To the west, north, and east of the installation, zoning designations are primarily single-family residential, with a variety of multi-family uses interspersed throughout the area and with commercial and industrial uses concentrated on the Fort's eastern boundary and extending north towards the city center.

The majority of the area within one mile of Fort McPherson is zoned Single-family Residential (R-4), a designation restricting density to a maximum of 4.84 units per acre. Scattered throughout the area is a variety of Residential General District (RG) designations with FARs ranging from 0.368 to 1.62. These areas may include a variety of uses ranging from churches and colleges, to single or multifamily residential uses to schools or MARTA stations. A third residential category, Residential Commercial District (RLC), provides for a wide variety of land uses, with maximum densities of 8.7 units per acre for single and two family structures. The RLC designation is similar to the RG designation and includes identical FARs.

On the installation's eastern boundary, the Light Industrial District (I-1) runs north to south along a transit corridor that includes the rail lines of CSX and MARTA. A smaller area of Heavy Industrial District (I-2) is located near the installation's northeastern tip.




Scattered throughout the area, but generally adjacent to the installation's northern boundary or interspersed within the Light Industrial District running north to south along the installation's eastern boundary are two categories of commercial use: Community Business District (C-1), and Commercial Services District (C-2). There is also one small area zoned Office Industrial District (OI) to the installation's east.

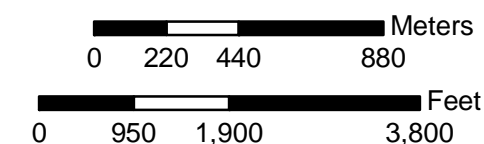


Location Map

Fort McPherson Surrounding Land Use

Legend

-  One Mile Installation Buffer
-  Installation Boundary
-  City Boundary



US Army Corps of Engineers

ENSR | AECOM

Date: June 2008

Figure 4.2-1



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4.2.2.2 City of East Point

Fort McPherson's southern boundary and a small portion of its southwestern boundary abuts the City of East Point. The majority of the city within approximately one mile of the installation is zoned residential (Figure 4.2-1). The types of residential classifications are: Single-family Residential (R-1), Urban Residential (R-1A), Two-family Residential (R-2), Multifamily Residential (R-3), and Residential Townhouse (RT). All of these residential areas permit single-family dwellings, schools, playgrounds, parks, and religious facilities. Other uses, such as educational, medical, and religious services, are permitted, as are playgrounds and parks.

A small portion directly west of Fort McPherson is zoned Neighborhood Commercial (C-1). A large area zoned for Light Industry (I-1) exists south of the installation and south of the Langford Parkway. Within the 1-mile radius of the installation, other zoning districts seen are Heavy Industry (I-2), which contains the MARTA and CSX rail lines, Commercial Redevelopment (CR), and Parks and Recreation (PAR).

4.2.3 State Coastal Zone Management

The CZMA, originally passed in 1972, enables coastal states to develop a coastal zone management program. Fort McPherson, over 225 miles from the coast, is well outside the State of Georgia's Coastal Zone Management Area, and therefore CZMA requirements are not applicable.

4.2.4 Current and Future Development

The Fulton County 2025 Comprehensive Plan considers Fort McPherson to be located in the Southwest Fulton region. Southwest Fulton is categorized as a suburban community.

4.2.4.1 City of Atlanta

Table 4.2-2 summarizes the change in major land uses expected by the year 2018 within the City of Atlanta. The largest projected growth is in the transportation, communications, and utilities sectors. All vacant land is projected to be developed, open space/parks to nearly double, and commercial area to be reduced by about half by 2018.

Table 4.2-2 Current and Projected Land Use Percentages for the City of Atlanta

Land Use Type	Current percentage (2004)	Projected percentage (2018)
Residential	54	51
Commercial	10	6
Industrial	8	9
Transportation, Communications, and Utilities	2	20
Institutional	6	6
Open Space/Parks	4	7
Vacant	12	0
Rivers, lakes, streams	1	1
Agricultural	0	0

Source: City of Atlanta Bureau of Planning 2003



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According to the City of Atlanta's Comprehensive Development Plan, future land use for McPherson is planned to be office/institution by 2019. The area directly west and north of the installation is planned to be low-density residential with single-family residential and low-density commercial interspersed. The area directly east of the installation is planned to be industrial and mixed-use developments (City of Atlanta 2003).

4.2.4.2 The City of East Point

The City of East Point Comprehensive Plan depicts the land use type directly south and west of the installation to be high-density residential by 2026 (City of East Point 2004).

4.2.5 Consequences

Significant impacts to land use could include:

- Substantial changes in land use (e.g., increasing development intensity two levels from baseline (i.e., low to medium, or medium to high) have been considered "significant" in past EISs).
- Conflict with any applicable land use plans, policies or regulations of an agency with jurisdiction over planning, or conflict with established land uses in the area.
- Substantial adverse impact upon the existing character of the vicinity.

4.2.5.1 Early Transfer Alternative

Direct. Long-term moderate to significant adverse and moderate beneficial effects, as well as short-term minor adverse effects, would be expected to occur. Some beneficial effects may also occur. As a result of disposal, the installation would be underutilized for a short (e.g., 2-5 year) period of time prior to redevelopment, as military operations ceased prior to transfer. The transfer of excess properties for reuse in consultation with the state and local communities would minimize potentially adverse impacts to land use.

Early transfer disposal may involve disposal of Fort McPherson lands as individual parcels over time, which may ultimately affect the manner in which lands are developed, including incremental changes in ownership and redevelopment intensity. As such, the manner in which the property is disposed of over time (i.e., as individual parcels, one parcel, leasing strategies, etc.) will principally affect the timing, duration, and short-term intensity of effects resulting from nonfederal ownership and redevelopment. Although future reuse may be subject to Army permitting under Sections 10 or 404, of the CWA, Army policies and regulations that regulate and govern land use on DoD lands will no longer apply under private ownership; thus, minor adverse effects to land use may occur, as redevelopment may ultimately lead to some levels of land use incompatibility. Overall, disposal and redevelopment would result in a moderate to significant adverse effect on the intensity of land use relative to baseline conditions, resulting in a number of land use compatibility concerns (e.g., traffic, noise, aesthetics, density changes), as further discussed in Section 4.2.5.3. In addition, disposal and redevelopment may result in land



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use conflicts⁵ with surrounding communities (e.g., traffic, noise, viewsheds.) On the other hand, disposal would integrate the property into the surrounding neighborhoods, thereby providing some beneficial effects. No effects on airspace use would be expected.

Indirect. Minor beneficial effects would be expected. Disposal and redevelopment of the property would likely result in a long-term rise of property values due to its proximity to commercial and recreational areas. This increased value could result in conversion of existing residential stock to higher end properties.

4.2.5.2 Traditional Disposal Alternative

Direct. Long-term (e.g., 10-20 year) moderate to significant adverse and moderate beneficial effects, as well as short-term (e.g., 2-5 year) minor adverse effects, such as property underutilization and integration, would be expected to occur. Some beneficial effects may also occur. Effects will be similar to the early transfer alternative; however, disposal will occur over a longer time frame. The transfer of surplus properties for reuse, in consultation with the state and local communities, would minimize potentially adverse impacts to land use.

Indirect. Minor beneficial effects would be expected. Disposal and redevelopment of the property would likely result in the rise of property values and subsequent demand for and conversion to higher-value housing stock, due to its proximity to commercial and recreational areas.

4.2.5.3 Caretaker Status Alternative

Direct. Long-term minor adverse effects would be expected to occur. Placing Fort McPherson into caretaker status would have no effect on its land use designation. However, Fort McPherson would be unutilized under the caretaker status. Property underutilization could result in building deterioration and an overall degradation of property value.

Indirect. No effects would be expected.

4.2.5.4 No Action Alternative

No direct or indirect effects would be expected compared to baseline under the no action alternative. For this alternative, the Army would continue operations at Fort McPherson at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure, which would affect neither land use on Fort McPherson nor land use patterns external to the installation. No effects would occur relative to continuation of the Army's mission relative to conditions in November 2005.

5. If a parcel is utilized in a manner that is outlined in an applicable land use plan or results in activities which exceed limits set for a particular land use designation (i.e., noise limits, occupational densities), the action would be considered "conflicting" with the land use plan.

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4.2.5.5 Intensity-Based Probable Use Scenarios

High Intensity, Direct. Long-term moderate to significant adverse effects, as well as short-term minor adverse effects, would be expected to occur. Some beneficial effects would also occur. As a result of demolition and construction activities, the installation would be underutilized for a short period of time prior to redevelopment. Under the HIR scenario, the intensity of reuse would be substantially above the current use of the property and would result in an FAR more than 12 times greater than baseline. The land use type with the highest land use intensity would be commercial (offices), followed by residential. As the majority of the surrounding land use types are mainly single-family residential, with multifamily residential interspersed, the HIR scenario would result in a density that would differ from that of the surrounding communities. Land use incompatibility may be associated with increased noise levels, traffic, and loss of aesthetics as further discussed in resource sections to follow. Through implementation of sound planning principles that minimize land use conflicts, impacts to land use could be reduced to less than significant.

Redevelopment would result in some beneficial effects. The golf course would be replaced with green space and an event space, resulting in a greater level of use by the public. As part of redevelopment, existing road networks on the installation properties would be improved to accommodate increased traffic associated with reuse. The high-density mixed-use area and office/commercial areas are sited proximate to the MARTA, which would encourage the use of public transportation to and from work. By locating a planned development area close to public transportation, and mixing residential with commercial uses, the redevelopment of Fort McPherson would embody several elements of sustainable planning.

High Intensity, Indirect. Long-term minor beneficial effects would be expected. Development of an HIR scenario would likely involve an increase of development and investment capital in the ROI. Implementation of this scenario may stimulate further development and changes to land use in the surrounding area that could support economic growth and enhanced quality of life in the community.

Medium-High Intensity, Direct. Long-term moderate adverse and beneficial effects, as well as short-term minor adverse effects, would be expected. As a result of demolition and construction activities, the installation would be underutilized for a short period of time prior to redevelopment. The Reuse Plan envisions a mixed use of property, with reuse focusing primarily on business/commercial and residential uses that would include construction of new facilities. Under this scenario, the intensity of reuse would be substantially above the current use of the property and would result in an FAR more than five times greater than baseline.

As compared to the HIR scenario, the proposed redevelopment would better integrate the property into surrounding communities; the proposed residential, business, and commercial uses associated with redevelopment would be more consistent with surrounding land uses. Redevelopment at the edges of the property have been planned to be compatible with the existing land uses of neighboring residential areas. Areas bordering established neighborhoods to the north and west would be developed with lower intensity land uses such as residential and open space, while higher intensity land use such as mixed-use developments would be confined to the center of the property and along the southern and eastern boundary. High-intensity



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mixed-use developments would be limited to the eastern boundary along Lee Street, where existing industrial and commercial uses are located. The center of the property would be developed with office and residential uses, and would provide a transition from higher density mixed use to lower density.

Beneficial effects similar to those discussed in the HIR scenario would occur, but to a greater degree, since the redevelopment would occur through implementation of the Reuse Plan.

Medium-High Intensity, Indirect. Long-term minor beneficial effects would be expected. Indirect effects similar to those discussed in the HIR scenario would be expected.

Medium Intensity, Direct. Long-term minor adverse and beneficial effects and short-term adverse effects would be expected. As a result of demolition and construction activities, the installation would be expected to be underutilized for a short period of time prior to redevelopment. Under this scenario, the intensity of reuse would be greater than the current use of the property and would result in an FAR almost double that of baseline. Adverse effects similar to those described in the MHIR scenario would occur, but to a much lesser degree due to the lower intensity of development.

Beneficial effects would be similar to those described in the HIR scenario, but to a greater degree. This scenario increases the acreage of open space throughout the installation from current open space levels, thus increasing the benefits residents and neighboring communities could derive from the property.

Medium Intensity, Indirect. Long-term minor beneficial effects would be expected. Indirect effects similar to those discussed for the HIR scenario would be expected.

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4.3 AESTHETICS AND VISUAL RESOURCES

4.3.1 Affected Environment

The ROI with relation to aesthetics and visual resources is Fort McPherson and the surrounding areas visible from Fort McPherson (viewshed; Fort McPherson and surrounding neighborhoods).

4.3.1.1 Visual Environment

Fort McPherson is located 4 miles southwest of downtown Atlanta, Georgia. It encompasses approximately 487 acres of land, most of which is slightly rolling terrain with ridges and valleys. The ridges and valleys generally trend east/west across the site and the majority of the site slopes to the southwest corner (MPLRA 2007).

In the western portion of the site, the topography tends to be steep, while the eastern portion is more gently sloped. Fort McPherson is dominated by developed land along the eastern and northern sections, while the western and southern sections primarily consist of open space and recreational uses. The majority of the open space contains a golf course and Hedekin Field, a central parade ground (Figure 4.3-1). Four small lakes, one acre or less in size, exist on the site. Several creeks traverse the site: Big Utoy, Little Utoy, and South Utoy Creeks. Common tree species on site include oaks, pines, and gum species (US Army 2006). Due to the sizeable amount of open space, rolling topography, and old tree canopy, the site has a somewhat bucolic and park-like feel. The ROI consists of Fort McPherson and the surrounding neighborhoods with Fulton County.

Figure 4.3-1 Fort McPherson Hedekin Field





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The principal features on the site are the Historic District located in the northeast corner of the site and a golf course. Many of the permanent structures at Fort McPherson were constructed between 1887 and 1889 (Figure 4.3-2). As discussed in Section 4.9, Cultural Resources, over 70 historic buildings are listed or eligible for listing on the NRHP within the Historic District. The buildings include family housing, administrative buildings, a chapel, medical facilities, and several enlisted billets and associated operational buildings. The buildings at Fort McPherson are typically one or two stories tall and constructed from red brick and/or wood. The buildings are generally in good condition.

Figure 4.3-2 Fort McPherson Historic District



Other notable buildings include: the FORSCOM Headquarters, a concrete central-atrium modernist building built in the mid-1980's (Figure 4.3-3); a gymnasium building, a typical frame construction building from the World War II period; and the USARC Headquarters, a Class A office building that was completed in 1997 (MPLRA 2007).



Figure 4.3-3 FORSCOM Headquarters



4.3.1.2 Visual Quality of the Surrounding Properties

The area immediately surrounding Fort McPherson is characterized by low-density residential with light industrial and commercial uses interspersed. Industrial land uses are located to the southwest of the site and directly east of the site along Lee Street. Commercial uses are located to the northwest and the southeast of the installation. Fort McPherson is surrounded by several historic neighborhoods including Oakland City, to the immediate north and Sylvan Hills, east of Lee Street. Langford Parkway borders the southern edge of Fort McPherson, and the City of East Point is located south of Langford Parkway. The northern, western, and southern site boundaries are lined with forested areas, which provide a visual buffer between the installation and the adjacent residential properties. The development in the vicinity of the installation is relatively recent and the adjacent properties appear to be in good condition.

4.3.1.3 Visually Sensitive Receptors and Resources

Sensitive receptors may include: residents living in the area; persons traveling through the area with views of portions of the installation; and/or recreational, educational, medical care, or other use areas that may provide a view of a project. Sensitive receptors in the area include residential developments around the property. However, the view of Fort McPherson from the residential homes located to the north, south, and west of the site is generally blocked by a highly developed tree canopy. Fort McPherson is generally not visible from off-site viewpoints.



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There are no bodies of water located off-site in the proximity of Fort McPherson. A small neighborhood park (Oakland City Park) is located approximately 0.3 miles from the northern boundary. On-site resources include lakes, streams, and creeks, which are visible from certain viewpoints throughout the installation.

4.3.2 Consequences

Significant impacts to aesthetics and visual resources could include actions which:

- Substantially adversely affect a scenic vista or resource.
- Substantially degrade the existing visual character or quality of the site and its surroundings.
- Create a new source of substantial light or glare which would substantially adversely affect day or nighttime views in the area.

4.3.2.1 Early Transfer Alternative

Direct. Long-term moderate beneficial and adverse effects and short-term minor adverse effects would be expected. Early transfer disposal may involve disposal of Fort McPherson lands as individual parcels over time and/or leasing actions on specific parcels, which may ultimately affect the manner in which lands are developed, including incremental changes in ownership and redevelopment intensity. As such, the manner in which the property is disposed of over time (i.e., as individual parcels, one parcel, leasing strategies, etc.) will principally affect the timing, duration, and short-term intensity of effects resulting from nonfederal ownership and redevelopment. In the long term, homeowners in the surrounding neighborhoods would be the group most affected by the transfer of Fort McPherson. Demolition and site-clearing activities would result in a short-term adverse visual impact for surrounding neighborhoods.

Disposal will ultimately result in long-term moderate beneficial and adverse effects due to redevelopment of the property to higher intensity levels (as further discussed in Section 4.3.2.5). In some respects, many aesthetic improvements will be visible from the upgrade and modernization of the area (such as removing old fences and structures). On the other hand, a higher intensity redevelopment following disposal would result in more urbanized viewsheds into the area, along with additional traffic, which are generally considered more adverse relative to the residential setting of the area. Depending on the season of vacancy, lawns and landscaping could become quickly overgrown during the period between the Army vacating the property and redevelopment of the property.

Indirect. Short-term minor adverse effects would be expected. Depending on the length of time required for redevelopment, home exteriors may fall into disrepair. Vandalism could be a problem without the current high level of security provided by fencing and guard stations.



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4.3.2.2 Traditional Disposal Alternative

Direct. Long-term moderate beneficial and adverse effects and short-term minor adverse effects would be expected. Effects similar to those described in the early transfer alternative would occur. Traditional transfer of property would potentially lengthen the time before redevelopment occurs and may extend the duration of the short-term minor adverse effects discussed under the early transfer alternative.

Indirect. Short-term minor adverse effects would be expected. Effects similar to those described in the early transfer alternative would occur.

4.3.2.3 Caretaker Status Alternative

Direct. Long-term minor adverse effects would be expected. Placing Fort McPherson into caretaker status would require the Army to maintain the property with a minimal crew of maintenance and caretaker staff to assure that the grounds are maintained, the buildings are boarded-up, and water and sewer systems are shut down. Electricity usage would be reduced to the minimum necessary for maintenance. While this scenario would not result in overgrown vegetation, the buildings would be less attractive with windows boarded up. Leaving the windows of vacated homes unboarded would not be an option, as it would encourage vandalism on the property.

Indirect. No effects would be expected.

4.3.2.4 No Action Alternative

No change in direct or indirect effects would be expected compared to baseline conditions. Under the no action alternative, the Army would continue operations at Fort McPherson at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure. Thus, no effects would occur relative to continuation of the Army's mission and relative to conditions in November 2005.

4.3.2.5 Intensity-Based Probable Use Scenarios

High Intensity, Direct. Long-term moderate beneficial and adverse effects and short-term minor adverse effects would be expected. Demolition of existing structures would be necessary and a short-term minor adverse effect on visual quality would result from demolition and construction activities. Redevelopment of Fort McPherson at a high intensity is expected to result in long-term moderate beneficial and adverse effects. HIR of Fort McPherson would correlate with a substantially higher intensity of development, an FAR of 1.36 as opposed to the present FAR of 0.11. Residential reuse at this level would be at a higher density than the surrounding neighborhoods.

Redevelopment of the edges of the property would appear to be compatible with the existing characteristics of neighboring residential areas. Areas bordering historic neighborhoods to the north and west would be redeveloped with lower intensity land uses, such as residential and open space. Higher intensity land use, such as mixed-use developments, would be confined to the center of the property and along the southern and eastern boundary. High-intensity mixed-use developments would be confined to the area along Lee Street, where existing industrial and



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commercial uses are located, thus minimizing their visual impact. According to the Reuse Plan, the high-intensity mixed-use development area would be dominated by mid-rise buildings (eight to 10 stories high). However, this scenario predicts four times as much office and retail space as the Reuse Plan, and it is likely that taller buildings would result. It is possible that these buildings would be visible from residential areas on- and off-site, thus adversely impacting the visual quality of the area. While redevelopment would reduce the amount of green space, the golf course would be replaced by a more diverse, natural green space, which has the potential to be visually more appealing. Additionally, the green space could be used by a wider group of residents on- and off-site, increasing the visual attractiveness of the area.

Several long-term moderate benefits would result from the HIR scenario. The removal of fencing and gating around the property would occur and the property would become more integrated with its surrounding community. Streams that are currently enclosed in underground culverts for most of their lengths would be restored; a greater number of streams and lakes would result, thus increasing the natural beauty of the site. Historic buildings would be preserved and the buildings and grounds of the Historic District maintained to showcase the unique architectural qualities of the era. Adaptive reuse in the Historic District, including redevelopment of parking lots, would replicate the unique architectural features and would increase the appeal of the area. Redevelopment with new but more densely-packed housing, commercial, and institutional development would generally extend the attractiveness of the structures within the site.

High Intensity, Indirect. Long-term moderate adverse effects would be expected. High density development would result in a significant increase in traffic traveling to and from the site. The large amount of vehicular traffic could create a negative visual impact for surrounding neighborhoods. Large parking areas would potentially be necessary on- and off-site to accommodate commuters working in the office/commercial and retail areas.

Medium-High Intensity, Direct. Long-term moderate beneficial and adverse effects and short-term minor adverse effects would be expected. MHIR of Fort McPherson would correlate with a higher intensity of development, an FAR of 0.60 as opposed to the present FAR of 0.11. Moderate benefits similar to those described in the HIR scenario would occur, but to a greater degree.

Medium-High Intensity, Indirect. Long-term minor adverse effects would be expected to occur. Effects similar to the HIR scenario would be expected, but to a lesser degree.

Medium Intensity, Direct. Long-term moderate beneficial and minor adverse effects and short-term minor adverse effects would be expected. Demolition of existing structures would be necessary and a short-term minor adverse effect on visual quality would result from demolition and construction activities. Effects similar to the MHIR scenario would be expected, but beneficial effects to a greater degree, and adverse effects to a lesser degree. MIR of Fort McPherson would have an FAR at a slightly increased level relative to baseline conditions. Under this scenario, more open space would result and residential/commercial density would be slightly higher than current development. It is likely that some of the existing housing units and commercial buildings would be removed in order to achieve this level of development.

Medium Intensity, Indirect. Long-term minor adverse effects would be expected to occur. Effects similar to the HIR scenario would be expected, but to a much lesser degree.

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4.4 AIR QUALITY

4.4.1 Affected Environment

The ROI with relation to air quality is the Atlanta Metropolitan Intrastate Air Quality Control Region (AQCR).

4.4.1.1 Local Meteorology

The region's climate is humid subtropical with long, hot summers and short, mild winters. Average high temperatures range from 50°F in winter to 88°F in summer, and average low temperatures range from 32°F in winter to 70°F in summer. The interaction between the Gulf of Mexico, Appalachian Mountains, and the Atlantic Ocean influences the region's climate. Long periods of hot weather are unusual, and winters are rather mild with short-lived cold spells. The last freeze is typically in late March, and the first freeze is usually in mid-November. The Bermuda High pressure area has a dominant effect on the region's weather, particularly in the summer months. East or northeast winds produce the most unpleasant weather, although southerly winds are quite humid during the summer (National Climatic Data Center 2006).

Average annual precipitation is 50 inches of rainfall and less than one inch of snowfall. Most of the rain falls in the winter and spring months. Maximum thunderstorm activity occurs during July, but the most severe local thunderstorms occur in March through May, some spawning highly damaging tornadoes. On average, there are six tornado days in Georgia every year (National Weather Service 2006).

4.4.1.2 National Ambient Air Quality Standards and Attainment Status

Under the CAA, each AQCR must be in compliance with the National Ambient Air Quality Standards (NAAQS). There are NAAQS for each of the criteria pollutants including carbon monoxide (CO), nitrogen oxides (NO_x), ozone (O₃), sulfur oxides (SO_x), particulate matter measuring less than or equal to 10 microns in diameter (PM₁₀), particles with a diameter less than or equal to a nominal 2.5 microns (PM_{2.5}), and lead (Pb). Criteria pollutants are those upon which the US Environmental Protection Agency (US EPA) has placed the greatest emphasis and has developed health-based concentrations for ambient air. There are primary NAAQS for protection of public health and secondary NAAQS for the protection of public welfare (effects on soils, vegetation, climate, economic value, and personal comfort).

Compliance with the NAAQS is determined through the use of ambient-air monitoring stations located throughout the state. Fulton County and several of the surrounding counties are designated as a moderate nonattainment area for 8-hour ozone and a nonattainment area for PM_{2.5} (US EPA 2007c).

US EPA has designated Fulton County as the following: Moderate nonattainment for the 8-hour O₃ NAAQS; Nonattainment for the PM_{2.5}; and NAAQS-attainment for all other criteria pollutants (40 CFR 81.347). Table 4.4-1 shows both the primary and secondary NAAQS.



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Table 4.4-1 National Ambient Air Quality Standards

Pollutant	Primary Standards	Averaging Times	Secondary Standards
Carbon Monoxide	9 ppm (10 mg/m ³)	8-hour ⁽¹⁾	None
	35 ppm (40 mg/m ³)	1-hour ⁽¹⁾	None
Lead	0.15 µg/m ³	Rolling 3-Month Average	Same as Primary
Nitrogen Dioxide	0.053 ppm (100 µg/m ³)	Annual (Arithmetic Mean)	Same as Primary
	0.10 ppm	1-hour ⁽²⁾	None
Particulate Matter ≤10 microns (PM ₁₀)	150 µg/m ³	24-hour ⁽³⁾	Same as Primary
Particulate Matter ≤ 2.5 microns (PM _{2.5})	15.0 µg/m ³	Annual ⁽⁴⁾ (Arithmetic Mean)	Same as Primary
	35 µg/m ³	24-hour ⁽⁵⁾	Same as Primary
Ozone	0.08 ppm	8-hour ⁽⁶⁾	Same as Primary
	0.075 ppm	8-hour ⁽⁷⁾	Same as Primary
	0.12 ppm	1-hour ⁽⁸⁾ (Applies only in limited areas)	Same as Primary
Sulfur Oxides	0.03 ppm	Annual (Arithmetic Mean)	-----
	0.14 ppm	24-hour ⁽¹⁾	-----
	-----	3-hour ⁽¹⁾	0.5 ppm (1,300 µg/m ³)
	0.075 ppm	1-hour ⁽⁹⁾	None

Source: US EPA 2010(c)

- (1) Not to be exceeded more than once per year.
- (2) To attain this standard, the 3-year average of the 98th percentile of the daily maximum 1-hour average at each monitor within an area must not exceed 100 ppb (effective January 22, 2010).
- (3) Not to be exceeded more than once per year on average over three years.
- (4) To attain this standard, the 3-year average of the weighted annual mean PM_{2.5} concentrations from single or multiple community-oriented monitors must not exceed 15.0 µg/m³.
- (5) To attain this standard, the 3-year average of the 98th percentile of 24-hour concentrations at each population-oriented monitor within an area must not exceed 35 µg/m³ (effective December 17, 2006).
- (6) To attain this standard, the 3-year average of the fourth-highest daily maximum 8-hour average ozone concentrations measured at each monitor within an area over each year must not exceed 0.08 ppm.
- (7) To attain this standard, the 3-year average of the fourth-highest daily maximum 8-hour average ozone concentrations measured at each monitor within an area over each year must not exceed 0.075 ppm. (effective May 27, 2008)
- (8) (a) The standard is attained when the expected number of days per calendar year with maximum hourly average concentrations above 0.12 ppm is ≤ 1.
 (b) As of June 15, 2005 US EPA revoked the 1-hour ozone standard in all areas except the fourteen 8-hour ozone nonattainment Early Action Compact (EAC) Areas.
- (9) To attain this standard, the 3-year average of the 99th percentile of the daily maximum 1-hour average at each monitor within an area must not exceed 75 ppb. Implemented June 2, 2010.

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4.4.1.3 State Implementation Plan

The CAA, as amended in 1990, mandates that state agencies adopt State Implementation Plans (SIP) that target the elimination or reduction of the severity and number of violations of the NAAQS. Because monitored levels of O₃ in the Atlanta Metropolitan Area exceeded the US EPA's revised 1997 NAAQS and again in its subsequent June 2007 attainment decision, the region was upgraded from a marginal to a moderate 8-hour ozone nonattainment area. As such, the region submitted an updated SIP in November 2009 for EPA review (EPA, 2010).

The Atlanta region is also non-attainment for PM_{2.5} NAAQS. The proposed SIP to address PM_{2.5} NAAQS nonattainment was submitted March 2010 for EPA review with attainment projected by April 2013 (GAEPD, 2010).

Since 1990, Georgia has developed air quality regulations that have been approved by the US EPA. These approvals signified the development of the general requirements of the Georgia SIP. The GA EPD program for regulation of air emissions affects industrial sources, commercial facilities, and residential development activities. Regulation occurs primarily through a process of reviewing engineering documents and other technical information, applying emission standards and regulations in the issuance of permits, performing field inspections, and assisting industries in determining their compliance status with applicable requirements.

4.4.1.4 Clean Air Act Conformity

The 1990 amendments to the CAA require federal agencies to ensure that their actions conform to the SIP in a nonattainment area. US EPA has developed two distinctive sets of conformity regulations: one for transportation projects and one for non-transportation projects. Non-transportation projects are governed by general conformity regulations (40 CFR Parts 6, 51, and 93), described in the final rule requirements for Determining Conformity of General Federal Actions to State or Federal Implementation Plans, published in the *Federal Register* on November 30, 1993. The general conformity rule requirements became effective January 31, 1994. Under Section 176(c) of the CAA, the general conformity rule became applicable one year after the O₃ and the PM_{2.5} nonattainment designations became effective. In addition, Georgia adopted conformity regulations (GA 391-3-1-.14). The Georgia General Conformity regulations were incorporated by reference for the purpose of implementing section 176(c) of the CAA. Although this NAAQS has been revoked, the SIP and the budgets within it are still in place for the region. The primary basis for the Army's demonstration of conformity is the 1-hour SIP (US EPA 1994).

The proposed action is a non-transportation project within a nonattainment area. Therefore, a general conformity analysis is usually required with respect to the 8-hour O₃ and PM_{2.5} NAAQS.

The general conformity rule specifies threshold emission levels by pollutant to determine the applicability of conformity requirements for a project (Table 4.4-2). For an area in moderate nonattainment for the 8-hour O₃ NAAQS outside the ozone transport region (OTR), the applicability criterion is 100 tons per year (tpy) for NO_x and 100 tpy for Volatile Organic Compounds (VOCs) (40 CFR 93.153). For an area in nonattainment for the PM_{2.5} NAAQS, the applicability criterion is 100 tpy for PM_{2.5}, NO_x, VOCs, and Sulfur Dioxide (SO₂) (US EPA 2006b).



Table 4.4-2 Applicability Thresholds for Nonattainment Areas

Criteria Pollutants	Applicability Threshold (tons per year)
O₃ (NO_x or VOCs)	
Serious Nonattainment Area	50
Severe Nonattainment Area	25
Extreme Nonattainment Area	10
Other O ₃ Nonattainment Areas outside an O ₃ transport region	100
Marginal and Moderate Nonattainment Areas inside an O₃ transport region	
VOCs	50
NO _x	100
CO, SO₂, or NO_x	
All Nonattainment Areas	100
PM₁₀	
Moderate Nonattainment Areas	100
Serious Nonattainment Areas	70
PM_{2.5} (PM_{2.5}, SO₂, NO_x, or VOC)	
All Nonattainment Areas	100
Lead	
All Nonattainment Areas	25
Sources: 40 CFR 93.153; US EPA 2006b	

4.4.1.5 Local Ambient Air Quality

Fulton County comprises predominantly urban and dense residential areas including downtown Atlanta. The population of Fulton County is estimated to be 816,006 (US Census 2000). There are several interstate highways that run through Fulton County, including I-20, I-75, I-85, and I-285. Existing ambient air quality conditions in the vicinity of Fort McPherson can be estimated from measurements conducted at air quality monitoring stations close to the installation. The most recent available data from US EPA for nearby monitoring stations are used to describe the existing ambient air quality conditions at Fort McPherson (Table 4.4-3). With the exception of the 8-hour O₃ NAAQS, the 2008 air quality measurements are below the NAAQS.

Table 4.4-3 reports 2005 and 2008 criteria pollutant concentrations measured by monitor stations closest to Fort McPherson. The 2005 data serves as the baseline for ambient pollutant concentrations prior to the BRAC closure decision whereas the 2008 measurements reflect more current conditions.



Table 4.4-3 Local Ambient Air Quality Monitoring Results

Pollutant	Primary NAAQS ^a	Secondary NAAQS ^a	Monitored Data ^b		Location
			2005	2008 ^d	
CO					
1-Hour Maximum (ppm) ^e	35	None	4.7	2.8	Decatur
8-Hour Maximum (ppm) ^e	9	None	2.5	1.8	Decatur
NO₂					
Annual Arithmetic Mean (ppm)	0.053	0.053	0.017	0.015	Atlanta
1-hour (ppm) ^g	0.100	None	0.097	0.067	Atlanta
O₃					
8-Hour fourth highest (ppm) ^h	0.08	0.12	0.092	0.084	Atlanta
8-Hour fourth highest (ppm) ⁱ	0.075	0.075	0.092	0.084	Atlanta
PM_{2.5}					
24-Hour 98 th Percentile (µg/m ³) ^j	35	35	37.0	24.4	Forest Park
Annual Arithmetic Mean (µg/m ³) ^k	15	15	17.0	13.7	Forest Park
PM₁₀					
24-Hour Maximum (µg/m ³) ^e	150	150	67	146	Atlanta
Annual Arithmetic Mean (µg/m ³) ^l	50	50	25	31	Atlanta
SO₂					
3-Hour Maximum (ppm) ^f	None	0.5	0.053	0.044	Atlanta
24-Hour Maximum (ppm) ^f	0.14	None	0.020	0.019	Atlanta
Annual Arithmetic Mean (ppm)	0.03	None	0.003	0.003	Atlanta
Notes:					
a – Source: 40 CFR 50.1-50.12.					
b – Source: US EPA Air Data Monitored Values Report 2009					
c – Source: 2008 Ambient Air Surveillance Report					
d – Although the 2008 data is reflective of more current conditions, the 2005 data is representative of the environment prior to the BRAC closure decision.					
e – Not to be exceeded more than once per year over 3 years.					
f – Not to be exceeded more than once per year.					
g – The 3-year average of the 98th percentile of the daily maximum 1-hour average at each monitor within an area must not exceed 100 ppb (effective January 22, 2010).					
h – The 3-year average of the fourth highest daily maximum 8-hour average O ₃ concentrations over each year must not exceed 0.08 ppm.					
i – The 3-year average of the fourth highest daily maximum 8-hour average O ₃ concentrations over each year must not exceed 0.075 ppm (revised in 2008).					
j – The 3-year average of the 98th percentile of 24-hour concentrations at each population-oriented monitor must not exceed 35 µg/m ³ .					
k – The 3-year average of the weighted annual mean PM _{2.5} concentrations must not exceed 15.0 µg/m ³ .					
l – The 3-year average of the weighted annual mean PM ₁₀ concentration at each monitor within an area must not exceed 50 µg/m ³ .					



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4.4.1.6 Mobile Sources

Mobile sources of concern include primarily automobiles and vehicular traffic. The primary air pollutants from mobile sources are CO, NO_x, and VOCs. Lead emissions from mobile sources have declined in recent years through the increased use of unleaded gasoline and are extremely small. Potential SO₂ and particulate emissions from mobile sources are small compared to emissions from point sources, such as power plants and industrial facilities. Although emissions of SO₂ and particulates are relatively small, they have been included in a more detailed analysis.

4.4.1.7 Stationary Sources

In addition to the permitting requirements to construct and operate new or modified emission sources, New Source Performance Standards (NSPS) and the National Emissions Standards for Hazardous Air Pollutants (NESHAPs) set emission control standards for categories of new stationary emission sources of both criteria pollutants and hazardous air pollutants (HAPs).

The NSPS process requires US EPA to list categories of stationary sources that cause or contribute to air pollution that may reasonably be anticipated to endanger public health or welfare. The NSPS program sets uniform emission limitations for many industrial sources. Applicability to the NSPS is based on engine size and date of purchase and construction. Limitations on emissions come into effect using a tiered approach over time. Boilers with a maximum heat input of 10 million British thermal units (MBTU) or greater would be required to comply with NSPS.

The CAA Amendments of 1990, under revisions to Section 112, required US EPA to list and promulgate NESHAPs to reduce the emissions of HAPs, such as formaldehyde, benzene, xylene, and toluene from categories of major and area sources (40 CFR Part 63). New stationary sources whose potential to emit HAPs exceeds either 10 tpy of a single HAP or 25 tpy of all regulated HAPs would be subject to Maximum Achievable Control Technology requirements.

The construction projects would be accomplished in full compliance with current and pending Georgia regulatory requirements, through the use of compliant practices and/or products. These requirements appear in GA 391-3-1-.02 (Provisions) and GA 391-3-1-.03 (Permits) of the Georgia Regulations for Air Quality Control. They are:

- Visible emissions and fugitive dust and emissions (391-3-1-.02 2(b))
- Asphalt paving operations (391-3-1-.02)
- Open burning (391-3-1-.02 4)
- Portable fuel containers (391-3-1-.03)
- Architectural and industrial maintenance coatings (391-3-1-.02)

This listing is not all-inclusive; the Army and any contractors would comply with all applicable Georgia air pollution control regulations.



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Fort McPherson maintains a Synthetic Minor Permit (Permit No. 9711-121-0045-S-02-0) in compliance with GA EPD regulations. Existing air emission sources at Fort McPherson include stationary boilers and radiant heaters, liquid petroleum gas air-mixing plant, emergency diesel engines, emergency natural gas-fired engines, degreasers, fueling stations, and fuel oil tanks. Fort McPherson cannot emit more than 24.1 tpy of NO_x or 20.5 tpy of VOCs. Table 4.4-4 lists the emissions for some of these sources for December 2004 through November 2005, summarized from the 2005 Emissions Inventory submitted to the GA EPD by Fort McPherson. Fort McPherson must keep records of the amount of fuel used and how much VOC and NO_x are emitted on a monthly basis from the entire facility. Fort McPherson submits semiannual reports in January and July of each year. To quantify the vehicle exhaust emissions, it was assumed that 1,093 military employees commute from an average of 8 miles per day in the area. The rest of the 3,718 military and civilian personnel commute daily from more than 8 miles away on average. Army staff provided a breakdown of where personnel reside and the commuting miles were averaged to determine the total miles traveled round trip per day.

Table 4.4-4 Fort McPherson 2005 Air Emissions in Tons per Year

Source Type	NO _x	SO ₂	PM ₁₀	PM _{2.5}	CO	VOC
Direct Emissions						
Boilers/Heaters	3.89	0.02	0.30	0.30	2.81	0.19
Diesel Engines	1.38	3.89	0.57	0.56	6.73	0.84
NG Engine	0.04	0.00	0.00	0.00	0.00	0.00
Fuel-Filling Stations	0.00	0.00	0.00	0.00	0.00	3.76
Area Emissions	3.48	0.06	3.12	3.00	24.87	10.66
Subtotal	8.79	3.97	3.99	3.86	34.31	15.45
Indirect Emissions						
On-post Commuting	4.53	0.87	0.87	0.87	12.12	5.52
Off-post Commuting	56.15	10.74	10.74	10.74	150.04	68.36
Subtotal	60.68	11.61	11.61	11.61	162.16	73.88
Total	69.47	15.58	15.60	15.47	196.47	89.33

4.4.2 Consequences

Significant impacts to air resources could include actions which:

- Will violate any ambient air quality standard.
- Will contribute substantially to an existing or projected air quality violation.
- Will conflict with or obstruct implementation of the applicable air quality plan.



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- Will result in a cumulatively considerable net increase of a criteria pollutant for which the region is in non-attainment.
- Cause an exceedance of *de minimis* levels of direct and indirect emissions of a nonattainment pollutant or its precursor, as defined within the General Conformity Rule implementing the Clean Air Act, as outlined in 40 CFR Part 51 Subpart W and 40 CFR Part 93 Subpart B as last amended on July 17, 2006. The applicable *de minimis* levels for the Fort McPherson area, which is currently in nonattainment for the ozone and PM_{2.5} National Ambient Air Quality Standards (NAAQS) are summarized below in Table 1.

4.4.2.1 Early Transfer Alternative

Direct. Long-term significant adverse impacts and short-term minor adverse effects would be expected to occur. In the near term, early transfer disposal may involve disposal of Fort McPherson lands as individual parcels over time and/or leasing actions on specific parcels, which may ultimately affect the manner in which lands are developed, including incremental changes in ownership and redevelopment intensity. As such, the manner in which the property is disposed of over time (i.e., as individual parcels, one parcel, leasing strategies, etc.) will principally affect the timing, duration, and short-term intensity of effects resulting from nonfederal ownership and redevelopment. In the short term, minor redevelopment and reduction in military activity would initially be expected to result in only minor adverse effects to air quality. However, in the long term, emissions due to reuse would likely exceed the *de minimis* thresholds for annual emissions increases in a nonattainment area, thereby resulting in significant adverse effects to air quality. The results of the air quality analysis are discussed in greater detail in Section 4.4.2.5.

The General Conformity Rule provides that actions proposed to occur within nonattainment areas must, unless otherwise exempt, be accompanied by a General Conformity Determination (GCD). Among the recognized exemptions are “transfers of ownership, interests, and titles in land, facilities, and real and personal properties, regardless of the form or method of the transfer” (40 CFR Part 51.853). Because the Army’s proposed action will involve the sale or other title transfer of federal property, it has been determined that the action is exempt from the General Conformity Rule requirement to prepare a full GCD. Therefore, a Record of Non-Applicability (RONA) was prepared and is presented in Appendix H. In any event, for the purposes of NEPA compliance, the EIS includes a detailed assessment of air emissions relative to *de minimis* thresholds resulting from redevelopment, as well as mitigation measures to reduce emissions. The results of this analysis are presented in Sections 4.4.2.5 and 4.15.

Indirect. No effects would be expected to occur.

4.4.2.2 Traditional Disposal Alternative

Direct. Long-term significant adverse impacts and short-term minor adverse effects would be expected to occur. Effects similar to the early transfer alternative would be expected to occur, but further into the future.

Indirect. No effects would be expected to occur.

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4.4.2.3 Caretaker Status Alternative

Direct. Long-term minor beneficial effects would be expected, as emissions associated with existing facility operations and residential housing would cease.

Indirect. No effects would be expected.

4.4.2.4 No Action Alternative

No change in direct or indirect effects would be expected compared to baseline. Under the no action alternative, the Army would continue operations at Fort McPherson at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure. Thus, no effects would occur relative to continuation of the Army's mission and conditions in November 2005.

4.4.2.5 Intensity-Based Probable Use Scenarios

High Intensity, Direct. Short-term minor adverse effects and long-term significant adverse impacts resulting from direct and indirect increases in emissions would be expected to occur. Emissions due to additional residential and commercial traffic due to the HIR scenario would result in emissions greater than the *de minimis* threshold for annual emission increases in a nonattainment area.

The HIR scenario would generate a large number of additional residences and businesses. The compact nature of the housing and office space would create additional air emissions due to the increase in vehicle emissions and residential emissions (heating, home chemical products). Implementing the HIR scenario could affect air quality in three ways: by generating pollutants during demolition and construction; by introducing new stationary sources of pollutants, such as heating boilers and standby generators; and through changes in vehicular traffic that could raise vehicle emission levels locally and possibly regionally.

To evaluate air quality impacts, emissions from all direct and indirect sources of air emission that are reasonably foreseeable were estimated. Direct emissions would be caused or initiated by a redevelopment action and occur at the same time and place as the action. More specifically, project-related direct emissions would result from: demolition and construction activities and operational activities including operating construction equipment (e.g., bulldozers, backhoes, worker vehicles); using VOC paints, paving off-gasses, fugitive particles from surface disturbances; emergency generators; and small heating boilers. Demolition and construction emissions associated with the HIR scenario are tabulated below for all years of construction (Table 4.4-5). URBEMIS was used to estimate emissions. The User's Guide and Appendices for URBEMIS may be accessed at:

<http://www.urbemis.com/software/URBEMIS9%20Users%20Manual%20Main%20Body.pdf> and
<http://www.urbemis.com/software/URBEMIS9%20Users%20Manual%20Appendices.pdf>.



Table 4.4-5 Estimated Demolition and Construction Emissions for the HIR Scenario

Year of Demolition and Construction	Demolition ⁽¹⁾ and Construction ⁽²⁾ Emissions (tpy)			
	VOC	NO _x	SO ₂	PM _{2.5} ⁽³⁾
1	3.41	30.38	0.00	66.05
2	42.67	124.65	0.36	135.13
3	40.98	114.48	0.36	134.25
4	39.75	105.46	0.36	134.43
5	35.69	72.61	0.36	68.38
6	34.58	65.53	0.36	68.14
7	33.58	58.96	0.36	67.94
8	32.71	53.25	0.36	67.76
9	31.72	47.91	0.36	67.34
10	31.07	43.55	0.36	67.44
11	30.41	39.53	0.36	67.30
12	29.89	36.13	0.36	67.45
13	27.91	28.67	0.36	67.03
14	27.80	28.56	0.36	66.77
15	27.80	28.56	0.36	66.77
16	28.02	28.78	0.36	67.29
17	27.91	28.78	0.36	67.03
Exceeds Threshold?	No	Yes	No	Yes

(1) Demolition and mass site grading are expected to occur in Year 1 through Year 4 of redevelopment.
 (2) Construction, fine site grading, paving, and coating are expected to occur in Year 2 through Year 17 of redevelopment.
 (3) PM_{2.5} emissions assume 55 percent reduction due to twice-daily watering of haul roads and exposed surfaces.
 Source: URBEMIS Version 9.2.4 (see Appendix H)
 Off-Road emission factors: OFFROAD2007 Model
 On-Road emission factors: Emfac2007 V2.3

De minimis levels for precursors to O₃ and PM_{2.5} within the Metropolitan Atlanta region were compared to the greatest annual project related emissions (Table 4.4-6). In addition, action (project)-related emissions are determined to be regionally significant if the emission level represents 10 percent or more of the regional total of emissions for which the area is in nonattainment.



Table 4.4-6 Estimated Total Annual Emissions Compared to Thresholds for the HIR Scenario

Year of Demolition and Construction	Future Annual Emissions (tpy)			
	VOC	NO _x	SO ₂	PM _{2.5}
Year 18 (and after)	467.18	303.65	9.35	250.70
Baseline	89.33	69.47	15.58	15.47
Project-related Change	377.85	234.18	-6.23	235.23
Exceeds Threshold (yes/no)	Yes	Yes	No	Yes
Source: URBEMIS Version 9.2.4 Off-Road emission factors: OFFROAD2007 Model On-Road emission factors: Emfac2007 V2.3				

The total emission of SO₂ is less than the threshold. Pending the full implementation of the PM_{2.5} NAAQS, there is no current regional emission budget for SO₂. Long-term emissions for VOC, NO_x, and PM_{2.5} exceeded the applicable threshold. Therefore, significant adverse impacts may occur relative to these pollutants, given the exceedance of the *de minimis* threshold. Due to the limited size and scope of the alternatives when compared to the overall regional activity, emissions would not be regionally significant. Overall, total net increases in emissions represented 0.2 percent or less of the total regional emissions for VOC, NO_x, and PM_{2.5}. Within Fulton County, the estimated emissions for the HIR scenario represented approximately one percent or less of total emissions within the county (US EPA 2008).

For construction impacts, twice-daily watering of haul roads and exposed surfaces was assumed, which is a general standard regularly applied to construction impacts analyses conducted when the specifics of actions assumed to be the responsibility of redevelopers are unknown. The 55% reduction in PM_{2.5} is derived from the input into the URBEMIS model used to conduct the air emissions analysis. During a drought, another type of control measure may be necessary. URBEMIS does not have the option of only watering once per day. In the case of drought, other dust mitigation options are:

- Applying soil stabilizers to inactive areas (69% control of PM_{2.5})
- Replace ground cover in disturbed areas (5% control of PM_{2.5})
- Equipment loading/unloading (69% control of PM_{2.5})

Wind screens may be considered as an additional option. Wind screens may provide as much as 75% control for fugitive dust, according to California's South Coast Air Quality Management District (SCAQMD).
 (<http://www.aqmd.gov/ceqa/handbook/mitigation/fugitive/tablexi-a.doc>)

High Intensity, Indirect. Minor to moderate adverse effects would be expected to occur. Redevelopment at Fort McPherson may increase regional economic growth, which in turn, may induce additional residential traffic and commercial operations within the area. This additional activity will contribute to regional air quality effects within the ROI.

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Medium-High Intensity, Direct. Short-term moderate and long-term minor adverse impacts would be expected to occur. Air emissions from sources during demolition and construction, and operation activities as described in the HIR scenario would be expected. Table 4.4-7 presents the estimated construction emissions with the MHIR scenario.

Table 4.4-7 Estimated Demolition and Construction Emissions for the MHIR Scenario

Year of Demolition and Construction	Demolition ⁽¹⁾ and Construction ⁽²⁾ Emissions (tpy)			
	VOC	NO _x	SO ₂	PM _{2.5} ⁽³⁾
1	2.83	24.53	0.00	22.31
2	16.58	67.71	0.11	45.60
3	15.83	62.68	0.11	45.21
4	15.28	58.25	0.11	45.18
5	12.44	34.63	0.11	22.95
6	12.00	31.55	0.11	22.82
7	11.60	28.60	0.11	22.72
8	11.24	26.00	0.11	22.62
9	10.85	23.53	0.11	22.43
10	10.58	21.48	0.11	22.43
11	10.31	19.56	0.11	22.35
12	10.08	17.92	0.11	22.36
13	9.46	15.50	0.11	22.23
14	9.43	15.44	0.11	22.14
15	9.43	15.44	0.11	22.14
16	9.50	15.66	0.11	22.31
17	9.46	15.50	0.11	22.23
Exceeds Threshold?	NO	NO	NO	NO
<p>(1) Demolition and mass site grading are expected to occur in Year 1 through Year 4 of redevelopment.</p> <p>(2) Construction, fine site grading, paving, and coating are expected to occur in Year 2 through Year 17 of redevelopment.</p> <p>(3) PM_{2.5} emissions assume 55 percent reduction due to twice-daily watering of haul roads and exposed surfaces.</p> <p>Source: URBEMIS Version 9.2.4 Off-Road emission factors: OFFROAD2007 Model On-Road emission factors: Emfac2007 V2.3</p>				



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The applicability levels for precursors to O₃ and PM_{2.5} within the Metropolitan Atlanta region were compared to the greatest annual project-related emissions (Table 4.4-8). The emissions of all pollutants for this scenario are less than the applicable threshold.

Table 4.4-8 Estimated Total Annual Emissions Compared to Thresholds for the MHIR Scenario

Year of Demolition and Construction	Future Annual Emissions (tpy)			
	VOC	NO _x	SO ₂	PM _{2.5}
Year 18 (and after)	148.35	79.25	1.87	73.99
Baseline	89.33	69.47	15.58	15.47
Project-related Change	59.02	9.78	-13.71	58.52
Exceeds Threshold (yes/no)	NO	NO	NO	NO
Source: URBEMIS Version 9.2.4 Off-Road emission factors: OFFROAD2007 Model On-Road emission factors: Emfac2007 V2.3				

Medium-High Intensity, Indirect. Minor adverse effects would be expected to occur. Redevelopment at Fort McPherson may increase regional economic growth, which in turn may induce additional residential traffic and commercial operations within the area. This additional activity will contribute to regional air quality effects within the ROI.

Medium Intensity, Direct. Short-term and long-term minor adverse effects would be expected to occur. Air emissions from sources during demolition and construction, and operation activities as described in the HIR scenario would be expected. Table 4.4-9 presents the estimated construction emissions with the MIR scenario.



Table 4.4-9 Estimated Demolition and Construction Emissions for the MIR Scenario

Year of Demolition and Construction	Demolition ⁽¹⁾ and Construction ⁽²⁾ Emissions (tpy)			
	VOC	NO _x	SO ₂	PM _{2.5} ⁽³⁾
1	2.32	19.64	0.00	34.27
2	12.36	51.93	0.08	32.53
3	11.78	48.10	0.08	32.23
4	11.35	44.73	0.08	32.19
5	9.05	26.05	0.08	16.35
6	8.72	23.78	0.08	16.25
7	8.42	21.57	0.08	16.16
8	8.15	19.60	0.08	16.07
9	7.85	17.75	0.08	15.93
10	7.64	16.20	0.08	15.92
11	7.43	14.75	0.08	15.85
12	7.25	13.52	0.08	15.86
13	6.82	11.82	0.08	15.76
14	6.79	11.77	0.08	15.70
15	6.79	11.77	0.08	15.70
16	6.85	11.86	0.08	15.82
17	6.82	11.82	0.08	15.76
Exceeds Threshold?	NO	NO	NO	NO
(1) Demolition and mass site grading are expected to occur in Year 1 through Year 4 of redevelopment. (2) Construction, fine site grading, paving, and coating are expected to occur in Year 2 through Year 17 of redevelopment. (3) PM _{2.5} emissions assume 55 percent reduction due to twice-daily watering of haul roads and exposed surfaces. Source: URBEMIS Version 9.2.4 Off-Road emission factors: OFFROAD2007 Model On-Road emission factors: Emfac2007 V2.3				



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The applicable thresholds for precursors to O₃ and PM_{2.5} within the Metropolitan Atlanta region were compared to the greatest annual project related emissions with the MIR scenario (Table 4.4-10). The emissions of all pollutants are less than the applicability thresholds in this scenario.

Table 4.4-10 Estimated Total Annual Emissions Compared to the MIR Scenario

Year of Demolition and Construction	Future Annual Emissions (tpy)			
	VOC	NO _x	SO ₂	PM _{2.5}
Year 18 (and after)	104.66	56.24	1.31	52.25
Baseline	89.33	69.47	15.58	15.47
Project-related Change	15.33	-13.23	-14.27	36.78
Exceeds Threshold (yes/no)	NO	NO	NO	NO
Source: URBEMIS Version 9.2.4 Off-Road emission factors: OFFROAD2007 Model On-Road emission factors: Emfac2007 V2.3				

Medium Intensity, Indirect. Minor adverse effects would be expected to occur. Redevelopment at Fort McPherson may increase regional economic growth, which in turn may result in additional residential and commercial operations within the area. This additional activity will contribute to regional air quality effects within the ROI.



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4.5 NOISE

4.5.1 Affected Environment

The ROI with relation to noise resources is Fort McPherson and the surrounding communities within 1,500 feet of the Fort McPherson boundary (City of Atlanta 1997).

4.5.1.1 Standards

Noise is unwanted sound. The US EPA has based the measurement of ambient noise levels on the A-weighted equivalent level (L_{EQ}). The A-weighting refers to a scale on the sound level meter which weights sounds of different frequencies (referred to as Hertz or Hz) according to their relative detectability. For a broad range of sounds, the A-weighting provides a simple approximation of their relative loudness. The US EPA recommends that a time-weighted, 24-hour L_{EQ} known as the “day-night average sound level” (DNL) be used to assess sound exposure. The criterion levels established by the Federal Highway Administration (FHWA) to justify the construction of a noise barrier are based on the busiest hour of the day. For example, the L_{EQ} is 67 decibels (dB) for residential and the L_{EQ} is 72 dB for commercial.

Army policy declares areas where the daytime L_{EQ} is below 65 and the nighttime L_{EQ} is below 55 are acceptable for all types of noise-sensitive land uses such as homes, schools, and churches (US Army 2007b). This policy applies to unwanted sound from aircraft, highways, generators, and any other continuous noise source.

4.5.1.2 Traffic Noise from Lee Street

In 1981, the US Army Environmental Hygiene Agency (USAEHA) found that traffic noise along Lee Street exceeded both Army and FHWA guidelines at three residential buildings and an office. These noise levels are compared with Army guidelines in Table 4.5-1. Based on the extent that ambient noise exceeded Army guidelines, the USAEHA recommended that a barrier be constructed between the impacted buildings and Lee Street (USAEHA 1981). In 1987, USAEHA returned to Fort McPherson to evaluate the noise environment after the completion of the MARTA line. Three of the sites from 1981 were sampled (Table 4.5-1) as well as additional sites (Table 4.5-2), and all exceeded Army guidelines. The USAEHA recommended that FORSCOM “utilize acoustical construction techniques and construct a noise barrier to reduce noise levels” (USAEHA 1987).

**Table 4.5-1 Comparison of McPherson Noise Levels with Army Guidelines
(Army 2007b)**

Building	Building Use	Measured DNL (1981)	Measured DNL (1987)	Army Guideline
T-46	Community Center	80.6	74.1	65
T-106	Fire Station Dormitory	70.5	73.3	65
168	Transient Lodging	65.8	N/A	65
302	Office, Warehouse	77.4	73.3	70



Table 4.5-2 Day L_{EQ} , Night L_{EQ} and DNL from USAEHA's 1987 Measurements

Measurement Site	Daytime L_{EQ}	Night L_{EQ}	DNL
B-46	71.1	66.7	74.3
B-106	69.7	66.1	73.3
B-109	66.6	58.6	67.5
B-302	69.7	66.2	73.3
Near MARTA bus station	65.1	59.9	67.6

A traffic noise barrier was constructed along Lee Street and measurements were taken to assess the effectiveness of that barrier on December 14, 2006 (Rigby 2006). The measurements were made on the Fort McPherson side of the barrier and at 50, 100, and 200 feet distances from the center of Lee Street. These three distances were chosen to confirm that the measured noise was coming from highway traffic. Typically, noise from highways decreases by approximately four decibels for each doubling of distance between the source and receiver (US EPA 1974). The decrease was 4.5 to 4.8 decibels per doubling (Table 4.5-3). These measurements demonstrated a reduction of Lee Street noise with the implementation of the noise barrier. The noise levels are within Army guidelines (Army 2007b) and thus the ground-level noise environment is assumed to be suitable for residential and or commercial use.

Table 4.5-3 Measurements of L_{EQ} near Lee Street Noise Barrier towards Fort McPherson, 2006

Distance from Lee Street	Measurement Time	L_{EQ}
50 ft	1:25 to 1:40 PM	61.2
100 ft	1:40 to 1:55 PM	56.7
200 ft	1:55 to 2:10 PM	51.9
Source: Rigby 2006		

4.5.1.3 Aircraft Noise

Fort McPherson is located approximately 7 miles northwest of the Hartsfield-Jackson Atlanta International Airport. Ambient noise in the ROI is influenced by air traffic associated with operations at the airport.

4.5.1.4 Sensitive Receptors

Fort McPherson is bounded by residential areas to the north, west, and south and by commercial areas to the east. Residential uses within the ROI are considered sensitive receptors in the analysis of noise impacts associated with the disposal and reuse of Fort McPherson.

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4.5.2 Consequences

Significant impacts from noise exposure could include:

- Long-term ambient noise levels or changes in noise levels from traffic and other sources that exceed land use compatibility thresholds and guidelines further described below;
- Short-term increases in construction noise levels in off-site locations that exceed commensurate thresholds further described below; or
- An increase in noise described as "substantial" in the DoT rating system, further described below.

4.5.2.1 Early Transfer Alternative

Direct. Moderate short-term and long-term adverse effects would be expected. In the near term, early transfer disposal may involve disposal of Fort McPherson lands as individual parcels over time and/or leasing actions on specific parcels, which may ultimately affect the manner in which lands are developed, including incremental changes in ownership and redevelopment intensity. As such, the manner in which the property is disposed of over time (i.e., as individual parcels, one parcel, leasing strategies, etc.) will principally affect the timing, duration, and short-term intensity of effects resulting from nonfederal ownership and redevelopment. In the short term, nonfederal ownership will result in increased potential for construction and demolition activities, which may result in minor adverse noise effects. In particular, adverse impacts from demolition and construction activities to residential areas located near Fort McPherson would occur. Disposal and redevelopment of the property would result in an increase in traffic to the property and a greater number of residents and visitors to the property, thus increasing noise levels in surrounding neighborhoods.

Indirect. No effects would be expected.

4.5.2.2 Traditional Disposal Alternative

Direct. Moderate short-term and long-term adverse effects would be expected. Effects similar to those described in the early transfer alternative would be expected to occur.

Indirect. No effects would be expected.

4.5.2.3 Caretaker Status Alternative

Direct. Minor beneficial effects would be expected. Under this alternative, activities would cease at Fort McPherson, thereby reducing noise generation at the installation. Accordingly, noise levels for this alternative would be lower than those for existing conditions or for other disposal alternatives.

Indirect. No effects would be expected. The traffic noise barrier protecting the Fort McPherson historic area would remain intact and there would be no indirect effects as a result.



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4.5.2.4 No Action Alternative

No change in direct or indirect effects would be expected compared to baseline. Under the no action alternative, the Army would continue operations at Fort McPherson at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure. Thus, no effects would occur relative to continuation of the Army's mission and conditions in November 2005.

4.5.2.5 Intensity-Based Probable Use Scenario Consequences

High Intensity, Direct. Moderate short-term and long-term adverse effects would be expected. Noise levels associated with demolition and site-clearing activities would increase; these impacts are expected to be short term in duration and temporary. Construction noise, as measured during actual construction, is acceptable if the L_{10}^6 does not exceed the preconstruction noise level by more than five dB. Properties on Womack Avenue and McClelland Avenue may be especially sensitive to construction noise. Article IV *Noise Control*, of the City of Atlanta's Code of Ordinances protects residential neighborhoods from the adverse impact of construction noise. Subsection.74-134 (6) of this ordinance prohibits:

"The operating of any equipment used in construction work within 1,500 feet of any residential or noise-sensitive area between the hours of 10:00 p.m. and 7:00 a.m. on weekdays and 10:00 p.m. and 10:00 a.m. on weekends and holidays, except for emergency work; and to prohibit pile driving, jackhammering, and blasting on weekends and holidays, and for all other days between 6:00 p.m. and 6:00 a.m. For purposes of this subsection, distances are to be measured from the property line of the nearest residence in a noise-sensitive area in any direction to the prohibited construction operation."

The highest levels of construction noise would be expected from the high-density mixed use in the southeast corner of the installation, and the closest single-family homes are located along Womack Avenue and McClelland Avenue. A number of these homes are within 1,500 feet of the high-density construction site. With compliance to Subsection 74-134 (6), it is expected that construction noise will not significantly adversely impact nearby residences.

Currently, there is a buffer of approximately 400 feet of deciduous trees between Fort McPherson's Deshler Street SW and McClelland Avenue to the south. As noted in the FHWA Policy document, "*vegetation, if it is high enough, wide enough, and dense enough that it cannot be seen through, can decrease highway traffic noise. A 61-meter width of dense vegetation can reduce noise by 10 decibels, which cuts in half the loudness of traffic noise.*" It is likely that removal of the trees will lead to more efficient propagation of sound along the south boundary.

As the number of people living in an area increases, the ambient noise from all sources also increases. To estimate the increased ambient background noise, the US EPA equation was used. It estimates DNL from the number of residents per square mile in an urban area or suburban area. This equation is:

$$DNL = 10 \log_{(base\ 10)} (\text{population per square mile}) + 22 \text{ (dB) (US EPA 1974).}$$

6. L10 refers to a noise level that can only be exceeded for 10 percent of the time for the duration of the activity.



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For the HIR scenario, the estimated population for the ROI (i.e., estimated 0.76 square-mile area) is 31,002. The estimated DNL is 68.1 dB with the US EPA equation.

Noise generated by activities on Fort McPherson in the HIR scenario would be much greater than baseline due to the addition of commercial/office activities and an event space, as well as a significant increase in the number of residents. The increase in traffic noise generated from Campbellton Road, Lee Street, and Langford Parkway can be estimated from the following equation:

$$\text{Decibel increase} = 10 * \log_{\text{base } 10} ([\text{Traffic in 2005} + \text{New Traffic}] / \text{Traffic in 2005})$$

It is assumed that the type of traffic mixes (proportion of cars and trucks) for 2005 and for the new traffic are roughly the same. Based on this equation, the expected increases in traffic noise under the HIR scenario are 2.8 dB for Campbellton Road, 4.3 dB for Lee Street and 3.3 dB for Langford Parkway. All of these calculations are less than the significance threshold of five dB. Thus, the increase in traffic noise under the HIR scenario does not reach the level of "substantial" as determined by the criteria adopted by most state highway administrations. These criteria are listed in Table 4.5-4. Whether these limits will be exceeded for residences on Campbellton Road (north of Fort McPherson) or McClelland Avenue (south of Fort McPherson) cannot be determined without making on-site measurements on private property.

Table 4.5-4 Criteria Used by States to Define "Substantial" Increase in Traffic Noise

Criteria	Increase (dB)	Subjective Descriptor
Criteria 1	0–5	Little increase
	5–15	Some increase
	>15	Substantial increase
Criteria 2	<10	Little increase
	>10	Substantial increase
Criteria 3	0–5	No increase
	5–10	Minor increase
	10–15	Moderate increase
	>15	Substantial increase

Source: "Highway Traffic Noise Analysis and Abatement Policy and Guidance," by US Department of Transportation, Federal Highway Administration, Office of Environment and Planning, Noise and Air Quality Branch, Washington DC, June 1994

The Reuse Plan envisions an event space bounded on the south by what is now Miller Drive SW. The band shell for this event space is focused toward the northeast; thus, the sound of concerts will be directed away from existing off-post residential areas. At the same time, the sound is directed toward the proposed residential community to the north. Problems with outdoor concerts are not unknown to residents of Atlanta, particularly people living west of Chastain Park. Comparison of the proposed site plan with the site plan for the amphitheatre in Chastain Park suggests that the decibel level of amplified sound experienced at the residences



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on Fort McPherson could be comparable to if not greater than that which has been experienced at homes west of Chastain Park. At Chastain Park, the closest homes are about 750 feet from the stage of the amphitheatre, whereas at Fort McPherson, the closest homes will be more than 1,500 feet from the stage. Although receptors are further away, the event space may generate a higher level of activity than what now occurs at Chastain Park. Until a proposal is presented for agency approvals, there is little detail that can be analyzed for this planning level of impact analysis. Regardless, if a noise annoyance problem should arise after the outdoor event space begins operation, it is likely that the problem can be mitigated by adjusting the amplifier volume to conform to the same compliance metric as has been proposed for Chastain Park (Berens 2005). By managing on the basis of low frequency noise, it is possible to address the most annoying aspect of outdoor concerts – the fact that sound penetrates the interior of people's homes even when the doors and windows are shut. In addition, prohibiting the removal of and requiring the maintenance of the existing tree buffer along the southern border of Fort McPherson would provide a noise buffer with potentially significant noise attenuation benefits and wildlife habitat.

Noise management issues are addressed in further detail in Section 4.15.

High Intensity, Indirect. Minor adverse impacts would be expected. Redevelopment of the property may spur economic growth in the area, thus increasing traffic noise on the roads.

Medium-High Intensity, Direct. Moderate short-term and long-term adverse effects would be expected. Effects similar to those described in the HIR scenario would be expected to occur, but to a lesser degree due to the lower level of development. The increase in ambient and traffic noise in the HIR scenario were less than significant; thus, increase in ambient and traffic noise would be expected to be less than significant.

For this scenario, the estimated population for the ROI (i.e., estimated 0.76 square-mile area) is 12,190. The estimated DNL is 64.0 dB with the US EPA equation.

Medium-High Intensity, Indirect. Minor adverse impacts would be expected. Effects similar to those described in the HIR scenario would be expected to occur, but to a lesser degree.

Medium Intensity, Direct. Moderate short-term and long-term adverse effects would be expected. Effects similar to those described in the HIR scenario would be expected to occur, but to a lesser degree due to the lower level of development. The increase in ambient and traffic noise in the HIR scenario were less than significant; thus, increase in ambient and traffic noise would be expected to be less than significant.

For this scenario, the estimated population for the ROI (i.e., estimated 0.76 square-mile area) is 8,533. The estimated DNL is 62.5 dB with the US EPA equation.

Medium Intensity, Indirect. Minor adverse impacts would be expected. Effects similar to those described in the HIR scenario would be expected to occur, but to a lesser degree.

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4.6 GEOLOGY AND SOILS

4.6.1 Affected Environment

The ROI with relation to geology and soils is the watersheds that encompass Fort McPherson.

4.6.1.1 Geologic and Topographic Conditions

Fort McPherson lies within the highly metamorphosed rocks of the Appalachian Piedmont. The terrain is characterized by gently rolling topography of broad, rounded ridges, and valleys broken by areas of rugged hills bordering major drainage and residual monadnocks, such as Stone Mountain. Surface elevations at Fort McPherson range from approximately 910 feet above mean sea level (amsl) on the west boundary to 1,062 feet amsl on the east boundary. The ridges and valleys generally trend east/west across much of the installation. In the western portion of the installation, the ridges and valleys trend more northeasterly/southwesterly. This geomorphic form defines the on-site drainage pattern (US Army 1998).

4.6.1.2 Structure and Subsurface Strata

The Piedmont of Georgia is composed of a complex of metamorphic and igneous rocks deformed by multiple episodes of folding, faulting, and regional metamorphism caused by numerous igneous intrusions. The Piedmont is divided by an inactive fault zone, the Brevard fault zone, which is characterized by highly deformed and fractured rocks.

Fort McPherson is underlain by rocks of the Clarkston Formation of the Atlanta Group located within the southern Piedmont. The Atlanta Group is dominated by gneisses, schists, quartzites, ultramafics, amphibolites, and marbles that occur within the trough of the Newnan-Tucker synform, a large regional structure. The Clarkston Formation consists of interlaid sillimanite-garnet schist and hornblende-plagioclase amphibolite. Bedrock at the installation appears to be at depths greater than 30 to 45 feet below ground surface. Physical and chemical weathering of the underlying crystalline rocks has produced overlying regolith comprised of saprolitic micaceous clays, silts, and sands and is characterized by increasingly higher permeability and porosity with depth (US Army 1998).

Rocks of the Clarkston Formation are relatively impermeable but highly fractured, therefore providing conduits for groundwater movement. The water table at the installation is generally located in the saprolitic regolith overlying the Clarkston Formation (US Army 1998).

4.6.1.3 Soils

The surface soils mapped at Fort McPherson and identified by the US Department of Agriculture's (USDA) National Resources Conservation Service (NRCS) include the following (USDA-NRCS 2008):

- Urban Land Complex (39 percent): The original soils have been altered by grading, cutting, filling, shaping, and smoothing.
- Urban Land-Rion Complex (31 percent): Rion soils are very deep, well drained, and occur on side slopes of uplands. They are composed of layers of sandy loam and sandy clay loam. Permeability is moderate and runoff is medium to rapid.



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- Urban Land–Cecil Complex (21 percent): Cecil soils are deep, well drained, and occur on ridges and side slopes of uplands. The subsoil is clayey and extends to a depth of more than 40 inches. Permeability and available water capacity are moderate.
- Rion Sandy Loam (four percent): See the above description of Rion soils.
- Cartecay–Toccoa Complex (four percent): Cartecay and Toccoa are deep alluvial soils occurring on floodplains. The surface layer is loamy or sandy with loamy subsoil underlain with variable textured soils. Permeability is moderate to moderately rapid and available water capacity is moderate.
- Cecil Sandy Loam (less than one percent): See the above description of Cecil soils.

Prime Farmland

Prime farmland soils are protected under the FPPA of 1981 (7 CFR Part 658; USDA-NRCS Final Rule, Farmland Policy, July 5, 1984; proposed revisions published on January 8, 1987). The intent of the FPPA is to minimize the extent to which federal programs contribute to the unnecessary or irreversible conversion of farmland soils to nonagricultural uses. The Act also ensures that federal programs are administered in a manner that, to the extent practicable, will be compatible with private, state, and local government programs and policies and the rules and regulations for implementation of the Act (7 CFR Part 658 July 5, 1984). US EPA has also established policy to protect environmentally significant agricultural lands through its Office of Federal Activities.

According to 7 CFR 658.2(a), land that is already committed to urban development does not qualify as farmland and is therefore not subject to the FPPA. The area occupied by Fort McPherson is identified on the US Census Bureau Map as “urbanized area” and, therefore, the FPPA is not applicable to Fort McPherson (J. Lathem 2008). Furthermore, because Fort McPherson is military land it is not subject to FPPA.

4.6.1.4 Seismic Activity

Earthquakes in the Georgia Piedmont are shallow and unlikely to exceed a magnitude of 5.5. Intensities can be high, but their area of influence is limited (US Army 1998).

4.6.2 Consequences

Significant impacts to geological resources could include actions which:

- Exposes persons or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving slip of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides;
- Results in substantial soil erosion or the loss of topsoil;
- Project is located on strata or soil that is unstable, or that would become unstable as a result of the project, and potentially result in lateral spreading, subsidence, liquefaction, or collapse; or
- Project is located on expansive soil creating substantial risks to life or property

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4.6.2.1 Early Transfer Alternative

Direct. Short-term and long-term minor adverse effects would be expected. In the near term, no effects are expected from the manner in which early transfer disposal occurs (i.e., as separate parcels or as one parcel, leasing strategies); however, such activities may affect the timing, duration, and short-term intensity of effects associated with nonfederal ownership and redevelopment. Disposal of Fort McPherson would result in nonfederal ownership, with a potentially reduced emphasis on natural resource management and conservation governed by the Integrated Natural Resources Management Plan (INRMP) and Army policies and regulations. After Federal stewardship ceases, geologic and soil resources would not benefit from the many federal policies and programs set forth to protect these resources. Furthermore, construction and demolition activities during soil excavation, grading, and removal could result in long-term minor adverse effects, including increased erosion.

Indirect. Long-term minor adverse effects may occur. In the long term, redevelopment has the potential to lead to economic expansion in the region and enhanced construction and site clearing activities that may result in localized increases in erosion. If adequate erosion and sediment control practices are employed during construction, demolition, and renovation activities, then adverse effects could be minimized.

4.6.2.2 Traditional Disposal Alternative

Direct. Short-term and long-term minor adverse effects would be expected similar to the effects outlined for early transfer, but occurring further in the future.

Indirect. Long-term minor adverse effects would be expected similar to the effects outlined for early transfer, but occurring further in the future.

4.6.2.3 Caretaker Status Alternative

Direct. Minor adverse effects would be expected. Under the caretaker status alternative, current natural resource management programs and objectives will not be continued. This could result in lower levels of vegetative and erosion controls that benefit geologic and soil resources.

Indirect. Long-term minor beneficial effects would be expected. Military missions will cease and future construction and ground disturbing activities that would have occurred will not be implemented. Land use intensity will be below levels assumed under current conditions, thereby resulting in long-term minor benefits to geologic and soil resources.

4.6.2.4 No Action Alternative

No change in direct or indirect effects would be expected compared to baseline. Under the no action alternative, the Army would continue operations at Fort McPherson at levels similar to those occurring prior to the BRAC Commission's recommendations for closure and realignment, including continuation of the INRMP measures and remedial programs required under CERCLA and RCRA. Thus, no effects would occur relative to continuation of the Army's mission and conditions in November 2005.

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4.6.2.5 Intensity-Based Probable Use Scenarios

High Intensity, Direct. Short-term and long-term minor adverse effects would be expected. Building demolition and construction involving vegetation clearing and soil excavation, grading, and removal could result in short-term and long-term minor adverse effects to soils, including increased erosion. Additional land (approximately 150 acres) will be disturbed by the construction of new roads, parking areas, walkways, and other infrastructure. Construction activities would require standard erosion and sediment control, standard engineering practices, and storm water control measures that are designed to minimize the loss of soils from erosion. The application of best management practices (BMPs) to reduce erosion during demolition and construction activities will reduce adverse effects to geologic and soil resources.

The process of excavating soils may result in a loss of soil structure and a mixing of soil layers. While these soils are often placed back into the excavated areas, the mixing of the soils results in a long-term loss of productivity and presents the potential for erosion until vegetation is reestablished. Long-term direct adverse effects on soils also would be expected when they are covered with impervious surfaces.

Because many of the soils within Fort McPherson have already been impacted by previous land-clearing, grading, and construction activities, the majority of soils within the project areas are in a disturbed state and well below their maximum productivity. The majority of the soils (91 percent) at Fort McPherson are classified as Urban soil types. Urban soils have been altered from their natural state and have suffered a loss in productivity as a result of a loss of structure and mixing of soil layers.

High Intensity, Indirect. Long-term minor adverse effects may occur. Redevelopment has the potential to lead to economic expansion in the region and enhanced construction and site clearing activities that may result in increases in erosion. If adequate erosion and sediment control practices are employed during construction, demolition, and renovation activities, then adverse effects could be minimized.

Medium-High Intensity, Direct. Short-term and long-term minor adverse effects would be expected. The Reuse Plan envisions a mixed use of property, focusing on business/commercial, professional, and residential uses that would include new construction that would add approximately 7.5 million square feet of floor area over current conditions. Effects similar to those described in the HIR scenario would occur, as the percentage of site coverage would be similar to that estimated for the HIR alternative.

Medium-High Intensity, Indirect. Long-term minor adverse effects would be expected. Effects similar to those described in the HIR scenario would occur, as the percentage of site coverage under this alternative would be similar to that estimated for the HIR alternative.

Medium Intensity, Direct. Short-term and long-term minor adverse effects would be expected. Effects similar to those described in the HIR scenario would occur, but to a lesser degree due to the lower level of development, based on an estimated 50 acres of area disturbed for the MIR scenario compared to baseline.

Medium Intensity, Indirect. Minor long-term adverse effects would be expected. Effects similar to those described in the HIR scenario would occur, but to a lesser degree due to the lower level of development.

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4.7 WATER RESOURCES

4.7.1 Affected Environment

The ROI with relation to water resources is the watersheds that encompass Fort McPherson.

4.7.1.1 Surface Water and Drainage

The major creeks of Fort McPherson are the Big Utoy and Little Utoy creeks. The Big Utoy and Little Utoy creeks converge at the southwestern post boundary to form South Utoy Creek, which has been identified by the State as failing to meet its designated uses due to urban runoff (US EPA 2008). With the exception of a small portion of the eastern boundary, which flows to the City of Atlanta, Fort McPherson's surface water runoff is captured and controlled by a storm water drainage system that ultimately discharges to the South Utoy Creek, which flows to Utoy Creek, and then to the Chattahoochee River 7 miles west of the installation. The Chattahoochee River then joins the Flint River and several other tributaries at Lake Seminole, where it is renamed the Apalachicola River which discharges into the Gulf of Mexico through Apalachicola Bay, Florida (US Army 2006). Fort McPherson is located within the 34 square mile Utoy Creek subwatershed, which lies within the Middle Chattahoochee-Lake Harding watershed (US EPA 2003).

Rainfall is moderate and seasonal snowfall is rare, averaging less than an inch. Annual rainfall, as reported by the US Weather Service, averages approximately 50 inches. Storm events frequently involve thunderstorms and heavy downpours. The high proportion of impervious surface surrounding the installation and on the northeastern section of the installation itself generates high runoff rates during storm events, leading to sedimentation, erosion, and stream scouring. The USACE has installed rip-rap on significant sections of Big Utoy creek to control erosion.

The post has four lakes, occupying approximately 5.6 acres and identified by numbers 1–4, which capture and store storm water. They are stocked with a variety of fish. Lakes 1 and 2 are on the Big Utoy Creek and Lakes 3 and 4 are on the Little Utoy Creek. A piping system carries much of the lower portion of Little Utoy Creek through the post underground. The largest portion of the Big Utoy Creek's headwaters enters Lake 1 along the post's southeastern boundary, and a secondary source of headwaters enters the post as a small open channel from a local recreation area maintained by the City of East Point, which converges with the headwaters of Lake 2. Lake 1 serves an important function in storm water management by capturing and detaining runoff from the adjacent MARTA station and surrounding parking facilities.

Beneficial uses of the two streams and four lakes on post are limited by their small size, but the presence of the golf course and open, park-like areas broadens surface water uses from fishing, aquatic habitat, and flood storage to include groundwater recharge and freshwater replacement.

Surface water is used primarily to irrigate the golf course and to support a fisheries management program. Potable water is drawn directly from the City of Atlanta and City of East Point systems (Hutt 2008).



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4.7.1.2 Surface Water Quality

Surface water quality is typical for an urban area. Storm events generally worsen water quality by adding sediments, pesticides, fertilizers, and other pollutants associated with automobiles to the surface water system. Surface water quality is monitored during storm events for contamination and siltation. The lakes were surveyed in 1996 for metals, pH, hardness, and ammonia, all of which were found to be within acceptable ranges. Water quality in the lakes is sufficiently high to support a successful fisheries management program (US Army 1998).

Point source pollution is managed by a gravity flow sanitary sewer system that discharges into the City of Atlanta system by means of an 18-inch outfall sewer at the southwest corner of the installation. Nonpoint source pollution is typical for an urban area and consists primarily of petroleum and asbestos associated with automobiles and fertilizers used on the golf course. It should be noted that since the golf course contains drainage creeks and is located on the lower portions of the installation, it probably receives and filters runoff from the developed areas.

4.7.1.3 Groundwater/Hydrology

The uppermost groundwater on Fort McPherson consists of water perched on underlying bedrock and flowing through sand and gravel. Groundwater flow is controlled by the contour of the bedrock surface and is usually reflected by surface topography. Both the direction of flow and depth of groundwater vary throughout the installation, with the latter reported to range from 18 to 22 feet. Recharge into deeper bedrock probably occurs through fractures and other secondary porosity features (US Army 1998). Fort McPherson has several plumes of groundwater pollution in various stages of remediation. It also has numerous groundwater monitoring wells that are used to determine groundwater contamination levels.

Regionally, the quality of groundwater is poor and it is rarely used for drinking. Shallow groundwater in metropolitan Atlanta contains levels of organic chemicals that exceed drinking water standards (USGS 1992-1995). Local use of groundwater aquifers is limited primarily to uses such as golf course irrigation. Water for on-post residential and commercial uses is supplied by the City of Atlanta and City of East Point, which draw water from the Chattahoochee River.

4.7.1.4 Floodplains

Floodplains are defined in federal regulations (10 CFR Sec. 1022.4) as lowland, typically flat areas adjoining surface waters, including, at a minimum, that area affected "by a one percent or greater chance of flooding in any given year" (otherwise known as the 100-year floodplain). The magnitude of a floodplain depends on numerous factors, including the size of the watercourse, size of the watershed, topography adjacent to the watercourse, soils and geology, and density of development in the watershed and adjoining the watercourse. Floodplains at Fort McPherson consist primarily of riparian areas associated with the installation's streams and are almost entirely within the golf course.

Construction of storm water drainage systems, lining of stream segments with riprap, and construction of substantial culverts reduces the potential for flooding at the installation. However, occasional flooding occurs for periods of up to several days during periods of heavy rainfall. This flooding does not affect buildings in the administration or residential areas. There is potential for sections of roads on the installation being blocked by runoff, but this is a rare and short-lived occurrence.



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4.7.1.5 Coastal Zone Management

The CZMA, originally passed in 1972, enables coastal states to develop a coastal zone management program. Fort McPherson, over 225 miles from the coast, is well outside the State of Georgia's Coastal Zone Management Area. Therefore, CZMA requirements are not applicable.

4.7.2 Consequences

Significant impacts to water resources could include:

- Violation of water quality standards or waste discharge requirements;
- Increase of 5 percent of impervious surface within the watershed, or if projects divert rainfall runoff and/or affect its collection and conveyance in such a manner as to cause increased sedimentation, damage from water to properties of the post or elsewhere, or create/contribute to runoff that exceeds drainage system capacity;
- Depletion or reduction of the recharge capacities of the groundwater basin to an extent that it affects the useable aquifer available for municipal, private, or agricultural purposes;
- Degradation or contamination of groundwater or surface water resulting in the water bodies not meeting their designated use; or
- Exposing people or structures to serious risk of loss, injury, or death from flooding.

4.7.2.1 Early Transfer Alternative

Direct. Short-term and long-term minor to moderate adverse impacts would be expected. In the near term, no effects are expected from the manner in which early transfer disposal occurs (i.e., as separate parcels or as one parcel, leasing strategies); however, such activities may affect the timing, duration, and short-term intensity of effects associated with nonfederal ownership and redevelopment. In the long term, disposal of Fort McPherson would result in nonfederal ownership and potentially reduced emphasis on natural resource management and conservation governed by the INRMP and Army policies and regulations. This change in watershed and ecosystem management may result in minor adverse effects to water resources. Furthermore, the effect of increasing impervious surfaces would be expected to increase storm water runoff, but increased runoff would likely be managed to preconstruction levels. In the long term, disposal and redevelopment of the property would increase point source water discharges. Impacts would be mitigated by construction of storm water retention ponds and expansion of sanitary sewer infrastructure.

Indirect. No effects would be expected.

4.7.2.2 Traditional Disposal Alternative

Direct. Short-term and long-term minor to moderate adverse impacts would be expected. Increases in impervious surfaces would be expected to increase storm water runoff, but increased runoff would likely be managed to preconstruction levels. In the long term, disposal



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and redevelopment of the property would increase point source water discharges. Impacts would be mitigated by construction of storm water retention ponds and expansion of sanitary sewer infrastructure. There would be little difference in impacts from the early transfer alternative because the pace of development will be influenced by the market and contamination is minor.

Indirect. No effects would be expected.

4.7.2.3 Caretaker Status Alternative

Direct. Short-term and long-term minor beneficial and adverse impacts would be expected. Reductions in human activity would lead to reductions in runoff and point source discharges. Caretaker activities would involve fewer vehicles as potential sources of contaminants that could be conveyed in storm water runoff. Similarly, reductions in the use of fuels, fertilizers and pesticides, and reduced maintenance shop activities, all of which contribute to storm water contaminant loads, would benefit water quality in the long term. On the other hand, lower level of management and oversight could result in minor adverse impacts to water quality through deterioration of the water management system.

Indirect. No surface or groundwater impacts are expected.

4.7.2.4 No Action Alternative

No change in direct or indirect effects would be expected compared to baseline conditions. Under the no action alternative, the Army would continue operations at Fort McPherson at levels similar to those occurring prior to the BRAC Commission's recommendations for closure and realignment. Thus, no impacts would occur relative to continuation of the Army's mission and conditions in November 2005.

4.7.2.5 Intensity-Based Probable Use Scenarios

High Intensity, Direct. Long-term minor to moderate adverse effects would be expected, along with some localized long-term minor beneficial effects. Minor to moderate adverse impacts would be expected because of increased impervious surfaces, as the developed footprint of the site would increase from approximately 200 acres to 350 acres, adding approximately 150 acres of additional developed area. This increase in impervious surface is less than 1 percent of the subwatershed, which is less than significant. Adverse impacts resulting from increased surface water/storm water runoff would be reduced by improvements in storm water infrastructure required by regulations for development. Increased contaminants into local water resources would be prevented by upgrades in wastewater treatment facilities, which would comply with State of Georgia discharge standards. Federal, state, and local BMPs would be implemented for prevention of storm water pollution and spills. Daylighting of the stream (i.e., uncovering the stream where it's now a channel) would be a minor localized beneficial effect by filtering water quality and managing the flow of storm water.

High Intensity, Indirect. Long-term minor adverse effects would be expected. Economic market forces generated by reuse could result in regional economic growth, which could induce further increases in infrastructure and development off the installation. Increases in infrastructure and development off the installation would thereby add to the level of impervious



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surface within the watershed, and the resulting additional runoff may result in additional water quality impairment. Regional economic growth could also result in increased water demands upon a water resource subject to cyclical droughts of varying severities (US EPA, 2008 citing a USGS open File Report 00-380).

Medium-High Intensity, Direct. Long-term minor to moderate adverse effects would be expected, along with some localized minor beneficial effects. Effects similar to those described in the HIR scenario would be expected to occur, as this level of development is expected to be similar in footprint to that of the HIR alternative.

Medium-High Intensity, Indirect. Long-term minor adverse effects would be expected, but to a lesser degree than with the HIR scenario.

Medium Intensity, Direct. Long-term minor adverse impacts and localized minor beneficial effects would be expected. Effects similar to those described in the HIR scenario would be expected to occur, but to a much lesser degree, with 240 acres of development, which reflects an increase of 50 acres compared to baseline (less than a 0.5 percent increase in impervious surface, which is not significant).

Medium Intensity, Indirect. Long-term minor adverse effects would be expected, but to a lesser degree than with the HIR scenario.

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4.8 BIOLOGICAL RESOURCES

4.8.1 Affected Environment

Fort McPherson lies within the Atlanta urban area and its open space is largely maintained in lawns and a golf course. Wildlife habitat is minimal and biological resources are few. The ROI with regards to biological resources is the habitat on and immediately adjacent to the installation.

4.8.1.1 Vegetation

The most common tree species on the installation include loblolly pine (*Pinus taeda*), short-leaf pine (*P. echinata*), white oak (*Quercus alba*), southern red oak (*Q. falcata*), black oak (*Q. velutina*), sweet gum (*Liquidambar styraciflua*), pear tree (*Pyrus communis*), and tulip tree (*Liriodendron tulipifera*). Common understory species include black cherry (*Prunus serotina*), flowering dogwood (*Cornus florida*), and sourwood (*Oxydendron arboretum*). In areas that are not maintained, a number of invasive vine species are common, including kudzu (*Pueraria montana* Merr. var. *lobata*), trumpet creeper (*Campsis radicans*), poison ivy (*Rhus toxicodendron*), greenbriers (*Smilax* spp.), and wild grapes (*Vitis* spp.) (US Army 2007a).

A variety of grasses and weedy plants occur in recently disturbed soils. Along waterways and in moist soils, willows (*Salix* spp.), alders (*Alnus* spp.), smartweed (*Polygonum* spp.), rushes (*Juncus* spp.), sedges (*Carex* spp.), and a variety of grasses are common (Universe Technologies and Gene Stout and Associates 2000). Table 4.8-1 provides a list of vegetation occurring at Fort McPherson.



Table 4.8-1 Vegetation Occurring at Fort McPherson

Common Name	Scientific Name
Loblolly Pine	<i>Pinus taeda</i>
Short-leaf Pine	<i>Pinus echinata</i>
White Oak	<i>Quercus alba</i>
Southern Red Oak	<i>Quercus falcate</i>
Black Oak	<i>Quercus velutina</i>
Sweet Gum	<i>Liquidambar styraciflua</i>
Pear Tree	<i>Pyrus communis</i>
Tulip Tree	<i>Liriodendron tulipifera</i>
Black Cherry	<i>Prunus serotina</i>
Flowering Dogwood	<i>Cornus florido</i>
Sourwood	<i>Oxydendrum arboretum</i>
Kudzu	<i>Pueraria lobata</i>
Trumpet Creeper	<i>Campsis radicans</i>
Poison Ivy	<i>Rhus toxicodendron</i>
Greenbriers	<i>Smilax</i> spp.
Wild Grapes	<i>Vitis</i> spp.
Willows	<i>Salix</i> spp.
Alders	<i>Alnus</i> spp.
Smartweed	<i>Polygonum</i> spp.
Rushes	<i>Juncus</i> spp.
Sedges	<i>Carex</i> spp.



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4.8.1.2 Wildlife

The absence of available habitat and lack of habitat diversity on-post limit the variety of birds, mammals, and herpetofauna present. The most common species are those typically associated with populated urban areas. Common species include gray squirrel (*Sciurus carolinensis*), eastern chipmunk (*Tamias striatus*), eastern mole (*Scalopus aquaticus*), eastern cottontail (*Sylvilagus floridanus*), opossum (*Didelphis virginiana*), house mouse (*Mus musculus*), and Norway rat (*Rattus norvegicus*) (US Army 2007a). Red fox (*Vulpes vulpes*) are known to frequent the site, as well.

A large number of bird species could potentially occupy Fort McPherson as migrants or accidentals. The species identified as common residents are all common and widely distributed species, and include starling (*Sturnus vulgaris*), English sparrow (*Passer domesticus*), common grackle (*Quiscalus quiscula*), American robin (*Turdus migratorius*), mockingbird (*Mimus polyglottos*), mourning dove (*Zenaidura macroura*), rock dove (*Columba livia*), blue jay (*Cyanocitta cristata*), cardinal (*Cardinalis cardinalis*), and chimney swift (*Chaetura pelagica*) (US Army 2007a). Canada geese (*Branta canadensis*) frequent the site, as well.

Herpetofauna are similarly limited by the small amount of wetland and aquatic habitat. Common species include water moccasin (*Agkistrodon piscivorus*), garter snake (*Thamnophis ssp.*), black rat snake (*Elaphe obsoleta obsoleta*), and northern black racer (*Coluber constrictor constrictor*). American toad (*Bufo americanus*), bullfrog (*Rana catesbeiana*), and eastern box turtle (*Terrapene carolina carolina*) are also present. These species typically occupy timbered areas, streams, or ponds, though garter snakes and the American toad are distributed throughout the installation (US Army 2007a). Table 4.8-2 provides a list of birds, mammals, and herpetofauna present at Fort McPherson.



Table 4.8-2 Birds, Mammals, and Herpetofauna Present at Fort McPherson

Common Name	Scientific Name
Mammals	
Gray Squirrel	<i>Sciurus carolinensis</i>
Eastern Chipmunk	<i>Tamias striatus</i>
Eastern Mole	<i>Scalopus aquaticus</i>
Eastern Cottontail	<i>Sylvilagus floridanus</i>
Opossum	<i>Didelphis virginiana</i>
Red Fox	<i>Vulpes vulpes</i>
House Mouse	<i>Mus musculus</i>
Norway Rat	<i>Rattus norvegicus</i>
Birds	
Starling	<i>Sturnus vulgaris</i>
English Sparrow	<i>Passer domesticus</i>
Common Grackle	<i>Quiscalus quiscula</i>
American Robin	<i>Turdus migratorius</i>
Mockingbird	<i>Mimus polyglottos</i>
Mourning Dove	<i>Zenaida macroura</i>
Rock Dove	<i>Columba livia</i>
Blue Jay	<i>Cyanocitta cristata</i>
Canada Goose	<i>Branta Canadensis</i>
Cardinal	<i>Cardinalis cardinalis</i>
Chimney Swift	<i>Chaetura pelagica</i>
Herpetofauna	
Water Moccasin	<i>Agkistrodon piscivorus</i>
Garter Snake	<i>Thamnophis ssp.</i>
Black Rat Snake	<i>Elaphe obsoleta obsoleta</i>
Northern Black Racer	<i>Coluber constrictor constrictor</i>



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Two streams (the Little Utoy and Big Utoy Creeks) and four small lakes (Lake Nos. 1 and 2 are on the Big Utoy Creek, Lake Nos. 3 and 4 are on the Little Utoy Creek) provide the only significant aquatic habitats. The four lakes are located on or near the golf course and total approximately 5.6 acres. The streams are perennial and the lake levels are generally stable, though they can become low during drought conditions. The streams pass through timbered areas, providing limited riparian habitat. The lakes support bullheads (*Ameiurus* spp.), shad (*Dorosoma* spp.), crappie (*Pomoxis* spp.), and sunfish (*Lepomis* spp.) (Hutt 2008).

Two noteworthy fish kills were recorded. The first fish kill occurred in October 1974 in Lake No. 1. Analysis of soil and sediment samples revealed high levels of arsenic, chlordane, and lead. However, arsenic residues were undetectable in water and fish samples. No exact cause was determined. The second fish kill occurred in May 1975 in Lake No. 2 and killed approximately 1,000 fish and other aquatic species. Contamination by the insecticide methoxychlor was determined to be the cause, but the source of the insecticide was not found. Low lake levels at the time were thought to have intensified the impact of the poison (Hutt 2008).

4.8.1.3 Sensitive species

No threatened or endangered species have been sighted or are known to occupy Fort McPherson. A threatened and endangered species survey was conducted in 2000. There were no observations of any unusual, rare, threatened, or endangered species during the field survey. Relatively little suitable or potential habitat was observed for any of the species known to occur in this area. The majority of Fort McPherson has been disturbed in some manner. Of the small forested areas that remain, most are second growth forests or forests that have been planted several times. Very few, if any, natural areas remain (Dial and Cordy 2001).

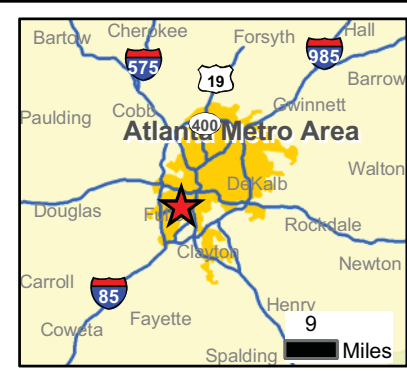
Army regulations require consideration of federal and state-listed species in all Army actions. On March 5, 2007, Marstel-Day consulted with the US Fish and Wildlife Service (USFWS) Georgia Field Office requesting a list of federally-listed threatened, endangered or candidate species, as well as sensitive species known to occur or potentially occurring on, or in the vicinity of Fort McPherson (Appendix C). A letter was also sent on that date to the GA EPD requesting information on state-listed threatened, endangered, or candidate species, as well as sensitive species known to occur, or potentially occurring, on or in the vicinity of Fort McPherson (Appendix C) In March 17, 2007 correspondence, the USFWS provided a list of potential species in Fulton County and indicated that there is no proposed or designated critical habitat within the project boundaries (Appendix C).

4.8.1.4 Wetlands and Sensitive Habitat

Also in 2000, field studies were conducted on Fort McPherson to delineate the stream and wetland areas that are under the jurisdiction of the USACE. The delineation of stream and wetland areas included the physical marking of jurisdictional area boundaries to classify the site in terms of its upland and wetland status, based on the 1987 version of the *Corps of Engineers Wetlands Delineation Manual*. The marked boundaries were then mapped with a Global Positioning System and that map was overlaid onto a topographic map of the area to produce a map of the jurisdictional areas. The survey resulted in the mapping of approximately 6.5 acres of jurisdictional open water (lakes and ponds), 0.1 acres of jurisdictional wetlands in three separate locations, and 6,523 linear feet of stream channel, as shown in Figure 4.8-1 (Dial and Cordy 2001).



Location Map



WETLANDS AND SENSITIVE HABITAT
Fort McPherson, Atlanta, Georgia

Aerial Photography
Projection: UTM Zone 16N,
WGS 1984 (Meters)
Source: USDA NAIP 2007

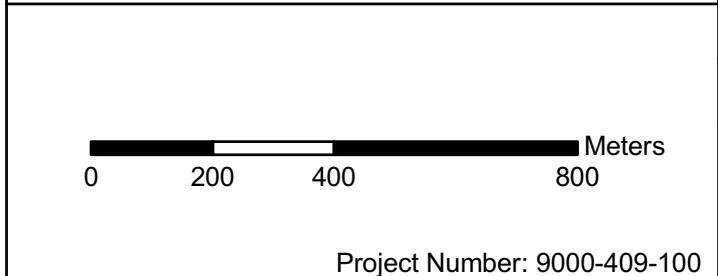


Figure: 4.8-1

Date: June 2008

ENSR | AECOM

US Army Corps of Engineers



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4.8.2 Consequences

Significant impacts⁷ to biological resources could include:

- Impacts to threatened or endangered plant or animal species;
- Impacts to plants or animal species at the population level that would trend towards listing of any species as threatened or endangered;
- Impacts to migratory species at the population level; or
- Unmitigated disturbance of wetlands habitat.

4.8.2.1 Early Transfer Alternative

Direct. Long-term minor to moderate adverse and some minor localized beneficial impacts would be expected. In the near term, no effects are expected from the manner in which early transfer disposal occurs (i.e., as separate parcels or as one parcel; leasing strategies); however, such activities may affect the timing, duration, and short-term intensity of effects associated with nonfederal ownership and redevelopment. Disposal of Fort McPherson would result in nonfederal ownership and potentially reduced emphasis on natural resource management and conservation governed by the INRMP and Army policies and regulations. This change in land and ecosystem management may result in minor adverse effects to biological resources. It should be noted, however, that the biological resources on the installation do not include any sensitive species or habitat. Furthermore, the landscape is highly maintained and surrounded by highly developed residential and commercial areas. Impacts caused by the extensive physical changes from redevelopment would alter natural processes or habitats in only minor ways compared to the existing condition. However, minor to moderate adverse effects would be expected due to reduced natural resource management (as previously discussed), reductions in existing open space, increases in impervious surface, and reductions in forested areas. Long-term minor beneficial impacts would result from the "day-lighting" (restoring to a relatively natural surface flow) of the Little Utoy Creek, which is now piped under the golf course. Small areas of riparian and aquatic habitat that do not now exist would be expected to arise from the stream's restoration to a more natural state.

Indirect. No effects would be expected. Biological resources outside the installation boundary are even scarcer than on site.

4.8.2.2 Traditional Disposal Alternative

Direct. Long-term minor to moderate adverse and some minor localized beneficial impacts would be expected. Effects similar to those described in the early transfer alternative would be expected to occur, but further in the future.

Indirect. No indirect impacts would be expected.

7. Impacts to species include any actions that result in 'take', 'harassment', or 'harm' of a protected species. These terms are defined in ESA section 3[19], ESA section 9[a][1], 50 CRF 17.3, and 50 CRF 222.102 (64FR 60727).

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4.8.2.3 Caretaker Status Alternative

Direct. Short-term minor beneficial and adverse impacts would be expected. Reduced human activity and probable reduction in mowing and trimming of landscapes would make the installation more attractive to wildlife, providing an overall beneficial effect to biological resources. On the other hand, active natural resource management activities may not be implemented; thus, invasive species management, tree management, and pest management activities may not occur under caretaker status. Minor adverse effects to some resources may therefore occur.

Indirect. Minor beneficial impacts would be expected. Future military missions will cease and new construction activities and ground disturbing activities will not be conducted. Therefore, minor beneficial effects would be realized relative to baseline status-quo conditions. Furthermore, off-site resources such as birds and mammals would also tend to migrate to the installation.

4.8.2.4 No Action Alternative

No change in direct or indirect impacts would be expected compared to baseline conditions. Under the no action alternative, the Army would continue operations at Fort McPherson at levels similar to those occurring prior to the BRAC Commission's recommendations for closure and realignment. Thus, no effects would occur relative to continuation of the Army's mission and conditions in November 2005.

4.8.2.5 Intensity-Based Probable Use Scenarios

High Intensity, Direct. Long-term minor to moderate adverse impacts would be expected due to increases in impervious surface, reduction in acres of open space, and number of existing trees. Existing open space, including the golf course and associated wooded areas, and the parade ground, would be reduced to 172 acres from approximately 201 acres. However, these effects would be mitigated by improvements in storm water management systems, the daylighting of Little Utoy Creek, and replacement of some existing trees with ornamental trees and shrubs.

High Intensity, Indirect. No indirect impacts would be expected. Biological resources outside the installation boundary are even less abundant than on site.

Medium-High Intensity, Direct. Long-term minor adverse impacts would be expected. Effects similar to those discussed under the HIR scenario would be expected to occur, but to a lesser degree. Overall, the reduction in open space acreage would be approximately the same.

Medium-High Intensity, Indirect. No indirect impacts would be expected. Biological resources outside the installation boundary are even less abundant than on site.

Medium Intensity, Direct. Long-term minor adverse and beneficial impacts would be expected. Adverse effects similar to those discussed under the MHIR scenario would be expected, but to a lesser degree. Short and long-term beneficial effects would be expected because overall open space acreage would increase to 242.6 acres from approximately 201 acres.

Medium Intensity, Indirect. No indirect impacts would be expected. Biological resources outside the installation boundary are even less abundant than on site.

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4.9 CULTURAL RESOURCES

4.9.1 Affected Environment

This section addresses federal statutes, regulations, E.O.s, and memoranda applicable to the management of historic properties and the operation of Fort McPherson. The area of potential effect is Fort McPherson.

Section 106 and Section 110 of the NHPA (Public Law. 89-655) ensure that federal agencies consider cultural resources, defined as any prehistoric or historic district, site, building, structure, or object eligible for inclusion on the NRHP, in their proposed programs, projects, and actions prior to initiation.

4.9.1.1 Prehistoric and Historic Background

Prehistoric Context

The prehistory of the area that is today Fort McPherson is divided by archaeologists into five time periods: Paleo-Indian (12,000 BC to 8,500 BC), Transitional Paleo-Indian/Early Archaic (8,500 to 7,900 BC), Archaic (7,900 BC to 700 BC), Woodland (700 BC to AD 900), and Mississippian (AD 900 to AD 1540) (Elliott, et al. 1996).

The Paleo-Indian Period (ca. 12,000 BC to ca. 8,500 BC)

People who lived during this time period were nomads who relied on the wild plants and animals living during the terminal Pleistocene Period for subsistence. They most likely traveled in small kin-based groups. The earliest evidence for these people in Georgia, although rare in the region, is Clovis spear points.

The Transitional Paleo-Indian/Early Archaic Period (8,500 BC to 7,900 BC)

This time period is identified by the presence of lanceolate point forms, such as Dalton, Hardaway, and Quad spear points. The climate was similar to that of the Paleo-Indian Period and people living then were nomadic hunters and gatherers.

The Archaic Period (ca. 7,900 BC to ca. 700 BC)

This period is divided into four periods: Early, Middle, Late, and Terminal (or Transitional). Archaic sites are identified in part by the presence of side- and corner-notched projectile points and plant processing implements such as grinding stones. This period is the one in which people adapted to a different, warmer climate that was similar to today's climate, and it represents a significant shift in adaptation. By 3,500 BC, the climate had changed to essentially today's climate. The Late Archaic Period shows the beginnings of sedentism, with some sites showing evidence of year-round occupation. Pottery was also introduced into the region towards the end of the Late Archaic.



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Woodland Period (ca. 700 BC to ca. AD 900)

The Woodland Period is also divided into Early, Middle and Late. This time period is identified by the widespread use of ceramic vessels, beginning with a style known as Dunlap fabric-impressed pottery. New pottery styles continued to be introduced throughout this period. This period sees evidence of an extensive trade network and the introduction of agriculture.

Mississippian Period (ca. AD 900 to 1540)

This period is divided into the Emergent Mississippian, the Middle Mississippian, and the Late Mississippian. People of this time period lived in large, sedentary communities, with temples, large-scale agriculture, and sophisticated iconography. The main agricultural products were corn, beans, and squash, and the cuisine was supplemented by hunting and collecting wild plant foods. Late Mississippian Period sites include remains of mounded villages representing these larger populations, with their complex social and religious communities.

Historic Context

Native Americans that were present at the time of contact with Europeans included the Creek, as well as other groups that are not well known. The Cherokee appear to have moved to northwest Georgia in the mid- to late-eighteenth century (Elliott, et al. 1996). The Historic Period in Georgia began in 1540, with the arrival of Spanish explorers, led by Hernando de Soto. The next European explorers to enter the area were also Spaniards, led by Tristan de Luna in 1559 through 1561. De Luna's expedition route led through many of the same sites as de Soto's (Elliott, et al. 1996). Over the next hundred years, explorers from England, France, and Spain continued to visit the area. In the late seventeenth and early eighteenth centuries, Spain, France, and England all laid claim to what is now the State of Georgia. The Cherokee were forcibly removed from their homes in the 1830s during the Trail of Tears period.

In 1821, the land that is now Fulton County was acquired from the Creek with the Treaty of the Springs. The Macon & Western Railroad was completed in 1845. The tracks, now part of the Norfolk Southern Corporation, were completed in 1845. Fulton County was created in 1854 from parts of Henry, DeKalb, Fayette and Campbell counties.

Historic maps show that the land that is now Fort McPherson was vacant farmland and forest when the government purchased it. No historic structures are visible on historic maps and construction of the installation probably destroyed any potential archaeological remains (Elliott, et al. 1996). The county remained agricultural until World War II, after which suburban development increased.

4.9.1.2 Military History

Property for the installation was first acquired in 1885, with a second parcel purchased in 1886. The first housing units were constructed in 1886 and a master plan was completed in 1890 (Elliott, et al. 1996). The first troops were garrisoned at Fort McPherson in 1889, and the installation was named Fort McPherson in that same year. Fort McPherson was designated a General Hospital in 1898, during the Spanish-American War. Fort McPherson was an Army General Hospital and recuperation center for the Spanish American War, World War I, and World War II. There was also a prisoner-of-war camp at Fort McPherson during the Spanish-



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American War. New construction continued through the late nineteenth century and through World War I. During that time an additional 136 acres were purchased. The Fort was designated US Army General Hospital No. 6 on December 2, 1917. During World War I the Fort also included prisoner-of-war barracks for German prisoners. Expansion continued through the 1930s, with the construction of more hospital and support facilities. Construction of additional medical facilities also took place during World War II. After the war, in March 1947, the installation became the headquarters of the Third Army, until 1973, when it was deactivated and replaced by FORSCOM (US Army 2002a; National Register of Historic Places 1974; Elliott, et al. 1996).

4.9.1.3 Status of Cultural Resource Inventories and Section 106 Consultations

An Integrated Cultural Resources Management Plan (ICRMP) was completed in 2002 for both Fort McPherson and Fort Gillem (US Army 2002a). The ICRMP was updated in 2007. A cultural resources reconnaissance of certain areas was completed in 1979 and a Historic Buildings Utilization Study (HBUS) was completed in 1996. A Historic Preservation Plan (HPP) for Fort McPherson, Fort Gillem, and the FORSCOM Recreation Area was completed in 1996 (Elliott, et al. 1996). A history of Fort McPherson was published in 1985 and revised in 2001 to include Fort Gillem (Morton, ed. 2001). Table 4.9-1 lists the survey and inventory documents completed for cultural resources at Fort McPherson. A Memorandum of Agreement (MOA) for the closure and disposal of the Fort has been negotiated among the Department of the Army, the Advisory Council on Historic Preservation, and the Georgia State Historic Preservation Officer (SHPO). It is provided in this EIS in Appendix E, and is discussed in more detail below.

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Table 4.9-1 Cultural Resource Inventories and Surveys

Document Title	Author	Date
National Register of Historic Places – Nomination Form, Civilian Employees Quarters, Building 532, Fort McPherson, Georgia	National Register of Historic Places	1974
National Register of Historic Places – Nomination Form, Staff Row and Old Post Area Historic District, Fort McPherson, Georgia	National Register of Historic Places	1974
Fort McPherson, The First Hundred Years, 1885–1985	Louis Martinez, Staff History Officer, Fort McPherson	1986
Historic American Buildings Survey (HABS)/Historic American Engineering Record (HAER) – Inventory Cards	Traceries/Mariani and Associates	1986
Study/Survey of Historically Significant Army Family Housing Quarters, Installation Report – Fort McPherson	Department of the Army, Mariani and Associates, Washington	1987
Study/Survey of Historically Significant Army Family Housing Quarters, Task 2.1, Livability/Preservation Standards	Department of the Army, Mariani and Associates	1988
Historic American Buildings Survey Documentation, Fort McPherson Medical/Dental Clinic Project	Not available	1994
Study/Survey of Whole House Revitalization Project, Fort McPherson, Staff Row Survey, Quarters 1 through 20 and 532	Leo A. Daly	1994
Builder Reports/Historic Preservation Plans	Not available	1994-1995
Historic Building Utilization Study (HBUS), Real Property Master Plan	Nakata Planning Group and Surber Barber Architects, Inc.	1996
Preservation Technology Sourcebook	Center for Public Buildings, Georgia Tech	1996
Historic Preservation Plan for the Cultural Resources on US Army Installations at Fort McPherson, Fort Gillem, and the FORSCOM Recreation Area, Fulton, Clayton, and Bartow Counties	Elliott, Daniel, Jeffrey Holland, Phillip Thomason, and Michael Emrick	1996
Archeological Survey at Fort McPherson, Fort Gillem, and the US Army Recreation Area, Georgia	Janus Research	1999
Sustainable Design Recommendations for Adaptive Re-use of Building 170 at Fort McPherson	Southface Energy Institute	2000
Fort McPherson Fort Gillem The First Hundred and Sixteen Years 1885—2001	Morton, Ronald, ed. Originally prepared by Captain Louis M. Martinez (1985) and updated by Jim Dale	2001
Integrated Cultural Resources Management Plan Fort McPherson, Fort Gillem, US Army Recreation Area – Lake Altoona	Fort McPherson	2002
Source: US Army 2002a		



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4.9.1.4 Prehistoric and Historic Archaeological Resources

Two archaeological sites have been identified at Fort McPherson. The sites were determined ineligible for the NRHP (Janus Research 1999; US Army 2002a).

4.9.1.5 Historic Buildings and Structures

There is one historic district at the installation that consists of 40 buildings. Building 532 is listed individually on the NRHP. A total of 73 buildings were determined to be NRHP-eligible individually by the Georgia SHPO (US Army 2002a; Pentecouteau 2006; eligibility updated August 18, 2010). The MOA lists 74 Select Historic Properties to be transferred with covenants; and 39 properties that are not to be covered by covenants. The entire list is provided in Appendix E of this EIS, as part of the MOA (Attachment A of the MOA).

A NRHP Nomination Form was completed in 1974 for the Staff Row and Old Post Area, the Original Fort McPherson, Historic District. The Historic District was listed on the NRHP in 1974. The District includes the Hedekin Parade Field, and Building Nos. 1-15, 17-20, 40-42, 51, 53, 56-63, 65, 100-102, 104, 171, 181, and 184. An amendment to the Staff Row and Old Post Area Historic District was submitted in 1993. The amendment proposed (1) adding a district with seven NCO housing structures built between 1889 and 1892 (Buildings 136-142), and (2) expanding the boundaries of the original district to include buildings built between 1910 and 1944 (Buildings 50, 52, 54, 167-170, and 183). An agreement was made between the Georgia SHPO and the Fort McPherson BRAC Office to extend the period of significance, originally 1889-1910, to 1944 (agreement date September 10, 2008).

A second Nomination Form for Building 532 was submitted in 1974. Building 532 was built in 1887 and is the oldest structure still remaining in use at Fort McPherson (National Park Service 1974).

Building Nos. 27, 28, 106, 422, and 606 were constructed between 1941 and 1943 and are considered temporary World War II era buildings (US Army 2002a). A nationwide Programmatic Agreement among the DoD, the Advisory Council on Historic Preservation, and the National Conference of SHPOs for temporary World War II era buildings was executed in 1986. The Programmatic Agreement requires documentation and preservation of representative types of temporary World War II era buildings and preparation of an historic context for these buildings, while allowing demolition of the remaining building stock. The documentation effort is complete and the Army may proceed with demolition of World War II era temporary buildings without restriction. The Programmatic Agreement pertains to demolition only; actions other than demolition require SHPO consultation. Although the Programmatic Agreement does not require installations to consult on the effects of demolition of World War II temporary buildings to nearby historic districts, World War II era temporary buildings that contribute to historic districts may be protected within the district boundaries.

Building Nos. 409 and 410 were constructed in 1949 as part of the Wherry Housing Act. Wherry housing at Fort McPherson is subject to the 2002 Program Comment on Capehart Wherry Era family housing. The Program Comment for Capehart Wherry Era Army Family Housing and Associated Structures and Landscape Features (1949—1962) was approved by the Advisory Council on Historic Preservation on May 31, 2002. The Program Comment covers all undertakings to Capehart and Wherry buildings and landscape features including maintenance



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and repair; rehabilitation; layaway and mothballing; renovation; demolition; demolition and replacement; and transfer, sale, or lease out of federal control. Army installations are not required to follow the case-by-case Section 106 review process for individual management actions affecting Capehart and Wherry Era housing, associated structures, and landscape features (Advisory Council on Historic Preservation 2005, Federal Register Notice vol. 67, No. 110 2002). Because of the Program Comment and its associated studies, compliance with Section 106 for all Wherry structures is complete.

A detailed discussion of the buildings at Fort McPherson, including architectural details, is presented in the HPP (Elliott, et al. 1996).

Identification of properties to be protected and other terms to protect significant resources once the property is transferred, are discussed in the MOA (Appendix E of this EIS).

4.9.1.6 Cemeteries

A 0.25-acre pet cemetery is located in the northwest portion of Fort McPherson. Approximately 40 animals are buried there, and each grave is marked with a headstone relaying information about the deceased pet. While the area is fenced, the cemetery is not well maintained. The site was in use until the mid-late twentieth century.

4.9.1.7 Disposition of Archaeological Artifacts and Associated Documentation

According to the 2002 ICRMP, which was updated in 2007, artifacts and associated documentation from archaeological surveys and excavations at Fort McPherson are scattered in different locations, including the University of Alabama, Moundville, Alabama (US Army 2002a).

In addition, the installation retains historic maps, photographs, site plans, and other documents relating to the early built architectural history of the installation (Elliott, et al. 2006). Depending on their size, these historic documents will be sent to either the South East National Archive Center or the Carlisle Barracks in Pennsylvania. A procedure is in place and funding is available to complete this task (Pentecoteau 2006).

Paleontological Remains

No Paleontological localities have been identified at the installation.

Section 106 Consultation

An MOA concerning cultural resources at Fort McPherson has been signed by the US Army, the Advisory Council on Historic Preservation, and the Georgia SHPO (available in Appendix E). Concurring parties are the City of Atlanta, The Georgia Trust, the Atlanta Preservation Center, and the East Point Historical Society. The MOA applies to all historic properties at Fort McPherson of which Select Historic Properties (listed in Attachment A of the MOA) shall be preserved with covenants, and the remainder shall receive no covenants. The standard preservation covenant language is provided in Attachment E of the MOA. A complete list of the Select Historic Buildings, and the properties with no covenants, is in Attachment A of the MOA.



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The MOA stipulates mitigation measures to be conducted, to include production of a popular report; photographic documentation; Historic American Building Survey (HABS) Level II documentation of Building 455 (Firing Range), which is to be demolished; and compilation of an Existing Condition Survey and Design Standards for the Select Historic Properties listed in Attachment A of the MOA. The Fort McPherson National Register Historic District Nomination form is also to be revised, including revising the historic district boundaries, prior to closure of the installation.

Under the terms of the MOA, Select Historic Properties shall receive covenants, to be incorporated into the transfer documents. The Army shall also encourage preservation on all historic properties not receiving covenants upon transfer out of federal control by making additional information available to the transferee.

4.9.1.8 Native American Resources

There are no Native American Resources or Properties of Traditional Religious and Cultural Importance to Federally-recognized Tribes identified on Fort McPherson. The USACE, St. Louis District, completed a Collections Summary in 1995. According to the Collections Summary, Native American points of contact are the Cherokee, the Chickasaw, and the Creek Indians, which are the federally-recognized tribes associated with the land surrounding Fort McPherson (US Army 2002a). Eight different tribes were identified by the St. Louis District as having an interest in the land that is now Fort McPherson (US Army 2002a). Interested federally recognized tribes and organizations were sent a consultation letter regarding this proposed BRAC action (Appendix D). The results of the Native American consultation process are provided in Attachment C of the MOA (Appendix E).

4.9.2 Consequences

Significant impacts to cultural resources could include actions which:

- Adversely affect the significance of a historic property, which can be a historic structure or building or a prehistoric or historic archaeological site; or
- Adversely affect the significance of a historic resource or archaeological resource, destroying unique paleontological resources or geologic features, and/or disturbing any human remains.

4.9.2.1 Early Transfer Alternative

Direct. Long-term moderate adverse effects to cultural resources would be expected. Under non-federal ownership, the goals and objectives, management programs, and projects outlined in the ICRMP for Fort McPherson will not be fulfilled to the same degree once the parcels are disposed of and moved from federal to non-federal ownership. However, as a condition of transfer, the transferee will be bound by the terms of the NHPA Memorandum of Agreement, which stipulates measures to protect important federally-designated and eligible cultural resources. In the near term, no effects are expected from the manner in which early transfer disposal occurs (i.e., as separate parcels or as one parcel, leasing strategies); however, such activities may affect the timing, duration, and short-term intensity of effects associated with nonfederal ownership and redevelopment as further discussed below.



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The MOA regarding cultural resources at Fort McPherson between the US Army, the Georgia SHPO, and the National Advisory Council on Historic Places has been executed and its conditions will apply to the terms of transfer. Adverse effects would be reduced should the new owners rehabilitate and maintain the NRHP-eligible structures according to the Secretary of the Interior's *Standards for Rehabilitation*. Adverse effects would be further reduced should new construction plans be drafted in a manner sensitive to the existing NRHP-eligible structures or buildings and their viewsheds. Adverse effects include the potential for yet unidentified resources to be disturbed, as well as known resources to be abused or neglected in the future. NRHP-eligible historic structures could be disturbed through soil disturbance, vandalism, neglect, renovations, or deliberate demolition. Furthermore, viewsheds may be adversely impacted as a result of redevelopment following disposal. Soil disturbance could be caused by new buildings and road construction or trench excavation for underground pipes, cable lines, and similar infrastructure projects. These disturbances may increase the likelihood of disturbance of yet-unknown cultural resources. Vandalism can occur when the location of an archaeological site or historic structure becomes known or otherwise attracts new attention.

Regarding NRHP-eligible buildings, the Army negotiated a Memorandum of Agreement with the SHPO and the Advisory Council on Historic Preservation to provide deed restrictions requiring protection of the historic properties that the new owners would be required to accept as a condition of the sale or transfer of installation property. If the new owners desire to lessen or remove the deed restrictions requiring preservation, the deed will delineate a process for the new owners to consult with the Georgia SHPO to arrive at mutually agreeable and appropriate measures for mitigating the adverse effects of their proposed undertaking.

Site surveys of potential archaeological resources at Fort McPherson have been completed and Section 106 consultations concerning the disposal of eligible properties are ongoing. Negotiated terms of transfer or conveyance will result in requirements for the new owners to maintain the status quo of any archaeological sites and will impose a requirement for consultation with the Georgia SHPO prior to any actions affecting these resources. These encumbrances are discussed in Section 3.2.3, Encumbrances Applicable to Either Disposal Alternative, of this document. The *Standard Preservation Covenant Language To Convey Property Containing Historic Buildings And Structures* is included as Attachment E of the MOA (Appendix E of this document). Additional information regarding these issues is discussed in Section 4.9.2.5, Intensity-Based Probable Use Scenarios.

Indirect. Minor adverse effects would be expected. Under an agreement with the Georgia State Historic Preservation Office, select historic properties will be transferred with covenants that avoid adverse impacts to historic properties by requiring adherence to the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings. The remainder of historic properties will receive mitigation under the agreement that reduces impacts below the threshold of significance. Additionally, the City of Atlanta intends to place appropriate preservation zoning that will further minimize adverse impacts.



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4.9.2.2 Traditional Disposal Alternative

Direct. Long-term moderate adverse effects to cultural resources would be expected. Effects would be similar to those described under the early transfer alternative, but the impacts would occur further in the future. In addition, the conditions and terms of transfer would be similar to those discussed above for the early transfer alternative.

Indirect. Minor adverse effects would be expected, as described above for the early transfer alternative.

4.9.2.3 Caretaker Status Alternative

Direct. Minor adverse effects to cultural resources would be expected. Under this alternative, access to Fort McPherson would be very limited, and maintenance levels would be low. The goals and procedures outlined in the ICRMP would be suspended and maintenance would be reduced from the standards set forth in the ICRMP. NRHP-eligible historic structures would not be disturbed because no construction or demolition would occur; however, the structures might be subject to vandalism or deterioration because of limited presence of maintenance personnel. The GSA Federal Management Regulation (Subchapter C, Real Property, Part 102-78) for managing properties that may be affected by disposal actions would be followed. In addition, existing Memoranda of Agreements (MOA) with the Georgia SHPO would remain in place. Furthermore, Sections 106 and 110 of the NHPA would still apply.

Indirect. No effects would be expected.

4.9.2.4 No Action Alternative

No change in direct or indirect effects would be expected compared to baseline conditions. Under the no action alternative, the Army would continue operations at Fort McPherson at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure and realignment, including implementation of ICRMP measures. Thus, no effects would occur relative to continuation of the Army's mission and conditions in November 2005.

4.9.2.5 Intensity-Based Probable Use Scenarios

High Intensity, Direct. Long-term moderate adverse effects to cultural resources would be expected. As previously discussed, site surveys of potential archaeological resources at Fort McPherson have been completed prior to transfer, and a MOA has been signed by authorized representatives of the Army, the Georgia State Historic Preservation Officer, and the Advisory Council on Historic Preservation. Transfer or conveyance requires the new owners to maintain the status quo of historic resources and will impose a requirement for consultation with the Georgia SHPO prior to any actions affecting these resources. The MOA (provided in Appendix E) also requires encumbrances for the protection of select historic properties through measures such as deed restrictions, covenants, and building restrictions.

Such actions will reduce potential adverse effects associated with increased development at Fort McPherson. These effects would be reduced should the new owners rehabilitate and maintain the NRHP-eligible structures according to the Secretary of the Interior's *Standards for Rehabilitation*. Adverse effects would be further reduced should new construction plans be



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drafted in a manner sensitive to the existing NRHP-eligible structures and their viewsheds. These requirements are discussed in Section 4.15 of this document and are included in the MOA (Appendix E).

There is some potential for disturbance of unknown resources during the construction, as well as adverse effects to known resources from vandalism and/or neglect. Depending on the nature of redevelopment, NRHP-eligible historic structures could be disturbed through soil disturbance, vandalism, neglect, renovations, or deliberate demolition. Furthermore, viewsheds may be adversely impacted as a result of high intensity development and high rises under the HIR scenario. However, such impacts are not expected to be significant, as the highest density development and high rise buildings will be located far to the south, away from the historic district. Soil disturbance could be caused by new buildings and road construction or trench excavation for underground pipes, cable lines, and similar infrastructure projects. Vandalism can occur when the location of a historic structure becomes known or otherwise attracts new attention.

High Intensity, Indirect. No indirect adverse effects would be expected.

Medium-High Intensity, Direct. Long-term moderate adverse effects to cultural resources would be expected. Depending on the nature of redevelopment, the historic structures could be disturbed through soil disturbance, vandalism, neglect, renovation, or deliberate demolition. Conditions and potential impacts would be similar to those described under the HIR, but to a lesser degree (e.g., reduced aesthetic/viewshed impacts as population density is lower and no high rise buildings are planned for this scenario).

Medium-High Intensity, Indirect. No indirect adverse effects would be expected.

Medium Intensity, Direct. Long-term moderate adverse effects to cultural resources would be expected. Depending on the nature of redevelopment, the historic structures could be disturbed through soil disturbance, vandalism, neglect, renovations, or deliberate demolition. Conditions and potential impacts would be similar to those described under the HIR, but to a far lesser degree.

Medium Intensity, Indirect. No indirect adverse effects would be expected.

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4.10 SOCIOECONOMICS

Fort McPherson's ROI consists of the Atlanta–Sandy Springs–Marietta Metropolitan Area (referred to here as the Atlanta Metro Area). This statistical area, comprising 28 counties, is the ninth-largest metropolitan area in the United States. According to the 2006 US Census estimate, the Atlanta Metro Area is currently the fastest-growing metro area in the US. About 97 percent of Fort McPherson's off-post personnel live in the Atlanta Metro Area. While Fort McPherson is located in Fulton County (residence for 13 percent of off-post personnel), the largest share of the installation's personnel resides in Henry County (approximately 24 percent). The installation is about 4 miles southwest of downtown Atlanta, also located in Fulton County. A sub-ROI consisting of Henry, Clayton, Fayette, and Fulton Counties is also described in the socioeconomic portion of this EIS in recognition of the fact that more than two-thirds of off-post personnel reside in these counties, as shown in Table 4.10-1.

Table 4.10-1 Residence of Fort McPherson Off-Post Employees

Residence	Off-post Personnel	
	Number	Percent
Atlanta Metropolitan Area	2,389	97
Henry County	580	24
Clayton County	432	18
Fayette County	358	15
Fulton County	322	13
Other Counties in Metro Area	697	30
Other Counties	73	3
Total	2,462	100

Source: US Army 2006



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4.10.1 Affected Environment

4.10.1.1 Economic Development

The civilian labor force within the ROI was nearly 2.6 million in 2005, which represents the baseline conditions. In 2005, total unemployment was estimated at 133,827 (US Bureau of Labor Statistics 2008). The average annual unemployment rate in the Atlanta Metro Area in 2005 was 5.2 percent, the same as the statewide average for Georgia. The current labor force represents an approximate 9.2 percent increase since 2000, higher than the statewide increase during the same period. Henry County, which has the greatest off-post personnel population within the ROI, had a labor force of 89,258 in 2005, an increase of 31.6 percent since 2000, reflecting the county's extremely rapid growth. Fulton County experienced a 6.6 percent increase in labor force between 2000 and 2005. This is slightly lower than the change in the ROI and the state. The per capita income for the Atlanta Metro Area in 2005 was \$34,825, slightly higher than statewide per capita personal income (\$32,095). The Atlanta Metro Area and the State of Georgia had comparable annual growth rates in per capita personal income during 1995-2005, 4.1 percent and 3.4 percent, respectively. Henry County experienced a smaller annual per capita income growth rate than the state and ROI, while Fulton County experienced a greater growth rate than both the ROI and the State of Georgia. These figures are shown in Table 4.10-2.

Table 4.10-2 Fort McPherson ROI Labor Force, Unemployment, and Personal Income

ROI	Labor Force		Unemployment Rate (Percent)	Per Capita Personal Income		
	2005	Percent Change 2000-2005		2005	Rank	1995-2005 Average Annual Growth Rate (Percent)
Atlanta Metro Area	2,595,020	9.2	5.2	\$34,825	79 (national)	4.1
Henry County	89,258	31.6	5.1	\$26,826	32 (state)	2.3
Clayton County	136,930	8.0	6.5	\$22,360	104 (state)	2.1
Fayette County	53,611	7.3	4.5	\$39,291	3 (state)	3.7
Fulton County	460,508	6.6	5.6	\$49,291	1 (state)	4.3
Georgia Total	4,616,140	8.8	5.2	\$32,095	36 (national)	3.4
Data Sources: Bureau of Labor Statistics, Local Area Unemployment Statistics Bureau of Economic Analysis (BEA), BEARFACTS, Regional Economic Accounts (1995-2005 data)						

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Employment by the major industry sectors for 2005 is shown in Table 4.10-3. Total employment within the ROI was nearly 3 million in 2005. The Atlanta Metro Area employment trends reflect statewide trends as federal civilian and military government, retail trade, and state and local government sectors are the top three employment industries.

Table 4.10-3 Employment by Industry

Industry	ROI		Georgia	
	Number	Percent	Number	Percent
Total Employment	2,966,453		5,197,979	
Government and Government Enterprises (federal/civilian; military)	329,158	11.1	752,395	14.5
Retail Trade	309,211	10.5	558,395	10.7
State and Local Government	263,937	8.9	563,395	10.8
Administrative and Waste Services	253,099	8.5	375,669	7.2
Professional and Technical Services	236,150	8.0	318,626	6.1
Health Care and Social Assistance	217,794	7.3	416,296	8.0
Accommodation and Food Service	204,139	6.9	355,915	6.8
Construction	193,456	6.5	338,502	6.5
Manufacturing	185,536	6.3	465,899	9.0
Wholesale Trade	157,363	5.3	230,763	4.4
Data Source: BEA, Table CA-25 2005				



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The largest corporate employers within the ROI include mostly private companies, Table 4.10-4. The largest private sector employer in November 2005 was Delta Air Lines (28,137 employees). Other top major private sector employers included AT&T Corporation, formerly BellSouth, (23,560 employees) and Kroger Company (20,000 employees). BellSouth Corporation merged with AT&T Corporation in 2006, after the 2005 baseline conditions, and was not included in this analysis. Emory University is located in the City of Atlanta and is the fourth largest corporate employer in the area (16,154 employees).

Table 4.10-4 Ten Largest Employers in the ROI

Employer's Name	Number of Employees
Delta Air Lines	28,137
BellSouth Corp. (Currently AT&T)	23,560
Kroger Company	20,000
Emory University	16,154
Publix Supermarkets	15,155
Wal-Mart Stores, Inc.	14,700
Promina Health System (includes Wellstar)	13,000
AT&T Corp.	12,000
UPS	10,500
Randstad North America Staffing Service	10,115
Data Sources: Metro Atlanta Chamber of Commerce 2005	

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Fort McPherson's Contributions to the Regional Economy

Fort McPherson has a satellite installation, Fort Gillem, which is also located in the Atlanta Metro Area. Because many of their services are shared and interdependent (medical, fire, and police services, for example), their yearly expenditures are compiled together. Together, the installations are a significant contributor to the local economy. Table 4.10-5 portrays the annual expenditures of Fort Gillem and Fort McPherson with respect to payroll and other expenditures that typically flow directly into the local economy. The military and civilian payrolls for FY 2006 was almost \$28.4 million, with an additional \$43.4 million expended for travel/transportation, utilities, supplies, equipment, and various other expenditures. In total, Fort Gillem and Fort McPherson expenditures contribute approximately \$71.8 million to the local and regional economy.

Table 4.10-5 Major Expenditures, Fort McPherson and Fort Gillem

Expenditure	Dollars
Military Payroll	\$1,469,022
Civilian Payroll	\$26,909,010
Total Payroll	\$28,378,032
Travel (TDY) / GSA Vehicles	\$826,481
Transportation of Materials	\$77,915
Rents, Communication, Utilities	\$9,397,734
Printing and Reproduction	\$298,992
Contracts, Intra-Army Purchases, Training	\$28,584,335
Supplies and Materials	\$3,525,250
Service Charge Functions	\$(458,917)
Equipment	\$67,798
Land and Structure	\$1,112,231
Interest Payments	\$2,237
Subtotal Nonpayroll Expenditures	\$43,434,060
Total Expenditures	\$71,812,092
Data Sources: US Army 2006	



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4.10.1.2 Regional Demographics

Regional Population

Table 4.10-6 depicts the population distribution and trends within the ROI. The population of the Atlanta Metro Area increased from 4.2 million in 2000 to 4.9 million in 2005, a 15.8 percent increase compared to a statewide increase of 10.8 percent during the same time period. Henry County, where the largest number of off-post personnel resides, experienced extremely rapid growth, increasing by 40.6 percent between 2000 and 2005. This rapid boost in population may be attributed to growth in the metro region and residents wanting to move away from the congested city and counties into relatively inexpensive land available in rural Henry County. Population increases in Fulton County, which includes the City of Atlanta, were similar to state and Atlanta Metro Area rates. Population in the Atlanta Metro Area is predicted to increase by 25 percent over the next 15 years, reaching 6 million people by the year 2020.

Table 4.10-6 Population Growth in the Fort McPherson ROI

County	Population				Projected (from 2000)	
	1990	2000	2005	Percent Change 2000-2005	2010	2020
Atlanta Metro Area	3,068,975	4,248,018	4,917,717	15.8	5,463,178	6,148,100
Henry County	58,741	119,341	167,848	40.6	187,382	263,966
Clayton County	182,052	236,517	267,966	13.3	276,170	291,272
Fayette County	62,415	91,263	104,248	14.2	107,220	126,321
Fulton County	648,951	816,006	915,623	12.2	906,371	998,356
Georgia	6,478,216	8,186,453	9,072,576	10.8	9,589,080	10,843,753

Data Sources:

US Census American FactFinder

US Census State and Metropolitan Area Data Book: 2006

State of Georgia Office of Planning and Budget Census Data Program: <http://www.gadata.org/>

Atlanta Regional Commission: Regional Demographic Data -

http://www.atlantaregional.com/cps/rde/xchg/arc/hs.xsl/205_ENU_HTML.htm

US Census Interim Projects of the Total Population for the United States and States:

<http://www.census.gov/population/projections/SummaryTabA1.xls>

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Table 4.10-7 compares selected demographic characteristics across the ROI and Georgia. As seen in this table, the median age across Henry and Fulton Counties and the State of Georgia is about 34 years. The Atlanta Metro Area's population is approximately 59 percent White, 30 percent African-American, and 10 percent other races. The racial breakdown varies substantially by county, with the highly-urbanized Fulton and Clayton Counties having higher representation of African-American residents.

Table 4.10-7 Selected Population Characteristics, Fort McPherson ROI

County	Median Age	Percent White	Percent African-American	Percent Other	Percent Urban	Percent Rural
Atlanta Metro Area	34.1	59.1	30.4	10.5	88.5	11.5
Henry County	32.0	66.7	26.8	6.5	72.1	27.9
Clayton County	31.8	23.3	62.0	14.1	98.8	1.2
Fayette County	39.2	76.5	16.8	6.7	78.1	21.9
Fulton County	34.8	48.4	42.3	9.3	97.9	2.1
Georgia	34.3	62.6	29.2	5.6	71.7	28.3

Data Sources: US Census American FactFinder, 2005 American Community Survey

Fort McPherson Population

As of January 2008, a total of 548 persons reside on Fort McPherson, including 129 single soldiers living in barracks. The remaining occupants include service members and their families.

4.10.1.3 Income, Unemployment and Poverty

As shown in Table 4.10-9, the median household income in the Atlanta Metro Area is \$54,066. This number is about \$8,500 higher than the median household income in the State of Georgia. Henry County has a median household income of \$58,962, about 9 percent higher than the ROI and 29 percent higher than the state median. As shown in Table 4.10-2, the average annual unemployment rate in the Atlanta Metro Area in 2005 was 5.2 percent, comparable to the statewide average of 5.2 percent for Georgia. The poverty rate in the Atlanta Metro Area (11.4 percent) is lower than the Georgia statewide poverty rate of 14.4 percent. The Henry County poverty rate is lower than both areas, at 6.4 percent.



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4.10.1.4 Housing

Selected housing characteristics, including the number of housing units, occupancy status, median value, vacancy rate, and median household income, are shown in Table 4.10-8. In 2005 there were more than 1.9 million housing units in the Atlanta Metro Area according to the US Census. The owner-occupancy rate for the Atlanta Metro Region (67.5 percent) was similar to that of the state (66.8 percent). In Henry County, where one-quarter of off-post personnel reside, a larger proportion of the population owned their home, with an owner occupancy rate of 81.6 percent. As noted in Table 4.10-2 and Table 4.10-6 above, Henry County has also experienced extremely high population and labor force increases, though the median value of housing in Henry County remained similar to the median value of housing units statewide.

Table 4.10-8 Selected Housing Characteristics, Fort McPherson ROI

County	Total Housing Units	Percent Owner Occupied ⁽¹⁾	Percent Renter Occupied	Percent Vacant	Median Value Owner Occupied	Median Rent Renter Occupied
Atlanta Metro Area	1,985,321	67.5	32.5	10.3	\$177,200	\$813
Henry County	64,533	81.6	18.4	10.4	\$160,800	\$954
Clayton County	101,944	64.2	35.8	14.0	\$129,300	\$776
Fayette County	37,486	82.6	17.4	3.9	\$235,900	\$891
Fulton County	405,173	55.6	44.4	14.0	\$243,600	\$823
Georgia	3,771,466	66.8	33.2	12.0	\$147,500	\$709

Data Sources: US Census American FactFinder, 2005 American Community Survey
(1) The owner occupied and renter statistics are a percentage of all occupied housing units within the given geography.

Fulton County, where the installation is located, however, had a substantially higher median value of homes than statewide values. Median rent was higher in all sub-ROI counties, when compared to the median rent for the state.

4.10.1.5 Quality of Life

Education

There are no schools on the installation.

There are 37 public school districts within the Atlanta Metropolitan Area. Eighty-elementary to high school-aged children live at Fort McPherson.

Federal Impact Aid is the US Department of Education program that provides funding for a portion of the education costs of federally-connected students, but schools must apply for this funding. In 2005, only one school system in Atlanta applied for Federal Impact Aid and received \$700.00. This money was given on behalf of the 89 students coming from both Fort Gillem and Fort McPherson who attend the public school system.



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Shops and Services

Fort McPherson has a commissary and two credit unions. In addition to various recreational services, the installation has a variety of youth services, including a child development center, school liaison services, a home school support group, and a summer camp program. The installation also offers a child and youth services center.

The City of Atlanta is located within Fulton and Dekalb counties, which offer a large amount of shopping opportunities and services to surrounding areas. One of the largest outlet centers in Georgia is located within Henry County, where one-quarter of Fort McPherson employees reside.

Law Enforcement

The Fort McPherson and Fort Gillem Military Police Station is open 24 hours a day, seven days a week. The police station, located on Fort McPherson, is responsible for dispatching police, fire, and emergency medical services on both installations. There is also a Military Police Investigators (MPI) office located on Fort McPherson that deals with the investigation of all minor crimes committed on both installations. The MPI office also provides assistance to the US Army's Criminal Investigation Division in investigating felonies, and also works closely with other federal and state agencies (such as the Georgia Bureau of Investigation and the Federal Bureau of Investigation).

There are mutual-aid agreements for police protection between Fort McPherson and the Cities of Atlanta and East Point. However, under the Posse Comitatus Act, the Army is precluded from direct assistance in enforcement of civil law. Additionally, by virtue of federal policy, only the US Marshal Service may authorize state and local law enforcement to enter the installation for the purpose of providing law enforcement services. Accordingly, any such agreements for mutual aid are limited to the sharing of information.

Fire Protection

There is a fire department located on Fort McPherson that responds to incidents and emergencies on Fort McPherson and Fort Gillem. The fire department is dispatched through the Fort McPherson and Fort Gillem Police Department during emergencies.

There are mutual-aid agreements for fire protection between Fort McPherson and the Cities of Atlanta and East Point.

Recreation

The US Army Recreation Area at Lake Allatoona is located approximately 45 miles north of Fort McPherson. The 85-acre park is open year-round. Lodging, tent, and recreational vehicle camping, marina and boating activities, picnic areas and pavilions, beach and bath houses, volleyball, an outdoor basketball court, coin-operated laundry, and a video game room with a pool table are the amenities that are offered. All active-duty, retired, reserve component, and GA ARNG military personnel and their families are eligible to use the recreation facility. Also eligible are veterans with 100 percent service-connected disability, Medal of Honor recipients, and DoD civilians employed at or retired from the Army in the metro Atlanta area.



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On-site recreation includes many facilities, such as a fitness center, a gymnasium (including a basketball court and a fitness room), an automotive hobby shop, a community leisure activities center, a bowling center, softball and football fields, basketball, volleyball, tennis courts, racquetball courts, and a golf course.

Recreational facilities are also available within Fulton and Henry Counties, including the Georgia Aquarium, Atlanta Zoo, museums, parks, theaters, galleries, and sporting events.

Health/Medical

The Lawrence Joel Army Health and Dental Clinic are located on Fort McPherson and serve both those living at both Fort McPherson and Fort Gillem as well as veterans and other Army personnel residing in the region. There are 24 hospitals and medical centers within Fulton County.

4.10.1.6 Environmental Justice

On February 11, 1994, President Clinton issued E.O. 12898, Federal Actions to Address Environmental Justice in Minority and Low-Income Populations. The purpose of this E.O. is to avoid the disproportionate placement of adverse environmental, economic, social, or health impacts from federal actions and policies on minority and low-income populations or communities. Emanating from this order was the creation of an Interagency Federal Working Group on Environmental Justice comprising the heads of 17 federal departments and agencies, including the US Army. Each department or agency is to develop a strategy and implementation plan for addressing environmental justice.

It is the Army's policy to fully comply with E.O. 12898 by incorporating environmental justice concerns in decision-making processes supporting Army policies, programs, projects, and activities. In this regard, the Army ensures that it would identify, disclose, and respond to potential adverse social and environmental impacts on minority and/or low-income populations within the area affected by a proposed Army action.

The initial step in the environmental justice analysis process is the identification of minority populations and low-income populations that might be affected by implementation of the proposed action or alternatives. For environmental justice considerations, these populations are defined as individuals or groups of individuals that are subject to an actual or potential health, economic, or environmental threat arising from existing or proposed federal actions and policies. Low income, or the poverty threshold, is defined as the aggregate annual mean income for a family of four in 2005 correlating to \$19,350.

Low-income and minority population data was compared for the ROI (corresponding to the Atlanta Metro Region), and the counties making up the sub-ROI (Henry County, Clayton County, Fayette County, and Fulton County), and the State of Georgia. This comparative analysis is summarized in Table 4.10-9. Based on US Census estimates, in 2005 the ROI had a minority population comparable to the state level, 40.9 percent and 37.5 percent, respectively. Within the ROI, Clayton and Fulton Counties had a notably higher minority population, 76.7 percent and 51.6 percent, respectively, than throughout ROI. The poverty rate in the Atlanta Metro Region was a high 11.4 percent in 2005, though still lower than the 14.4 percent at the state level. Within the ROI, county-level poverty rates are also very high, with 15.4 percent and 13.8 percent of the people living below poverty in Fulton County and Clayton County, respectively.

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Table 4.10-9 Minority and Low-Income Populations, Fort McPherson ROI

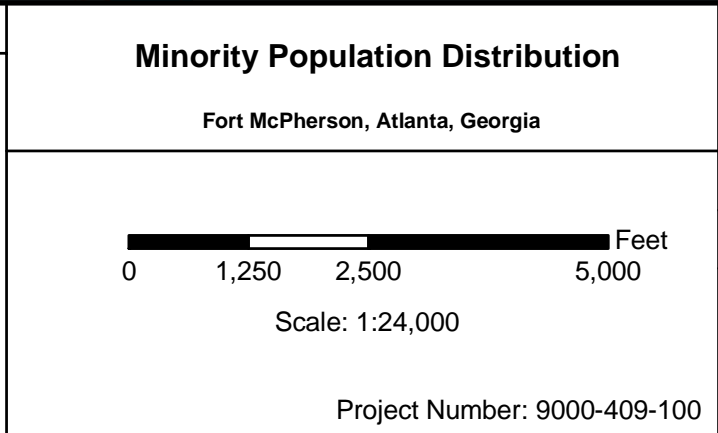
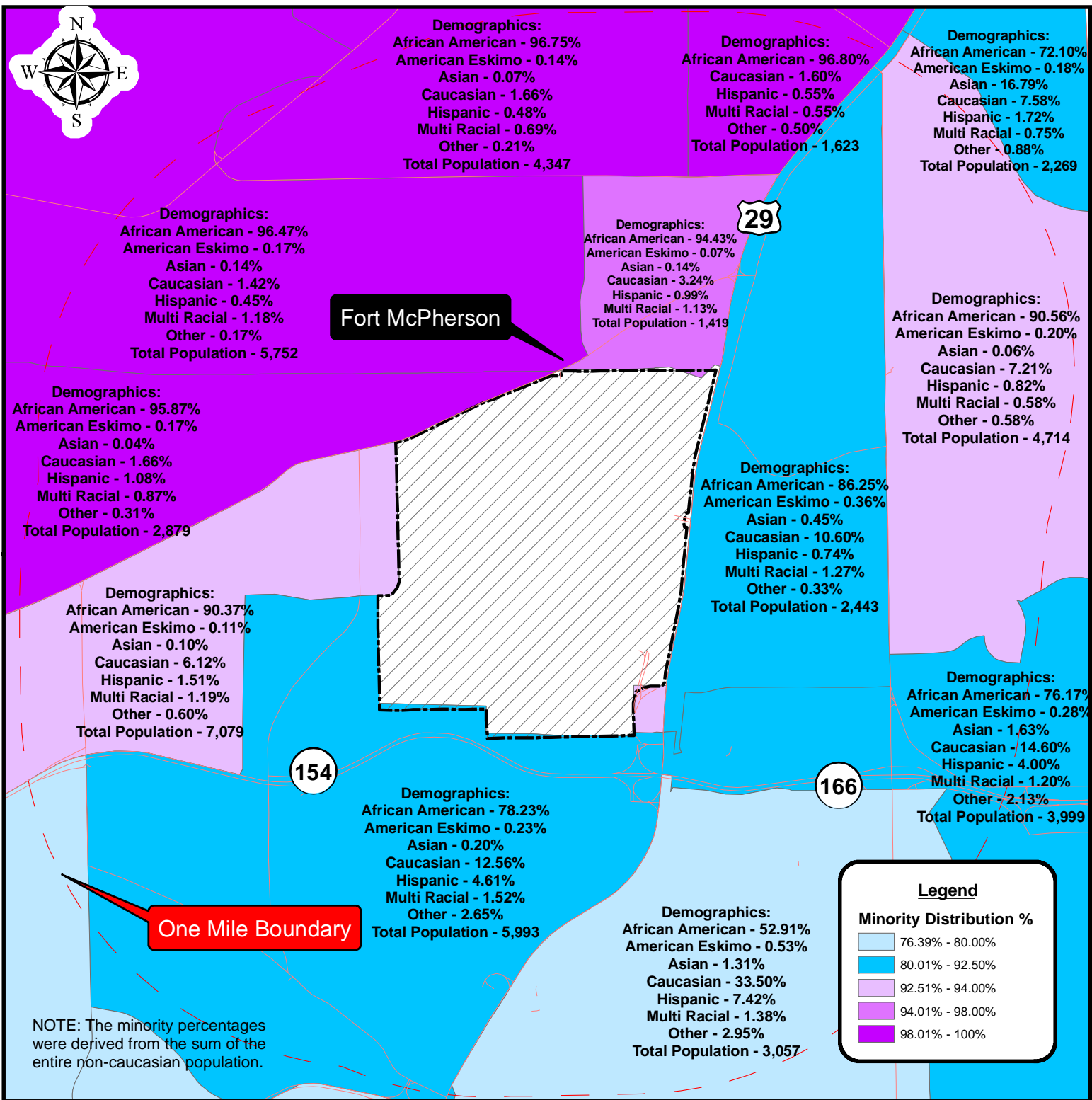
County	Total Population (2005)	Percent Minority Population (2005)	Median Household Income (2005 \$)	Persons Below Poverty (2005)	Percent Persons Below Poverty (2005)
Atlanta Metro Area	4,828,838	40.9	\$54,066	547,558	11.4
Henry County	166,871	33.3	\$58,962	10,588	6.4
Clayton County	264,231	76.7	\$41,021	36,286	13.8
Fayette County	103,643	23.5	\$76,421	4,867	4.7
Fulton County	884,079	51.6	\$52,465	135,879	15.4
Georgia	8,821,142	37.5	\$45,604	1,266,205	14.4

Data Source: US Census FactFinder – 2005 American Community Survey

Low-income and minority populations living in close proximity to the installation were also studied. According to US Bureau of Census tract-based data, there is a higher percentage of minorities and populations living below the poverty level within one-mile of Fort McPherson than there is in the state and overall ROI. Figure 4.10-1 displays the demographic distribution of the minority population around the site; and Figure 4.10-2 shows the specific percentages of people living below poverty around the installation.

Significant adverse impacts from the proposed reuse scenarios cited in this EIS that may cause a disproportionate impact on the minority and impoverished populations include noise, traffic, and, to some extent, air quality. Increased traffic around the site will have the most impact on the immediate area. Discussion of traffic issues is addressed in Section 4.11 of this EIS. The noise associated with reuse will also be disproportionately centered directly around the installation. Section 4.5 of this EIS provides further information on noise impacts. Air quality impacts will affect the entire region, and those closest to the site will presumably see a greater impact. More specific information on air quality is provided in Section 4.4.

Another issue that may disproportionately affect the immediate area around Fort McPherson is overpopulation of schools. According to the Fulton County Board of Education, within the county nearly 30 percent of elementary schools, 17 percent of middle schools, and 75 percent of high schools were over capacity in 2005 and continued growth is expected. If there is an influx of families with children into the area, the associated school district(s) may become even more strained for resources, particularly high schools. This impact is likely to affect the populations only until additional schools are built or district lines redrawn.

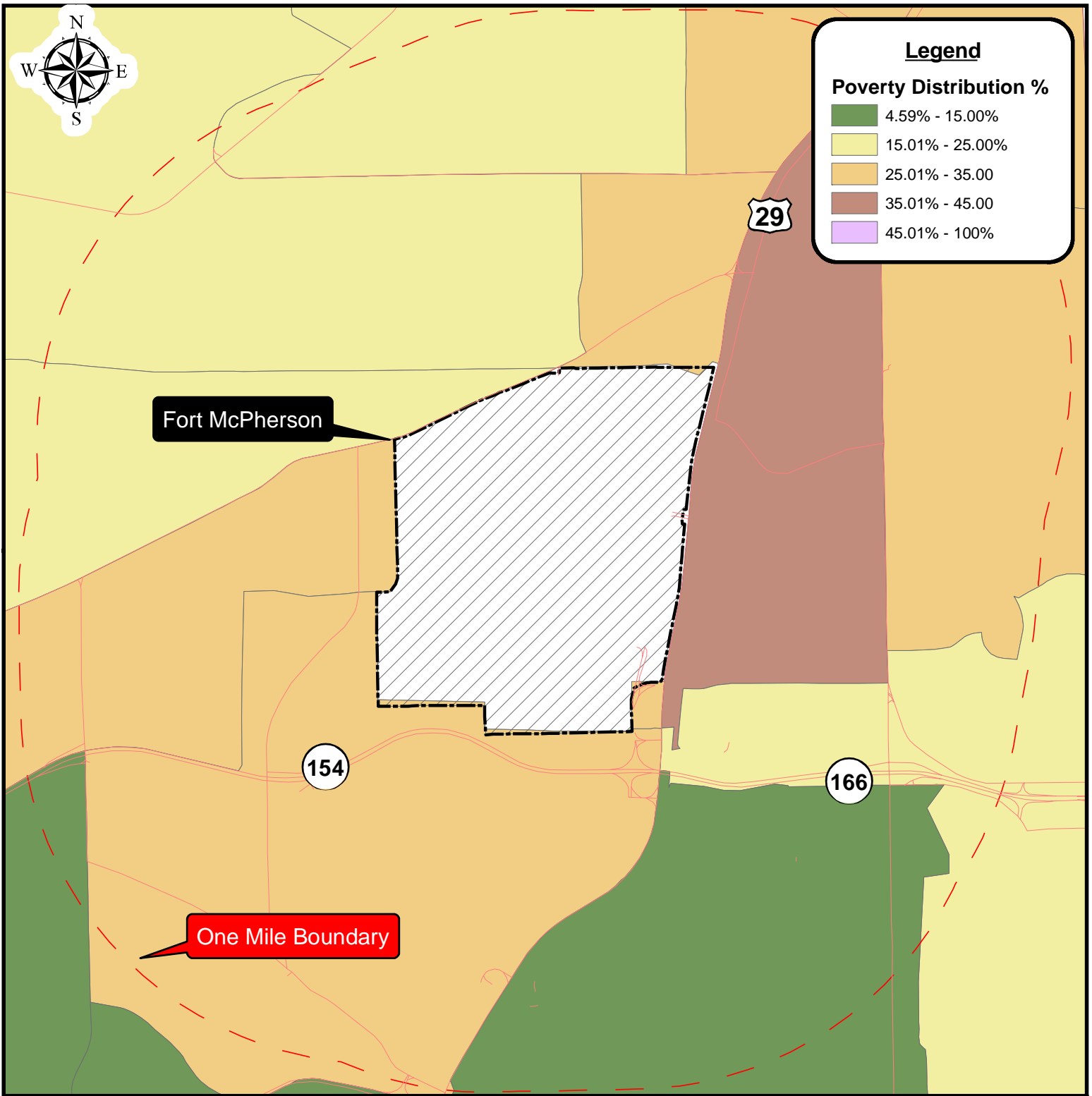


Data Source
Projection: UTM Zone 16N,
WGS 1984 (Meters)
Source: US Census Bureau

Figure: 4.10-1

Date: June 2008

ENSR | AECOM
US Army Corps of Engineers



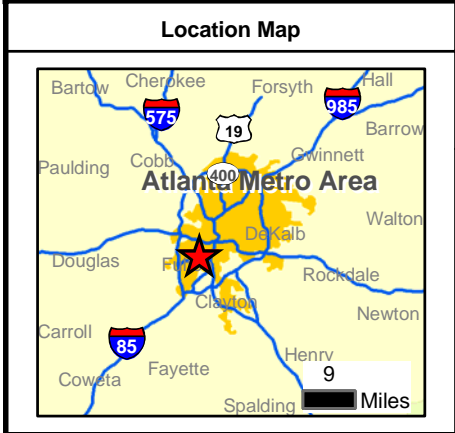
Legend

Poverty Distribution %

- 4.59% - 15.00%
- 15.01% - 25.00%
- 25.01% - 35.00%
- 35.01% - 45.00%
- 45.01% - 100%

Fort McPherson

One Mile Boundary



Population Below Poverty Levels

Fort McPherson, Atlanta, Georgia

0 1,250 2,500 5,000 Feet

Scale: 1:24,000

Project Number: 9000-409-100

Data Source
 Projection: UTM Zone 16N,
 WGS 1984 (Meters)
 Source: US Census Bureau

Figure: 4.10-2

Date: June 2008

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During redevelopment, it is recommended that those responsible for reuse provide extensive public outreach and notification to allow the surrounding communities to be adequately notified and their concerns heard, and addressed as part of the redevelopment. To further reduce potentially significant impacts on minority or low-income populations, it is recommended that those responsible for reuse collaborate with community officials on mutually agreeable and appropriate public outreach measures, including timely coordination with the local community leaders, and provision of notices in the appropriate local community networks, e.g. churches, grocery stores, local newsletters (Atlanta Voice, Atlanta Daily, West End Neighbors, and MARTA bulletins), etc., in addition to publication in journals that are not used or relied upon as a community resource.

4.10.1.7 Protection of Children

On April 21, 1997, President Clinton issued E.O. 13045, Protection of Children from Environmental Health Risks and Safety Risks. This E.O. recognizes that a growing body of scientific knowledge demonstrates that children may suffer disproportionately from environmental health risks and safety risks. These risks arise because: children's bodily systems are not fully developed; they eat, drink, and breathe more in proportion to their body weight; their size and weight can diminish protection from standard safety features; and their behavior patterns can make them more susceptible to accidents. Based on these factors, President Clinton directed each federal agency to make it a high priority to identify and assess environmental health risks and safety risks that might disproportionately affect children.

It is the Army's policy to fully comply with E.O. 13045 by incorporating these concerns in decision-making processes supporting Army policies, programs, projects, and activities. In this regard, the Army ensures that it would identify, disclose, and respond to potential adverse social and environmental impacts on children within the area affected by a proposed Army action.

Historically, children have been present at Fort McPherson as residents and visitors (e.g., living in family housing, using recreational facilities). The Army has taken precautions for their safety in a number of ways, including using fencing, limiting access to certain areas, and providing adult supervision.

4.10.1.8 Homeless, Special Concerns

Pursuant to the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, property that is surplus to the federal government's needs is to be screened by means of an LRA's soliciting notices of interest from state and local government, representatives of the homeless, and other interested parties. An LRA's outreach efforts to potential users or recipients of the property include working with HUD and other federal agencies that sponsor public benefit transfers under the Federal Property and Administrative Services Act.

According to the Fort McPherson Outreach and Land Use Plan (September 2007), the reuse for different homeless providers will total 314 units, serving about 547 households. In addition, approximately 10,000 square feet of space will be provided to homeless providers to address healthcare and community service needs. According to the Outreach and Land Use Plan, residents and the general public will also be served by these community health care services and community services. The homeless assistance provides a very small percentage of the



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overall square footage of the proposed reuse. The Outreach and Land Use Plan indicates that the homeless assistance component of the Reuse Plan will help the city in its high-priority goal of ending homelessness in Atlanta and the surrounding region.

4.10.2 Consequences

Significant impacts to socioeconomics could include actions which:

- Induce substantial population growth in an area, either directly or indirectly (based on economic modeling and historic change metrics discussed further below);
- Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere;
- Substantially change in local housing market and vacancy rates;
- Cause substantial adverse impacts to service ratios, response times or other performance objectives for fire protection, police protection, schools, parks, other public facilities;
- Cause substantial increases in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- Cause substantial change in any social, economic, physical, environmental or health conditions so as to disproportionately affect any particular low-income or minority group (i.e., Environmental Justice);
- Disproportionately endanger children in the area; or
- Cause substantial degradation in the quality of life due to noise and safety.

4.10.2.1 Early Transfer Alternative

Economic Development

Direct. Long-term minor to moderate beneficial effects would be expected (see Section 4.10.2.5, Intensity-Based Probable Use Scenarios, for further discussion of modeling results). The early transfer of Fort McPherson would enable immediate initiation of redevelopment activities, and therefore new job creation (both skilled and low-skilled or unskilled jobs), increased local sales volume, possible industrial diversification in the local and regional economies, and expansion of the tax base. Deed restrictions requiring continued remediation activities at the installation could preclude uses of some areas, yet early transfer will allow for economic development during restoration.

Indirect. Long-term minor beneficial and adverse effects would be expected. Increased employment and expenditures from closure and redevelopment and remediation activities would generate indirect increases in jobs, local sales volume, income, and tax revenues.



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Disposal could also saturate the local real estate market with low-cost commercial and industrial vacancies. This effect would be localized and short-term and would not affect the ROI equally. Initial loss of jobs in the local community may decrease expenditures in the short term, but these effects are expected to be minimal and short in duration due to the large size of the ROI.

Sociological Environment (Including Environmental Justice and Protection of Children)

Direct. Long-term minor beneficial and minor to significant adverse effects would be expected. Increased employment resulting from early transfer, as well as jobs and expenditures associated with ongoing environmental remediation activities, would result in increased population and corresponding increases in housing demand earlier than would happen under traditional disposal.

It is uncertain whether increased housing demand has the potential to push housing prices up to the degree that some low-income families may no longer afford to rent or buy in the area. It is likely that these effects would be localized rather than spread throughout the ROI. Low-income populations would benefit from the creation of low-skill and unskilled jobs associated with economic redevelopment of the properties, as well as experience increased household incomes, possibly mitigating the effect of rising rent or home prices.

In the short-term, early transfer may result in minor disproportional adverse effects to Environmental Justice communities immediately surrounding Fort McPherson relative to increased traffic, noise, and air quality. Long-term significant adverse effects may occur as discussed further in Section 4.10.2.5. Beneficial effects may also occur as new job opportunities and increased household income result from redevelopment at Fort McPherson.

There is no industrial reuse proposed, and no disproportionate risks to children are expected.

Indirect. Long-term minor adverse effects would be expected. Population growth under early transfer would lead more quickly to increased demand for public services, schools, and infrastructure.

Ongoing environmental remediation activities and continuing deed restrictions will prevent access where environmental health and safety risks remain.

Quality of Life

Direct. Long-term minor beneficial effects would be expected. Redevelopment will likely include retail space, which will result in additional local access to shopping opportunities. There will also be space for commercial and business offices, possibly creating job opportunities for residents closer to their homes.

The reuse will include open space, including a possible walking circle, providing additional recreational opportunities to the local community. The possible construction of a school, medical center, or cultural center in the proposed “institutional area” of the redevelopment will also provide benefits to the region more broadly.



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Disposal and redevelopment of the property would likely result in the rise of property values due to its proximity to commercial and recreational areas.

Indirect. Short-term minor adverse effects would be expected. Adverse impacts could result from increases in local school enrollment that would follow redevelopment of the properties earlier than would otherwise occur under traditional disposal, if school infrastructure is not sufficient to accommodate these increases. Increased class size may have negative implications for demands on public school resources and facilities. If a school is determined to be a good use for the “institutional area” these effects would only be felt until the new school is built.

4.10.2.2 Traditional Disposal Alternative

Economic Development

Direct. Long-term minor to moderate beneficial impacts would be expected. Impacts are similar to those described under the early transfer disposal alternative, but would occur at a later date.

Indirect. Long-term minor beneficial and adverse effects would be expected. Impacts are similar to those described under the early transfer disposal alternative, but would occur at a later date.

Sociological Environment (Including Environmental Justice and Protection of Children)

Direct. Long-term minor beneficial and minor to significant adverse impacts would be expected. Impacts are similar to those described under the early transfer disposal alternative, but would occur at a later date.

Indirect. Long-term minor adverse effects would be expected. Impacts are similar to those described under the early transfer disposal alternative, but would occur at a later date.

Quality of Life

Direct. Long-term minor beneficial impacts would be expected. Impacts are similar to those described under the early transfer disposal alternative, but would occur at a later date.

Indirect. Short-term minor adverse impacts would be expected. Impacts are similar to those described under the early transfer disposal alternative, but would occur at a later date.

4.10.2.3 Caretaker Status Alternative

Economic Development

Direct. Long-term minor adverse effects would be expected for Fort McPherson. Closure of the installation under caretaker status would result in the direct loss of 4,600 jobs and loss of about \$156.6 million in direct employment income, as well as a loss of almost \$140 million in direct sales volume in the ROI economy. (See Appendix I for a description of the Economic Impact Forecast System [EIFS] model analysis and results). Given the size of the economy within the ROI, the economic impact of these direct changes is not predicted to exceed historical thresholds for socioeconomic change in the ROI.



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Indirect. Short-term and long-term minor adverse effects would be expected. Under caretaker status, the loss of Fort McPherson indirect employment and expenditures would translate into a loss of 1,500 additional indirect jobs and about \$473 million in sales volume. The economic impact of these indirect changes is not predicted to exceed historical thresholds for socioeconomic change and sustainability in the ROI. Caretaker status would also represent foregone economic opportunity (e.g., job creation, sales and expenditures, and tax revenues) until Fort McPherson is conveyed to the community. Additionally, depending on how long the properties remain under caretaker status and the level of dilapidation the infrastructure suffers, facilities and local infrastructure could degrade over time, increasing costs for future redevelopment. The socioeconomic impact of these total direct and indirect changes, however, is not predicted to exceed historical thresholds for socioeconomic change and sustainability within the ROI and can be expected to be reversed when the property enters into redevelopment.

Sociological Environment (Including Environmental Justice and Protection of Children)

Direct. Long-term minor adverse effects would be expected. Depending on how long the property remains in caretaker status and the ability of Fort McPherson employees to find other work, nearly 8,000 individuals may move from the area. Since the ROI is so large and experiencing rapid growth, this effect is not expected to exceed historical thresholds for socioeconomic change and sustainability within the ROI.

Caretaker status is not expected to create impacts that disproportionately affect homeless programs or minority and/or low-income communities within the ROI. Furthermore, access control and security measures on the property will continue under caretaker status; therefore, no disproportionate risks to children are expected.

Indirect. Short-term and long-term minor adverse effects would be expected. Although security access would be controlled, reduced employee presence on Fort McPherson may reduce the level of on-site security to prevent trespassers on the site. This could create potentially hazardous conditions for the safety and well-being of children and others who trespass in dangerous areas of the installation.

Quality of Life

Direct. Short-term minor adverse effects would be expected. Discontinuation of the daily presence of the installation workforce at Fort McPherson could potentially create increased opportunity for vandalism, property theft, and other criminal activity. Reduced staffing could also result in less timely discovery of fire and longer fire-fighting response times, as well as longer response times for medical emergencies for the caretaker force or visitors to the property. Together these could result in adverse impacts for human safety and natural resources on the property.

Indirect. No adverse impacts would be expected. Local school districts would no longer receive Federal Impact Aid support for children with parents in uniformed service who were affected by closure of Fort McPherson. However, this aid was minimal; therefore, it would not impact these school systems.



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4.10.2.4 No Action Alternative

No change in direct or indirect effects would be expected under the no action alternative, compared to the baseline. For this alternative, the Army would continue operations at Fort McPherson at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure, which would have no effect on any socioeconomic metrics in the immediate vicinity of Fort McPherson, nor within the ROI. Overall, no effects would occur relative to continuation of the Army's mission relative to conditions in November 2005.

4.10.2.5 Intensity-Based Probable Use Scenarios

Socioeconomic Impact Assessment Method of Analysis

To determine the secondary socioeconomic effects of the implementation of the three reuse scenarios for Fort McPherson, the US Army's EIFS model was used. The EIFS model is a computer-based economic tool that calculates multipliers to estimate the direct and indirect impacts resulting from a given action. The model requires input data for: the names of counties comprising the ROI; the number and income of civilian and military personnel affected by the action and reuse scenarios; change in local expenditures due to the action and reuse scenarios; the number of civilians expected to relocate; and the number of military personnel who live on base. Changes in employment and spending represent direct effects resulting from the action and reuse scenarios. Forecast changes in ROI sales volume, employment, income, and population represent indirect effects and are based on the input data and calculated multipliers within the model. In this analysis, the local population change is defined as the change in local population (on post and off post) due to the military action.

For the purposes of analysis, a change is considered significant if it falls outside the normal range of ROI economic variation. To determine normal variability, the EIFS model calculates a rational threshold value (RTV) profile for the ROI based on historical fluctuations in sales volume, employment, income, and population patterns. The historic extremes for the ROI become the threshold of significance for social and economic change. If the calculated effect of a reuse scenario falls outside the RTV, the impact is considered significant. Appendix I describes the EIFS model in detail as well as the calculation of input parameters and presents model input and output tables and RTV parameters for both reuse intensity scenarios considered. A sensitivity analysis was also conducted using EIFS to evaluate how the predicted economic impact of redevelopment affected the sub-ROI relative to RTV metrics and significance thresholds.

For the three scenarios, HIR, MHIR, and MIR, the years of expected maximum economic change in the ROI economy were modeled over the 20-year phased build-out period on an annualized basis. The year(s) of maximum economic change is expected to occur in the first five years after Fort McPherson's closure, during which peak construction activities and increased operations may occur, with the attendant short-term pulse in employment and expenditures. Expected impacts of the reuse scenarios during the year(s) of maximum economic change are discussed below along with their EIFS output reports. Table 4.10-10 presents model input assumptions and projected outputs and change for the HIR, MHIR, and MIR scenarios during the assumed peak construction year(s), over the 20-year phased build-out period. Appendix I describes the EIFS model in detail as well as the calculation of input

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parameters, and presents model input and output tables and RTV parameters for the reuse scenarios for peak construction years and total change over the 20-year build-out period.

High Intensity

Economic Development

Direct. Long-term moderate beneficial impacts would be expected principally within the sub-ROI. A HIR scenario during a year of maximum economic change could create moderate beneficial impacts for long-term job creation, income generation, sales and expenditures, and tax revenues. Table 4.10-10 shows that an estimated 18,700 direct jobs could be created during a peak year of growth, generating direct increases of approximately \$685 million in income and \$1.3 billion in direct sales volume each year. The economic impact of these direct changes during peak construction years is predicted to be within historical thresholds for socioeconomic change and sustainability in the ROI and sub-ROI.

Indirect. Long-term moderate beneficial impacts would be expected principally within the sub-ROI. Direct job creation, income generation, and spending related to reuse could also result in secondary job creation (14,330 jobs), income generation (\$669 million), sales and expenditures (\$4.4 billion), and tax revenues, including economic activity from building construction and infrastructure redevelopment, such as roads, utilities, schools, etc. The economic impact of the indirect changes during the peak construction year(s) is predicted to fall within historical thresholds of sustainable economic change in the ROI and the sub-ROI.

Direct plus Indirect. Table 4.10-10 shows that during the peak construction year(s), an estimated total of 33,000 jobs could be created (direct and indirect). The short-term infusion of jobs could help to reduce regional and local unemployment to the extent that local skills match the needs of construction and associated employment demands. Total income generation (direct and indirect) could increase by more than \$1.3 billion and total sales volume (direct and indirect) could increase by more than \$5.7 billion. The economic impact of total change in sales volume and employment during the peak construction year(s) is predicted to be within historical thresholds for socioeconomic change and sustainability within the ROI and the sub-ROI.



Table 4.10-10 EIFS Model Output: Fort McPherson Reuse Intensity Scenarios

ANNUAL INPUT PARAMETERS ⁽¹⁾							
Reuse Intensity Scenario	Medium Intensity		Medium-High Intensity		High Intensity		
Change in Local Expenditures (max. annual)	\$161,956,500		\$182,245,900		\$862,908,700		
Net Change in Civilian Employment (max. annual)	2,140		3,050		14,460		
Change in Military Employment	0		0		0		
Average Income of Affected Civilian	\$38,350		\$38,350		\$38,350		
Average Income of Affected Military	\$36,000		\$36,000		\$36,000		
Percent Expected to Relocate	50 Percent		50 Percent		50 Percent		
ANNUAL FORECAST OUTPUT							
	MIR		MHIR		HIR		RTV Range (percent)
	Projected Change	Percent Change	Projected Change	Percent Change	Projected Change	Percent Change	
Sales Volume							
Direct	\$227,940,000		\$276,287,800		\$1,308,760,000		
Indirect	\$770,437,300		\$933,852,800		\$4,423,608,000		
Sales Total	\$998,377,300	0.32	\$1,210,141,000	0.38	\$5,732,368,000	1.81	-9.59 - 10.55
Employment							
Direct	2,878		3,945		18,700		
Indirect	2,496		3,025		14,330		
Employment Total	5,374	0.22	6,970	0.28	33,029	1.33	-6.35 - 4.29
Income							
Direct	\$106,550,600		\$144,516,100		\$684,979,600		
Indirect	\$116,460,500		\$141,162,600		\$668,679,400		
Total (place of work)	\$223,011,100	0.21	\$285,678,700	0.26	\$1,353,659,000	1.26	-6.91 - 10.1
Population							
Total Local Population Change	2,664	0.07	3,797	0.1	18,003	0.46	-1.38 - 1.45
(1) Sources and calculations of input parameters are presented in Appendix I							

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Sociological Environment (Including Environmental Justice and Protection of Children)

Direct. Long-term minor beneficial impacts and minor to significant adverse effects would be expected principally within the sub-ROI. The direct jobs created under this scenario (18,700) could attract individuals from within the ROI, increasing the local population, with an attendant increase in housing demand. If housing prices increase substantially, then those who are renting or leasing may experience increases in rates in the long term. No impacts would be expected for homeless and other special programs. No heavy industrial construction is planned, so no disproportionate risks to children are expected.

The HIR scenario for Fort McPherson would create disproportionate adverse impacts on minority or low-income populations of the surrounding communities relative to increased traffic, noise, and air quality (as discussed in Section 4.10.1.6). Some of these effects were considered significant (see resource-specific discussions in Sections 4.4.2, 4.5.2, and 4.11.2). During redevelopment, it is recommended that those responsible for reuse provide significant and adequate public outreach and notification to allow the surrounding communities to be adequately notified and their concerns heard, and addressed as part of the redevelopment. To further reduce potentially significant impacts on minority or low-income populations, it is recommended that those responsible for reuse collaborate with community officials on mutually agreeable and appropriate public outreach measures, including timely coordination with the local community leaders, and provision of notices in the appropriate local community networks, e.g. churches, grocery stores, local newsletters (Atlanta Voice, Atlanta Daily, West End Neighbors, and MARTA bulletins), etc., in addition to publication in journals that are not used or relied upon as a community resource.

Beneficial effects may also occur as new job opportunities and increased household income may result from redevelopment at Fort McPherson.

Indirect. Long-term minor beneficial and adverse effects would be expected principally within the sub-ROI. Indirect jobs created under this scenario could attract individuals from within the ROI to the local economy and increase the local population. Public support services could adapt to the demands of the expanded local population base, funded by new property tax revenues and sales taxes. Minor adverse effects would be expected if increased total demand for local rental and owner-occupied housing exceeds the vacancy rate, potentially resulting in higher housing prices in the local economy and making housing less affordable to low-income families, the unemployed, and individuals living below the poverty level in the area.

Quality of Life

Direct. Long-term minor to significant adverse effects could be expected principally within the sub-ROI. The 33,000 direct and indirect jobs created may bring close to 18,000 individuals to the area, an increase in population that still falls within current trends for population growth in the ROI and sub-ROI. The impact of an expanded population on the local school system during peak construction and growth years, however, could result in increased student populations, school overpopulation, and public resource shortages. These impacts will likely be localized, rather than taking place throughout the ROI in the long term. Long-term average increases in the population over the 20-year build-out period will likely have less adverse impacts, as the



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time frame will allow for local and regional planning to address the needs from localized growth in the student population. Continued regional trends in population growth will likely minimize any effects, as the region is already planning for population increases. An increase in population and students to the region will result in increased funding, which will be beneficial to the school systems, but would also place an additional burden on school infrastructure. In any event, short-term adverse effects from school overpopulation would likely occur as the system responds to significant changes in school population. It should be noted that the reuse plan also includes a new school on the site, which will decrease the stress on local school districts, but more than one school may be necessary to address the predicted change in local populations.

Indirect. Long-term minor adverse and beneficial effects would be expected principally within the sub-ROI. Induced regional growth may create additional growth in student populations during the peak construction and growth years, which will create a short-term need for new facilities and infrastructure. The increase in induced population growth and the need for new construction and public infrastructure could have an adverse effect on visual and aesthetic values in the area, as well as create an increased demand for public support services, health and medical services, shops and services, schools, and recreational resources. On the other hand, the planned open space, pedestrian walkways, school, and recreational areas as part of redevelopment will provide new amenities to the local community and provide some beneficial effects.

Medium-High Intensity

Economic Development

Direct. Long-term minor beneficial impacts would be expected principally within the sub-ROI. A MHIR scenario could create beneficial direct impacts on long-term job creation, income generation, sales and expenditures, and tax revenues. Table 4.10-10 shows that an estimated 4,000 direct jobs could be created, with a corresponding increase of \$144.5 million in direct income. Sales volumes (likely associated with construction) are expected to increase by \$276.3 million. The economic impact of the direct changes in employment during peak construction year(s) is predicted to be within historical thresholds for socioeconomic change and sustainability in the ROI and the sub-ROI.

Indirect. Long-term minor beneficial impacts would be expected principally within the sub-ROI. Direct job gains and a consequent increase in income generation, and spending related to reuse could result in secondary job creation (3,000 jobs), income generation (\$141 million), sales and expenditures (\$933.8 million), and tax revenues, including economic activity from building construction and infrastructure development, such as roads, utilities, schools, etc. The economic impact of the indirect changes during the peak year(s) are predicted to fall within historical thresholds of sustainable economic change in the ROI and the sub-ROI.

Direct plus Indirect. Long-term minor beneficial impacts would be expected principally within the sub-ROI. Table 4.10-10 shows that during the peak construction year(s), an estimated total of about 7,000 jobs could be created (direct plus indirect). The short term infusion of jobs could help to reduce local unemployment in peak construction years to the extent that local skills match the needs of local construction and associated employment demands. Total income generation (direct and indirect) could increase by more than \$285 million and total sales volume



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(direct and indirect) could increase by \$1.2 billion. During the peak construction years, the pulse in total employment and sales volumes (direct and indirect) are not expected to exceed thresholds for economic sustainability in the ROI and the sub-ROI.

Sociological Environment (Including Environmental Justice and Protection of Children)

Direct. Short-term minor adverse impacts and long-term minor beneficial impacts would be expected, principally within the sub-ROI. The reuse could attract individuals from within the ROI, increasing the local population with an attendant increase in housing demand.

The MHIR scenario for Fort McPherson would create disproportionate adverse impacts on minority or low-income populations of the surrounding communities relative to increased traffic, noise, and air quality (as discussed in Section 4.10.1.6) (also see resource-specific discussions in Sections 4.4.2, 4.5.2, and 4.11.2). Beneficial effects may also occur as new job opportunities and increased household income may result from redevelopment at Fort McPherson. No impacts would be expected to homeless and other special programs. No industrial development is expected, so no disproportionate risks to children are expected.

Indirect. Long-term minor beneficial and adverse effects would be expected principally within the sub-ROI. Indirect jobs created under this scenario would most likely be filled by the labor pool in the local economy, rather than attract individuals from within the ROI.

With a moderate population expansion, demand for local rental and owner-occupied housing may increase, potentially resulting in higher rental and housing prices. The lower availability and affordability of local housing could prove adverse to low-income families, the unemployed, and individuals living below the poverty level in the area.

Quality of Life

Direct. Short-term minor adverse effects would be expected principally within the sub-ROI. The creation of nearly 7,000 direct and indirect civilian jobs will be accompanied by a population increase of approximately 3,800 individuals in the ROI. This expected 0.1 percent increase in population falls easily within current trends for population growth in the region. The impact of this increased population on the local school system could result in increased student populations, which may create a burden on local school systems resources until additional schools can be built. An increase in student population in the region will result in some increased funding, which will be beneficial to the school systems, but would also place an additional burden on school infrastructure. The planned new school on site (shown in the reuse plan) will decrease the stress on local schools when built. These impacts will likely be minor, short-term, and localized rather than taking place throughout the ROI in the long term.

Indirect. Short-term minor adverse and beneficial effects would be expected. Induced economic growth could create additional increases in student population which could intensify potential crowding, and create a need for new facilities and infrastructure. A slight increase in population might also boost demand for public support services and health and medical services. Some minor beneficial effects may also occur from expanded amenities and services.



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Medium Intensity

Economic Development

Direct. Long-term minor beneficial impacts would be expected principally within the sub-ROI. A MIR scenario could create beneficial impacts for long-term job creation, income generation, sales and expenditures, and tax revenues principally within the sub-ROI. Table 4.10-10 shows that during the peak construction year(s), an estimated 2,900 direct jobs could be created, producing an increase of \$106.5 million in incomes. Sales volume is expected to increase by \$228 million. The economic impact of direct changes in employment, income, and sales volume are predicted to be within historical thresholds for socioeconomic change and sustainability in the ROI and the sub-ROI.

Indirect. Long-term minor beneficial impacts would be expected principally within the sub-ROI. Direct spending related to reuse could result in secondary job creation (2,500 jobs), income generation (\$116.5 million), sales and expenditures (\$770.4 million), and tax revenues, including economic activity from building construction and infrastructure development, such as roads, utilities, schools, etc. The economic impact of the indirect changes during the peak construction year(s) is predicted to fall within historical thresholds of sustainable economic change in the ROI and the sub-ROI.

Direct plus Indirect. Long-term minor beneficial impacts would be expected principally within the sub-ROI. Table 4-10.10 shows that during the peak construction year(s), an estimated 5,400 jobs could be created. The short-term infusion of jobs could temporarily reduce local unemployment to the extent that local skills match the needs of construction and associated employment demands. Total income generation could increase by about \$223 million, and total sales volumes could increase by \$998 million. During the peak construction year(s), the gain in total employment and pulse in sales volumes are not expected to fall outside of historical thresholds for economic sustainability within the ROI and the sub-ROI.

Sociological Environment (Including Environmental Justice and Protection of Children)

Direct. Short-term adverse and beneficial impacts would be expected principally within the sub-ROI. The direct jobs created under this scenario (2,900) may result in an increased local population. This could result in slightly increased revenues for local school systems and potential overcrowding, depending on the growth in student populations, though any impacts would be short-term and localized, rather than felt across the ROI and the sub-ROI.

The MIR scenario for Fort McPherson would create disproportionate adverse impacts on minority or low-income populations of the surrounding communities relative to increased traffic, noise, and air quality (as discussed in Section 4.10.1.6) (also see resource-specific discussions in Sections 4.4.2, 4.5.2, and 4.11.2). Beneficial effects may also occur as new job opportunities and increased household income may result from redevelopment at Fort McPherson. No impacts would be expected for homeless and other special programs. No industrial development is expected and no disproportionate risks to children are expected.



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Indirect. Long-term minor beneficial and adverse effects would be expected principally within the sub-ROI. Indirect jobs created under this scenario would most likely be filled by the labor pool in the local economy, rather than attract individuals from within the ROI.

With a slight population expansion, demand for local rental and owner-occupied housing may increase, potentially resulting in higher rental and housing prices. The lower availability and affordability of local housing could prove adverse to low-income families, the unemployed, and individuals living below the poverty level in the area.

Quality of Life

Direct. Short-term minor adverse effects would be expected principally within the sub-ROI. The population is predicted to increase by 2,600 individuals. A slightly increased population could result in an increased student population and a slight growth in school funding. The increased student population could also lead to overcrowding in schools, stressing the current infrastructure. The Reuse Plan includes a new school site, but more than one school may be needed to cope with the population increases. These impacts will likely be localized and short-term, rather than taking place throughout the ROI in the long term.

Indirect. Short-term minor adverse effects would be expected principally within the sub-ROI. The possible growth in student population will increase potential crowding and aggravate immediate need for new facilities and infrastructure. A slight increase in population might also intensify localized demand for public support services and health and medical services.

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4.11 TRANSPORTATION

4.11.1 Affected Environment

The ROI with relation to transportation is Fort McPherson and the surrounding jurisdictions of Fulton County.

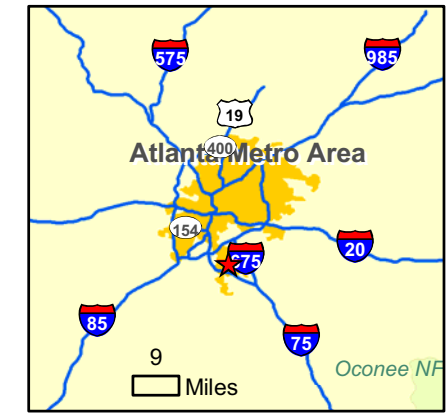
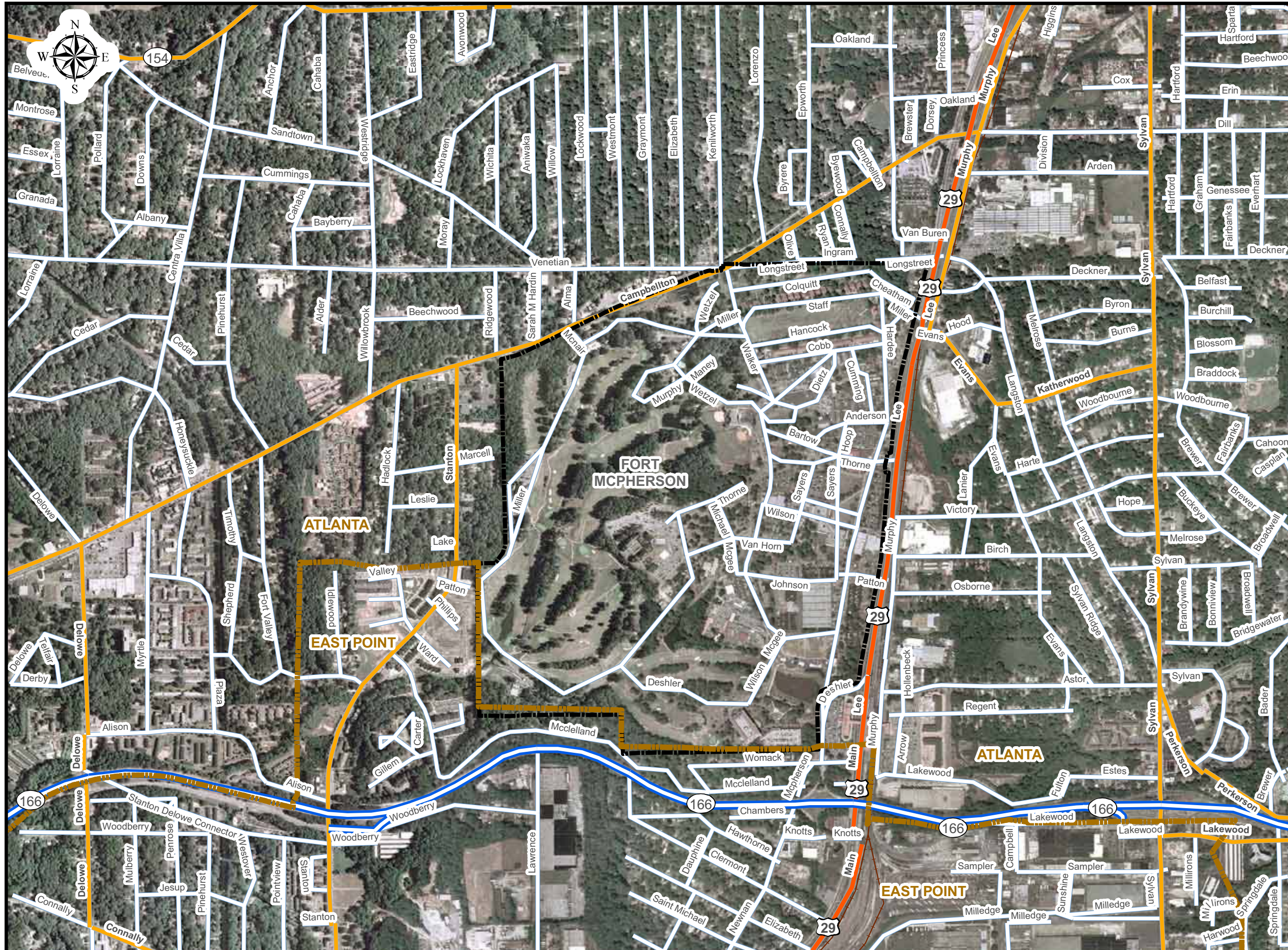
4.11.1.1 Roadways and Traffic

Fort McPherson is several hundred yards north of State Route 166, a limited access four-lane highway. Its eastern boundary abuts US Route 29, a five-lane road with unlimited access. The installation's northwestern boundary abuts Campbellton Road, a secondary two-lane road. Interstate Highway 75/85, which is 14 lanes wide, runs south-north into the City of Atlanta just under a mile to the east of the installation. Traffic counts for these roads are shown in Table 4.11-1.

Levels of service on roadways are generally good. The Georgia Department of Transportation gives Lee Street an "A" rating near the installation's Main Gate (Cranford 2008).

Table 4.11-1 Traffic Counts for Roads in the Vicinity of Fort McPherson








Locations	Traffic Counter Number (TC)	Annual Average Daily Traffic
Fulton County, IR 75/85 from SR 166 to University Boulevard	5,568	300,520
Fulton County, SR 166 (Langford Parkway) from Stanton Road to SR 139/US 29	5,418	46,830
Fulton County, SR 139/US 29 (Main Street) from Lawrence Street to Astor Avenue	5,210	17,470
Fulton County, SR 139/US 29 (Main Street) from Astor Avenue to Avon Avenue	5,212	15,520
Fulton County, Campbellton Road from Lee Street to Stanton Road	5,709	12,930
Fulton County, Campbellton Rd. from Stanton Road to Delowe Drive	5,708	13,520
Fulton County, IR 75/85 from SR 166 to University Boulevard	5,568	300,520
Fulton County, SR 166 (Langford Parkway) from Stanton Road to SR 139/US 29	5,418	46,830
Fulton County, SR 139/US 29 (Main Street) from Lawrence Street to Astor Avenue	5,210	17,470
Fulton County, SR 139/US 29 (Main Street) from Astor Avenue to Avon Avenue	5,212	15,520
Fulton County, Campbellton Road from Lee Street to Stanton Road	5,709	12,930
Fulton County, Campbellton Road from Stanton Road to Delowe Drive	5,708	13,520

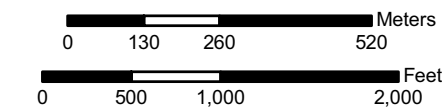


Location Map

Fort McPherson Surrounding Roadways

Legend

-  City Boundary
-  Installation Boundary
-  Limited Access
-  Highway
-  Major Road
-  Local Road
-  Minor Road



Date: June 2008

Figure 4.11-1



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4.11.1.2 Installation Transportation

The installation has approximately 16.6 miles of roads, the vast majority of which are paved and in good to very good condition. Most parking lots are also paved and in generally good condition. Only a few small parking areas are covered in gravel. There is a dirt road along portions of the Campbellton Road boundary. All roads are opened to privately-owned vehicles and government-owned vehicles subject to a security check. The speed limit throughout most of the installation is 20 miles per hour, with the exception of parts of the historic district and residential areas, where it is 15 or 10 miles per hour, and parking lots, where it is 5 miles per hour. Cars access the installation primarily through the Main Gate at its southeastern corner. A second gate, Lee Gate, is located on the eastern boundary at Lee Street.

Gate counts for the installation include approximately 7,000 cars entering through the Main Gate each weekday and approximately 1,000 entering through the Lee Gate. Approximately 450 pedestrians enter the installation each week (Hutt 2008).

4.11.1.3 Public Transportation

The installation is well served by public transit, through both the MARTA's bus and rail system. There is a MARTA rail stop across Lee Street from the Main Gate (Lakewood/Fort McPherson). The transit authority operates a handicapped accessible shuttle bus service from the MARTA rail stop onto the installation's main roads. Approximately 15 percent of the workforce living off-post use public transportation.

4.11.1.4 Rail

There are no rail lines on the installation, but as noted above, the MARTA system has a stop close to its Main Gate and the Central of Georgia Railway has tracks parallel to Lee Street and the subway line.

4.11.1.5 Airspace

The installation is approximately 7 miles northwest of Atlanta's Hartsfield-Jackson International Airport. It is largely unaffected by air traffic from the airport, which flows primarily east-west as it takes off and lands. There are no closed airfields or helicopter pads. However, helicopters occasionally land on Hedekin Field in the historic district.

4.11.2 Consequences

Significant impacts to transportation could include actions which:

- Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the streets. This includes ADT and the volume to capacity ratio on streets.
- Will result in an exceedance of the Level of Service (LOS) established by the local traffic management agency. The LOS may be exceeded individually or cumulatively.
- Will result in insufficient access for emergency vehicles.
- Will provide inadequate parking capacity.

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4.11.2.1 Early Transfer Alternative

Direct. Short-term and long-term minor to significant adverse and minor localized beneficial effects to transportation infrastructure would be expected on and in the vicinity of Fort McPherson, as further described in Section 4.11.2.5. Early transfer disposal may involve disposal of Fort McPherson lands as individual parcels over time and/or leasing actions on specific parcels. These variations may ultimately affect the manner in which land and associated transportation networks are developed, including incremental changes in ownership and redevelopment intensity. Land disposal strategies that favor gradual redevelopment of Fort McPherson over time will ultimately reduce adverse transportation effects. As such, the manner in which the property is disposed over time will principally affect the timing, duration, and short-term intensity of transportation effects resulting from nonfederal ownership and redevelopment.

For the regional transportation network, minor short-term and minor to significant long-term adverse effects would be expected following disposal. Severity of impacts would be dependent on the level of redevelopment (further discussed in Section 4.11.2.5). It is anticipated that early transfer disposal would result in increased traffic and increased usage of transportation infrastructure both on and off the installation. This increase would cause greater wear and tear on existing roadways, thereby causing short- and long-term minor to significant adverse effects both on and off the installations. Off-site area roads are currently operating at or below design capacities; increases in traffic, gauged by the usage of the installation, could result in minor to significant adverse impacts on area roadways (see Section 4.11.2.3 for further details). On site, this adverse effect would be offset to some degree, as existing transportation infrastructure would be better maintained and possibly upgraded under this alternative. Thus, some localized beneficial effects would also be expected on Fort McPherson at particular locations.

Indirect. Long-term moderate adverse effects would be expected near Fort McPherson. In the long term, disposal of Fort McPherson may generate additional economic growth in the region, which could result in additional residential and commercial traffic within the area and adversely affect traffic flow.

4.11.2.2 Traditional Disposal Alternative

Direct. Short-term and long-term minor to significant adverse effects, along with minor localized beneficial effects, would be expected similar to the effects outlined for early transfer, but occurring further in the future.

Indirect. Long-term moderate adverse effects would be expected similar to the effects outlined for early transfer, but occurring further in the future.

4.11.2.3 Caretaker Status Alternative

Direct. Long-term minor adverse and beneficial effects would be expected. Caretaker status would result in fewer demands on roads and other transportation elements. Roads would receive less use, resulting in less wear and tear, and reduced traffic. Minor beneficial effects on nearby off-site traffic patterns would be expected given the reduction in civilian and military traffic accessing the installation. No regional traffic effects would be expected. With respect to minor adverse effects, reduced maintenance over a prolonged period of caretaker status would result in gradual deterioration of on-site roads.

Indirect. No effects would be expected.



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4.11.2.4 No Action Alternative

No change in direct or indirect effects would be expected under the no action alternative, compared to baseline. For this alternative, the Army would continue operations at Fort McPherson at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure, including implementation of road and other infrastructure maintenance. Thus, no effects would occur relative to continuation of the Army's mission relative to conditions in November 2005.

4.11.2.5 Intensity-Based Probable Use Scenarios

To determine the impact of reuse traffic on the roadway system within the vicinity of Fort McPherson, projected trips are compared to capacity. When roadway capacity is exceeded, the effect is considered significant. Traffic projections for the three reuse scenarios (i.e., HIR, MHIR, and MIR) are based on total build-out projections.

Roadway capacities are defined by a number of factors such as the number of lanes, roadway type, and overall configuration. Most roadways are considered to reach capacity when they reach a level of service (LOS) of D or E⁸. Georgia Department of Transportation has determined that roadways in the vicinity of Fort McPherson are at capacity at an LOS of D. Roadway capacities for area roads near Fort McPherson are shown in Table 4.11-2.

Table 4.11-2 Road Carrying Capacity Surrounding Fort McPherson

Roadway	Description	Level of Service			
		A	B	C	D
Campbellton Road	2-lane, undivided	n/a	n/a	9,900	14,900
Lee Street	4-lane undivided	n/a	n/a	21,755	31,625
Langford Parkway	4-lane divided	21,200	34,300	51,500	66,200
Source: Georgia Regional Transportation Authority DRI Review Package Technical Guidelines, January 2002					

Table 4.11-3 summarizes estimated traffic volume generated by the addition of proposed residential, office, and retail units and services as developed in the Reuse Plan and as per the Institute of Transportation Engineers Trip Generation Report. According to the Reuse Plan, "Although Fort McPherson is a transit-oriented, walkable, mixed-use development, it is still reasonable to expect a majority of commute trips to occur via automobile." As per the Reuse Plan, a 10 percent transit ridership is assumed.

8. The Highway Capacity Manual (HCM) defines Level of Service (LOS) as "...a quality measure describing operational conditions within a traffic stream, generally in terms of such service measures as speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience. In undertaking a traffic analysis, six LOS are defined for the facility. Letters designate each level, from A to F, with LOS A representing the best operating conditions and LOS F the worst. Each level of service represents a range of operating conditions and the driver's perception of those conditions."

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Table 4.11-3 Trip Generation Summary

Service	MIR Vehicle Trip Generation	MHIR Vehicle Trip Generation	HIR Vehicle Trip Generation
Residential Units	22,439	31,099	81,519
Office	17,153	22,558	75,710
Retail	13,216	16,622	45,484
Total	52,808	70,279	202,713
Total after 10 percent transit ridership taken into consideration	47,528	63,252	182,442

Estimated traffic volumes were then allocated to the existing road infrastructure. Table 4.11-4 summarizes the estimated traffic volumes generated by the three reuse scenarios at full build-out along with the 2005 traffic volumes. Traffic was distributed along area roadways in proportion to existing volumes. For example, in 2005, Lee Street carried 20 percent of the overall traffic, and this percentage has been carried through all reuse scenarios.

The remaining available capacity on roads was calculated by subtracting the Year 2005 traffic volumes from the LOS D capacity threshold. The remaining available capacity was then compared to new traffic estimates under each reuse scenario. Those traffic volumes that would exceed available capacity have been shaded in red in Table 4.11-4.

Table 4.11-4 Comparison of Remaining Traffic Volume Capacity with New Traffic Generated by Reuse Scenarios

Roads Serving the Site	Original Design Capacity/ADT at LOS D	2005 Traffic Volume (ADT)	2005 Remaining Capacity (ADT)	New Traffic Generation		
				MIR Vehicle Trip Generation	MHIR Vehicle Trip Generation	HIR Vehicle Trip Generation
Campbellton Road	14,900	13,000	1,900	8,080	10,753	31,015
Lee Street	31,625	15,000	16,625	9,506	12,650	36,488
Langford Parkway	66,200	47,000	19,200	29,942	39,849	114,939
Total	112,725			47,528	63,252	182,442

As seen in Table 4.11-4, Lee Street is the only roadway that does not exceed carrying capacity, with the exception of the HIR scenario. All other roadway capacities are exceeded for all three scenarios.



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In addition to the above, there are other elements that should be taken into consideration. For example, according to the Fort McPherson Outreach and Land Use Plan (Reuse Plan), there are several planning efforts that have been underway surrounding Fort McPherson. Some of these efforts are as follows:

- The Peachtree Corridor Task Force
- The Campbellton-Cascade Corridor Studies
- The City of East Point LCI
- The Oakland City/Lakewood LCI
- The NPU (Neighborhood Planning Unit)-S Comprehensive Plan
- The Beltline Redevelopment Plan
- The New Century Economic Development Plan for the City of Atlanta

Highlights of the above plans include construction of a streetcar line that would terminate at Fort McPherson, revitalization of the corridor including new connections, establishment of a greenway, the creation of retail centers, redevelopment of brownfields, transit-oriented development, and more, all within the vicinity of Fort McPherson. The US EPA encourages the plan for a proposed streetcar line to terminate at the Fort in addition to plans for transit-oriented development. Additionally, the US EPA recommends that pedestrian-friendly improvements be considered in the Fort's proposed reuse plans (US EPA, 2008).

Furthermore, several plans are in place to improve transportation, transit, and pedestrian access to Fort McPherson. The Reuse Plan provides a preliminary analysis of transportation issues and constraints of the surrounding street network. One limitation is Langford Parkway which provides a significant access point to the installation but also serves as a barrier separating the site from East Point and other areas to the south. In addition, the exit from Langford Parkway to the installation is constrained in capacity.

Fort McPherson has excellent access to transit; however, success in this area would require the creation of a pedestrian-friendly environment that would require several improvements to the current walking conditions to access existing rail transit stations. One improvement would include changes to the pedestrian bridge over Lee Street to improve access to the installation. Also, the street network once inside the installation would also require pedestrian-friendly improvements. Likewise, although the installation is in proximity of the Oakland City rail station, the station is not particularly accessible due to the crossing of Lee Street.

The above issues would all require analysis as part of the reuse of Fort McPherson.

High Intensity, Direct. Long-term minor to significant adverse effects, as well as some minor localized beneficial effects, would be expected at Fort McPherson. The HIR scenario for Fort McPherson would lead to an increase in traffic of 182,442 Annual Daily Trips (ADT) as a result of increased employment and residential population growth. Since this additional traffic volume greatly exceeds carrying capacities on all three roadways in the vicinity of the installation, this would result in short-term and long-term significant adverse impacts to transportation



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infrastructure. Chances are that this increase would lead to improvements to existing infrastructure resulting in reduction in adverse effects. However, these improvements are currently unknown, so it is hard to quantify the effects on existing and estimated traffic volumes. Furthermore, these improvements would have to be substantial in order to compensate for the enormous increase in traffic.

Infrastructure investments commensurate with this growth could minimize adverse effects to transportation. In the short-term, increased demands on the installation's transportation infrastructure could cause greater wear and tear on available infrastructure both on and off the installation. In the long term, the increase in traffic in the vicinity of the installation could cause major problems on area roadways unless commensurate transportation or transit improvements are implemented in advance of high-intensity redevelopment.

Furthermore, construction associated with reuse could result in short-term adverse impacts by affecting traffic on the installation properties. This increase in traffic would likely spur long-term improvements to infrastructure, resulting in some localized beneficial effects such as upgrades to existing transportation and transit infrastructure in the area. In addition, depending on the types of uses established, improvements to some of the transportation infrastructure, such as gate access and intersection upgrades, may be required.

To reduce significant adverse effects resulting from reuse, a comprehensive alternative transportation program, especially for employees and residents of the new development, is recommended. Such a comprehensive program could provide incentives including:

- Transit discounts for on-site employees
- Increased provision of shuttle bus service or other transit service.
- Increased parking rates, by time of day, by facility, and by parking type, as needed.
- Reduction of available parking facilities or spaces.
- Carpool/vanpool matching services.
- Providing free or highly discounted annual regional transit passes with each residential unit (included in leases and property covenants).
- Addition of traffic calming measures, such as raised pedestrian crosswalks, sidewalk bump outs, diagonal on-street parking, or pedestrian islands.
- Provisions and support for neighborhood car rental, car sharing systems, and real time ridesharing services for residents and visitors.
- Provision of additional facilities and amenities such as bus shelters, bike racks and lockers, sidewalks, bike paths, park and ride facilities, telephones at shelters, newsstands, convenience retail, and daycare facilities.
- Provision of guidance for telecommuting and alternative work schedules.
- Employee Commuter Choice incentives employees would be given the opportunity purchase employer discounted transit passes and vanpool benefits using pre-tax dollars.



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The implementation of a comprehensive alternative transportation program could assist the Metro Atlanta Area to maintain, and possibly improve air quality, as well as improve level-of-service at key intersections. This type of program would be the responsibility of those entities who redevelop the property.

In addition, to minimize significant adverse effects from the development of an event space, it is recommended that if/when a specific proposal is presented for the development of an event space, a robust analysis of the potential impacts, despite their temporary character, be conducted.

High Intensity, Indirect. Long-term moderate adverse effects would be expected in the vicinity of Fort McPherson. This reuse scenario will generate additional economic growth in the region, resulting in additional long-term adverse effects due to increased residential and commercial traffic beyond those estimated effects modeled specifically for Fort McPherson redevelopment.

Medium-High Intensity, Direct. Long-term minor to significant adverse and minor localized beneficial effects would be expected at Fort McPherson. The MHIR scenario for Fort McPherson would lead to an increase in 63,252 ADT on local roads as a result of increase in employment and population. Since this additional traffic volume exceeds carrying capacities on two of the three roadways in the vicinity of the installation, this would result in short-term and long-term significant adverse impacts to transportation infrastructure. As under the HIR scenario, it is likely that increased traffic would lead to improvements to existing infrastructure, resulting in a reduction in adverse effects. However, these improvements are currently unknown.

Medium-High Intensity, Indirect. Long-term moderate adverse effects would be expected in the vicinity of Fort McPherson. This reuse scenario will generate additional economic growth in the region, which could result in additional residential and commercial traffic beyond the levels directly associated with Fort McPherson redevelopment.

Medium Intensity, Direct. Long-term minor to significant adverse effects, along with some minor localized beneficial effects, would be expected. The MIR scenario for Fort McPherson would result in an estimated increase in 47,528 ADT as a result of increased residential population. Effects similar to those described in the HIR scenario would be expected to occur, but to a lesser degree.

Medium Intensity, Indirect. Long-term minor adverse effects would be expected in the vicinity of Fort McPherson. This reuse scenario will generate some additional economic growth in the region, which could result in additional residential and commercial traffic beyond the levels directly associated with Fort McPherson redevelopment.

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4.12 UTILITIES

4.12.1 Affected Environment

The ROI with relation to utilities is Fort McPherson and the surrounding jurisdictions of Fulton County.

4.12.1.1 Potable Water Supply

The water treatment plants that service Fort McPherson have a peak withdrawal capacity of 180 million gallons per day (mgd); the average annual daily volume of water treated by these plants was 99 mgd in 2006 and 97 mgd in 2007 (J. Russell 2008). Half of Fort McPherson's potable water supply comes from the City of Atlanta through a contract with private suppliers; the other half comes from the City of East Point (US Army 2007a). Although there's no assurance that the City of East Point can meet its requirements fully in times of drought, the City has a mandate to provide water and is required to consider drought conditions in their plans. Fort McPherson also receives supply to meet on-site irrigation needs through groundwater wells and Lakes 1, 2, and 3 to offset water requirements from offsite sources.

The current water conveyance system at Fort McPherson was installed in 1992-1993 (US Army 2007a) and has a supply capacity of approximately three mgd (US Army 1998). The daily peak demand as of 1995 was 253,733 gallons per day (gpd) and the average monthly consumption for 1995 to 1996 was 4.654 million gallons per month (US Army 1998). In 2000, Fort McPherson consumed approximately 100 million gallons of water (US Army 2002). Existing wells on site are used as part of the irrigation system and not for potable water (US Army 2007a).

Water is distributed to the installation by 6- and 12-inch mains from the City of Atlanta and 10-inch mains from the City of East Point (US Army 2007a). The water distribution system consists mainly of 4-, 6-, 8- and 10-inch cast iron pipe with some galvanized steel and ductile iron present in some pipes (US Army 2007a). In the late 1990s, the water distribution system went through a series of rehabilitation and replacement projects to mains and supply lines to individual buildings (US Army 1998). The water distribution and storage systems are currently in good condition (US Army 2007a).

4.12.1.2 Sanitary Wastewater System

Fort McPherson's sanitary wastewater discharge consists primarily of domestic sewage (US Army 2007). The installation's wastewater collection system consists mainly of 6- and 8-inch polybutylene pipes (US Army 2007a) and approximately 1,300 feet of large diameter sanitary sewer lines owned by the City of Atlanta (US Army 2007a). With the exception of Building 200, which has two lift stations, all wastewater streams flow via gravity to the city-owned sanitary sewer lines at five locations (US Army 2007a). Much of the wastewater collection system was renovated and improved in 1987 (US Army 1998) and the sewage and waste lines are in fair condition (US Army 2007a).

Industrial wastewater, consisting of boiler and cooling tower blowdowns, wash rack discharges, swimming pool backwashes, and wastewater from the printing plant, is discharged through the domestic sewage system. Fort McPherson does not operate under an industrial wastewater



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permit, but does operate under a National Pollutant Discharge Elimination System (NPDES) permit (US Army 2007a).

Fort McPherson discharges approximately 7,824,000 gallons per month of wastewater (US Army 1998). As of 1998, the capacity of Fort McPherson's wastewater conveyance system was 5.25 mgd (US Army 1998). No major upgrades or additions have been made to the system since 1998.

Fort McPherson's wastewater is treated at the city-owned Utoy Creek treatment plant. The maximum daily capacity of the Utoy Creek plant is 58 mgd; in 2006 the maximum daily flow for the plant was 53 mgd (J. Russell 2008).

4.12.1.3 Storm Water System

Fort McPherson's storm water system is separate from its sanitary wastewater system. A network of drainage structures and piping systems collects storm water runoff and discharges the majority of the runoff to the Utoy Creek watershed, while the rest flows into the City of Atlanta storm system (US Army 2007a). Fort McPherson is located in the headwater drainage basins of the Little Utoy and Big Utoy Creeks, which drain into South Utoy Creek, which the State has identified as failing to meet its designated uses due to urban runoff (US EPA, 2008). In light of the anticipated increase in impervious surface area associated new construction and roadway improvements, increased storm-water issues are reasonably foreseeable, which raises the concern regarding increased secondary and cumulative pollutant loads and exacerbated storm-water problems. It is therefore recommended that those responsible for reuse consider contributions to South Utoy Creek in identifying water quality impacts from increased urban runoff.

Four lakes have been constructed at Fort McPherson that serve as storm water holding ponds and reservoirs for irrigation water. Two of these impoundments are located on Big Utoy Creek and two are located on Little Utoy Creek. Of note, Lake 1 provides an important storm-water-detention function for capturing runoff from the adjacent MARTA station and surrounding parking facilities. According to the Reuse Plan, the current system is adequate for the installation except during heavy storms. Storm events that produce over one-half inch of precipitation during a 24-hour period result in an overflow of the system and the subsequent flooding of Miller Drive in the area where it passes through the golf course in the southwest portion of the installation (MPLRA 2007). Storm Water is managed through the Storm Water Pollution Prevention Plan (SWPPP)(SWPPP 2006).

4.12.1.4 Energy Sources

Electricity

Electricity at Fort McPherson is supplied by the Georgia Power Company (US Army 2007a). Two 66 kilovolt (kV) transmission lines serve the installation (US Army 1998). One electrical substation (jointly owned by the Army and Georgia Power) is located west of Lee Street (US Army 2007a). Distribution infrastructure includes underground and overhead lines, crossarms, and insulators, all of which are in good condition (US Army 2007a).



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In 2000, Fort McPherson consumed 2.286 MBtu of electricity. Electricity use increases greatly in the summer (US Army 2002b).

Gas

Fort McPherson is supplied with natural gas by the Atlanta Gas Light Company. The on-site gas distribution system is owned and maintained by the US Army. Natural gas and propane are used to heat water and buildings (US Army 2002b). A central boiler plant at Building 160 provides heating via steam to several surrounding buildings. Most individual buildings contain their own heating units. Heat distribution lines are in poor condition and gas transmission lines are in fair condition (US Army 2006).

An air-propane mixing system is used as a secondary fuel source. The air-propane mixing plant is owned by Ameresco. Natural gas and propane use increases greatly in winter (US Army 2002b).

4.12.1.5 Communications

Fort McPherson is provided telecommunication services by ATT (formerly Bell South) There are several thousand feet of overhead and underground telecommunication lines owned by ATT on the installation. The telecommunication lines are in good condition (US Army 2007a).

4.12.1.6 Solid Waste

Fort McPherson does not have solid waste permits and all solid wastes are disposed of off-site. Solid waste management is guided by Fort McPherson's Integrated Solid Waste Management Plan (ISWMP) (US Army 2003). The plan sets local procedures for managing solid waste and incorporates federal, state, and Army requirements regarding nonhazardous solid wastes.

The current solid waste program consists of waste collection and disposal as well as the collection of recyclable materials. In 2002, the installation generated 2,765 tons of solid waste, 216 tons of which were diverted for recycling. The solid waste is taken to the Lee Industrial Transfer Station located in Atlanta, Georgia. The waste is combined with other refuse at the transfer station and is distributed to a variety of landfills (US Army 2003).

4.12.2 Consequences

Significant impacts to utilities could include:

- Exceeding existing wastewater treatment capacities of the local utility system serving the site.
- Exceeding permitted water supply limits of the local utility serving the site.
- Exceeding the existing energy supply capacities of the local utility.
- Construction of substantial new or expanded facilities (water, wastewater treatment, storm water drainage system.)
- Failure to comply with wastewater treatment requirements.

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4.12.2.1 Early Transfer Disposal Alternative

Direct. Moderate long-term adverse and minor beneficial effects to utilities would be expected at Fort McPherson. Early transfer disposal may involve disposal of Fort McPherson lands as individual parcels over time and/or leasing actions on specific parcels, which may ultimately affect the manner in which land and associated utility networks are upgraded, as well as incremental changes in ownership and redevelopment intensity. Land disposal strategies that favor gradual redevelopment of Fort McPherson over time will ultimately reduce adverse utility effects, as additional time will be available for ensuring that system carrying capacities are not exceeded.

Much of the utility infrastructure on Fort McPherson was constructed in the mid-20th Century or earlier and will require upgrades over the long term. The on-site systems have been repaired and upgraded to some extent, but certain systems are in need of further upgrading. Beneficial effects will occur as private ownership and market forces enable needed upgrades to utility systems, including upgrades to wastewater, storm water, and gas transmission systems. Moderate adverse effects may occur if redevelopment outpaces necessary infrastructure upgrades. Through careful planning by the MPLRA and other involved parties, stressors to system capacity will be minimized to ensure that sufficient utility service is provided to tenants into the future.

The MILRA would become responsible for maintenance of all utility systems. Any additional utility upgrades or additions necessary for reuse would be the responsibility of the MILRA and would occur after disposal.

Indirect. Short-term minor adverse effects on Fort McPherson may result from the early transfer disposal alternative because the acceleration of the disposal may make it difficult to replace, remove, or remediate utility systems.

4.12.2.2 Traditional Disposal Alternative

Direct. Moderate long-term adverse and minor beneficial effects to utilities would be expected at Fort McPherson. Effects would be similar to those described under the early transfer disposal alternative, but the effects would occur further into the future. Under traditional disposal, there would be more time to assess the condition of utilities and any necessary repairs or upgrades to existing utilities could be performed with limited impacts to on-site owners and tenants.

Indirect. No effects would be expected for Fort McPherson. Under traditional disposal there would be more time for the future users of the property to assess the exact condition of utilities and any necessary repairs or upgrades to existing utilities could be performed with limited impact to on-site operations.

4.12.2.3 Caretaker Status Alternative

Direct. Minor long-term adverse effects would be expected for Fort McPherson. Caretaker status would result in decreased demands on installation infrastructure, which could extend the life of some utility systems. However, most utility systems (water treatment, wastewater treatment, and electricity distribution) are designed to be continually used over the life of the system and suspending use of the system would likely do more harm than good. Reduced use

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and maintenance of utility systems could result in gradual deterioration over time, resulting in a long-term adverse effect.

Indirect. No effects would be expected for Fort McPherson.

4.12.2.4 No Action Alternative

No change in direct or indirect effects would be expected compared to baseline. Under the no action alternative, the Army would continue operations at Fort McPherson at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure; thus, no effects would occur relative to the continuation of the Army's mission relative to conditions in November 2005.

4.12.2.5 Intensity-Based Probable Use Scenarios

High Intensity, Direct. Overall, long-term potentially significant adverse effects would be expected, coupled with some minor beneficial effects for isolated utility systems. Redevelopment under the HIR scenario would include the addition of nearly 15 times the total floor area currently existing at Fort McPherson, which would result in a substantial increase in demand for various utilities. The increase would be expected to exceed the capacity of some existing systems. Under the HIR scenario the total potable water demand would be approximately 6.5 mgd, which would require the upsizing of the current water conveyance system with a capacity of only three mgd. However, the water utility has an 80 mgd reserve capacity; therefore, water supply from the utility itself may not be a concern, depending on existing contracts and other conditions associated with supply. Since drought is a normal component of the Southeastern U.S. climate system, it is recommended that those responsible for reuse take the opportunity to install a drought-tolerant or water conservation infrastructure, e.g., collecting and using storm-water runoff and /or using reclaimed water for uses not requiring potable water quality.

Fort McPherson is located on the border of two sewersheds, UTC 14 and SRV05A, discharging into the South Utoy Creek Trunk Line and the South River–Tenth Ward Trunk Line respectively (Mitzner 2008). Because of capacity limitations on major trunk lines in the Utoy Creek and South River Basins, sewer capacity certification approvals for new discharges are limited by available capacity credits. The capacity credit surplus for the South Utoy Creek Trunk Line has been increasing in recent years, and, as of January 2008, was 1.92 mgd (Russell 2008). The South Utoy Creek Trunk Line is undergoing a major capital improvement project scheduled for completion in 2013, after which the line is not expected to be capacity limited. The South River–Tenth Ward Trunk Line currently has approximately 15,000 gpd in available capacity credits. Fort McPherson's wastewater is treated at the city-owned Utoy Creek treatment plant. The maximum daily capacity of the Utoy Creek plant is 58 mgd; in 2006 the maximum daily flow for the plant was 53 mgd, leaving a reserve capacity of 5 mgd (Russell 2008).

Wastewater discharge under the HIR scenario would increase by more than 6 mgd over current conditions, which would slightly exceed the current 5 mgd reserve capacity of the Utoy Creek wastewater treatment plant. This increase could also require upsizing the municipal trunk sewer lines serving the area.



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According to the Reuse Plan, the sanitary sewer system will require extensive upgrading to support the redevelopment of the installation, including upgrades to off-site infrastructure. Due to the current configuration of the current on-site wastewater conveyance system, which does not follow the road grid system, most of this system will need to be completely redone.

Additionally, according to the Reuse Plan, the storm water system will require upgrading to support the redevelopment of the installation. In order to meet the existing water quality requirements and ensure that the storm water system will be able to handle future development, the MPLRA suggests that a permanent water quality pond of approximately 10 acres be constructed in the southwest corner of the base where Utoy Creek leaves the site. Temporary retention ponds that can hold an additional 10 acres of storage would also need to be constructed to ensure that the increased storm water runoff is captured on site. EPA recommends integration of storm-water control features in the future redevelopment to prevent impervious surfaces from compounding storm-water-related issues in South Utoy Creek and other neighboring surface waters. Also recommended are the use of Low Impact Development practices, e.g., pervious parking lots, storm water ponds, rain gardens, and other water-retention devices as appropriate for maintaining hydrographic conditions and lessening environmental quality deterioration, particularly downstream aquatic and riparian habitats (US EPA 2008). These recommendations could minimize adverse effects of the anticipated increase in impervious surface area associated new construction and roadway improvements that could result in increased secondary and cumulative pollutant loads on the region's storm sewer infrastructure.

With regard to the proposed "day-lighting" and restoration of the Utoy Creek headwaters, while this action is beneficial to the aquatic habitat it also exposes the headwaters to storm water runoff pollution. Consequently, the US EPA recommends (US EPA 2008) applying the GDOT's proposed 300' wide stream buffer to protect the stream's water quality for this stream as well as all the Fort's surface water features.

Other utility supply and distribution systems, such as those for electricity, natural gas, and telecommunications, may be similarly strained under the HIR scenario. With proper planning over the 20-year build-out horizon, it would be possible to avoid significant adverse impacts and ensure sufficient utility service and capacity as redevelopment proceeds into the future.

As such, the US EPA recommends sustainable building design and construction practices be incorporated in the redevelopment of the property, including consideration of the use of Leadership in Energy and Environmental Design (LEED) Green Building Rating System. The US EPA also recommends that indoor environmental quality should be a priority in the design and construction of these buildings. Regarding water conservation, the US EPA encourages the use of *Water Sense* products and services in their implementation strategies. Other energy efficiency suggestions include: reducing heat flow in and out of buildings, using windows to maximize solar lighting and reducing the need for electrical lighting, incorporating a heat-reflecting roof (or green roof) and windows, using self-dimming lights and energy-efficient light bulbs when natural lighting is unavailable, and implementing other energy efficient products and practices where applicable, such as the ENERGY STAR program.



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For isolated systems, some minor long-term beneficial effects would also be expected. Inadequate existing systems would be removed and replaced and long-term benefits would be realized due to the additional utility infrastructure.

To minimize adverse impacts associated with solid waste, the US EPA recommends that construction and demolition debris should be recycled to the greatest extent feasible, including possible reuse of materials on-site (US EPA 2008). Future plans for development should include quantification of, and a proposed waste management plan for, demolition debris generated by repair and expansion of infrastructure. Markets for local processors and on-site uses for materials should be identified for each material. In addition, a recovered materials management plan describing how and where the materials (by commodity) will be stored and processed, which is critical to ensuring the materials will not be landfilled during the transition and redevelopment phase is recommended.

The US EPA further commented that the generation of construction waste and environmental degradation associated with placing construction and demolition debris in landfills be minimized by recycling usable construction and demolition debris, e.g., promoting the use of recycled materials in lieu of raw materials. The use of recycled construction and debris waste materials in the proposed new constructions projects was also encouraged (US EPA 2008). Moreover, recycled materials are energy efficient, such that recycled polystyrene and wood block building products have energy efficiency ratings above that of conventional insulation and building materials. Use of recycled building projects in new construction will reduce landfill demand and increase energy efficiency of newly constructed buildings. For example, plastics that would otherwise go into a landfill can be recycled and turned into building blocks, reducing the need to harvest lumber from forests. For roads and parking lots, green asphalt is recommended. Green asphalt is a product produced from a process that reclaims or recycles up to 50-percent of the existing asphalt pavement and mixes it with new materials at a lower temperature than previously achievable in the industry. As such, green house gas emissions are also reduced through this process.

These measures are recommended to be implemented by the redevelopers of the installation through implementation of the Reuse Plan.

High Intensity, Indirect. Long-term moderate adverse effects would be expected. Economic growth generated by redevelopment at Fort McPherson could generate additional infrastructure and utility demands for the area, further straining the capacity of the regional utility systems

Medium-High Intensity, Direct. Overall, long-term moderate adverse effects, as well as some minor beneficial effects for isolated systems, would be expected. Effects would be similar to those under the HIR scenario but much lesser in degree due to the considerably lower level of development. Under the Reuse Plan, the addition of approximately 7.5 million square feet of facilities at Fort McPherson will result in a substantial increase in utility consumption, possibly straining the capacity of some existing systems. Development under the MHIR scenario would increase the amount of built space to approximately four times the current total, which would be expected to increase utility demand by a similar proportion. Overall, substantial new utility work is expected to be required to accommodate reuse.



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The current potable water supply system is projected to be adequate under the Reuse Plan. The water treatment plants that service Fort McPherson have a peak withdrawal capacity of 180 mgd. The average annual daily water produced by these plants in 2006 and 2007 was 99 mgd and 97 mgd, respectively, leaving an average reserve capacity of approximately 80 mgd (J. Russell 2008). Under the MHIR scenario, total water use at Fort McPherson is projected to be approximately 1.7 mgd (assuming 55 gpd for each resident and 0.23 gallons per square foot per day for commercial and retail space). This represents an increase of approximately 1.4 mgd over baseline conditions, which is well within the current reserve capacity of the water supply system. Based on its permitted withdrawal limits, the City of Atlanta anticipates that it will be able to supply water for the projected growth within its service area through 2035 and beyond (J. Russell 2008).

Under the MHIR scenario, the total wastewater discharge at Fort McPherson is expected to be approximately 1.8 mgd (Mitzner 2008). This represents a 1.5 mgd increase over baseline conditions, which is within the existing capacity reserve of the treatment plant serving Fort McPherson. The increase will also be well within the capacity of wastewater trunk lines once the upgrades to the South Utoy Creek Trunk Line are completed.

Implementation of the MHIR scenario would also result in increased demand for other utilities, such as electricity, natural gas, and telecommunications, at Fort McPherson. Existing supply systems for these utilities supplied off-site are expected to be able to accommodate the increased demand; however, additions or upgrades to on-site distribution systems may be required to accommodate reuse.

Medium-High Intensity, Indirect. Long-term minor adverse effects would be expected. Effects would be similar to those under the HIR scenario but lesser in degree due to the lower level of development.

Medium Intensity, Direct. Overall, long-term minor adverse effects would be expected, along with some minor beneficial effects for isolated systems. Effects would be similar to those under the MHIR scenario but to a lesser degree due to the lower level of development. The MIR of Fort McPherson would result in additional development and increased residential population over baseline conditions. This would result in an increase in utility usage; however, the usage would be less than under the MHIR or HIR scenarios. Existing utility systems would be able to better accommodate this scenario. Utility distribution systems, however, would still require repairs, upgrades, and possible additions to accommodate the anticipated demand.

Medium Intensity, Indirect. Long-term minor adverse effects would be expected. Effects would be similar to those under the MHIR scenario but to a lesser degree due to the lower level of development.

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4.13 HAZARDOUS AND TOXIC SUBSTANCES

4.13.1 Affected Environment

The ROI with relation to hazardous and toxic substances is Fort McPherson and the surrounding communities of Fulton County.

4.13.1.1 CERFA Designation

The ECP Report, completed in January 2007, identified ninety-one (91) parcels on the installation in accordance with the criteria described in the Community Environmental Response Facilitation Act (CERFA, PL102-426) guidance and the DoD BRAC Cleanup Plan Guidebook (US Department of Defense 1995, US Army 2007a). CERFA directs federal agencies to evaluate all BRAC property to identify uncontaminated parcels suitable for transfer and allows the transfer of remediated parcels when the successful operation of an approved remedy has been demonstrated.

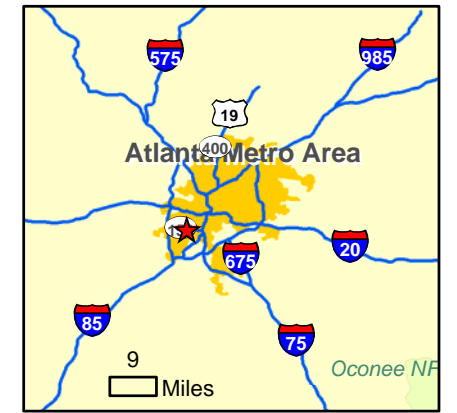
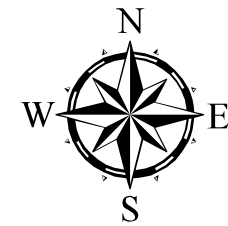
Of the 487-acre Fort McPherson property, 422 acres are designated as Categories 1 through 4, and the remaining 65 acres are Categories 5 through 7. Areas that are designated at Category 1, 2, 3, or 4 are considered suitable for transfer or lease, subject to the applicable qualifiers, which may include notification requirements or use restrictions due to the presence of non-CERCLA materials such as asbestos or LBP. Areas that are designated as Category 5, 6, or 7 may not be suitable for transfer by deed until further evaluation and/or remedial action has occurred and the parcels are reclassified as Category 4 or lower. Under some circumstances, some of these parcels may be eligible for transfer prior to completion of environmental studies and/or remediation. Table 4.13-1 shows the breakdown of acreage and category definition (US Army 2007a).

The parcels identified in the ECP report were evaluated for ACM, LBP, PCBs, and MEC based on information from record reviews, interviews, and visual inspections. For purposes of the ECP report, if complete ACM surveys had not been conducted, facilities constructed before 1985 were assumed to contain asbestos. If complete LBP surveys had not been conducted, facilities constructed before 1978 were assumed to contain lead.



Table 4.13-1 Fort McPherson CERFA Designations

Total acreage of Fort McPherson - 487 acres	
Category 1	389 acres
Definition: Areas where no release or disposal of hazardous substances or petroleum products has occurred, including no migration of these substances from adjacent areas.	
Category 2	33 acres
Definition: Areas where only releases or disposal of petroleum products has occurred.	
Category 3	0 acres
Definition: Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action.	
Category 4	0 acres
Definition: Areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken.	
Category 5	1-acre
Definition: Areas where release, disposal, and/or migration of hazardous substances has occurred, and removal or remedial actions are underway, but all required actions have not yet been implemented.	
Category 6	0 acres
Definition: Areas where release, disposal, and/or migration of hazardous substances have occurred, but required removal or remedial actions have not yet been initiated.	
Category 7	64 acres
Definition: Areas that have not been evaluated or require additional evaluation.	
Source: US Army 2007a	



Location Map

CERFA Sites

Legend

Surface Water

CERFA Sites

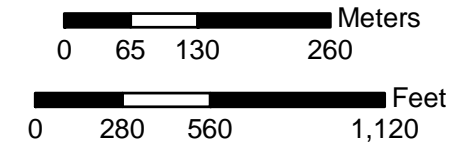
Category 1

Category 2

Category 4

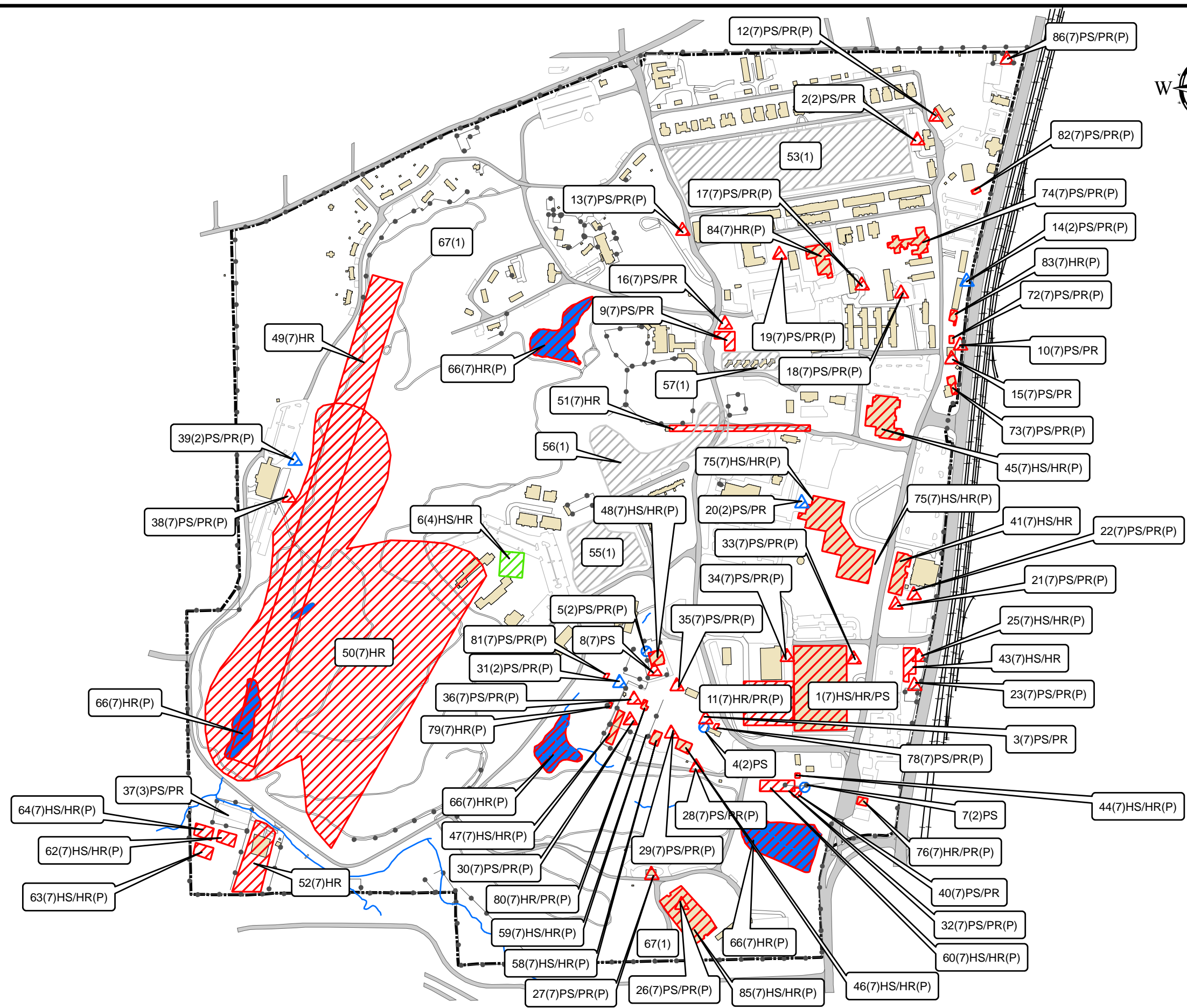
Category 7

- 42 - Parcel Number
- (7) - Parcel Category
- HS - Hazardous Substance Storage
- HR - Hazardous Substance Release
- PS - Petroleum Storage
- PR - Petroleum Release
- (P) - Possible Release or Disposal



Date: June 2008

Figure 4.13-1





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4.13.1.2 Storage of Hazardous Materials

Fort McPherson tracks and maintains their hazardous materials and chemical inventory data through the Hazardous Material Management System. This information is used to facilitate centralized hazardous material control and management.

4.13.1.3 Hazardous Waste Storage, Handling, and Disposal

Fort McPherson currently operates as a RCRA large quantity generator (LQG) GA1210020565. Hazardous waste is managed under the April 2007 Hazardous Waste Management Plan in place at Fort McPherson, which outlines the regulations, training, documentation, tracking, waste recycling/minimization, and emergency procedures for compliance with the federal, state, and Army requirements for managing hazardous substances/hazardous waste. All hazardous waste at Fort McPherson is transported off site by licensed hazardous waste transporters.

Hazardous waste is currently stored at one 90-day hazardous waste accumulation site located at Building 353. Hazardous waste stored at the 90-day area includes sulfuric acid and paint. Fort McPherson has one satellite accumulation point for hazardous waste and six storage locations for universal waste. The six storage locations are buildings 340, 346, 200, 125, 315, and 370. Universal waste generated on Fort McPherson includes batteries and fluorescent lamps. Under US EPA and State of Georgia regulations, Fort McPherson can accumulate no more than 55 gallons at a time at various satellite accumulation points. Once the amount is exceeded, the waste must be moved within three days to a 90-day storage area. Within 90 days the waste is transported off post by a licensed hazardous waste transporter possessing Uniform Hazardous Waste Manifests.

4.13.1.4 Site Contamination and Cleanup

The Army has been engaged with the GA EPD since the start of the ECP process in FY06. The GA EPD has reviewed the ECP Phase I and reviewed the Work Plan for the Site Inspection (SI) (Phase II) and concurred with the sampling strategy. Subsequent to the first sampling event the Army briefed GA EPD on the preliminary findings and together they identified data gaps and agreed on the path forward to collect the additional data in order to complete the SI.

4.13.1.5 Discussion, Description, and Status of Fort McPherson IRP Sites

The discussion, description, and status with GA EPD of the Fort McPherson IRP sites are as follows:

FTMP-01 Building 363 Paint Shop: This site is located next to FTMP-11 (see below), therefore soils and groundwater samples from the same locations will be used to determine the next steps to follow in the CERCLA process for both IRP sites.

FTMP-02 Building 41 – Underground Storage Tank (UST) (SJA Office): Received NFA from GA EPD in 2002.

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FTMP-03 Building 346 - Waste Oil Drum (Motor Pool Gas Station): The Army will sample at the site during FY10 (Gissentanna, 2010) . If no contamination, is found the Army will submit a Closure Report. If contamination is found, the Army will initiate the Corrective Action Process.

FTMP-04 Building 346 - Oil/Water Separator (Motor Pool Gas Station): The Army will recommend NFA as part of the SI Report.

FTMP-05 Building 370 - Oil/Water Separator (Auto Craft Shop): The Army will recommend NFA as part of the SI Report and submit a Closure Report to GA EPD.

FTMP-06 Old Incinerator Ash Dumpsite (New Barracks Site): The Old Incinerator Ash Dump Site is located near the center of Fort McPherson. The area was used for burning trash in open pits and for disposal of solid waste incineration ash. Until the late 1960s, combustible solid wastes were burned daily in open, unlined pits excavated in the area. Burn residue was left in the pits; when a pit became full, it was covered with dirt. Waste materials burned in these pits reportedly included domestic garbage, hospital waste, minor industrial waste, and construction and demolition debris. In 1991, the site was chosen for the construction of a new barracks location. Remedial investigations at the site revealed trace VOCs, semi-volatile organic compounds, and elevated metal concentrations in subsurface soils at the site. Investigations also indicated that lead may be leaching from the waste material into the groundwater. The Army was instructed by the GA EPD to remove and control the waste. After a focused feasibility study was completed in 1993, an agreement was reached that groundwater characterization could be conducted during the remediation and barracks construction and that groundwater remediation, if required, could be achieved after construction of the barracks. A total of 112,392 tons of soil was excavated with 45,286 tons of that total deemed to be affected material. Long term monitoring was conducted at the site for three years. The Army submitted an NFA request originally in FY96 and received comments most recently from GA EPD. As a result of the comments from the GA EPD, additional investigation and/or remediation is required before NFA status is issued. The contract has been awarded through the USACE Baltimore District and the work is scheduled for completion in Fall 2010 (Gissentanna, 2010) .

FTMP-07 Building 357 DEH Maintenance (Oil/Water Separator): The Army will recommend NFA as part of the SI Report.

FTMP-08 Building 370 Waste Oil Tank (Auto Craft Shop): The Army will recommend NFA as part of the SI Report and submit a Closure Report to GA EPD.

FTMP-09 Building 143 PX Station (Misc. USTs): The Army initiated CAP and Aggressive Fluid and Vapor Recovery (AFVR) activities during FY08.

FTMP-10 Veterinary Clinic/Old PX Gas Station (Building 105): The Army initiated CAP and AFVR activities during FY08.

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FTMP-11 Commissary Parking Lot (Building 360/363): FTMP-11 was a site that previously used solvents, additional soil investigation in 2007 determined that there was no release to the environment and further investigation at this site is not required.

FTMP-12: FTMP-12 is the active/operational small arms range. The Fort McPherson Range occupies 1.96 acres and is currently used as a semi-enclosed firing range for the military police. The range has a fabricated backstop berm (installed in 1997) in front of a natural embankment. Prior to installation of the fabricated backstop berm, the natural embankment was used as the berm. It is assumed that there is significant lead contamination in the natural embankment that will need to be excavated and disposed off site. The range is active and will continue operations until Jan 2011. Prior to closure, the Army will evaluate if a risk-based cleanup is warranted and plans to award a contract which will allow for all of the upfront planning documents, including an Engineering Evaluation/Cost Analysis and Action Memo to be completed prior to the range closure in June 2011. If warranted, the cleanup will be executed as a non-time critical removal action.

FTMP-13 Buildings 209 & 302 Dry Cleaning Facilities: Based on an initial investigation of the areas, perchloroethylene (PCE) was detected above the US EPA's tap water Preliminary Remediation Goals but below Maximum Contaminant Levels in two wells at Building 209 and in one well at Building 302. PCE was also detected in soil gas at both Building 209 and Building 302. Based on geophysical survey results, there are potentially seven tanks still in place in this former building complex. Tank removals (if needed) will also be addressed. A contract was awarded to initiate the Remedial Investigation (RI)/Base Line Risk Assessment (BLRA) for the site. Due to the nature of the release (chlorinated solvents), it was determined that deeper wells would be needed to evaluate the nature and extent of contamination. Additional funds have been allocated to complete the RI and to award a contract to complete a Feasibility Study (FS)/Proposed Plan (PP)/Decision Document (DD) ROD to bring the site to a final remedy decision (Gissentanna, 2010). Based on the level of detections in the shallow wells, it is assumed that there won't be a need for any significant remedial actions. However, there is a potential risk that the additional wells will demonstrate that contamination is more significant than was anticipated. If this turns out to be true, it is likely that additional monitoring wells will need to be installed and several rounds of groundwater sampling may be required prior to completion of the FS/PP/DD ROD. This could delay final remedy decision until 2012 or even later. This could impact property transfer since the Army would not be able to provide the CERCLA covenant. If the Army wished to transfer the property at the time of installation closure (2011), an early transfer may be required if significant contamination is identified at this site.

FTMP-14 Burial Site/Crematory Former Building 47: During the construction of sewage pipe on the Golf Course and south-west of building 525 the construction workers uncovered buried waste. After the construction of the sewage pipe was completed the trench was covered with the excavated waste and it remains undisturbed as of today. To confirm the location a site visit was conducted and two small pits were excavated each not deeper than 12 inches. Burned waste and pieces of glass and ceramic items were found. A burned jar seriously bent, most likely due to intense heat, was also observed on one of the pits. The waste appeared to be old and buried in a shallow pit. The burial site extends to a surface

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water creek located in the northwest corner of the installation. After a records search it was found that during the late 1800s and early 1900s a crematory was located on that same spot. The crematory was built in 1889 and burned in 1921. Due to the preponderance of the evidence, this site needs to be investigated beginning with an SI to determine if additional investigation and/or a RI/BLRA is necessary. The SI is expected to be completed in FY10 (After the SI, if contamination is found then it will become an IRP site).

FTMP-15 Water Tower Former Building T-211: A former water tower was located west of Building 208; the tower was demolished during the mid 1990s. Historical maintenance activities conducted on the water tower, consisting of paint removal via sand blasting and subsequent repainting, have possibly caused lead contamination in the soils surrounding this former facility. Due to this historical evidence, the soils surrounding the former water tower have been investigated for lead. Sampling was conducted in Spring 2009 and analytical results indicated a few hits above EPA's screening criteria. No significant contamination was found.

FTMP-C-02 Radiological Closeout Surveys: Numerous locations at Fort McPherson used specific Nuclear Regulatory Commission (NRC) licensed commodities or Army authorized radium commodities which contained small quantities of radioactive material. Army radioactive commodities are not expected to have contaminated areas, furniture, or equipment where they were present. However, the Army is required to conduct closeout surveys in areas that used these commodities in order to ensure that no leakage occurred. Based on a review of historical use of radiological commodities, it was determined that surveys are required at Buildings 101, 171, 179, 180, 356, and 363. All buildings except for Building 101 were surveyed in December 2007 and January 2008. Based on the initial results, there were no indications of releases of radionuclides. Due to the ongoing mission at Building 101, surveys could not be conducted in FY08. After the mission moves radionuclides out of these buildings in FY11, the closeout survey will be conducted if funding is available. The closeout surveys are expected to be completed in FY11.

FTMP-C-03 Closure of Leaking USTs: Site investigations of USTs are planned in FY10 that will determine if releases have occurred (Gissentanna, 2010). The regulatory authority under which the UST falls depends on the material stored in the UST. UST's in Georgia are either regulated by the Georgia UST Management (GA USTMP) Program (gasoline, diesel, and waste oil) or the GA EPD's Hazardous Waste Management Branch (heating oil, hazardous substances, or hazardous waste storage). Heating oil tanks for consumptive use on the premises are excluded from regulations, however discharges of contaminants from heating oil tanks are regulated. If leaking tanks are identified, the tanks and contents will be removed to include any piping, soil will be over-excavated, soil and groundwater will be cleaned up, and a closure report will be prepared and submitted to the GA EPD. If funding is available, tank closure removals could be completed in FY11. If leaking tanks have resulted in significant groundwater contamination, there is a potential that groundwater remediation requirements may extend beyond the FY11 installation closure date. However, since petroleum releases do not prevent the Army from providing the CERCLA covenant, this should not stop the Army from transferring the property (and the requirement could potentially be transferred in an "as-is/where-is" or negotiated transfer scenario). In addition, the Army is also required under the GA USTMP to close non-leaking USTs after the tanks are inactive.



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Requirements to close tanks still on the ground are as follows: First the Army has to remove the product, steam clean the inside, and fill the tank with an inert material. After that work is done a closure report must be submitted to the GA USTMP for their review and approval. In summary, non-leaking USTs will be closed in place and their location will be disclosed to transferees after already mentioned procedures have been completed on a tank by tank basis. For tanks under the jurisdiction of GA EPD, if releases have occurred that will trigger the CERCLA process, therefore, it will take considerably more time to close those tanks, likely beyond FY11.

FTMP-C-04 Asbestos Survey: The compliance sites involved will not impact transfer. Asbestos and lead-based paint surveys are on file within the Environmental Office administrative records (Gissentanna, 2010). These surveys identify buildings with ACMs/LBP and the quantity of ACM/LBP within the building.

FTMP-C-05 Lead-based Paint Survey: See discussion for FTMP-C-04. Any work to address release to soil from lead based paint must be consistent with the DoD Lead Based Paint policy.

FTMP-C-06 Closure on Non-leaking USTs: See discussion for FTMP-C-03.

FTMP-04-R-01 Skeet Range: The former Skeet Range at Fort McPherson was identified on aerial photos from 1949 and 1958. The area of the former Skeet Range is currently part of the Fort McPherson golf course, specifically holes number 8 and 11. As part of the 2007 SI, samples were collected for lead and polynuclear aromatic hydrocarbons (PAHs) in the undeveloped or wooded portions of the former T&S range. Levels of lead and PAHs in soil were above screening values. The RI is scheduled to be completed in FY10 and a contract for completion of the FS/PP/DD ROD will be awarded in FY11(Gissentanna, 2010). Based on the levels detected during the RI, it is assumed that only land use controls will be required as a final remedy. The worst case scenario is that some limited soil removal would be required.

Range Inventory and MMRP

The Army Range Inventory program was conducted in three phases. Phase 1 involved a data call issued through the Army Environmental Command requesting general information about ranges on various installations under each Army Major Command. The Phase 1 Inventory was conducted using a questionnaire called the Advance Range Survey (ARS). The ARS allowed the Army to meet its short-term needs; however, the Army's long-term needs required a more detailed inventory of its ranges that was not achievable based on the information in the ARS.

The Army divided the detailed follow-on inventory into two phases. The Phase 2 Inventory addressed operational ranges, while Phase 3 covered closed, transferring, and transferred (CTT) ranges and sites with MEC and/or munitions constituents (MC) (i.e., MMRP eligible sites). The Phase 2 Inventory for Fort McPherson was conducted in June 2001. The Phase 2 Inventory concluded that approximately 21 acres of Fort McPherson was operational range area. The following six operational training ranges/areas were identified: Landing Zone (LZ) Max, Hedekin Field, Training Area 1, Training Area 2, Physical Training (PT) Track, and Fort McPherson Range.



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No ammunition has been used at the LZ Max, Hedekin Field, Training Area 1, Training Area 2, or PT Track. Therefore, no further environmental action is required for those sites.

In 2002, the Phase 3 Inventory for CTT ranges was completed for Fort McPherson. Two MMRP eligible sites were identified at Fort McPherson during the Phase 3 Inventory: the Atlanta National Guard (NG) Rifle Range (approximately 10 acres) and the Atlanta NG Target Range (approximately 26 acres). Both ranges were located in the southwest portion of Fort McPherson on what is now the golf course. The Rifle Range was closed in 1952 (Malcolm Pirnie 2002). Historical records indicate that both sites were historically used as small arms ranges. Soils down-range of the sites have been evaluated for lead as part of a Phase II ECP effort and no contamination was found, therefore the Army has recommended the range for NFA status to GA EPD (Bonilla 2008).

According to the Phase 3 Inventory, two World War I artillery shells were uncovered in the vicinity of the golf course's 17th fairway, one during the installation of a drainage system in 1985 and the other in 1989 during maintenance operations on the golf course (Malcolm Pirnie 2002). No historical evidence exists to suggest that this area was ever used as an artillery range. The use or possession of any ammunition of greater range or velocity than the .30 caliber M1906 was prohibited, suggesting that this area was not used as an artillery range. No official investigations have been conducted to determine the presence or extent of MEC in this area. However, there is evidence suggesting that the discoveries of the artillery shells were isolated incidents and not an indicator of a more widespread presence of UXO at the site. The evidence includes extensive intrusive and construction activities conducted throughout the suspected artillery range impact area and firing point without a single reported incident of UXO. Some of the evidence is as follows:

- 1 - The Fort McPherson golf course is located west of where the two artillery shells were found. In theory the firing points for the suspected artillery range would have been located in the golf course. The Golf Course has been re-done twice to include the construction of Lake Number 4, located within the suspected artillery impact area. No presence of UXO at the golf course was reported during this construction work. In addition, if an artillery range was located in that area, the firing fans would extend beyond the Fort McPherson installation boundaries into the heavily developed civilian housing areas to the east and south of the installation. No incidents of UXO have been reported from these areas.
- 2 - Buildings 454, 457, and 456 (former pesticides facilities) were located less than 75 meters west of the location where the two artillery shells were found. These buildings were built and then later demolished, which included soil removal and disposal, with no incidents of UXO reported.
- 3 - Three USTs were installed to support buildings located within the suspected artillery impact area. The tanks were installed and removed, which included over-excavation of the tanks because of a release of petroleum. To close the tank, soil was over-excavated and five groundwater monitoring wells were installed without a single reported incident of UXO.



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- 4 - Sampling activities for the former Atlanta NG Rifle Range berm, located within the suspected artillery impact area, were conducted in 2008, including intrusive sampling with a hand auger, and no UXO incidents were reported as the result of these activities.
- 5 - During the construction of the parking lot near the former Buildings 454, 457, and 456, located within the suspected impact area, the presence of UXO was not reported. The parking lot construction included earth moving activities (intrusive) with heavy equipment, grading, compacting, and application of a layer of asphalt.

In conclusion, multiple shallow and deep intrusive activities throughout the golf course and the suspected impact area have not indicated the presence of UXO. The Army's current strategy to address the suspected artillery range is to prepare a technical paper detailing the evidence indicating that there was no artillery use at Fort McPherson and recommending the artillery range for NFA to GA EPD. However, since the two artillery shells were found the possibility still exists of additional shells in the area of the Munitions Site. Therefore, the Army recommends conducting investigation in the 0.021 acres of the Munitions Site in order to determine if there are any additional artillery shells. If no artillery shells are found during the investigation, the Army will recommend the Munitions Site for NFA. If artillery shells are found during the investigation, the Army will remove and dispose of the ordnance off-post following proper safety procedures. Based on GA EPD recommendations the Army will proceed appropriately.

The Army issued a Historical Records Review (HRR) in 2006 (Malcolm-Pirnie, 2006). The HRR focused on properties eligible for action under the MMRP, sites classified as operational training ranges/areas, and sites classified as other munitions related sites, which include explosives or munitions operating, storage, or manufacturing facilities and facilities that were or are used for, or are permitted for, the treatment or disposal of military munitions.

Six MMRP sites were identified during the HRR including several sites not previously identified during the Phase 3 Inventory. The MMRP sites identified in the HRR were: Fort McPherson Range, Atlanta NG Rifle Range, 300-Yard Target Range, Pistol Range, and Skeet Range. The major sites within the formerly identified Atlanta NG Target Range (Atlanta NG Rifle Range and Munitions Site) are discussed separately in the HRR. Investigation activities were conducted during the ECP Phase II or SI and NFA status will be recommended for the following MMRP sites: Atlanta NG Rifle Range, Munitions Site, 300-Yard Target Range, Pistol Range, and the Atlanta NG Target Range. The Skeet Range will be further investigated and the Fort McPherson Range is scheduled for an Engineering Evaluation/Cost Analysis during FY11 (Bonilla 2009).



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4.13.1.6 Special Hazards

Asbestos-Containing Materials (ACM). Fort McPherson manages asbestos in accordance with an Asbestos Management Program Plan (October 2001, updated in April 2008) which indicates that ACM will be managed in place as long as practical while minimizing environmental release and human exposure. Twenty three structures were surveyed for ACM at Fort McPherson between 1994 and 2002. Eighteen structures were found to have nonfriable asbestos, and thirteen were found to have friable asbestos. All structures with reported asbestos (except Buildings 46, 184, and 352) have an asbestos O&M plan in place. Of the assessed structures, only those with a high disturbance potential or imminent health hazard were abated. There are 226 buildings on Fort McPherson that have no documentation of asbestos surveys. Many of these buildings predate 1985, when asbestos was removed from construction materials. The compliance sites involved will not impact transfer. As discussed above, asbestos surveys are on file within the Environmental Office administrative records. These surveys identify buildings with ACMs and the quantity of ACM within the building.

Lead and Lead-Based Paint (LBP). It is assumed that facilities constructed prior to 1978 contained LBP. A Lead Hazard Management Program was implemented at Fort McPherson in 2003 and was updated in 2008. Surface dust sampling surveys have been conducted for 102 residential units at Fort McPherson. Of the 102 units tested, 34 had at least one sample that exceeded the US EPA limits for a lead-dust hazard. No follow-up surveys have been conducted. No record of a comprehensive report identifying current quantities of LBP was identified. No records were identified indicating lead remediation or abatement projects. As mentioned in Section 4.13.1.5, a water tower, formerly located near the former Patton Gate, was sandblasted every few years during regular maintenance activities. As such, a potential exists for lead in the soil beneath the tower. The water tower was demolished and only the foundation remains on the ground. Records do not indicate a lead investigation was ever conducted of this area. The Fort McPherson Range is the only small arms active range on the installation. The range covers 1.96 acres in the southwest corner of the installation. Range is scheduled for remediation during FY11.

Polychlorinated Biphenyls (PCBs). All transformers at Fort McPherson have been surveyed and those containing PCBs were removed in 1987. An additional survey was performed in 2001. Of the transformers sampled, none were found to contain PCBs at concentrations of greater than 50 ppm. In-service transformers with residual PCBs are replaced when they fail. PCB concentrations could not be verified in 16 of the transformers identified on the transformer upgrade list. PCBs may be contained in the ballasts of older light fixtures within many of the older property structures; however, PCB presence has not been confirmed.

Mold. No records were identified of mold surveys at Fort McPherson. No Mold Response Protocol has been developed for Fort McPherson.

Radon. Fort McPherson is qualified as a radon Zone 1 (average indoor screening level less than or equal to four picocuries per liter [pCi/L]). Fort McPherson conducted radon surveys for priority buildings during 1990. A list of the buildings surveyed was not available. All results were less than the US EPA action level of 4.0 pCi/L.



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Storage Tanks Underground and Aboveground. Fort McPherson currently has six active USTs and five operational aboveground storage tanks (ASTs). These tanks contain propane, diesel, gasoline, waste oil, and fuel oil. Available data indicates 26 historical USTs have been removed and 14 USTs were not documented as being removed. Cleanup is underway at two UST sites (Buildings 105 and 143) at Fort McPherson as listed in the GA EPD Leaking Underground Storage Tank (LUST) database. Buildings 105 and 143 are listed as “in remediation.” Twenty USTs require further evaluation, and the Army began closure of remaining tanks in 2009. A complete list of USTs and ASTs located at Fort McPherson is provided in Appendix J.

Pesticides and Herbicides. Fort McPherson has a 2003 Integrated Pest Management Plan (IPMP) in place, which lists the pesticides proposed for use at the installation. Currently, pesticides are stored in the pesticide mixing and storage facility (Building 341). Pest management operations are required to adhere to the conditions in the Fort McPherson IPMP. Historically, pesticide storage and mixing have occurred at a number of locations including Buildings 343, 356, 363, and 456. US Army Environmental Hygiene Agency (USAEHA) pest management reviews and Army environmental compliance assessments, conducted starting in the 1970s, have indicated that pesticide storage and mixing operations were inadequate at Buildings 341, 356, and 456. Interviews with installation personnel and a Visual Site Inspection conducted at Buildings 341 and 343 did not reveal any environmental concerns. Buildings 356 and 456 have been demolished (US Army 2007a).

Medical and Biohazardous Waste. At the time of the BRAC decision, laboratory operations were associated with Building 170 (US Army Health Clinic), Building 100 (Dental Lab), and Building 180 (USAEHA Lab). Laboratory operations are currently on-going at Building 100 (Dental Lab). Prior to 1977, a clinical laboratory in Building 170 was reported to discharge dilute waste solvents and reagents to the sanitary sewer. No pathological wastes were generated by the clinic.

Radionuclides. Fort McPherson does not currently maintain installation-specific NRC licenses, but five general licenses are applicable to Fort McPherson. One NRC license is held by Explosive Ordnance Disposal for calibrators containing radioactive material (RAM). Two NRC licenses are held by the US Army Armament & Chemical Acquisition and Logistics Activity at Rock Island, Illinois, for use by all DoD installations. Another NRC license is held by the US Army Soldier & Biological Chemical Command at Aberdeen Proving Ground, Maryland, for use by all DoD installations. These licenses are for RAM used in chemical agent detectors and monitors. One NRC license is held by the US Army Tank-Automotive and Armaments Command at Rock Island, Illinois, for use by all DoD installations. The license is for radioactive materials use in armaments and artillery systems. Radioactive commodities currently stored and used are radiation detection, indication, and computation (RADIAC) survey meters, chemical agent monitors, and chemical agent detectors, all with sealed radioactive sources. The installation does not generate radiological waste. Six buildings, building complexes, or open areas at Fort McPherson have been identified as areas where RAM was used, stored, or potentially disposed (Cabrera Services 2007). A Historical Site Assessment was performed in August 2006 in accordance with the Multi-Agency Radiation Survey and Site Investigation Manual (MARSSIM), which identified six buildings “impacted” from historical use of RAM according to MARSSIM criteria (Buildings 179, 180, 363, 171, 101, and former Building 356) (Cabrera Services 2007). A close-out survey was conducted at Fort McPherson for Buildings



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179, 180, 363, 171, and the former Building 356 and no releases were identified. Therefore, Cabrera recommended NFA for all sites. A close-out survey for Building 101 (current location of the Garrison Safety Office) will be conducted after the closure of the Installation.

Air Emissions. Fort McPherson operates under a Synthetic Minor Air Permit (9711-121-0045-S-03-0) that became effective June 24, 2008 and replaced the previous permit (9711-121-0045-02-0). This permit includes boilers, diesel emergency generators, fueling operations, gasoline and diesel storage tanks, and a degreasing operation.

Spills. Fort McPherson maintains a Spill Prevention, Control, and Countermeasure Plan, which pertains only to storage of oil and oil products, toxic, corrosive, reactive, and ignitable wastes are addressed in the Fort McPherson Hazardous Waste Management Plan. Spill response training is conducted for facility personnel every year.

4.13.1.7 Ongoing Remedial Actions

Remedial actions at these sites are discussed in Section 4.13.1.4. The IRP follows the Defense Environmental Restoration Program, which follows CERCLA.

4.13.2 Consequences

The Army has characterized the existing environmental conditions at Fort McPherson in the ECP report (US Army 2007a). Fort McPherson was divided into parcels that were evaluated and assigned scores of 1 through 7 based on standard environmental condition of property area types. Category 1 is assigned to an area where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas). Categories 1 through 4 are considered suitable for transfer.

CERCLA 120(h) requires that, prior to transfer, necessary remedial actions be completed or in place and proven to be operating properly and successfully. Under the ETA in CERCLA 120(h)(3)(C), property can be transferred before all necessary remedial actions have been completed (for ECP Categories 5, 6, and 7). The CERCLA covenant deferral request must be approved by the state governor for sites not listed on the NPL.

Regardless of the type of disposal, the Army is required to characterize contamination, define appropriate remediation in coordination with regulatory agencies, and conduct required remediation. The new use must be consistent with the remedial constraints, land use restrictions, and the protection of human health and the environment. The new owner may agree to perform all environmental remediation and monitoring, waste management, and environmental compliance activities required or the Army may choose to continue to conduct or contract remedial or other activities. The Army will provide notification on the storage of hazardous substances for one year or more in quantities greater than or equal to 1,000 kg or the hazardous substance's CERCLA reportable quantity (whichever is greater). MEC contaminated property could be transferred to nonfederal entities prior to the completion of remedial activities under the early transfer alternative (in that case, land use controls would be employed until remedial activities are complete). If additional remedial actions are needed beyond the transfer date, the government is responsible for only those that are attributable to activities of the federal government prior to transfer.



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DoD policy with regard to LBP and ACMs is to manage these substances in a manner protective to human health and the environment and in compliance with all applicable laws. DoD will manage LBP at Fort McPherson in accordance with the provisions of the Residential LBP Hazardous Reduction Act of 1992 (Title X of Public Law.102-550), requiring that federal property constructed between 1960 and 1978 to be transferred for residential use be inspected for LBP and related hazards. The results of said inspection are then to be provided to prospective purchasers or transferees. ACM shall be remediated prior to property disposal if it is of a type and condition that is not in compliance with applicable laws, regulations, and standards, or if it poses a threat to human health at the time of transfer of the property. This remediation should be accomplished by the active Service organization, by the Service disposal agent, or by the transferee under a negotiated requirement of the contract for sale or lease. The remediation discussed above will not be required when buildings are scheduled for demolition by the transferee. The transfer documents prohibit occupation of the buildings prior to the demolition, and the transferee assumes responsibility for the management of any ACM in accordance with applicable laws (Office of the Secretary of Defense 1994).

4.13.2.1 Early Transfer Alternative

Direct. No effects would be expected. Remediation of hazardous substances would continue in accordance with approved plans in concurrence and consultation with appropriate regulatory agencies. Necessary land use controls will be put in place to ensure protection of human health and the environment, and controls will be placed on parcels that are still under investigation and cleanup.

Indirect. Long-term minor adverse effects may occur. Following disposal, redevelopment of Fort McPherson would lead to construction, demolition, renovation, and expanded commercial and residential use. These activities could increase the potential for use, storage, transport, and generation of hazardous substances and hazardous wastes, as well as the potential for accidental release and minor spills. In any event, hazardous waste generation and disposal are carefully regulated under state and federal programs, thereby reducing the effect to the environment.

4.13.2.2 Traditional Disposal Alternative

Direct. No effects would be expected. This alternative is similar to the early transfer disposal alternative and would require the continuance of ongoing remedial and monitoring actions. However, because of the additional time for transfer, some additional monitoring and closure will be completed. The long-term remedies must continue to be monitored and shown to be operating properly and successfully. Until that determination is made and agreed to by all parties, the property could not be transferred.

Indirect. Long-term minor adverse effects may occur. Effects would be similar to those presented under the early transfer alternative; however, realization of impacts would occur at a later date.

4.13.2.3 Caretaker Status Alternative

Direct. Minor beneficial effects would be expected. Remedial efforts would continue to occur during caretaker status. Storage and use of hazardous materials would decline to a minimal level. The decreased storage and use of hazardous substances would result in long-term beneficial effects relative to status quo operating conditions.



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Indirect. Minor adverse effects would be expected. ACM, LBP, and PCBs are potentially located in structures. Certain studies and renovations that would have otherwise taken place may not be initiated for idle facilities, resulting in long-term adverse effects relative to status quo operating conditions.

4.13.2.4 No Action Alternative

No change in direct or indirect effects would be expected compared to baseline. Under the no action alternative the Army would continue activities at Fort McPherson at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure and realignment, including implementation of ongoing remedial programs required under CERCLA and RCRA. Thus, no effects would occur relative to continuation of the Army's mission and conditions in November 2005.

4.13.2.5 Intensity-Based Probable Use Scenarios

High Intensity, Direct. No effects would be expected. Remediation of hazardous substances would continue in accordance with approved plans in concurrence and consultation with appropriate regulatory agencies. Necessary land use restrictions will be put in place to ensure protection of human health and the environment as remediation efforts continue in accordance with regulatory agencies.

High Intensity, Indirect. Long-term minor adverse effects would be expected. Construction, demolition, and renovation activities may increase the potential for use, storage, transport, and generation of hazardous substances and hazardous wastes relative to baseline conditions. Increased renovation and demolition of buildings containing ACM, LBP, or other hazardous substances may be generated as a result of redevelopment. Under all circumstances, hazardous waste generation and disposal are carefully regulated under state and federal programs, thereby reducing effects to the environment. In addition, implementation of a spill prevention program would minimize potential effects. Over the long term, depending on activities of future tenants, minor quantities of hazardous materials, such as cleaning products and fuels, would be required during the use phase of buildings and structures on the property. These materials and wastes would still be expected to have limited impact to the site due to the likely limited quantities and use of these chemicals. The management of the use of these materials would be subject to federal, state, and local regulation.

Medium-High Intensity, Direct. No effects would be expected.

Medium-High Intensity, Indirect. Minor long-term adverse effects would be expected. Effects similar to those described in the HIR scenario would occur, but to a lesser degree due to the lower level of development.

Medium Intensity, Direct. No effects would be expected.

Medium Intensity, Indirect. Minor long-term adverse effects would be expected. Effects similar to those described in the HIR scenario would occur, but to a lesser degree due to the lower level of development.

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4.14 CUMULATIVE EFFECTS SUMMARY

4.14.1 Introduction

In this section, the cumulative effects of the proposed alternatives are identified. Cumulative impacts are considered for those which result from the incremental effects of an action when added to past, present, and reasonably foreseeable future actions, regardless of the agencies or parties involved. Cumulative impacts can result from individually minor, but collectively significant, actions occurring over time.

The following section summarizes potential cumulative impacts for each action and within each resource area as appropriate. For most resources, the analysis area is the same as introduced in the resource-specific consequences section. The geographic boundaries of the analysis vary, depending on the resource and potential effects. If different, the analysis area is specifically defined under each resource section. Cumulative impacts are considered for a 20-year period, which is the projected time-frame for implementing redevelopment at Fort McPherson.

4.14.2 Cumulative Actions

The disposal of Fort McPherson will result in the redevelopment of the property. The redevelopment will range from a level of development similar to the baseline to a substantially higher intensity of reuse. The indirect effects of the disposal will thereby come from the addition of commercial properties, higher density residential development, mixed-use development, and event space, comprising the Reuse Plan, which would increase the traffic flow in the area. The cumulative effects of the disposal and reuse may include growth-inducing effects and other effects related to induced changes in the pattern of land, population density, or growth rate, and related effects on air, water, and other natural systems.

The area around Fort McPherson has recently experienced significant residential and commercial development. Fort McPherson's ROI is the Atlanta Metro Area. This statistical area, comprised of 28 counties, is the ninth-largest metropolitan area in the United States and, according to the 2006 US Census estimate, is currently the fastest-growing metro area in the United States. However, construction is reaching the maximum capacity for the available space around Fort McPherson.

The largest proposed or planned development in the ROI currently is that associated with the Fort McPherson reuse and redevelopment actions. The local reuse planning process identified a clear principle to "closely coordinate with other regional development in a complementary (rather than competitive) manner" (MPLRA 2007).

Past, present and reasonably-foreseeable projects within the ROI comprise the cumulative projects analyzed in this EIS. This future reasonably-foreseeable development will be influenced by the transportation network existing and proposed for the area surrounding Fort McPherson. As noted in the Reuse Plan (MPLRA 2007), Fort McPherson has the benefit of being proximate to two MARTA transit stations, Hartsfield-Jackson Atlanta International Airport, and Downtown Atlanta. The two MARTA transit stations that serve the surrounding neighborhoods are Lakewood/Fort McPherson Station at the southeast corner and Oakland City Station at the northeast corner. Future transit plans for Atlanta include the "BeltLine" and



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“Peachtree Corridor.” The proposed “BeltLine,” a 22-mile transit loop that will circle the city of Atlanta, will run parallel to the northern boundary of Fort McPherson within a mile of the site. Peachtree Corridor, a street-car line running from Buckhead to Fort McPherson along Atlanta’s Peachtree Street, will terminate at the Lakewood/Fort McPherson MARTA station. Another proposed transit line is the “Brain Train,” which would run from Atlanta to the University of Georgia in Athens. A proposed commuter rail line from Atlanta to Macon would stop at Lovejoy and possibly extend to Griffin.

Considered in the development of the Reuse Plan (MPLRA 2007) were several planning efforts in the communities surrounding the site, which have taken into account the region’s transportation network and plans. These include the following.

- The Peachtree Corridor Task Force (2007), which identifies a series of projects for the Peachtree corridor (e.g., transit-oriented mixed use and commercial) including construction of a street car line that would terminate at Fort McPherson.
- The Campbellton-Cascade Corridor Studies (2006), which define projects and recommendations intended to revitalize these corridors, including new connections to Fort McPherson, establishing a Utoy Creek greenway, and creating a neighborhood retail village center and multifamily residential use at the northern edge of the site.
- The City of East Point LCI (2006), which provided land use and transportation recommendations and identified potential industrial development opportunities, including the redevelopment of the Lawrence Street District brownfield site, which is immediately south of Fort McPherson across Langford Parkway.
- The Oakland City/Lakewood LCI (2005), which identifies redevelopment opportunities around the Oakland City and Lakewood/Fort McPherson MARTA stations on the eastern edge of the Fort McPherson site, establishing a pattern of mixed-use centers and transit-oriented development.
- The Neighborhood Planning Unit-South (NPU-S) Comprehensive Plan (2005), which outlines a specific set of neighborhood revitalization, land use, transportation, and open space projects throughout the NPU-S in which Fort McPherson is located.
- The BeltLine Redevelopment Plan (2005), which outlines the side range of redevelopment opportunities associated with the proposed 22-mile BeltLine transit and greenway corridor, which comes within a mile of the northeast corner of Fort McPherson.
- The New Century Economic Development Plan for the City of Atlanta (2004), which lays out a city-wide economic development strategy with a key goal to increase economic vitality in underserved areas such as Southwest Atlanta. The Campbellton Road corridor, which forms the northern boundary of Fort McPherson, is one of six Development Priority Areas identified city-wide.



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The above, many of which are transit-oriented mixed-use projects planned for the area surrounding Fort McPherson, have been taken into consideration in the development of the Reuse Plan, which, in its implementation, will reflect market realities. The redevelopment of Fort McPherson consistent with the Reuse Plan, the largest of redevelopment projects proposed for the area surrounding the site, is not expected to compete or conflict with other plans or development projects proposed for the region. These redevelopment projects, along with the projected economic growth projected for the ROI and sub-ROI (as discussed in Section 4.10) were considered collectively when evaluating cumulative effects as detailed in the sections below.

4.14.3 Alternatives Overview

4.14.3.1 Early Transfer

Under the early transfer alternative, cumulative adverse effects are anticipated for land use, aesthetics and visual resources, air quality, noise, water resources, biological resources, socioeconomics, transportation, and utilities. Other than the effects associated with the proposed action as discussed in previous sections, no additional cumulative effects are anticipated for geology and soils, cultural resources, and hazardous and toxic substances.

Land Use. Long-term minor to significant adverse cumulative effects are anticipated for land use under the early transfer alternative, as well as some localized minor beneficial effects. Land use patterns in the areas of the installation, which are generally built-out, and the integration of the installation properties with the surrounding communities, would result in more regional land use changes and potential for land use conflicts as development becomes denser. These changes would likely stimulate economic growth and enhanced quality of life in the community, as well as provide some localized moderate beneficial effects.

Adverse land use effects have been reduced because the proposed reuse has provided for compatibility between land uses along the boundaries of the installation with abutting land uses. An influx of new employees associated with construction and new developments in the area of the installation's surplus property could result in an increased demand for new housing and associated services. For further details, see the discussion of potential cumulative land use effects related to implementation of the reuse scenarios below.

Aesthetics and Visual Resources. Short-term and long-term minor adverse cumulative effects are expected for visual and aesthetic resources under early transfer disposal. For further details, see the discussion of potential cumulative aesthetics and visual resources impacts related to implementation of the reuse scenarios below.

Air Quality. Short-term minor to significant adverse cumulative effects are expected under the early transfer alternative. Cumulative air quality impacts occur when multiple projects affect the same geographic areas at the same time or when sequential projects extend the duration of air quality impacts on a given area over a longer period of time. Ozone precursor emissions associated with engine exhaust from construction equipment and vehicles would contribute slightly to area-wide and regional air quality conditions. Long-term minor adverse cumulative effects are expected as a result of increased activity at Fort McPherson, including operational emissions and increased traffic flow. Disposal and reuse of Fort McPherson, when added to the



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cumulative projects described Section 4.14.2 (pp 4-193 through 4-194), may also stimulate additional economic growth in the ROI over the long term, which could generate additional emissions from traffic and industry operations within the area. These cumulative effects may create future mitigation issues for businesses that create emissions, given the status of the ROI as a nonattainment area for air emissions, and given that any new sources will be regulated and permitted by the GDNR. For further details, see the discussion of potential cumulative air quality impacts related to implementation of the reuse scenarios, below.

Noise. Minor to moderate long-term adverse cumulative effects are expected for the early transfer disposal alternative when added to the cumulative projects, from noise impacts to residential areas located along public roads serving Fort McPherson, due to increases in human activity in the sub-ROI, construction and other employment, and corresponding traffic. Lee Street roadway traffic will continue to be the biggest source of ambient noise and will remain unaffected by changes at the installation.

Geology and Soils. No change in cumulative effects is expected.

Water Resources. Minor to moderate short-term and long-term cumulative adverse effects are expected under the early transfer alternative. These effects would occur as a result of direct, indirect, and induced economic growth and cumulative development that will generate increased construction within the watershed, increases in impervious surface within the watershed, increased water usage from key regional water sources, and increased wastewater discharge. These effects would have the potential to affect areas beyond the installation property boundaries at the watershed level. However, the effects are expected to be reduced because erosion and sediment control and other BMPs would routinely be employed during construction, demolition, and renovation activities, and because the impacts would be spread over the area over many years.

Biological Resources. Short-term and long-term minor to moderate adverse cumulative impacts are expected to occur as a result of early transfer disposal. Increased activity, including demolition and construction in the sub-ROI, could result in adverse effects to biological resources. Although most biological resources are not particularly sensitive or valuable from an overall perspective, they do create a semi-natural area. For further details, see the discussion of potential cumulative biological resources impacts related to implementation of the reuse scenarios.

Cultural Resources. No change in cumulative effects is expected.

Socioeconomics. Moderate beneficial and minor to significant adverse cumulative effects on varying aspects of socioeconomics and economic development are expected to occur under early transfer. Within the sub-ROI, direct jobs would be created through implementation of reuse objectives and unrelated regional development projects, generating new income and increasing personal spending. Such spending generally creates secondary jobs, increases business volume, and increases revenues for schools and other social services. Environmental Justice populations may be disproportionately adversely affected if residential housing values increase to unaffordable levels and result in displacement if reasonable housing options are not provided. For further details, see the discussion of potential socioeconomics and economic development impacts related to implementation of the reuse scenarios below.

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Transportation. Long-term moderate to significant adverse cumulative effects are expected near Fort McPherson as a result of the early transfer disposal alternative. Disposal of Fort McPherson and reuse, as well as development projects planned within the sub-ROI, will generate additional residential and commercial traffic within the area. Traffic flow could be significantly adversely affected and may result in some deterioration of road networks and roadway congestion. These effects may be temporary as transportation infrastructure is expected to be upgraded for the redevelopment (MPLRA 2007), and use of public transit and transit-oriented development are likely to be a key component of future redevelopment.

Utilities. Long-term moderate cumulative adverse effects are expected. Disposal of Fort McPherson and reuse, as well as development projects planned within the sub-ROI, will generate additional needs for utility services and capacity concerns, particularly for water and wastewater services. Utility improvements are likely to occur to make the property ready for redevelopment, and be sized to accommodate future redevelopment within the region.

Hazardous and Toxic Substances. No changes in cumulative effects are expected.

4.14.3.2 Traditional Disposal

Under the traditional disposal alternative, cumulative impacts are very similar to those described above for the early transfer alternative, but they would occur further into the future.

4.14.3.3 Caretaker Status

Under caretaker status, short-term minor cumulative beneficial effects would occur with respect to land use, aesthetics and visual resources, air quality, noise, water resources, biological resources, certain elements of socioeconomics, transportation, and utilities. Reduced facility operations will result in decreases in mission activities, resulting in fewer point and nonpoint emissions, reduced water usage, and reduced wastewater generation within the watershed and region. With respect to economic development, caretaker status would result in minor cumulative adverse effects within the ROI, as job loss and decreased expenditures associated with closure would have some effect on the overall economy and economic development. This reduction will in turn result in short-term minor beneficial cumulative effects to transportation and utilities, as demand will decrease slightly within the region.

4.14.3.4 No Action Alternative

The no action alternative would result in no change to cumulative effects. Under the no action alternative, the Army would continue operations at Fort McPherson at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure. Thus, no change in effects would occur relative to continuation of the Army's mission relative to conditions in November 2005 and to the continued development within the ROI.

4.14.3.5 Intensity-Based Probable Use Scenarios

Under the HIR, MHIR, and MIR scenarios, cumulative adverse effects are anticipated for land use, aesthetics and visual resources, air quality, noise, water resources, biological resources, socioeconomics, transportation, and utilities. No changes to cumulative effects are anticipated for geology and soils, cultural resources, and hazardous and toxic substances. In general,



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cumulative effects that would take place under reuse are minor to moderate, with the exception of land use, air quality, and transportation which may be significant, particularly under the HIR and MHIR scenarios.

The HIR and MHIR scenarios assume a higher density rate than baseline conditions, while the MIR scenario assumes a development level similar to the current level of development. Cumulative impacts for the MHIR and MIR scenarios would be expected to be similar to the HIR, but to a lesser degree.

Land Use. Under the reuse scenarios, long-term minor to significant adverse cumulative effects are expected, along with some localized beneficial effects. Under reuse, the intensity of redevelopment would be greater than the current use of the property and when added to cumulative growth, would thus increase the intensity of land use patterns in the region being developed. Additional development in the sub-ROI, unrelated to the proposed action, will also contribute to the change in reuse patterns in the areas surrounding Fort McPherson as existing residential areas convert to other land uses, such as commercial and retail, that serve the increased residential population. Furthermore, development of the HIR, MHIR, or MIR scenarios would likely involve an increase of development and investment capital in the sub-ROI. This substantial increase in development intensity could create localized incompatible land use conditions. On the other hand, implementation of the Reuse Plan may stimulate further development and alteration of land use in the area that could support economic growth and enhanced quality of life in the community. The proposed redevelopment would also likely have the effect of better integrating the property at Fort McPherson into surrounding communities.

Overall, minor to significant adverse cumulative impacts could be expected because the intensity of new development in the area could be higher overall than that in the communities currently surrounding Fort McPherson. The level of employment represented by the HIR and MHIR scenarios can generally be accommodated by the labor market of the regional Atlanta Metropolitan Area. It is likely that other employees would commute or relocate to the area. These employees could potentially increase demand for new housing and associated services, increasing use of existing infrastructure in the area.

Aesthetics and Visual Resources. Short-term minor to moderate adverse cumulative effects are expected on visual and aesthetic resources. After completion of redevelopment, the built environment surrounding Fort McPherson would noticeably increase due to induced growth and the planned cumulative developments unrelated to reuse activities. Preservation of the landscape and natural aesthetics within Fort McPherson would depend on, for example, the restoration of Little Utoy Creek, the amount of surface disturbance, and the design of new facilities. These cumulative effects are long-term and minor.

Air Quality. Cumulative air quality impacts occur when multiple projects affect the same geographic areas at the same time or when sequential projects extend the duration of air quality impacts on a given area over a longer period of time. Trends in air quality within the Atlanta metropolitan region and within Fulton County suggest that air quality conditions are relatively stable and, for certain parameters, improving, despite the continued economic and population growth over the same period of time (US EPA 2008). Nonetheless, additional economic growth projected by 2020 within Fulton County (including the cumulative projects identified for this



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analysis) and the region as described in Section 4.10 suggests that additional point and mobile sources will be added to the area and may exacerbate recovery of this airshed. Overall, the Atlanta metropolitan area is projected to grow an additional 25 percent by 2020, and Fulton County, an additional 9 percent (Atlanta Regional Commission, 2008).

Furthermore, redevelopment of Fort McPherson, when added to the cumulative projects, will stimulate additional economic growth in the ROI, which could generate additional emissions from traffic and industry operations within the area. Under the MIR and MHIR scenarios, total emissions for all criteria pollutants were well below *de minimis* thresholds. As such, reuse would be expected to have only a minor to moderate cumulative adverse effect on air quality even with the added growth in the region. Furthermore, total emissions under the MIR and MHIR scenarios make up a negligible percentage of emissions at the county and regional level. However, under the HIR scenario, emissions were above *de minimis* thresholds. Therefore, moderate to significant adverse cumulative effects to air quality are expected when considering the totality of emissions and their contribution to the nonattainment status of the region. Still, at the regional level, the incremental contribution of the HIR scenario would not significantly alter the overall regional air quality conditions, nor attainment status of the region, given that project emissions represent such a small percentage of total emissions for Fulton County and the region at large (approximately less than 1 percent and less than 0.2 percent, respectively, for the HIR scenario) (US EPA 2008).

Noise. Minor long-term adverse cumulative effects are expected as a result of implementation of the reuse scenarios when added to the cumulative projects, from noise impacts to residential areas located along public roads serving Fort McPherson. These effects would be due to increases in employment and corresponding commuter traffic and delivery trucks associated with redevelopment and cumulative growth, and economic development that may be induced or even unrelated development activities within the immediate vicinity of the property. Traffic on Lee Street will continue to be the biggest source of noise and will remain unaffected by changes at the installation.

Geology and Soils. No changes in cumulative effects are expected to geology.

Water Resources. Minor short-term and long-term cumulative adverse effects are expected under any of the reuse scenarios, when added to cumulative projects in the region. These effects would occur as a result of direct and induced economic growth and unrelated development that will generate increased construction within the watershed, increases in impervious surface within the watershed, increased water usage from key regional water sources, and increased wastewater discharge. These impacts would have the potential to affect areas beyond the installation property boundaries at the watershed level. These effects from cumulative development are expected to be minor because erosion and sediment control and other BMPs would be employed during construction, demolition, and renovation activities, and because they would be spread over a very large land mass over many years. However, the exceptionally dry period in the Atlanta area in 2007 demonstrated that there is potential for serious long-term adverse effects to water supply, including water shortages that could impede sustainable economic development.



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Biological Resources. Minor to moderate short-term and long-term adverse cumulative impacts are expected to occur as a result of implementing any of the reuse scenarios. The incremental loss of urban wildlife habitat and natural vegetative corridors resulting from site development would have a long-term adverse cumulative effect to biological resources in the Atlanta area.

Cultural Resources. No changes in cumulative effects are anticipated.

Socioeconomics. Minor to moderate beneficial and minor to significant adverse cumulative effects on socioeconomics and economic development are expected to occur, depending on the reuse scenario. Overall, direct jobs would be created through implementation of reuse scenarios and unrelated development actions which will generate new income and increased personal spending. This economic infusion will have a minor to moderate benefit to the sub-ROI economy. Such spending generally creates secondary jobs, increases business volume, and increases revenues for schools and other social services. On the other hand, minor to significant adverse cumulative effects may occur as various public services may exceed their carrying capacity, particularly school systems in the sub-ROI. Over time, such adverse effects will be reduced as an increased tax base will allow for expanded services.

Transportation. Long-term minor to significant adverse cumulative effects are expected near Fort McPherson as a result of implementation of the range of reuse scenarios plus the further development of Metro Atlanta and areas surrounding the installation projected for cumulative development. Disposal of Fort McPherson and reuse, when combined with cumulative projects and projected regional growth, may stimulate additional economic growth in the region that could generate additional residential and commercial traffic within the area, which may adversely affect traffic flow and may result in some deterioration of road networks. Without adding the cumulative projects, the design capacities of local roadways will be exceeded under the reuse scenarios. Therefore, significant cumulative effects are expected but will likely be reduced through long-term improvements to the roadway and public transit system.

Utilities. Continued regional growth stresses utility capacities. Long-term minor to moderate adverse effects are expected, but they would be reduced through incremental development. Water supply would need to be conserved to ensure sustainable regional growth. Furthermore, the capacity of the existing sewer system would need to be expanded to accommodate the development beyond the MHIR and HIR scenarios. Fort McPherson wastewater is disposed to the City of Atlanta's Utoy Creek treatment plant. Over time, regional growth may further reduce plant capacities, thereby reducing the potential for long-term growth at Fort McPherson, unless the plant is expanded. The reduction, recycling, and reuse of solid waste would reduce the long-term adverse effects to solid waste disposal capacity and extend the life span of regional sanitary landfills. The LRA will be responsible for the oversight of the redevelopment of Fort McPherson; this includes overseeing the methods used in the disposal of solid wastes during construction. The Army will make recommendations to the LRA, including methods for the reduction and recycling of solid wastes; however, the LRA must work with developers to ensure that best practices for construction are being utilized.

Hazardous and Toxic Substances. No changes in cumulative effects are expected.

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4.15 MITIGATION AND RECOMMENDATIONS FOR PLANNING AND MANAGEMENT

In the ROD for this project, the Army is required to make a finding that all practicable means to avoid/minimize environmental harm have been adopted. This finding will be based on the measures that are identified to avoid/minimize environmental harm, including conditions that are conveyed in the transfer documents and consideration of the reasonable and foreseeable reuse anticipated for the property.

A MOA for the closure and disposal of Fort McPherson has been executed by the signing of authorized representatives of the Army, the Georgia State Historic Preservation Officer, and the Advisory Council on Historic Preservation. Army obligations fully described in the MOA (Appendix E) are considered mitigations required under the NHPA.

The Army's policy generally is to create encumbrances only when required by a specific statute or as a result of final negotiations with regulatory agencies. For example, CERCLA Section 120, requires deeds to include a right of the United States to re-enter the property to undertake remedial action. In other cases, statutes may impose restrictions on all owners. In such cases, a specific encumbrance is not required. A deed restriction runs with the land forever. Because of this, the Army is careful in using encumbrances in situations that are not by their nature perpetual. In these cases, the Army will identify conservation and other requirements to the transferee. This allows the new owner flexibility in determining which mitigation measure(s) to use in ensuring that the resource is adequately protected, when taking into account the potential re-uses of the property.

Furthermore, federal, state, and local regulations and policies applying to entities who receive property at Fort McPherson will govern to a large extent the proper use and conservation of the environment, including air quality, wetlands resources, water quality, cultural, and other resources. Beyond such measures, certain optimal management measures may be implemented by the MILRA in order to successfully manage the disposal and redevelopment of Fort McPherson according to the principles of sound and sustainable planning. These optimal management measures could be applied by the MILRA to reduce or avoid adverse effects.

Specific deed notification and restrictions required of the Army and MILRA in keeping with the assumptions of this EIS, along with optional management measures that will ensure successful management of environmental resources according to the principles of sound and sustainable planning, are outlined below for each alternative.

4.15.1 Early Transfer/Traditional Disposal Alternatives

The Army has identified potential adverse effects that may occur as a result of reuse. Beyond the cultural mitigation requirements specified in the MOA (Appendix E), the Army is not obligated to reduce or avoid impacts associated with reuse, except for those related to federally protected interests, remediation, or other Army concerns. The mitigation of potential adverse effects identified by the Army would be the responsibility of those redeveloping the property. However, the Army has chosen to implement several specific actions to avoid, reduce, or compensate for adverse effects that might occur as a result of early transfer or traditional disposal, including:



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- Develop conveyance documents that would notify future owners of particular notification requirements concerning natural resources, if applicable, and cultural resources (see Appendix E). Conveyance documents would also identify past hazardous substance activities at each site, as required by CERCLA and CERFA, including restrictions on land use (see Appendix F).
- Continue to work with the MPLRA, and subsequently, the MILRA, to ensure that disposal transactions are consistent with the adopted Reuse Plan;
- Continue to identify, delineate, and, where appropriate, abate hazardous conditions in accordance with Army regulations and policies;
- Until final disposal, maintain installation buildings, infrastructure, and natural resources to the extent provided by Army policy and regulations; and
- Manage all environmental resources to ensure that the federal facility remains in compliance with state and federal laws and local regulations.

4.15.2 Caretaker Status Alternative

Beyond adherence to Army policy and procedures relative to long-term caretaker conditions, no specific mitigation is required of the Army to avoid significant adverse effects. The longer the Fort McPherson property is in caretaker status, the greater the potential would be for adverse effects on various resources. The Army would implement the following measures to reduce or avoid adverse effects associated with caretaker status as they might occur:

- Conduct installation security and maintenance operations to the extent provided by federal policies and regulations;
- Continue to identify clean or remediated portions of the installation excess properties and prioritize restoration and cleanup activities. Recycle solid waste and debris where practicable;
- Continue with remediation actions as prioritized by the Army;
- Maintain necessary natural and cultural resources management measures, including continued close coordination with other agencies; and
- Actively support interim leasing arrangements, where environmental restoration efforts permit, to provide for job creation, habitation and maintenance of structures, and rapid reuse of the installation.

4.15.3 No Action Alternative

Under the no action alternative, the Army would continue operations at Fort McPherson at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure. Thus, no changes to existing effects would occur relative to continuation of the Army's mission relative to conditions in November 2005.

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4.15.4 High Intensity Reuse, Medium-High Intensity Reuse, and Medium Intensity Reuse Scenarios

Under the HIR, MHIR, and MIR reuse scenarios, non-Army entities would assume reuse planning and execution of redevelopment actions. Measures to reduce or avoid impacts associated directly with intensity-based reuse scenarios, are the responsibility of those implementing reuse. The following identifies optimal management measures that could be implemented by other parties for the reduction, avoidance, or compensation of effects resulting from their actions. In accordance with CERCLA Section 120(h), the Army will provide deed notifications and restrictions associated with the property to be transferred, to protect public health and the environment. Future property owners will be required to comply with those restrictions as well as with federal, state, and local regulations and policies in the redevelopment of the property. No specific mitigation actions are required of the Army to reduce adverse effects of reuse below levels of significance. Restrictions and optimal management measures that are important for reducing adverse effects from reuse are outlined below.

Land Use. Moderate to potentially significant adverse effects associated with development of the BRAC properties at Fort McPherson to a level of intensity equal to an HIR, MHIR, and MIR scenario could be at least partially reduced through sound planning, sustainable design and creation of appropriate buffer zones. County and city officials could also evaluate the desirability of establishing new land use zoning mechanisms to address the increased growth near Fort McPherson.

Air Quality. Under the MIR and MHIR reuse scenarios, air emissions are projected to fall below *de minimis* levels, while emissions are expected to exceed thresholds for the HIR scenario. If development intensity approaches a worst-case scenario relative to the air emissions under the HIR 20-year build-out, future coordination and compliance with the SIP will be necessary. With respect to point sources, the permit process established by the CAA provides effective controls over regulating and mitigating potential stationary air emission sources. Adherence to the SIP's provisions for mobile sources could address that source category. Additional mechanisms, such as sustainable redevelopment, application of traffic controls, and management practices that encourage use of public transit, to minimize mobile air emission sources, and implementation of BMPs to control fugitive dust during construction and demolition, could be used to control airborne contaminants.

Indoor air quality (IAQ) could be enhanced through use of low-VOC paints, adhesives, sealants, and construction materials to reduce off-gassing of chemicals. Implementing an IAQ construction plan, use of sustainable design principles and ensuring any outdoor air intakes are located away from vehicles or other sources of pollutants would reduce harmful-to-human-health effects.

Noise. Increased noise levels resulting from demolition, site-clearing and construction, as well as from future traffic caused by redevelopment can be minimized to less than significant levels through conformance to local performance standards of local bylaws (i.e. City of Atlanta noise ordinances), the inclusion of buffer zones and noise barriers between noise-generating activities and sensitive receptors, and use of mufflers and other equipment that reduces the generation of noise.



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Geology and Soils. Disturbance of erodible soils should be avoided wherever possible. Should these or other soil types be disturbed, desilting basins, sediment traps, silt fences, straw barriers, and other erosion control measures could be constructed. Development over previously disturbed sites would reduce impacts to soils, along with enforcing the BMPs and key elements of the soil erosion and sedimentation plan.

Water Resources. Application of BMPs to reduce sediment loading to surface waters could aid in reducing effects on water quality. Construction of storm water retention systems could help mitigate impacts associated with storm water runoff from impervious surfaces. Construction of pervious parking lots would reduce storm water runoff. Use of water conservation measures, such as reusing storm water for landscape maintenance and installing plumbing fixtures that meet sustainable design standards, would further reduce water quality and supply impacts.

Biological Resources. By establishing, maintaining, and conserving sufficient habitat buffer zones to ensure conservation and protection of wetlands, stream corridors, and other water bodies, adverse effects to aquatic communities would be reduced. Project-specific wetlands delineations, permitting, and wetlands avoidance and/or mitigation requirements will be necessary prior to redevelopment of specific parcels in consultation with the USACE, Savannah District. As required under Section 404 of the CWA, the sequencing of wetlands mitigation requirements would ensure that impacts will be avoided if possible, and then minimized if unavoidable. As a last resort, wetlands mitigation would be required, such as creation, restoration, banking, and other means, in consultation with the USACE, Savannah District. Other measures include implementation of erosion and sediment controls, storm water controls, and other appropriate BMPs to reduce or even avoid any potentially adverse effects on wetlands and water bodies from construction activities. Physical barriers (e.g., fencing) should be constructed around sensitive natural areas, including wetlands, to prevent intrusion and damage.

Cultural Resources. Select future property owners are required to take measures to protect and preserve select eligible cultural resources at Fort McPherson in accordance with terms stipulated in covenants to be attached to the instruments of transfer as agreed in the Memorandum of Agreement (MOA) among the Army, the National Advisory Council on Historic Preservation, and the Georgia SHPO (Appendix E). The remaining historic properties shall receive mitigation for transfer out of federal control without adequate legally enforceable measures to ensure long term protection of the resource as stipulated in the MOA.

Socioeconomics. Hiring local citizens to perform any work on the site and implementing policies that provide affordable housing in the project area would help minimize the adverse effects of the redevelopment on Environmental Justice populations. Public information and involvement programs that are aimed at involving the local community, particularly Environmental Justice populations that are disproportionately adversely affected by proposed redevelopment, are recommended and should include methods that are more likely to be effective in reaching these populations than conventional notices and news releases in local media.



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Transportation. Redevelopment of the BRAC properties under the HIR, MHIR and MIR scenario levels would require sound planning to meet increased traffic. Extensive improvements to roads and the public transit system are planned over the 20-year planning horizon within the communities surrounding Fort McPherson. The transit-oriented mixed-use plan developed by the MPLRA is designed to encourage use of public transit for commuting and to make much of the property adaptable for walking and bicycling, thereby reducing some adverse traffic effects. Low-impact development practices, transit-oriented development, and the application of sustainable planning principles to reduce transportation and associated impacts on air quality and noise, are recommended.

Utilities. Redevelopment will require renovation of many utilities at Fort McPherson. As outlined in the Reuse Plan (MPLRA 2007), the MPLRA will exercise careful planning in order to minimize stressors to system capacity to ensure that sufficient utility service is provided to future tenants into the future. Specific mitigation measures the MPLRA could take to reduce adverse effects include:

- Construct a new water distribution system on Fort McPherson to serve the areas that will undergo redevelopment;
- Replace and upgrade existing sewer lines and construct new sewer lines to accommodate future development;
- Construct new storm water systems in areas proposed for new impermeable development;
- Replace the electrical distribution system as development progresses; and
- Coordinate with the GA EPD during the utilities renovation to ensure full compliance with the CWA, CAA, NCA, and proper storm water management practices.

Installation of plumbing fixtures that exceed by 20 percent or more the Energy Policy Act of 1992 requirements for water efficiency would sharply reduce adverse water effects. Incorporating native vegetation and water conserving landscapes into development plans would further conserve valuable water supplies and help avoid use of potable water. Implementation of sustainable design and practices in the redevelopment of the property would reduce water and energy demand and usage and minimize effects on water quality resulting from storm water runoff and wastewater discharges.

Solid waste may be reduced sharply through standard practices in sustainable design and development (SDD):

- Specifying and using building materials that meet both high performance and high recycled material content; and
- Implementing a construction waste management system that diverts 50 percent or more of construction waste from landfills for reuse or recycling.

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4.16 UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS

The following paragraphs identify major adverse environmental impacts that cannot be avoided in connection with either the disposal or the no action alternatives.

Early/Traditional Disposal. Transfer of a former military facility for future redevelopment will unavoidably result in the conversion of land from military use to commercial, residential, and other reuses. This change in use will unavoidably result in changes in the use of the infrastructure in the region and in the effects that the former military use had on transportation patterns, air quality, noise, socioeconomics, and other resources. Army stewardship of on-site resources, such as natural resource management plans, and implementation of various federal policies protecting environmental and supporting socioeconomic resources, will no longer be implemented.

No Action. Notwithstanding Army efforts to maintain the installation's assets, deterioration of Fort McPherson facilities would occur as a function of age. Loss of jobs and attendant adverse impacts on socioeconomics in the ROI would occur as a result of Congressional approval of the BRAC Commission recommendation for closure of the installation.

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4.17 IRREVERSIBLE OR IRRETRIEVABLE COMMITMENT OF RESOURCES

Irreversible and irretrievable resource commitments are related to the use of nonrenewable resources and the effects that use of these resources will have on future generations. Irreversible effects primarily result from use or destruction of a specific resource (e.g., energy or minerals) that cannot be replaced within a reasonable time frame. Irretrievable resource commitments involve the loss in value of an affected resource that cannot be restored as a result of the action (e.g., extinction of a threatened or endangered species).

The no action alternative and the disposal alternatives would not result in any irreversible or irretrievable commitment of resources. Reuse, however, could result in irreversible or irretrievable commitments of resources if land development were to physically eliminate or diminish the character of natural resources on, or immediately adjacent to, committed developed areas. The disposal of property, although an irreversible action, does not represent an irretrievable commitment of land resources. To the contrary, this action makes resources available for future reuses. Disposal and reuse also represents the irretrievable commitment of human resources and materials to the action. Both will require the use of fossil fuels, electrical energy, and other energy resources during both the construction and operation of facilities. These resources would be irretrievably committed to the action.

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4.18 SHORT-TERM USES OF THE ENVIRONMENT AND MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

Short-term uses of biophysical components of the environment include direct construction-related disturbances and direct impacts associated with an increase in population and activity that occurs over a period of less than five years. Long-term uses of the environment include those impacts occurring over a period of more than five years, including permanent resource loss.

Several kinds of activities could result in short-term resource uses that compromise long-term productivity. Filling of wetlands or loss of other especially important habitats, conversion of prime or unique farmlands to nonagricultural use, and consumptive use of high-quality water at nonrenewable rates are examples of actions that affect long-term productivity.

Disposal of Fort McPherson would facilitate long-term productivity by allowing future economically-beneficial reuse of the property. The no action alternative would hinder long-term economic productivity by restricting future development. Under all the reuse scenarios, future construction would have temporary effects on air quality, storm water runoff, noise, traffic circulation and roadways, energy consumption, and aesthetics. Short-term disturbances of previously undisturbed sensitive biological habitats from the future construction of new facilities for reuse could cause long-term reductions in the biological productivity of the existing property. Since specific plans for reuse are not completely known, impacts on long-term productivity cannot be precisely quantified.

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4.19 GREENHOUSE GASES AND GLOBAL CLIMATE CHANGE

The greenhouse effect is the result of heat absorption by certain gases in the atmosphere (called greenhouse gases because they effectively 'trap' heat in the lower atmosphere) and re-radiation downward of some of that heat. Water vapor is the most abundant greenhouse gas, followed by carbon dioxide and other trace gases. Human activity has been increasing the concentration of greenhouse gases in the atmosphere (mostly carbon dioxide from combustion of coal, oil, and gas; plus a few other trace gases). The global concentration of CO₂ in our atmosphere today far exceeds the natural range over the last 650,000 years. Global surface temperatures have increased about 0.74°C (plus or minus 0.18°C) since the late-19th century, and the linear trend for the past 50 years of 0.13°C (plus or minus 0.03°C) per decade is nearly twice that for the past 100 years (Ref – NOAA Satellite and Information Service website: <http://lwf.ncdc.noaa.gov/oa/climate/globalwarming.html>).

The proposed action, the disposal of property by the Army, will have no effect on greenhouse gas emissions or global climate change. However, the secondary action, the reuse of Fort McPherson by others, will emit greenhouse gases to the earth's atmosphere from vehicles and other associated emissions resulting from redevelopment of Fort McPherson. The reuse by others also will result in the removal of some trees which could otherwise absorb carbon dioxide. Cumulatively, the proposed disposal and reuse of Fort McPherson could result in an increase in carbon dioxide emissions due to reductions in forest cover, additional energy generation associated with energy service from redevelopment, and additional vehicles associated with redevelopment. Nonetheless, only some of these cumulative emissions would represent a net increase in global greenhouse gas emissions, as many of these emissions already take place at Fort McPherson. All of the new emissions are associated with the redevelopment of the property by others. The existing emissions associated with the Fort's current operations will cease with the installation's closure. Therefore, the net change to greenhouse gas concentration in a regional and global context is insignificant.

It is estimated that the action will generate a cumulative total emission increase of 0.1 to 0.6 million tons of carbon dioxide per year (see Appendix H for details), depending on the eventual intensity of redevelopment at Fort McPherson at full build out. This emission level represents a very small portion of the total estimated emissions for the entire State of Georgia of 96 million tons of carbon dioxide released in 2005 as estimated by EPA (EPA 2009). Overall, it is estimated that redevelopment at full build out would increase state-level carbon dioxide emissions by 0.001 to 0.006 percent above baseline conditions.

It is important to place any potential carbon emissions associated with the proposed action in the context of Fort McPherson's participation in the federal government's overall plan to reduce carbon emissions. E.O. 13423 sets as a goal for all federal agencies the improvement in energy efficiency and the reduction of GHG emissions of the agency, through reduction of energy intensity by (i) 3 percent annually through the end of fiscal year 2015, or (ii) 30 percent by the end of fiscal year 2015, relative to the baseline to the agency's energy use in fiscal year 2003. The U.S. Army Energy Strategy for Installations (DoD 2005b) also contains strategies to reduce energy waste and improve efficiency. Although Fort McPherson will be closed, its missions will be transferred to other installations which will need to comply with E.O. 13423.

AFFECTED ENVIRONMENT AND CONSEQUENCES

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It is likely that the redevelopers of the property will embrace similar goals, as EPA's policies and regulations associated with CAFÉ and other standards, as well as the country's movement away from dependence on foreign oil, and increasing reliance on sustainability and renewable sources, will result in reduction of energy waste and improved energy efficiency.

According to EPA's Office of Air and Radiation,

To date, research on how emissions of CO₂ and other GHGs influence global climate change and associated effects has focused on the overall impact of emissions from aggregate regional or global sources. This is primarily because GHG emissions from single sources are small relative to aggregate emissions, and GHGs, once emitted from a given source, become well mixed in the global atmosphere and have a long atmospheric lifetime. The climate change research community has not yet developed tools specifically intended for evaluating or quantifying end-point impacts attributable to the emissions of GHGs from a single source, and [EPA is] not aware of any scientific literature to draw from regarding the climate effects of individual, facility-level GHG emissions. (Letter from Meyers [EPA's Office of Air and Radiation] to Hall and Lecky, 10/3/08)

Current measurements and modeling can observe and verify warming at global to continental scales. Climate, and correspondingly environmental, impacts, are observed on a local level, but cannot be modeled at this time using existing models. It is currently beyond the scope of existing science to connect a specific source of GHG emissions with specific climate impacts at an exact location. (Ref – USGS Memo 5/14/08 "The Challenges of Linking Carbon Emissions, Atmospheric Greenhouse Gas Concentrations, Global Warming, and Consequential Impacts;" summarizing IPCC Fourth Assessment Synthesis Report and CCSP Synthesis and Assessment Product 1.1)

Based on the limitations on available science in determining environmental impacts from a single source of additional GHG emissions, any such impacts from the proposed action cannot be determined with scientific confidence.

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Key personnel involved in the development of this EIS are presented below:

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Paula Bienenfeld	B.A. Anthropology, M.A. Anthropology, Ph.D. Anthropology; 25 years experience in cultural resources management; 12 years experience in NEPA and Army planning, including BRAC '95.	Resource Area Leader, Cultural Resources.
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8.0 PERSONS CONSULTED

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Honorable A.D. Ellis, Principal Chief. Muscogee (Creek) Nation of Oklahoma. Okmulgee, Oklahoma. February 2008.

Honorable Bill Anoatubby. Chickasaw Nation. Ada, Oklahoma. February 2008.

Honorable Chadwick Smith, Principal Chief. Cherokee Nation of Oklahoma. Tahlequah, Oklahoma. February 2008.

Honorable Christine Norris, Chief. Jena Band of Choctaw Indians. Jena, Louisiana. February 2008.

Honorable Billy Cyprus, Chairperson. Miccosukee Tribe of Indians of Florida. Miami, Florida. February 2008.

Honorable Buford L. Rolin, Tribal Chairman. Poarch Band of Creek Indians. Atmore, Alabama. February 2008.

Honorable Earl Barbry, Sr., Chairman. Tunica-Biloxi Tribe of Louisiana. Marksville, Louisiana. February 2008.

Honorable Enoch Kelly Haney, Principal Chief. Seminole Nation of Oklahoma. Wewoka, Oklahoma. February 2008.

Honorable George Wickliffe, Chief. United Keetoowah Band of the Cherokee Indians of Oklahoma. Tahlequah, Oklahoma. February 2008.

Honorable Glenna J. Wallace, Chief. Eastern Shawnee Tribe of Oklahoma. Seneca, Missouri. February 2008.

Honorable Gregory E. Pyle, Chief. Choctaw Nation of Oklahoma. Durant, Oklahoma. February 2008.

Honorable Jennifer Onzawah, Governor. Absentee Shawnee Tribe of Oklahoma. Shawnee, Oklahoma. February 2008.

Honorable Kevin Sickey, Chairperson. Coushatta Tribe of Louisiana. Elton, Louisiana. February 2008.

Honorable Mitchell Hicks, Principal Chief. Eastern Band of Cherokee Nation. Cherokee, North Carolina. February 2008.



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Fort McPherson, Georgia

Honorable Miko Beasley Denson, Tribal Chief. Mississippi Band of Choctaw Indians. Choctaw, Mississippi. February 2008.

Honorable Mitchell Cyprus, Chairperson. Seminole Tribe of Florida. Hollywood, Florida. February 2008.

Honorable Oscola Clayton M. Sylestine, Principal Chief. Alabama-Coushatta Tribe of Texas. Livingston, Texas. February 2008.

Honorable Ron Sparkman, Chairman. Shawnee Tribe. Miami, Oklahoma. February 2008.

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Honorable Vernon Yarholar Mekko. Thlopthlocco Tribal Town. Okemah, Oklahoma. February 2008.

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ACRONYMS AND ABBREVIATIONS

Final Environmental Impact Statement for Disposal and Reuse of
Fort McPherson, Georgia

9.0

ACRONYMS AND ABBREVIATIONS

$\mu\text{g}/\text{m}^3$	micrograms per cubic meter
ACA	Army Contracting Agency
ACM	Asbestos-Containing Material
ADT	Average Daily Trips
AFB	Air Force Base
amsl	above mean sea level
AQCR	Air Quality Control Region
Army	Department of the Army
ARS	Advance Range Survey
AST	Aboveground Storage Tank
Base Closure Act	Defense Base Closure and Realignment Act of 1990
BEA	Bureau of Economic Analysis
BEC	Base Environmental Coordinator
BMPs	Best Management Practices
BRAC	Base Realignment and Closure
BTC	Base Transition Coordinator
Btu	British thermal unit
CAA	Clean Air Act
CEQ	Council on Environmental Quality
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERFA	Community Environmental Response Facilitation Act
CFR	Code of Federal Regulations
CO	carbon monoxide
CR	Commercial Redevelopment
CWA	Clean Water Act
CZMA	Coastal Zone Management Act
dB	decibel
DBCRC	Defense Base Closure and Realignment Commission
DD	Decision Document
DNL	day-night average sound level
DoD	Department of Defense



ACRONYMS AND ABBREVIATIONS

Final Environmental Impact Statement for Disposal and Reuse of
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DRMO	Defense Reutilization and Marketing Organization
E.O.	Executive Order
EA	Environmental Assessment
ECP	Environmental Condition of Property
EDC	Economic Development Conveyance
EIFS	Economic Impact Forecast System
EIS	Environmental Impact Statement
EPD	Environmental Protection Division
ETA	Early Transfer Authority
FAR	Floor to Area Ratio
FHWA	Federal Highway Administration
FORSCOM	US Army Forces Command
FPPA	Farmland Protection Policy Act
FS	Feasibility Study
FTMP	Fort McPherson
FY	Fiscal Year
GA	Georgia
GA ARNG	Georgia Army National Guard
GA EPD	Georgia Environmental Protection Division
GA USTMP	Georgia Underground Storage Tank Management Program
GCD	General Conformity Determination
GDNR	Georgia Department of Natural Resources
gpd	gallons per day
gpm	gallons per minute
HAPs	Hazardous Air Pollutants
HBUS	Historic Building Utilization Study
HHR	Historical Records Review
HIR	High Intensity Reuse
HPP	Historic Preservation Plan
HQ	Headquarters
HUD	US Department of Housing and Urban Development
IAP	Installation Action Plan
IAQ	Indoor Air Quality



ACRONYMS AND ABBREVIATIONS

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IMA	Installation Management Agency
INRMP	Integrated Natural Resources Management Plan
IPMP	Integrated Pest Management Plan
IRA	Interim Remedial Actions
IRP	Installation Restoration Program
kg	kilogram
kV	kilovolt
LBP	Lead-Based Paint
L _{EQ}	Equivalent level
LIR	Low Intensity Reuse
LOS	Level of Service
LRA	Local Redevelopment Authority
LUST	Leaking Underground Storage Tank
MARS	Military Affiliate Radio Station
MARSSIM	Multi-Agency Radiation Survey and Site Investigation Manual
MARTA	Metropolitan Atlanta Rapid Transit Authority
MBtu	Million British thermal units
MC	munitions constituents
MEC	Munitions and Explosives of Concern
mg/m ³	milligrams per cubic meter
mgd	million gallons per day
MHIR	Medium-High Intensity Reuse
MILRA	McPherson Implementing Local Redevelopment Authority
MIR	Medium Intensity Reuse
MLIR	Medium-Low Intensity Reuse
MMRP	Military Munitions Response Program
MPI	Military Police Investigators
MPLRA	McPherson Planning Local Redevelopment Authority
NAAQS	National Ambient Air Quality Standards
NCA	Noise Control Act
NCO	Non-Commissioned Officer
NEPA	National Environmental Policy Act of 1969
NESHAP	National Emissions Standards for Hazardous Air Pollutants



ACRONYMS AND ABBREVIATIONS

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Fort McPherson, Georgia

NETCOM	US Army Network Enterprise Technology Command
NFA	No Further Action
NFRAP	No Further Remedial Action Planned
NG	National Guard
NHPA	National Historic Preservation Act
NO ₂	nitrogen dioxide
NOA	Notice of Availability
NOI	Notice of Intent
NO _x	nitrogen oxide
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
NRC	Nuclear Regulatory Commission
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
NSPS	New Source Performance Standards
O&M	Operations and Maintenance
O ₃	Ozone
OEA	Office of Economic Adjustment
OI	Office Industrial District
PA	Preliminary Assessment
PAH	polynuclear aromatic hydrocarbons
PAR	Parks and Recreation
Pb	lead
PBC	Public Benefit Conveyance
PCBs	polychlorinated biphenyls
PCE	perchloroethylene
pCi/L	picocuries per Liter
PM ₁₀	Particulate Matter measuring less than or equal to 10 microns in diameter
PM _{2.5}	Particulate Matter with a diameter less than or equal to 2.5 micrometers
PP	Proposed Plan
ppm	parts per million
PX	Post Exchange
RA	Remedial Action



ACRONYMS AND ABBREVIATIONS

Final Environmental Impact Statement for Disposal and Reuse of
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RADIAC	Radiation detection, indication, and computation
RAM	radioactive material
RCRA	Resource Conservation and Recovery Act
RD	Remedial Design
Reuse Plan	McPherson Planning Local Redevelopment Authority's (MPLRA) Reuse Plan (i.e., the Fort McPherson Outreach and Land Use Plan)
RG	Residential General District
RI	Remedial Investigation
RLC	Residential Commercial District
ROD	Record of Decision
ROI	Region of Influence
RSO	Radiation Service Organization
RTV	Rational Threshold Value
SCAQMD	South Coast Air Quality Management District
SDD	Sustainable Design and Development
SHPO	State Historic Preservation Office
SI	Site Investigation
SIP	State Implementation Plan
SO ₂	sulfur dioxide
SO _x	sulfur oxides
SPCC	Spill Prevention Control and Countermeasures
SQG	Small Quantity Generator
SWPPP	Storm Water Pollution Prevention Plan
Third Army	Third US Army
tpy	tons per year
US	United States
US Census	US Census Bureau
US EPA	US Environmental Protection Agency
USACE	US Army Corps of Engineers
USAEHA	US Army Environmental Hygiene Agency
USAG	US Army Garrison
USARC	US Army Reserve Command
USC	US Code



ACRONYMS AND ABBREVIATIONS

Final Environmental Impact Statement for Disposal and Reuse of
Fort McPherson, Georgia

USDA	US Department of Agriculture
USFWS	US Fish and Wildlife Service
USGS	United States Geological Survey
UST	Underground Storage Tanks
UW	Universal Waste
UXO	unexploded ordnance
VA	US Department of Veterans Affairs
VAMC	Veterans Affairs Medical Center
VOC	Volatile Organic Compound

REUSE PLAN

Final Environmental Impact Statement for Disposal and Reuse of
Fort McPherson, Georgia



Appendix A REUSE PLAN

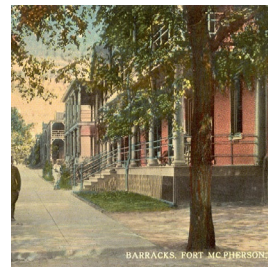
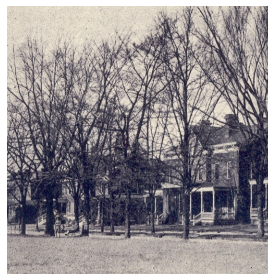


Fort McPherson Outreach and Landuse Plan

September 2007

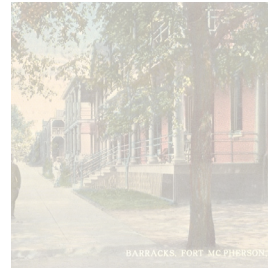
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**The Appendix is available as a separate document only.*

1. Introduction



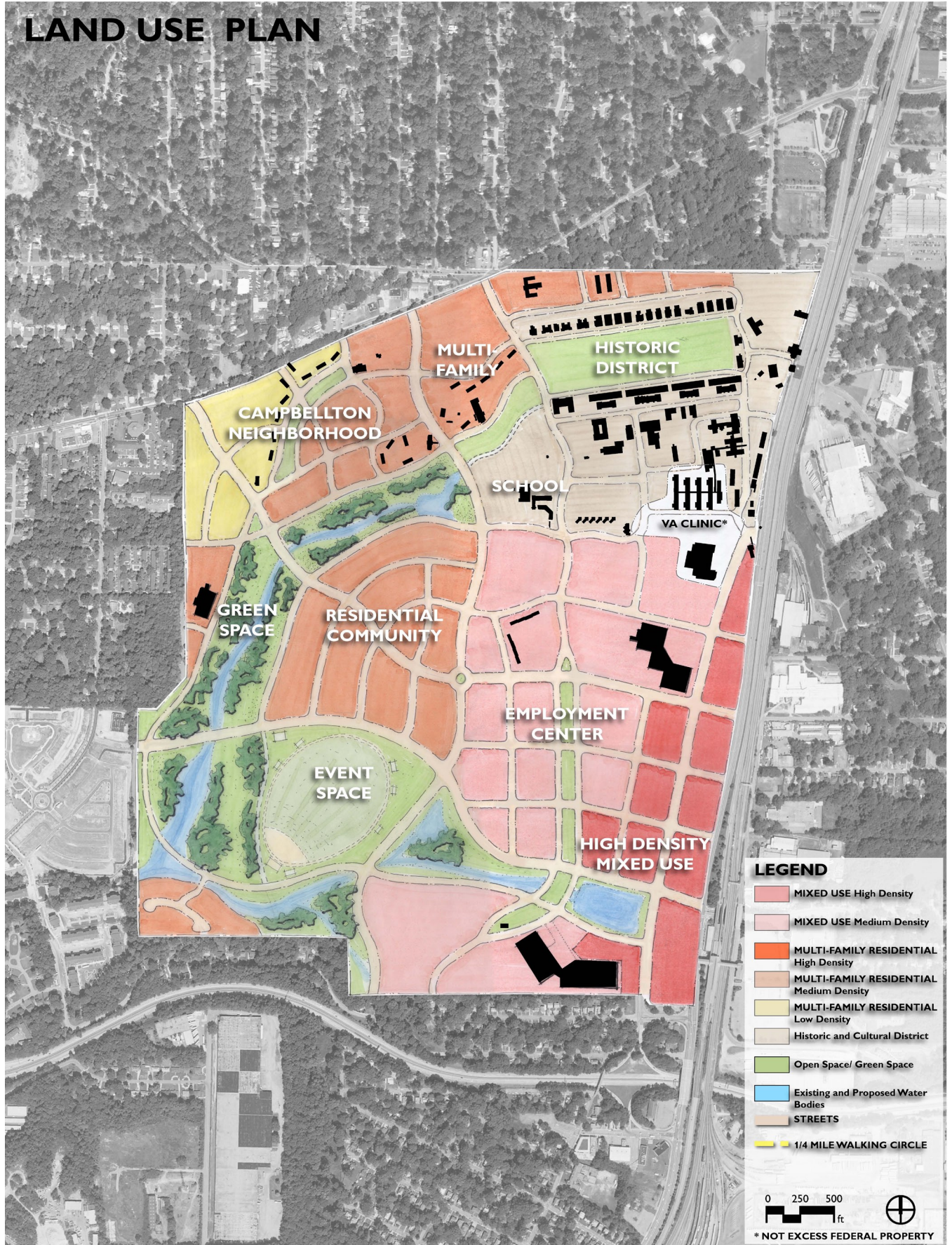


Figure 1. Proposed Land Use Plan



86 Pryor Street, SW
Suite 300
Atlanta, Georgia 30303

Office: 404.614.8318
Fax: 404.589.8707
www.mcphersonredevelopment.com

September 5, 2007

Dear Reader:

Since its creation on December 14, 2005 the McPherson Planning Local Redevelopment Authority ("MPLRA") has been actively pursuing its mission to identify the needs and wishes of the stakeholder communities and prepare a comprehensive land use plan for Fort McPherson. Community outreach was a critical component of this mission. Through an outreach strategy that involved engaging community members and stakeholders in the development of the Reuse Plan, the MPLRA was able to provide the public with early, ongoing and meaningful opportunities for involvement in the planning process and timely contact was maintained with government agencies and other key stakeholders.

Our first step was to establish a vision to "transform Fort McPherson and the surrounding neighborhoods into a nationally acclaimed, world class thriving community where people work, live, learn and play." To keep us on the path towards that vision, we defined a set of guiding principles that were strictly followed throughout the planning process. The Reuse Plan would be guided by market realities, be adaptable to changing conditions, generate a variety of jobs, establish mixed-income neighborhoods and economically uplift surrounding communities. Other principles guided us to honor the history of the site, promote green space and generally promote our work, live, learn and play vision.

This plan forms the framework for achieving the vision of the MPLRA and the aspirations of the stakeholder communities. It will be submitted to HUD and the U. S. Army on behalf of the citizens of Georgia as a part of the overall HUD Application.

I offer my heartfelt thanks to the members of the MPLRA Board, our volunteer Advisory Committees, civic and government leaders and the citizens of each community that participated in this process.

With kindest regards,

A handwritten signature in black ink, appearing to read "Felker W. Ward, Jr.", written over a horizontal line.

Felker W. Ward, Jr.
Chairman

2. History and Location





Figure 2-1. Pathway in front of Hospital



Figure 2-2. Early Picture of Post Headquarters

History and Location

History of the Site

Fort McPherson, a 488-acre military facility located in Southwest Atlanta, Georgia, became the first permanent Army installation in the Southeast on May 4, 1889. It is named in honor of Major General James Birdseye McPherson, a Union army general killed near the post during the Battle of Atlanta on July 22, 1864. Through its century of service to the country, the post was used as a general hospital during World Wars I and II, a prisoner of war camp, a training area for the Civilian Conservation Corps and a separation center.

Today, historic Fort McPherson is home to Headquarters, U.S. Army Forces Command, Third U.S. Army and the U.S. Army Reserve Command. The historic district of the post sits on 108 acres of land.⁺ The 40 buildings that comprise the historic district are listed on the National Register of Historic Places. The property has 71* acres (15%) dedicated to administrative use, 58* acres (12%) of family housing and an 18-hole golf course (approx 206* acres). The base has approximately 2,334,267⁺ square feet of Army owned building space including 102 family units. Utilities serving the property are not privatized.*

Current Status

The 2005 BRAC Commission selected Fort McPherson for closure by 2011. It is viewed by both the community and the Army as a unique and significant redevelopment opportunity for the region. The MPLRA (McPherson Planning Local Redevelopment Authority) was established to lead the reuse planning process.

For Phase 1, MPLRA set out to establish the early vision and guiding principles for the new development with a 90-day visioning process involving various stakeholders. This resulted in the Vision, Mission and Guiding Principles that formed the backbone for this Phase 2 outreach and reuse planning study.

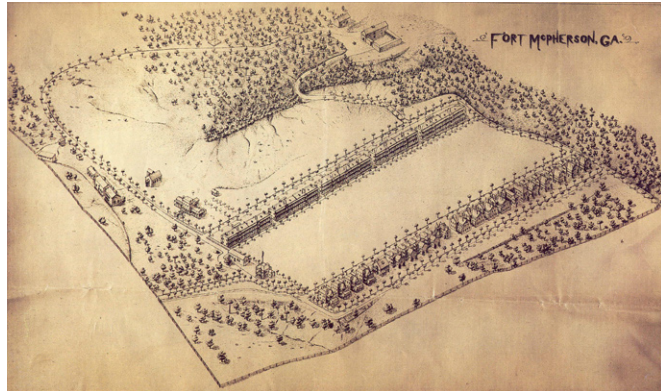


Figure 2-3. Aerial drawing, circa 1890



Figure 2-4. Old Lee Street Gate



Figure 2-5. Early postcard

⁺Source: US Army Site Assessment Report dated May 2, 2006

* Source: US Army ECP Report dated Jan 25, 2007.

Location in Atlanta

Fort McPherson has the benefit of being in close proximity to two MARTA transit stations, Hartsfield-Jackson Atlanta International Airport, Downtown Atlanta, and numerous higher education and health facilities. It is also close to several landmarks such as HiFi Buys Amphitheater and Turner Field,

MARTA/ Transit Connectivity

The two MARTA transit stations that serve the surrounding neighborhoods are Lakewood/ Ft. McPherson Station at the SE corner and Oakland City Station in the NE corner. This neighboring area is also served by a number of bus routes.

Future transit plans for Atlanta include the “Beltline” and “Peachtree Corridor”. The proposed “BeltLine”, a 22-mile transit loop that will circle the city of Atlanta, will run parallel to the Northern boundary within a mile of the site. “Peachtree Corridor”, a street-car line running from Buckhead to Fort McPherson along Atlanta’s signature spine, Peachtree Street, will terminate at the Lakewood/ Ft. McPherson MARTA station. Another proposed transit line is the “Brain Train”, which would run from Athens (in the North) to Lovejoy (in the South) and would connect higher education institutions in the region.

Airport/ Downtown Atlanta

Fort McPherson is located centrally between Downtown Atlanta and Hartsfield-Jackson Atlanta International Airport (HJAIA). Hartsfield-Jackson is the world’s busiest airport*, and serves regional, national and international passengers by acting as a gateway to the Southeast. Downtown Atlanta, often noted as the capital of the Southeast, is a rapidly developing metropolis, home to international corporate headquarters of numerous Fortune 500 companies and world renown academic and research institutions. Sitting directly between HJAIA and Downtown, Fort McPherson is less than five miles to either location. Situated along the MARTA line it is less than a 15 minute train ride.

*Source: HJAIA site atlanta-airport.com

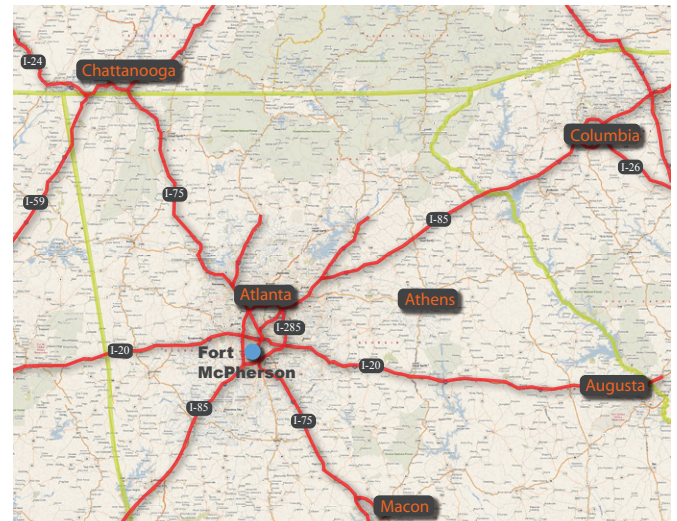


Figure 2-6. Metro Atlanta Region

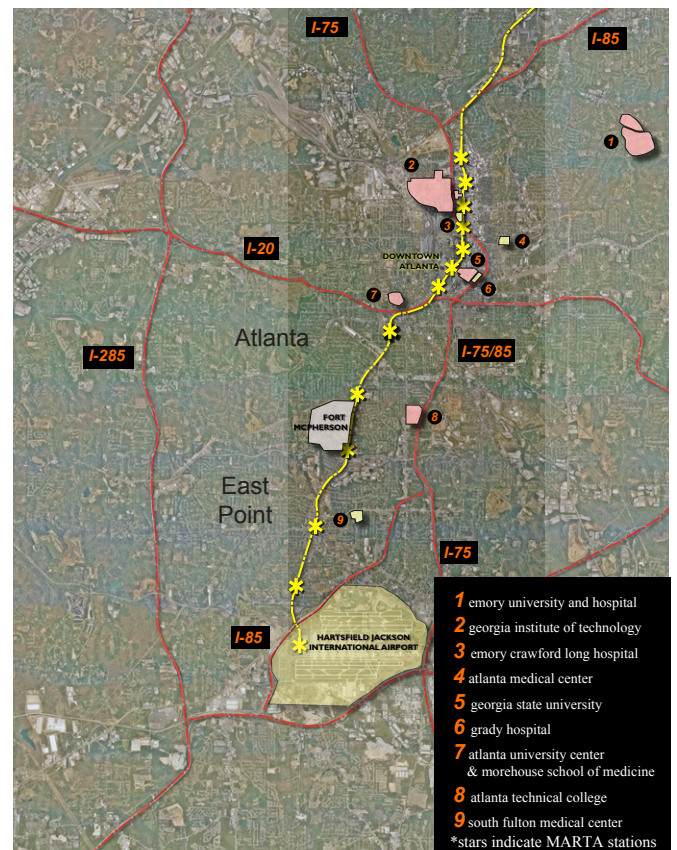


Figure 2-7. Higher Education and Health Institutions

Higher Education and Health Institutions

Fort McPherson has the benefit of being close to several higher education and health

institutions associated with health and research development. These institutions include:

Emory University and Hospital, Georgia Institute of Technology, Emory Crawford Long Hospital, Atlanta Medical Center, Georgia State University, Grady Hospital, Atlanta University Center & Morehouse School of Medicine, and Atlanta Technical College. (Figure 2-7)

Neighborhoods and NPUs

Contained within NPU S and immediately adjacent to NPU X & R of City of Atlanta and Wards A and B of City of East Point, Fort McPherson is surrounded by several historic neighborhoods, including Oakland City to the North and Sylvan Hills to the East. Immediately to the South is the City of East Point, and Greenbriar Mall is just a 4.5 miles to the west on Campbellton Road. (Figure 2-8)

Current Redevelopment Projects

There have been several planning efforts in the communities surrounding the site in recent years. (Figure 2-9 and 2-10)

- The Peachtree Corridor Task Force (2007) – identifies a series of projects for the Peachtree corridor, including construction of a street car line which would terminate at Fort McPherson.
- The Campbellton-Cascade Corridor Studies (2006) – defines projects and recommendations intended to revitalize these corridors, including new connections to Fort McPherson, establishing a Utoy Creek greenway, and creating a neighborhood retail center at the Northern edge of the site.
- The City of East Point LCI (2006) – provided land use and transportation recommendations and identified potential development opportunities, including the redevelopment of the Lawrence Street District brownfield site, which is immediately South of Fort McPherson across Langford Parkway.

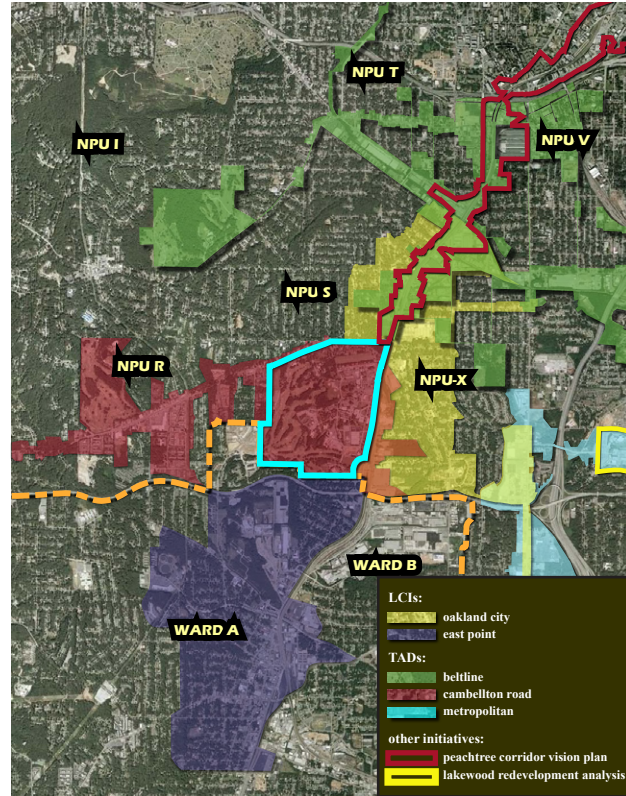


Figure 2-8. Planning Context: NPUs

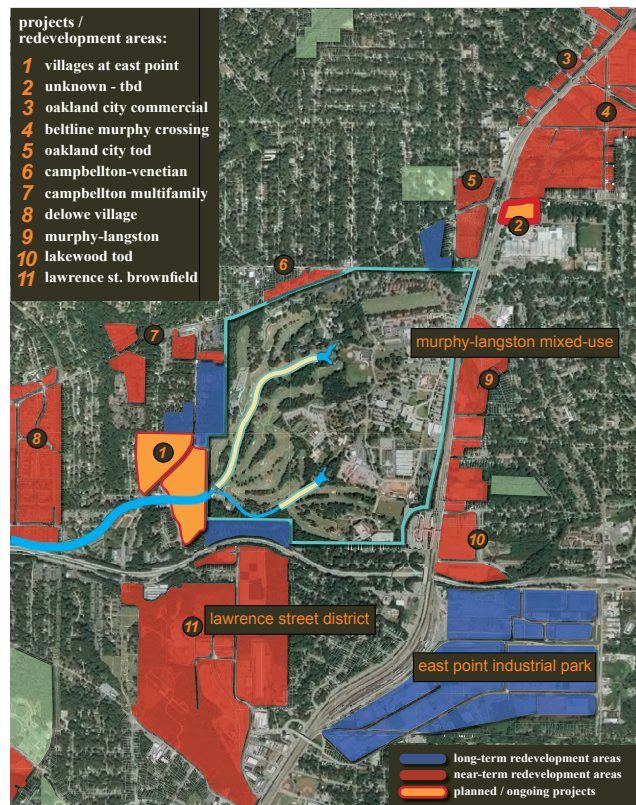


Figure 2-9. Redevelopment Landscape

- The Oakland City/Lakewood LCI (2005) - identifies redevelopment opportunities around the Oakland City and Lakewood/Fort McPherson MARTA stations on the Eastern edge of the Fort McPherson site, establishing a pattern of mixed-use centers and transit oriented development.
- The NPU-S Comprehensive Plan (2005) – outlines a specific set of neighborhood revitalization, land use, transportation, and open space projects throughout the NPU's in which Fort McPherson is located.
- The BeltLine Redevelopment Plan (2005) - outlines the wide range of redevelopment opportunities associated with the proposed 22-mile BeltLine transit and greenway corridor, which comes within a mile of the Northeast corner of Fort McPherson.
- The New Century Economic Development Plan for the City of Atlanta (2004) - lays out a city-wide economic development strategy with a key goal to increase economic vitality in underserved areas such as Southwest Atlanta. The Campbellton Road corridor, which forms the Northern boundary of the Fort, is one of six Development Priority Areas identified city-wide.

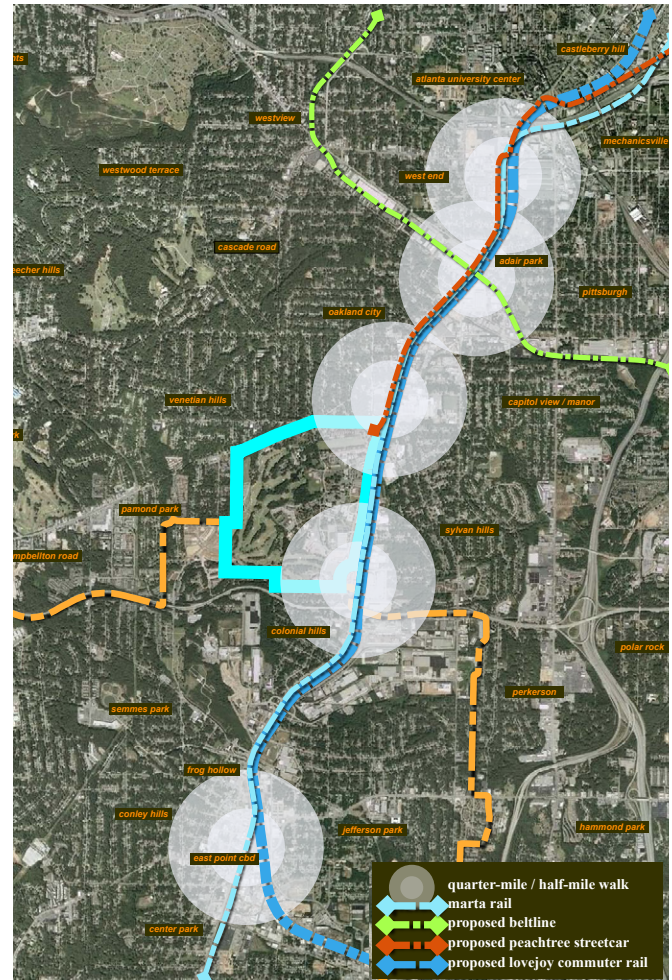


Figure 2-10. Neighborhoods, MARTA Stations, and proposed transit lines

Existing Conditions

Site and Existing Conditions

The Fort McPherson site is comprised of 488 acres of land located in southwest Atlanta. Only a small percentage of the land area is currently developed: there is over 220 acres of dedicated recreation space, primarily an 18 hole golf course on the western half of the site. Two existing waterways which feed into the Utoy Creek were piped when the golf course was developed, which has caused some serious flooding issues in recent years. A virtual mini-community exists on the eastern portion of the site, where not only Army training and administrative programs are housed, but all aspects of a self-sustained community exist as well. This includes a bank, convenience store, housing, rec-

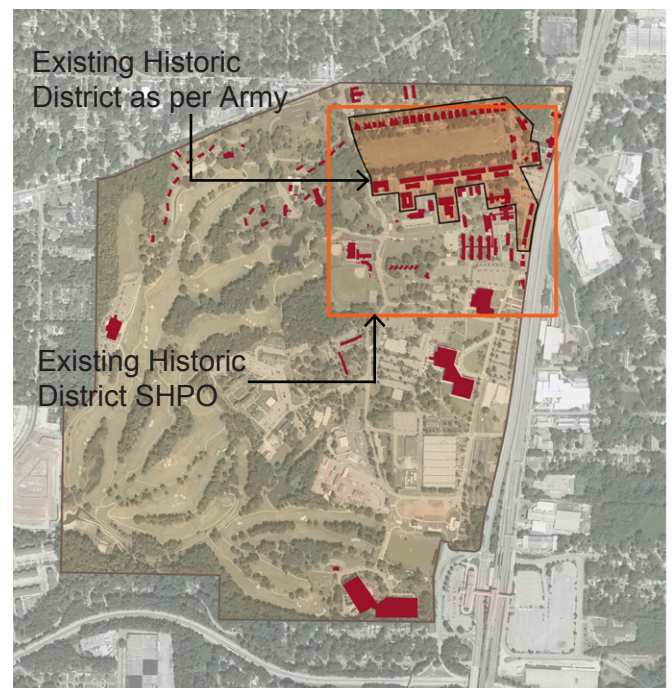


Figure 2-11. Existing Historic Boundaries

reation, health services, offices, and various other elements. These buildings are non-adjacent and are of a fairly low-density.

The majority of the site slopes to the Southwest corner, and while there is some interesting topography present, very little of the site is un-buildable due to slopes greater than 15% (figure 2-12). Due to the largely undeveloped site, gently rolling topography, existing old tree canopy, and several retention ponds the site has a somewhat bucolic feel, particularly on the Western half (figure 2-13).

The Northeast corner of the site is the location of the Historic District, which dates back to the late 1800's and includes "Staff Row", the original barracks, and the historic Parade Ground along with several other historic buildings, most of which are currently on the National Register. Other architecturally important buildings throughout the site include the FORSCOM building, a concrete central-atrium modernist building built in the 70's; the original gymnasium building, a typical frame construction building from the world war II period; and the USARC (US Army Reserve Command) building, a Class A office building that was completed in 1997.

Currently, there is limited circulation network in place, with primary concentration being on the Eastern half of the site (where the majority of development exists); a loop road which circles the golf course serves as the circulation route for the Western half of the site and there is very limited connection to the surrounding communities (figure 2-14).



Figure 2-12. Site Buildability Analysis



Figure 2-13. Existing Open Space



Figure 2-14. Road access

Transportation Issues and Constraints

While the opportunity to create a new community within the City of Atlanta on such a large, transit-served site is indeed unique, this site does have some physical challenges that will have to be overcome.

Lee Street

Lee Street is a five lane road that serves as the eastern boundary of Fort McPherson. While no traffic counts are readily available for this facility, numerous observations by both the team and local residents suggested that adequate vehicle capacity is available along this street.

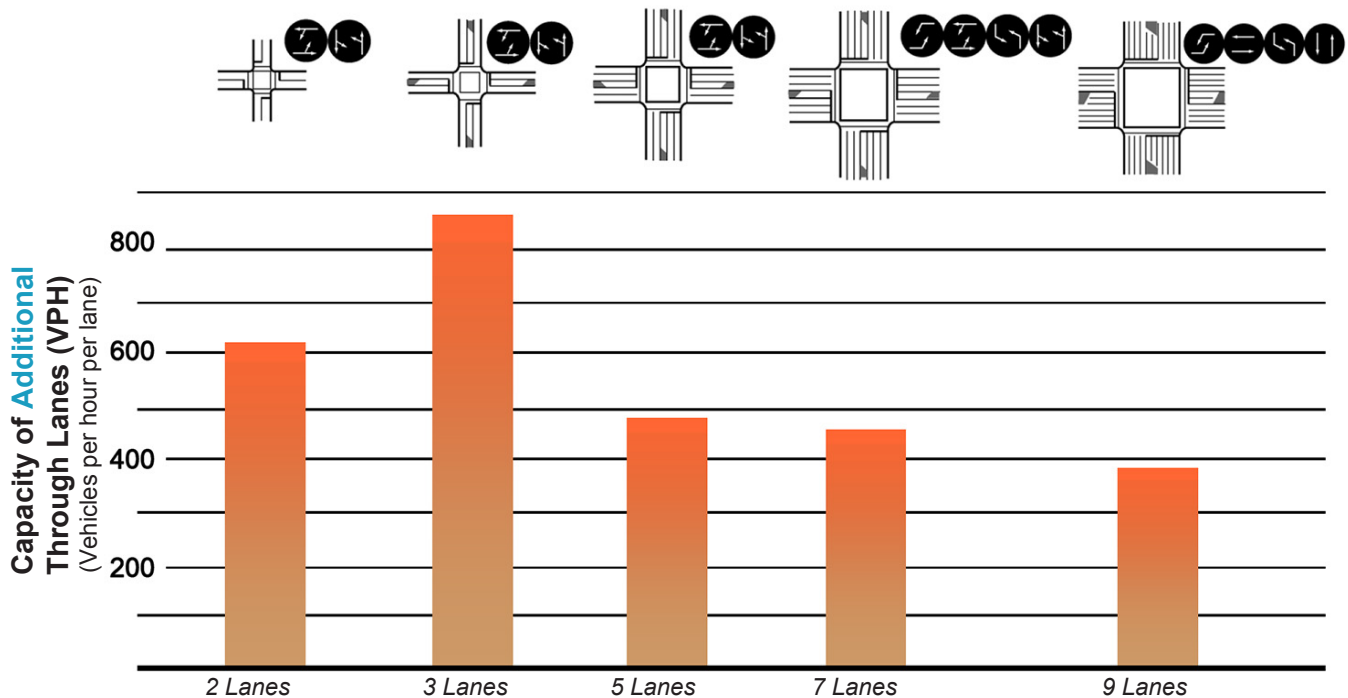


Figure 2-15. Surface Street Planning Capacity

Surrounding Street Network

Even though Fort McPherson is extremely well-served by mass transit, it is likely that the majority of trips to and from the site will continue to be made by automobile. It is therefore important to understand the availability and shortcomings of the surrounding network. As a framework for this discussion it is useful to consider some basic technical considerations in planning for road capacity. Generally speaking, a limited access highway facility can be expected to carry around 1800 vehicles per hour/per lane. Figure 2-15 illustrates the general capacity for surface streets of various types (2 lane, 3 lane, etc.).

Stanton Road

Stanton Road is a North-South street just west of the Fort McPherson property. While it is not currently accessible from the site, it does provide a second access point to Langford Parkway via Campbellton Road. This street has a one lane roundabout as an intersection control device which, combined with its 2 lane cross section, could be expected to provide an hourly vehicle capacity of about 1200 vehicles. Currently about half of this capacity is used.

Astor Avenue/Sylvan Road

Astor Avenue provides an East-West crossing of the rail lines along the eastern edge of Fort McPherson. This street leads to Sylvan Road which has an interchange with Langford Parkway.

Campbellton Road

This street ranges from 5 lanes in width west of Fort McPherson to 2 and 3 lanes in width along the Fort's northern frontage. This section of Campbellton Road separates Fort McPherson from the predominantly single family neighborhoods to the North. This two to three lane section could be expected to have a vehicle capacity of 1200 to 1700 vehicles per hour. However, existing traffic volumes on the street allows capacity for about 400 additional vehicles in either direction. As it extends West, Campbellton Road provides access to I-285.



Figure 2-17. Campbellton Road along the northern boundary of the site

Langford Parkway

This four lane, limited-access highway runs along the Southern edge of Fort McPherson. While this facility provides perhaps the most significant access point, it also serves as a barrier separating the site from East Point and other areas to the South. The exit from Langford Parkway to the Fort is also unconventional and constrained in capacity. Access to or from the Eastbound direction of Langford Parkway requires drivers to access Lee Street and make a series of turns as illustrated in Figure 2-16. While the four lanes of Langford Parkway itself could, in theory, provide up to 7000 vehicles per hour of capacity, the traffic already on the facility leaves room for about 1500 more vehicles.

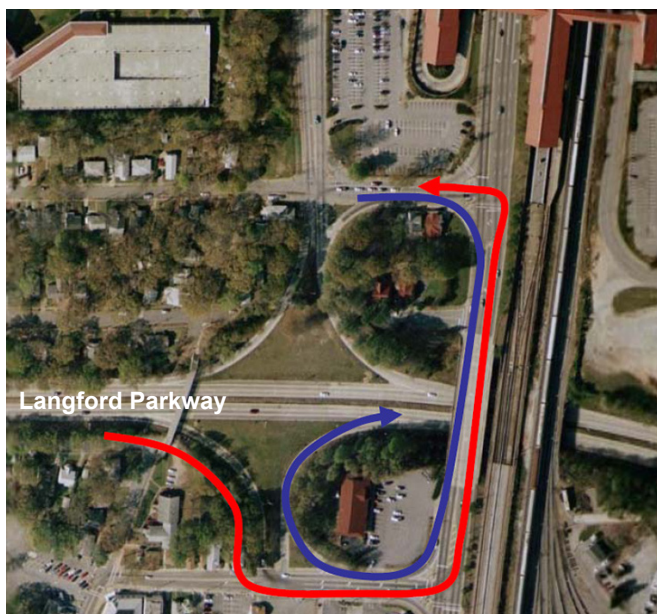


Figure 2-16. Access to Eastbound Langford Parkway

Access to Transit (Walking)

One of the significant opportunities presented by the planned redevelopment of Fort McPherson is its excellent access to transit. Not only is the Lakewood/Fort McPherson MARTA rail station positioned at the Southeast corner of the site; the Oakland City MARTA rail station is within ¼ mile of the Northeastern boundary of the site. The area is also well served by MARTA bus service, and there has been preliminary discussion of the possibility of an extension of a future Peachtree Streetcar line Southward to Fort McPherson. Success in this regard will entail, among other things, the creation of a true walking environment.

The current walking conditions to access the existing rail transit stations will need to be improved in a number of regards if this vision is to come to fruition. Currently pedestrian access to the Lakewood/Fort McPherson is via a pedestrian bridge over Lee Street which is too wide and along which vehicles drive too fast for it to be considered pedestrian friendly. While this pedestrian bridge does bypass this street barrier, it adds stairs and distance to pedestrian trips. Upon exiting the pedestrian bridge structure, transit riders are required to cross a surface parking lot and/or a series of automobile oriented streets before entering Ft. McPherson property. Once inside the gates, there is no real pedestrian scale network of streets that would be typical of an urban transit environment. If transit it to be truly viable at this station, most of these conditions will need to be improved.

Likewise, while the site is in proximity of the Oakland City rail station, it is not particularly accessible. Once again, the crossing of Lee Street is separated (a tunnel) and the pedestrian is left in a parking lot. Currently a pedestrian would have to walk another 3000 feet to get to the first potential entrance to Ft. McPherson and another 500 feet or so to get to the first building. Along much of this stretch there is missing or substandard sidewalk and virtually no activity that makes this route feel viable to the average pedestrian. This ‘trek’ of nearly one mile is unlikely to be considered convenient or attractive by most potential transit users, therefore some physical changes will be required if this station is to be utilized effectively.

North – Campbellton Road along the Northern edge of the site is only a two to three lane street. Across from Fort McPherson is a well-connected grid of neighborhood streets leading in all directions. Provided the width of this street is not increased, it has the potential to be a connector rather than a barrier on this Northern edge of the site.

Barriers and Edge Effects

East - Throughout the public outreach process there was much excitement about “taking down the walls” and integrating Fort McPherson into the life of the community and the city. These walls are both literal and figurative. Even after the walls are dismantled, real barriers will still be present and must be addressed. On the Eastern edge of the Fort two barriers are present. Lee Street is a wide, fast and potentially dangerous street to ask pedestrians to use. Some significant improvements to this barrier would be needed to encourage pedestrians to walk along or across this barrier. Once across, the rail corridor presents an even more challenging barrier. The rail infrastructure currently precludes any connections between Astor Avenue and Campbellton Road; a stretch of over 1.2 miles. This is the longest uncrossable stretch of tracks between downtown and I-20.

South – Langford Parkway runs along the entire southern edge of the site. Currently vehicles can cross this barrier only along Lee Street, and Stanton Road to the West and pedestrians can cross at a pedestrian bridge just West of Lee Street. The infrequency of crossing opportunities and the distance (for pedestrians) are significant obstacles to overcome.

West – The site is not currently connected to the street network (particularly Stanton Road) to the West. West of Stanton Road the streets are not well connected and are more suburban than urban in form.

Environment/Infrastructure

Environmental Conditions

The property is roughly rectangular in shape with 253 buildings and structures. Land use within 1/4 mile is residential interspersed with zones of light industry interspersed. The property is bounded by residential areas to the North (Oakland City), East (Lakewood), and West. Mixed residential and industrial areas lie immediately South of the property.

Fort McPherson is used in much the same way as the surrounding communities. The cantonment is broken down into administrative areas, recreation areas, family housing areas, and a small industrial area. From the Spanish-American War until the end of WWII, Fort McPherson's primary missions were the provision of medical services, the processing and training of soldiers and conducting supply and equipment maintenance operations. Since WWII, the base's primary function has shifted towards command and control activities.

The property is drained by the headwaters of the South Utoy Creek, which flows in the Chattahoochee River. The two branches of this drainage way are known as big Utoy Creek and Little Utoy Creek. The existing land use per the Fort McPherson Integrated Natural Resources Management Plan is (table 2-1);

Biological and Cultural Resources

Since the site lies within the Atlanta area and is largely maintained as a lawn or park-like setting, wildlife is minimal. No threatened or endangered species have been sighted or known to inhabit the site. The common tree species on the site include:

- Loblolly pine (*Genus Pinus taeda*)
- Short-leaf pine (*Genus Pinus echinata*)
- White oak (*Genus Quercus alba*)
- Southern red oak (*Genus Quercus falcata*)
- Black oak (*Genus Quercus velutina*)
- Sweet gum (*Genus Liquidambar styraciflua*)
- Tulip tree (*Genus Liriodendron tulipifera*)

Black cherry, flowering dogwood, sassafras and sourwood are common understory species. The availability and diversity of habitats on the property are limiting factors which control the variety and abundance of birds, mammals, and herpetofauna present.

The following is a summary of the currently identified historical buildings and structures on the property:

One listed National Register district – 41 buildings
 One building listed individually – Building 532
 Twenty-six (26) additional buildings and/ or structures were determined eligible by Georgia State Historic Preservation Office – Building 22 is currently under dispute (whether it belongs on the National Register).

Table 2 - 1

Source: US Army ECP report dated Jan 25, 2007.

Existing Land Use Allocations		
Category	Approximate Acreage	Percent of Total
Administration	71	15
Community	51	10
Family Housing	58	12
Medical	38	8
Recreation	206	42
Research A& Development	61	12
Training	3	1
Total	488	100

The following is a list of currently identified archeological resources found on the property:

- One site, lithic scatter and historic ceramic scatter - not eligible
- One isolated find - not eligible

Installation Utilities (figure 2-17)

The current water supply system was installed in 1992-1993. Half of Fort McPherson's water is supplied from the city of Atlanta and half from the City of East Point. Water enters through either a 10-inch or 12-inch line at either the Walker gate or the Lee street gate. There is a 200,000-gallon ground storage tank and an elevated 200,000-gallon steel storage tank located near Patton Gate. Most of the distribution system consists of 4, 6, 8, and 10 inch cast iron pipe. The water supply system is adequate for future development.

The sanitary sewer system is primarily domestic sewage. Sewage is discharged to the city of Atlanta sanitary sewer system and treated in a city-owned treatment plant. The sanitary sewer collection system consists mostly of 6 and 8 inch polybutylene pipes. The system is adequate for the existing uses, but will require extensive upgrade to meet future development including offsite upgrades.

The stormwater collection system is a separate system that drains untreated stormwater runoff to Utoy Creek. The system is fairly adequate for the existing development except during heavy storms. Heavy storm events that produce over ½" of precipitation during a 24-hour event produce overflows into the sanitary system and also flood the road that passes through the golf course in the Southwest portion of the base. This system will require a major upgrade to meet future development.

Electrical supply is provided by Georgia Power Company off site. There is one electrical substation located adjacent to Building 363. Some heating is provided by a central boiler plant via steam, however most individual buildings have independent systems. An air propane mixing system is used as a secondary fuel source. These systems are adequate for future development.



Figure 2-14 Existing General Electrical System



Figure 2-15 Existing Water Supply System



Figure 2-16 Existing Sanitary Sewer

Environmental Condition of Property (ECP)

The U. S Army's ECP process characterizes the environmental conditions at a given site. Properties at Fort McPherson were classified according to their environmental conditions based on DoD guidance into the following (refer to figure 2-18):

- Category 1 - Uncontaminated – Most of the areas on the site were identified as Category 1 – 389 acres.
- Category 2 – Areas in which only release or disposal of petroleum products has occurred – approximately 33 acres
- Category 3 – Areas in which release, disposal, or migration of hazardous substances has occurred, but in concentrations that do not require removal or other remedial response - no Category 3 property
- Category 4 – Areas in which release, disposal, or migration of hazardous substance has occurred, and all removal or remedial actions to protect human health and the environment have been taken – 1 acre
- Category 5 - Areas in which release, disposal, or migration of hazardous substance has occurred, and all removal or remedial actions to protect human health and the environment have not yet been taken – no Category 5 property
- Category 6 - Areas in which release, disposal, or migration of hazardous substance has occurred, but required remedial actions have not yet been implemented. – no Category 6 property
- Category 7 – Areas that have not been evaluated or require additional evaluation. – 64 acres.

A summary of the Categories that have been used on Fort McPherson is shown in Table 2 – 2 on page 18.



Figure 2-17 Existing Site Utilities



Figure 2-18 Map of Environmental Condition of Property

The level of remediation accomplished under the Army's area of responsibility will be determined through the NEPA process and the preparation of a Finding of Suitability to Transfer (FOST) or Finding of Suitability for Early Transfer (FOSET). Publication 101-510, Section 2905(b)(7)(K)(iii) states that "in preparing the Record of Decision" or other decision documents, the Secretary (of Defense) shall give substantial deference to the Redevelopment Plan concerned."

Parcel Numbers	Building/Site Identification Site Description	Possible Phase II ESA scope
Category 2	33 acres	
Parcel 9	FTMP-09 Building 143 PX Station	Continue remediation and monitoring for closure.
Parcel 10	FTMP-10 Veterinary Clinic Old PX gas Station. Building 105	Continue with CAP B petition for Regulatory Closure.
Parcel 12, 13,14, 15,	Fuel Storage Tanks Buildings 40, 104, 106, 160, 164, 205, 207, 208, 205	Petroleum contamination Soil Boring for Soil and Groundwater sampling
Parcel 15, 16, 17, and 19	Fuel Storage Tanks Buildings 207, 208, 214, 326, 345/346, 650	Locate Tank with Remote Sensing (GPR) Evaluate Petroleum contamination with Soil Boring for Soil and Groundwater sampling
Parcel 14, 15, 17, 19	Active UST 160, 200, 350, 368, 651 Building 160, 200, 350 , 651, 368	Will these be removed and investigated before Base closure? No evidence of release of petroleum products Tank testing and Tank removals as needed
Category 4	1 acre	
Parcel 6	Old Incinerator Ash Dumpsite FTMP-06	Follow-up on obtaining NFA from GAEPD
Category 7	64 acres	
Parcel 1, 11	Operational Areas Building 363 Paint Shop (FTMP-01) Army Parking Lot (FTMP-11) Building 360/363	VOC contamination Soil Boring for Soil and Groundwater sampling
Parcel 20	Former Laundry/dry cleaning areas Building 208/209, 302	VOC contamination Soil Borings for Soil and Groundwater sampling
Parcel 21, 25, 26 and 27	Firing Ranges Former Pistol Range Former Atlanta NG Rifle Range Former Atlanta NG Target Range (including former Skeet range) Fort McPherson Range	Metals including Lead Soil sampling Limited groundwater sampling, Risk evaluation and remediation
Parcel 27		Grid Surface soil and shallow subsurface soil sampling Three DPT to evaluate subsurface soil and groundwater for Metals including Lead in soil
Parcel 22, 1 and 23	Pesticide Storage and Mixing Areas Buildings 356, 363, 456	Surface and shallow subsurface Pesticide Soil sampling and Limited groundwater sampling
Category 1	(No action)	
Identified as Category 1(No action)	Asbestos Surveys	(No action)
Identified as Category 1(No action)	Lead-based Paint Survey	(No action)
Identified as Category 1(No action)	Radiological Material Buildings 179, 180 and 363	(No action)

Table 2 - 2

Socioeconomic Profile

Regional Population and Employment Trends

As is well documented, the Atlanta Region experienced dramatic and consistent growth during the 1990s. Between 1990 and 2000, the Atlanta Region grew by 34%, averaging to an annual growth rate of 3.4%, or adding about 87,000 new residents per year. The Atlanta Region was able to move out of the recession of the early 1990s pretty quickly, based on a diversified economic base. In fact, the region doubled its size between 1980 and 2006, as its total population has reached about 3.9 million. The increase between 2005 and 2006 is actually the greatest single-year increase since 1999 to 2000, making it the fourth largest single year increase in the history of the region.

The Atlanta Region experienced a similar phenomenon in job growth, more than doubling during the same time period, to about two million jobs. It is widely known that Atlanta's population growth has been fueled primarily by people moving to the region for jobs. As the national recession slowed job growth, so did Atlanta see a slowing in their population growth until just this year.

Historically, most of the growth within the region was seen in more suburban locations. During the 1980s and 1990s, the North side of town experienced roughly 75% of the region's total growth. In terms of employment, most of the region's job growth happened along the GA400 corridor, in the Perimeter Center area, and in Northern Gwinnett and Forsyth counties. Since the mid-1990s, growth has accelerated on the South side (with I-20 as the demarcation line) as congestion has increased and land has become more expensive on the North side. The region's areas with the greatest population increases between 2000 and 2005 are all located outside I-285.

The closer-in counties in metro Atlanta have continued to add new residents, but their overall population share has declined relative

to outer counties. Incorporated cities in the region accounts for less than a third of the region's population gains between 2000 and 2005. Population density across the metro area continues to be low, in comparison to other large metropolitan cities, but it is increasing.

The expectation across the region is for growth to continue, both in population and employment, but at slower rates than the enormous expansion that was seen during the 1990s. Jobs are expected to increase by 1.2 million by 2030. Population is expected to increase by 2.3 million by 2030. Net in-migration is expected to account for just over half the growth in the region. Suburban counties are expected to experience the highest growth rates over the next 25 years, in terms of both population and employment. ARC's forecasts indicate that the region's economy will still outpace the nation in terms of growth, even though we are not expected to see the phenomenal rates of growth that were experienced in the late 1990s.

Study Area Population and Employment Overview

The area within a one-mile radius of Fort McPherson actually lost population between 1990 and 2000, a decline of approximately three percent. The area within a three-mile radius only saw a growth less than 1% during the same timeframe. Obviously, this does not demonstrate a share of the phenomenal growth some of the Atlanta Region saw during this time. However, it does demonstrate strength in terms of stability and diversity, to show a small level of loss within a 1-mile radius during a time when many other urban areas lost significantly more population within the region. Notable changes have been happening in the area surrounding Fort McPherson since 2000. Between 2000 and 2006, the area within a one-mile radius of Fort McPherson experienced it's most significant growth, with 10.0%; while the area in a three-mile radius was very similar, with 10.8% growth. The population growth in the immediate area of Fort McPherson since 2000 is greater than the national average, as seen in table 2-3 (page 20).

	1990	2000	2006	2011	Change 2000-2006	Change 2006-2011
1-Mile Radius	11,366	11,012	12,109	12,984	10.0%	7.2%
3-Mile Radius	99,413	100,389	111,268	120,054	10.8%	7.9%
City of Atlanta	391,647	416,474	473,988	520,880	13.8%	9.9%
City of East Point	34,483	39,595	43,546	46,687	10.0%	7.2%
Atlanta MSA	3,069,431	4,247,981	5,017,397	5,625,146	18.1%	12.1%
United States					6.3%	4.8%

Table 2 - 3

Source: DemographicsNow

There has been a clear resurgence of interest in urban intown locations in recent years, and this reflects favorably for the area surrounding Fort McPherson. While employment growth is projected to be moderate for the region, it is still expected to be witnessed in historic employment cores, including Downtown and Midtown Atlanta, which is in reasonable proximity to Fort McPherson.

reviewed for this analysis: one-mile radius around Fort McPherson, three-mile radius around Fort McPherson, the Atlanta MSA, and the nation. On page 4 is a table that illustrates the key demographic and economic elements of the one- and three-mile radii being considered in this analysis. Those that deserve specific highlighting include the following.

The daytime population within the one-mile radius is relatively small, but when considering the three and five-mile radii, that number jumps substantially.

- In terms of households, both the one- and three-mile radii report identical trends to the population changes cited in the previous section.
- Over the past six years, the areas have grown
- Approximately 10% and are expected to increase by between 7% and 8% over the next five years.
- The median age is very similar between the one-mile radius (33.5) and the three-mile radius (34.4). These geographies are notably under the national average of 36.5 years of age.
- The one- and three-mile radii perform basically

Study Area Demographic Overview

As mentioned earlier, across the Atlanta Region, there has been a rediscovery of “intown” living and the benefits of its location. Urban environments that experienced population loss during the 1990s, as more people moved out to the suburbs, have seen an increase in population in the last few years. Previously economically challenged areas, or those that have experienced disinvestment, are being revitalized as people rediscover the qualities that

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Daytime Population	1,686	32,066	206,359
Businesses	164	2,827	10,502

Table 2 - 4

Source: DemographicsNow

made these urban environs attractive to residents and businesses originally. In the immediate vicinity to Fort McPherson and in surrounding neighborhoods, it is easy to identify the areas where residents are rehabilitating older homes, building new, infill housing, and reinvesting in the community.

the same in terms of key age groups. They are both higher than the national average for under 18, just under the national average for 25 to 35 year-olds, and well under the national average for those aged over 65 years.

- The three largest age groups in both the one-

There are four key geographies that were

and three-mile radii are 5 to 13, 35 to 44, and 45 to 54 years of age. These statistics demonstrate established families and people starting families in the area.

- Over the next five years, the largest gains are expected in the age groups over age 65 for both the one-mile radius (34%) and the three-mile radius (58%). Between 2006 and 2011, the one-mile radius is projected to lose population in these age groups: 0-4, 5-13, 25-34, and 35-44. The three-mile radius is expected to lose population in the 0-4 and 25-34 age groups during the same time period.
- Both the one-mile and three-mile radii underperform in terms of those with less than a high school education in comparison to the Atlanta MSA and the nation. The proportion of college graduates in both areas is also lower than both the Atlanta MSA and national averages.
- The per capita income (perhaps the most important statistic to review in terms of understanding how a community is really doing) for the one-mile radius (\$13,599) is 55.4% of the national average. This PCI is also less than half the Atlanta MSA average.
- The three-mile radius per capita income is \$14,429, which is 58.8% of the national average. This PCI is also well below the Atlanta MSA average (52.2%).
- Both the one- and three-mile radii's per capita incomes have increased at about half the rate the national average has grown at since 1990.
- The household income brackets below \$25,000 have been rapidly declining since 1990, and are expected to continue to decline in the future in the one-mile radius. A similar trend has happened in the three-mile radius with households earning below \$35,000. Significant growth in households earning above \$75,000 annually has occurred in both areas being considered; this trend is expected to continue over the next five years.
- Approximately 25% of the households in the one-mile radius and 26% of the households in the three-mile radius earn above \$50,000 annually (compared to 49% of the nation and 58% of the MSA).
- The average household income for the one-mile radius is \$35,323. The three-mile radius' average household income is \$38,026.
- In comparison to the national average household income (\$63,629), the one-mile radius is approximately \$28,300 below the national average and the three-mile radius is approximately \$25,600 below the national average.
- There is even more disparity between the market areas and the MSA average (\$74,787) than the comparison with the nation. The Primary Market Area is approximately \$39,460 below the MSA average and the Secondary Market Area is approximately \$36,760 below the MSA average
- The one- and three-mile radii's average household size are both slightly bigger than the national average and on par with the Atlanta MSA average.
- Both the one- and three-mile radii's proportion of single-person households is above the MSA and national averages.
- Both the radii areas being considered have a greater proportion of renters than the national and Atlanta MSA averages.
- The one-mile radius' median housing value is \$68,795 and the three-mile radius' median housing value is \$75,585. It is important to remember that this is not an average, but a midpoint in the range of values.
- The bulk of owner-occupied housing (68%) is valued between \$50,000 and \$100,000 in the one-mile radius. Only one percent of housing in the one-mile radius is valued above \$200,000. The owner-occupied housing valued between \$100,000 and \$150,000 is the fastest growing segment.
- The bulk of owner-occupied housing (67%)

Table 2 - 5	1-Mile Radius	3-Mile Radius
SIZE OF MARKET		
Residents	12,109	111,268
Households	4,400	40,270
Daytime Population	1,686	32,066
CHARACTERISTICS OF MARKET		
Age		
Under 18	33.0%	32.4%
Between 25 & 35	12.9%	12.0%
Over 65	7.9%	9.6%
Income		
Per Capita Income (PCI)	\$13,599	\$14,429
PCI as % of National Average	55.4%	58.8%
Change in PCI since 1990	44.2%	51.1%
Household Incomes \$25,000 - \$49,999	32.7%	28.9%
Household Incomes Above \$100,000	4.4%	6.2%
Average Household Income	\$35,323	\$38,026
Households		
Average Household Size	2.71	2.69
Single-Person Households	29.3%	30.9%
Owner-Occupied Households	33.5%	39.0%
Median Housing Value	\$68,795	\$75,585
PROJECTED GROWTH OF MARKET		
Population, 2006-2011	7.2%	7.9%
Households, 2006-2011	7.1%	7.6%

Source: DemographicsNow and Market + Main Inc.

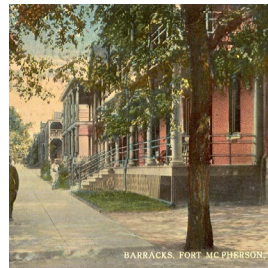
is valued between \$50,000 and \$100,000 in the three-mile radius. Only three percent of housing in the three-mile radius is valued above \$200,000. The owner-occupied housing valued between \$200,000 and \$300,000 is the fastest growing segment.

There is opportunity for these numbers, and the trends they represent, to change as continued development and redevelopment takes place in the greater Fort McPherson area.

Note:

Figures 2-14, 2-15, 2-16, and 2-18 were taken from the Final January 5th 2007 Environmental Condition Report by the U.S. Army BRAC for Ft. McPherson, Fulton County Georgia. For more information contact MPLRA at mcpersonredevelopment.com

3. Vision & Guiding Principles



Vision*

Our Vision is to transform Fort McPherson and the surrounding neighborhoods into a nationally acclaimed, world class thriving community, where people work, live, learn and play.

The Redevelopment Plan Will (Be):

1. Guided by market realities and adaptable to changing conditions.
2. Target knowledge-based industries.
3. Generate a variety of jobs and mixed-income neighborhoods.
4. Economically uplift surrounding communities and the region, enabling existing residents to benefit from the growth.
5. Enhance community services and promote life-long learning.
6. Develop through collaborative processes.
7. Honor the history of the site.
8. Promote sound environmental and energy-efficient concepts.
9. Promote green space.
10. Coordinate closely with other regional developments to complement rather than compete.

The following categories illustrate the manner in which Fort McPherson will address the guiding principles outlined in Phase One of the redevelopment process. These principles will provide a foundation for the development of community, economic viability, vision and the ultimate reality of what Fort McPherson will become.

* During the Phase 1 study, MPLRA established, through a series of public meetings and stakeholder interviews, the vision, principles and development guidelines for moving the redevelopment of Fort McPherson forward.



Figure 3-1. Medium density mixed use



Figure 3-2. Sidewalk life



Figure 3-3. Research based development

Community Building:

A) Provide connections to surrounding neighborhoods:

- Provide literal connections via an integrated transportation network, as well as community building through outreach to surrounding neighborhoods.
- Development should complement character of surrounding community while retaining a unique and individual feeling.

B) Develop with respect to local community:

- Synthesize development plan with plans for adjacent areas, such as LCI studies, Peachtree Streetcar and the BeltLine.
- Be attuned to the opinions, ideas and needs of the local community, and how they might manifest themselves in physical design.

C) Create a place for everyone:

- Emphasize creation of job opportunities for a full range of skills and income levels.
- Provide housing options for a range of income levels.
- Emphasize the public realm as a place for everyone available to residents and visitors alike.
- Park and open spaces are both regional and local amenities.

D) Think locally, act globally:

- Be attuned to the relationship between the development and adjacent neighborhoods, while recognizing Fort McPherson as an opportunity on a national scale.
- Community is not just locally based, but



Figure 3-4. Multiple forms of transportation



Figure 3-5. Green Space as a public amenity



Figure 3-6. Pedestrian oriented areas

can involve both business and academic communities on a broader scale. Both communities are equally important to the success of the redevelopment of Fort McPherson.

- Emphasize the need for a mutual understanding and relationship between all interested parties.

Economic Development and Physical Design:

A) A jobs generator, targeting knowledge based industries:

- A minimum of 3 million SF of research and office space create demand for sizeable workforce.
- A development that offers a range of job opportunities from national research positions to local employment.
- A true mixed income community.
- V.A. Clinic and Medical Facilities could provide range of job opportunities.

B) A thriving work/ live/ learn/ play community

- A community that offers both market rate and workforce housing.
- A transit oriented development that encourages a pedestrian environment.
- A mix of retail, residential and office uses anchored by a continuous open space network.
- Plenty of residential, retail and green space
 - 4,600 residential units
 - 400,000 square feet of retail
 - A regional open space system
- Uses natural site feature to create passive and active open spaces.
- A wide variety of public space from plazas to playfields.
- Elementary school located in Cultural District.

C) Nationally acclaimed or world class

- Academic, research and cultural opportunities that set a bench mark for the State of Georgia and become a national model for mixed-use, research based development.

- A destination and event space linked seamlessly with a regional park.

D) Developed to complement other nearby redevelopment projects

- Developed in spirit with concepts and plans for Oakland City LCI Study, Lakewood TOD, Neighborhood Redevelopment Plans, The Peachtree Streetcar and the Beltline.
- Sensitive to principles and direction inherent in the City of Atlanta Comprehensive Plan and City of East Point Comprehensive Plan
- Based on community input and context sensitive design, ensuring that Fort McPherson becomes a local asset and amenity, as well as a regional economic generator.



Figure 3-7. Different densities for offices/ commercial and retail



Figure 3-8. Mixed use development

Implementation:

A) Guided by market realities:

- Market realities must guide decision making for a successful implementation plan
- Capitalize on recent success of research based development
- Recognize trends towards mixed-use development
- Analyze demand for local employment, retail and amenity needs

B) Guided by a committed, influential board

- Board represents both public and private interests
- Mix of representatives from City of Atlanta, City of East Point, Fulton County and local community leaders
- Board members in touch with community needs and drive towards implementing an economic generator and legacy for the State of Georgia and City of Atlanta

C) Managed by a small, highly-skilled development team

- Development Team has history of experience in Base Realignment and Closure planning
- Well informed and experienced team that recognizes community outreach is essential to the ultimate success of the plan
- Able to reach out to interested parties and investors to drive the development of Fort McPherson

D) Supported by community stakeholders

- Community leaders sit on the Board of Directors for the MLPRA to ensure that citizens needs

and concerns are addressed

- Public meeting and design workshops are intended to inform the public of the progress of the plan, as well as incorporate their input

E) Based on a flexible, adaptable plan

- The plan for Fort McPherson will be implemented based on a set of design and development guidelines that allow for flexibility as the plan progresses towards final implementation, and over the course of the development
- Plan may be phased to allow for development concurrent with the closure of military operations at the base
- Logistics of such a development pattern must be flexible and based on market demands

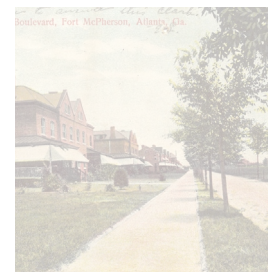
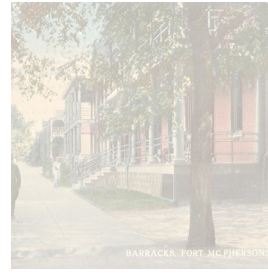


Figure 3-9. Integration of buildings and spaces



Figure 3-10. Areas friendly to pedestrians and cars

4. Proposed Land Use



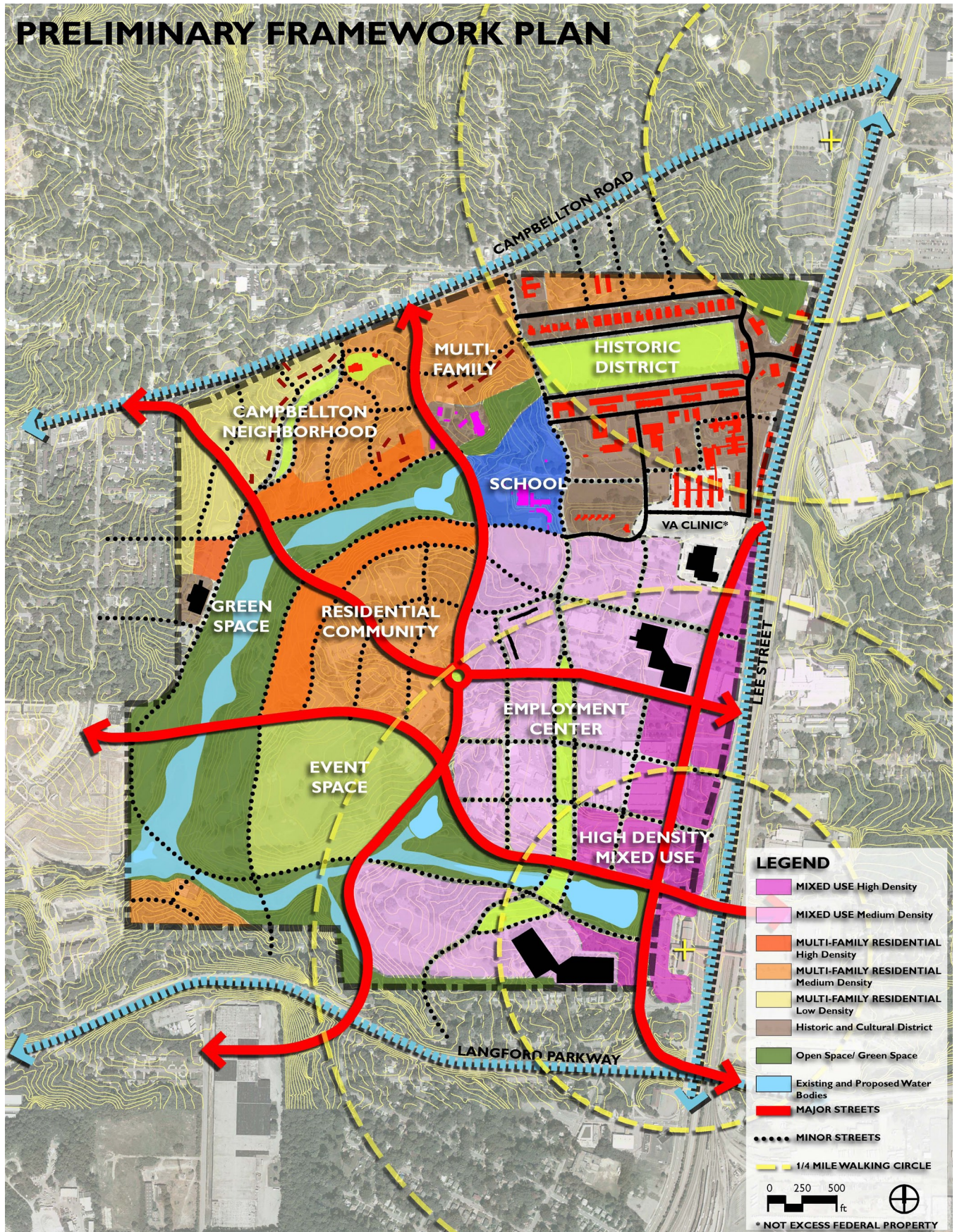


Figure 4-1. Framework Plan

Framework

The Fort McPherson site is virtually a Federal Island within the City of Atlanta. Even with the benefits of strong proximity to the City of Atlanta, the City of East Point and Hartsfield-Jackson International Airport, until the base is closed in September of 2011, it will remain a federal island within the City limits of Atlanta.

Over a period of time, the base has pulled itself away from the surrounding community by not allowing connectivity back into the surrounding neighborhoods. Most of these moves of isolation were for security reasons. The adding of fencing and closing of some of the gates/entries were due to the very sensitive nature of the base and reactions to 9/11.

Langford Parkway to the South and the difficult edges of Lee Street to the West make this a challenging site. While Lee Street has a Northern terminus at the Atlanta University Center (specifically the entry to Spelman's campus), it continues South through the West End area of Atlanta and eventually becomes Main Street in the City of East Point. For much of its presence it is bounded on its Eastern side by railroad tracks at grade/street level and the MARTA line overhead. While Lee Street is the more public of all the edges, it is also extremely restrictive and, in its existing condition, not very suitable for a "front door" experience. Refer to figure 4-1 for framework plan.

The edge conditions bordering the site are an established neighborhood grid structure/fabric to the North and West, and a very strong yet imposing edge condition to the East and the South. The most restrictive of those conditions is located to the South with Langford Parkway.

The site has two public edges — Campbellton Road and Lee Street. Of all of the different edge conditions surrounding the site, it is the Northern edge, Campbellton Road, that offers the greatest amount of exposure and connectivity to the existing surrounding neighborhoods.

It was important early on in our planning process to build upon opportunities of connectivity back into the



Figure 4-2. Proposed Land Use Areas

surrounding neighborhood fabric. Our framework for the site represents addressing opportunities to bring traffic thru the site and the need to create a 100% corner*.

The surrounding neighborhood is made up of two types of street patterns: the orthogonal grid type structure and the organic street pattern. The orthogonal grid pattern is more prevalent to the West and the North, while the organic pattern is found more to the Eastern and Southern edges.

Overall, our proposed Framework Plan is broken down into 3 different types of grid/block structures. They are as follows:

1. The existing condition of the Historic District is an area where the majority of roads/streets should be kept intact. This is in direct response to the restrictions surrounding the existing

**100 percent corner is a marketing term for a location that has maximum visibility and usage from a pedestrian/vehicular point of view. In this context it also means an intersection whose four corners are developable and controlled by the new development.*

Historic structures and the requirement to preserve all buildings. Thus, the majority of the roads in the area should remain as-is due to their relationship with the buildings.

2. The entire Western edge of the site is made up of the Residential Development & Open Space. The fabric here is a response to a less dense structure than that of the Employment District. The pattern also responds to different site conditions, (topography, landscaping, mature trees, etc.) circulation as well as best opportunities for laying out residential program- both single family and multi-family structures.
3. The proposed grid structure is suitable for the Bioscience / Research & Development / Employment Center of the proposed Eastern portion of the site. The street network here is a direct response of the proposed building requirements of occupied space, parking, and establishing a flexible framework to accommodate any number of programs.

The entire Framework Plan is supported by four major circulation/transportation strategies. Two proposed corridors in the North-South direction and two were proposed corridors in the East-West direction. One of the North-South corridors addresses the existing limitations of Lee Street by bringing a new “Main Street” inboard the site to create a “Front Door Experience”. This street would be building upon an existing street within Fort McPherson and creating the primary public face for the High Density Mixed Use area of the site. It is proposed that the Peachtree Street Car would also have a presence along this corridor and terminate at the Fort McPherson MARTA station. The other North-South corridor would provide access to the site from Campbellton Road edge South through the site to the City of East Point crossing over Langford Parkway.

The Northern East-West corridor will also provide entry & access to the site via Campbellton Road through both of the residential districts- the planned Campbellton Neighborhood area to the Northern part of the site and the proposed inboard Residential Community. It will continue through the Employment Center and the High Density area, creating a 100% corner at the newly created “Main

Street”. The Southern-most East-West corridor would allow for connectivity to the City of East Point as well as provide an entry opportunity to the site via the existing entry at the Lakewood MARTA Station.

These four primary circulation/traffic moves allow for connectivity to all four sides of the site while providing ease of circulation through the site and minimizing the traffic impact that would be associated with the proposed development. While these roads represent an essential part of the “skeleton” of the Framework Plan, another major component of the plan is the Green Space.

A major component of this green space is a large festival space that would be used by the City of Atlanta and City of East Point to host special events for residents of the region. Including this, the parade grounds, and linear park with the restored stream, green space makes up approx. 150 acres of the redevelopment plan for Fort McPherson. This area is made up of a network of open spaces that provide connectivity from the MARTA Station at the North end of the site – Oakland City Station to its Southern neighbor – Lakewood/Fort McPherson Station. In addition to the existing Parade Grounds and 4 different lakes, the Green Space would be made up of areas not suitable for building upon; flood plain, areas of steep slopes and areas set aside for environmental concerns. The Green Space would be programmed for a number of different uses to help maximize the overall Live, Work, Play and Learn theme for the entire site. Refer to figure 4-2 for an example of a green space edge condition.

1. High-Density Mixed Use District

The extent of the High Density Mixed Use District run North-South along Lee Street between the existing FORSCOM building and the Fort McPherson MARTA Station. They move East-West (in-board 2-3 blocks) to the linear green, which provides a suggestive North/South dividing line between the High Density Mixed Use District and the Employment Center. These blocks were, in part, based on a 5 minute walking radius, whose origin is the Fort McPherson MARTA Station. This 5 minute walk, approximately a ¼ mile, represents the average distance that a person is willing to walk before considering alternate transportation. Essentially, it is an effort to ensure that Fort McPherson is a walkable, pedestrian oriented development that addresses transportation options in a holistic manner. It emphasizes the use of public transit, the ability to walk to destinations and accommodates automobile traffic. In order to support a walkable, transit based development, this area must achieve a certain density. Basically, there must be a critical mass to use transit, support street level retail and create an active and inviting environment. Refer to figure 4-3.

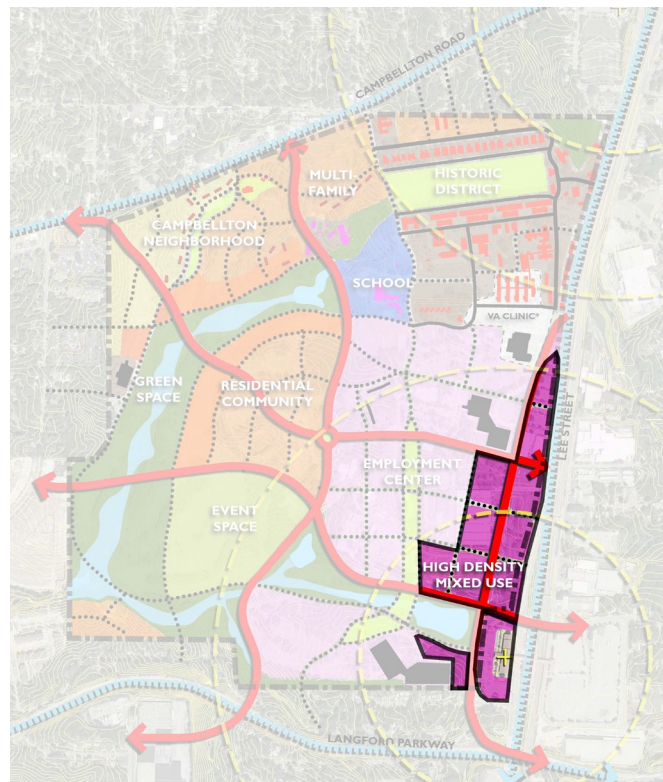


Figure 4-3. High Density Mixed Use District

The High Density Mixed Use District will be an inclusive environment roughly 35 acres in area. Largely anchored by mid-rise residential buildings, it could also have a generous amount of street-level retail, office, grocery, hotel, and amenity space. Its central gathering points will be focused around green space, public plazas and linear retail streets with wide, active sidewalks. The direct access to the Fort McPherson MARTA Station will potentially prove to be the greatest amenity for this development.

The general location of this high density development serves a variety of purposes:

1. It encourages residents and visitors alike to use transit or walking as a viable option for transportation needs.
2. An environment that serves residential, office and retail needs, guarantees an active street presence from morning to night.
3. Locating the core retail and high-density residential areas here not only serves the



Figure 4-4. Medium density office space

residents and office workers of this district, but also provides daily necessities and amenities for residents and employees located throughout the Fort McPherson Development as they move East-West from MARTA or as vehicular traffic movement from Lee Street.

4. It acts as a complement to the high concentration of office and research development to the West/Northwest in the Employment Center.

Buildings in this district could be between 8-10 stories with retail at street level. Parking decks should be internalized within the block, with office/research or residential/retail fronting the street. Existing parking decks could be wrapped with liner retail/ apartment buildings. The pond area should also be redeveloped with a more urban character with paving, planters, wall seating etc. Refer to figures 4-5 and 4-6 for massing models of the proposed districts.

Pocket parks, ground floor retail, wide sidewalks, and multiple levels of transit are designed to allow for a vibrant street life, and encourage pedestrian activity. Overall, the area will be transit-friendly, with multiple modes of transportation available that provide access throughout the area.

On 35 acres of the high density mixed use district directly adjacent to the MARTA station, the development is projected to be denser than at other places through the site. This district will have roughly 1.16 million sq. ft. of office , 116,000 sq ft of retail space, and 750 residential units. Most of this office space will be for general use and not specific to any particular industry or specialty trade. A hotel/conference facility is also proposed within this district occupying one of the three corners facing the pond. Refer to the Appendix (A6) for the market analysis on hotel demand.

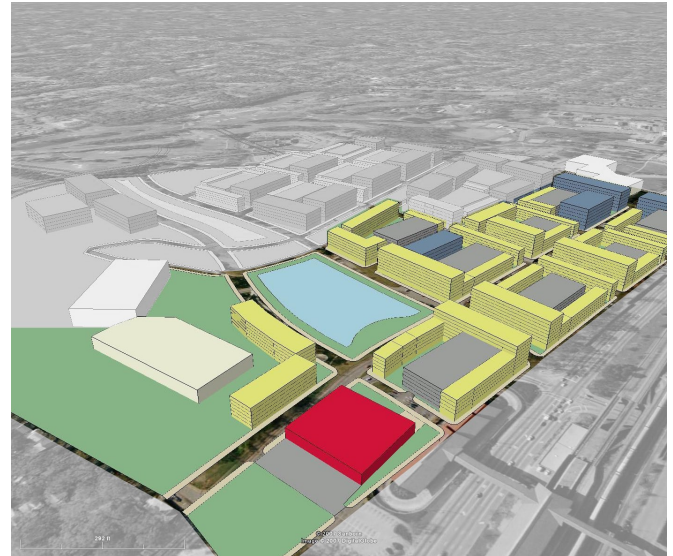


Figure 4-5. Massing model view towards the north west

■ Residential/Retail ■ Office/Research



Figure 4-6. Massing model view towards the north east

2. Medium Density Employment Center

Envisioned as a research based, mixed-use development, the Employment Center is situated between the Residential District to the West and the High Density Mixed Use District to the East. Its Northern border reaches above the FORSCOM building just South of the Historic District.

The Medium Density Employment Center will serve as the anchor for the redevelopment of Fort McPherson while occupying roughly 115 acres centrally on the site. Consisting of 2.4 million square feet of office, research and lab space, it will provide an unprecedented resource for the State of Georgia and an economic boom for the City of Atlanta. The concept of a mixed use research development has been successfully implemented across the country, with particular success at Fitzsimons Medical Center in Aurora, Colorado and MIT Research Park in Cambridge, Massachusetts. A collection of public institutions and private entities will have the opportunity to collaborate and develop on a scale that has not yet been witnessed in the State of Georgia. Refer to figure 4-7.

It is proposed that the development should not conform to the standard pattern of a research park, one that is decidedly exclusive and generally suburban in nature. Instead, the vision is for a “campus” atmosphere within an urban setting. It is an effort to retain a collaborative environment that fits seamlessly into an active, pedestrian-oriented development. In order to retain talent and interest among potential employees, it has become increasingly evident that cities and developments need to cater, not simply to a paycheck, but to a quality of life that potential employees are seeking. This includes offering cultural amenities, convenient shopping, open space and recreational activities, a safe neighborhood and the ability to interact with, and participate in, a true community. Fort McPherson will be able to offer just such a place.

The majority of the buildings in the Employment Center could range from 4 to 6 stories in height. The lab/office buildings may be 5 to 6 stories, while the residential buildings may find themselves at 4 to 5 stories. This height has logistical reasons from a construction standpoint, but also creates a “human” scale, as pedestrians relate to their built

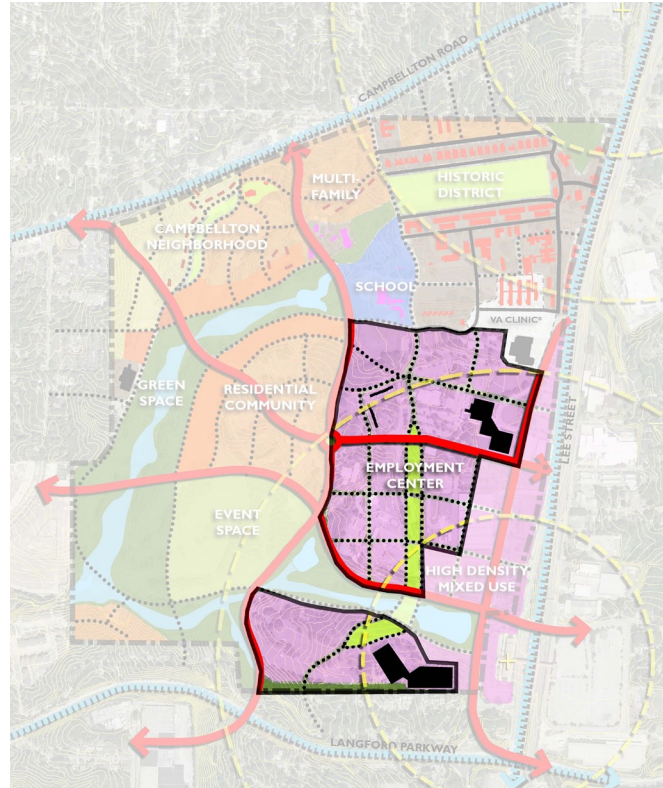


Figure 4-7. Medium Density Employment Center



Figure 4-8. City Plaza



Figure 4-9. Tech Square

environment. The Employment Center will also include pocket parks and access to regional open space, an amenity for office workers, residents and visitors alike. There will be a special focus on a higher density residential development that could benefit from the close proximity to MARTA and the primary Lee Street corridor.

The signature mall will create an identity for the area as well as provide visual relief from the built forms lining the boulevard. An example of this is Commonwealth Avenue in Boston (refer to figure 4-12).

The Employment Center provides the transition from higher density mixed use to lower density residential with office and residential uses. With 2.4 million sq ft of office space including 587,000 sq ft in existing buildings (USARC and FORSCOMM) the employment center district forms the center of economic revitalization for the area. The knowledge-based research area with Bioscience focus is located in this part of the site. Along with these there could also be regular office buildings and scattered ground retail of about 240,000 sq ft. The district also includes 1,925 residential units comprising of apartments and condos catering heavily to the people employed in the district. Parking shall be shared amongst various uses and not be visible from the sidewalk. There will also be some pocket parks and plazas developed as public open spaces within the district. Refer to figures 4-10 and 4-11 for massing models of the proposed districts.

The State of Georgia is prepared to commit capital and manpower to create a Global Bioscience Center on this site. In making this commitment, the State will satisfy the essential requirement that an entity demonstrate the financial resources to improve the property and create value.

Buildings 409 and 410 located on 1416 Thorne Avenue and 1762 Michael Place have been proposed for a Homeless Assistance Transfer to a selected Homeless Services Provider. Also, the MPLRA has recommended approval of a request from representatives of the Fort McPherson Credit Union (Building 248) and the Associated Credit Union (Building 123) to purchase the federally – owned sites on which their Credit Union buildings are erected.

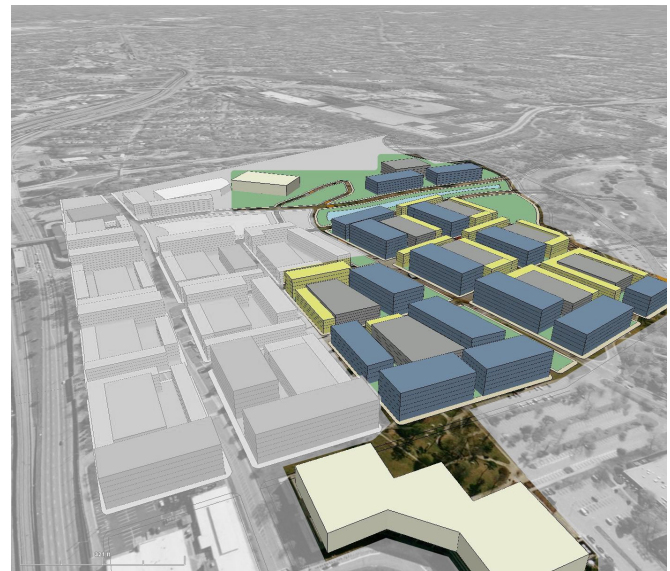


Figure 4-10. Massing model view towards the south west

■ Residential/Retail ■ Office/Research

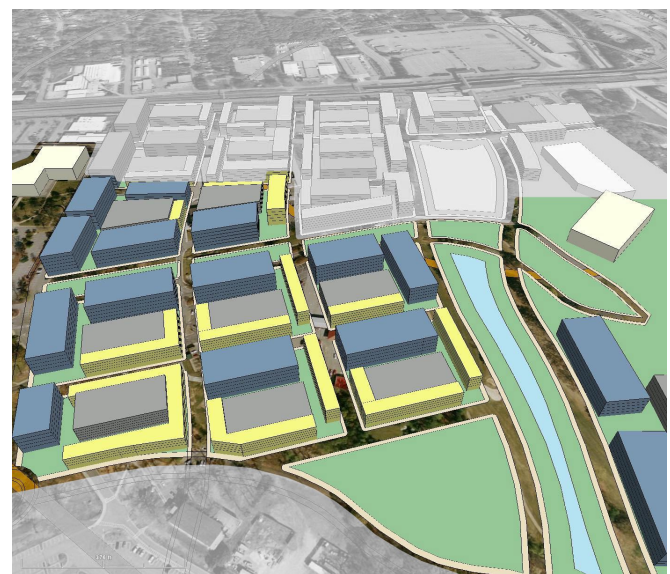


Figure 4-11. Massing model view towards the east



Figure 4-12. Commonwealth Avenue Park, Boston, MA

3. Historic District

The Historic District occupies the Northeast corner of the site and is organized around the 12.4 acres of Hedekin Field (the Parade Ground). The proposed district boundary is larger than the existing boundary established by the Army Corps of Engineers. This boundary contains buildings currently on the National Historic Register, as well as additional ones that qualify. The Northern boundary runs along the alley behind Staff Row, cutting North behind Building 22 (the WWII housing nicknamed “*The Chateau*”); the Southern boundary follows Anderson Way West from Lee Street to the intersection of Barton Street, and then West to Walker Avenue. The Eastern boundary follows the base property line at Lee Street, while the Western boundary follows Walker Avenue. Refer to figure 4-13.

Several additional historic buildings should be considered for Historic designation. They include the original stables and drill field area (buildings 400 and 401 and the two ball fields), proposed for possible reuse as a community school; the cluster of buildings along Wetzels Drive (the pool, the Child Development Center, and Lee Hall); and the various concentrations of attached housing built in the 1940s. Finally, a number of single buildings also constitute important or unique historic resources – the original Post Engineer’s house (Building 532, built in 1888); the Catholic Chapel (Building 240, built in 1941); the WWII-era gymnasium (Building 422, built in 1943); and the M.A.R.S. facility (Building 326, built in 1959). The reuse plan either incorporates these resources into the open space framework, or proposes relocating them into the main Historic District if possible.

The stately architecture and urban layout of the buildings in the historic district affords a design value exceeding any constraints imposed by adaptive reuse. In particular, the Parade Ground provides a formal urban setting for its peripheral buildings unequalled anywhere in Atlanta with the possible exception of Piedmont Park; while the buildings themselves are architectural masterpieces adhering to the purest principles of urban design. The program for this area therefore builds on the setting by prescribing a combination of limited ground-level retail and restaurants; professional office space; cultural amenities such as galleries; events space;

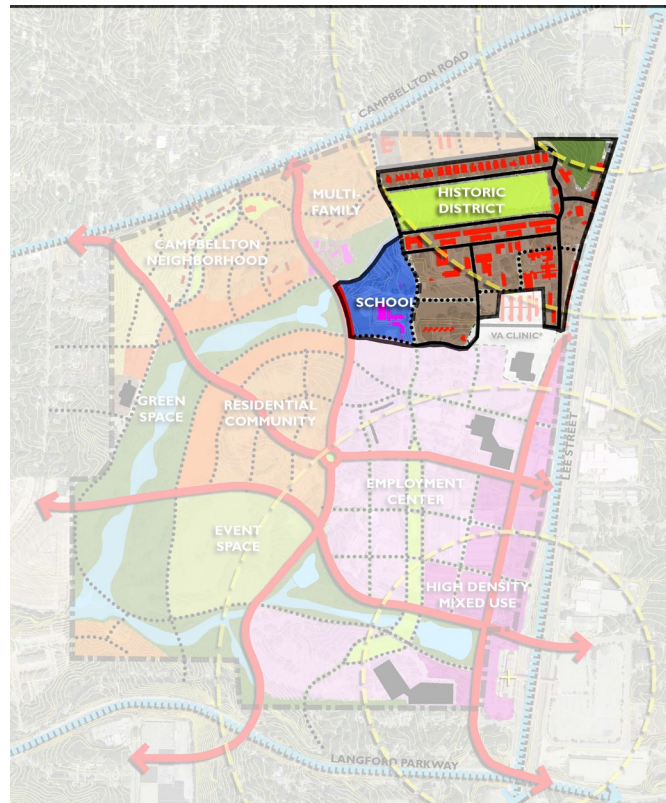


Figure 4-13. Historic District



Figure 4-14. General’s Home

hospitality uses like boutique lodging; and a small amount of exclusive single-family residential on Staff Row (refer to figure 4-14 and 4-15). Some existing uses like the chapel, post office and theater could remain as they currently exist.

A number of proposed Homeless Assistance Transfer properties are located in this district. Buildings 171 and 170 (Old Hospital Facility) located at 1593 and 1613 Hardee Avenue, Building 167 located at 1655 Howe Street, Building 168 located at 1641 Hardee Avenue, Building 514 (Child Care Center) located at 1608 Wetzell Drive and Buildings 136 through 142 located on 1347 through 1383 Bartow Street have been proposed for a Homeless Assistance Transfer to selected Homeless Service Providers. The MPLRA recommends the transfer of the 11 acre school site to Atlanta Public Schools for the construction of a new school and occupying/maintaining the existing stables with appropriate uses to serve the community.



Figure 4-15. Judge Advocate General (JAG) Building

The picturesque postcards of the base from the 1930s and 1940s describe an atmosphere that captures the best of what Fort McPherson had to offer – a beautifully landscaped environment with simple but elegant buildings and gracious interiors. To do justice to this legacy, the grounds and buildings should be carefully maintained and improved to strive for an environment that showcases the unique qualities of the Georgia Piedmont.

The Historic District is quite urban, especially along Cobb Street. Parallel building facades, street proportions, consistency of building materials, arcades and the human scale of the details – all combine to give the Southern half of the district a feel of older cities like Savannah or Charleston. Opportunities for new infill construction on some of the surface parking lots along Dietz Avenue and Hardee Avenues should replicate these features. Where moving a historic structure from elsewhere on the base is feasible to free up land for new development, these vacant places within the district should be evaluated for their appropriateness to receive the buildings.

Finally, special attention should be given to the original Lee Street gate (Hanley Plaza) and surroundings, especially once the perimeter wall is removed and the gate re-established as the main point of entry to the district. The original street section and gravel surface could be reintroduced to provide an authentic context for the classical façade of the Red Cross building, as could the reconstruction of the original stone and iron

gateposts. Trees should be replanted to line the entry; and the transition to a narrowed Lee Street should be carefully studied and designed to elevate the gate's symbolic importance.

The focus on preservation and adaptive reuse provides a benchmark for future development capacity in the district, which would consist mainly of redevelopment of the surface parking lots. If the scale of the existing buildings is maintained in new development, the ultimate yield of the district can be projected using the Staff Row area as the basis for an average density. Under this assumption, the existing two-story barracks buildings equate to a rough density of 21,200 square feet per acre or an FAR of about 1/2 . The Historic District occupies about 65 acres including the Parade Ground. Applying the 1/2 FAR to the total acreage, about 1.2 million square feet of space would ultimately be available in the district between adaptive reuse and new construction.

4. Campbellton Residential District

The Campbellton Residential District is envisioned as a new residential neighborhood with a mix of housing types that acts as an extension of the historic Oakland City neighborhood directly to the North. Located at the Northwest corner of the site, this district is bounded on the North by Campbellton Road and the Oakland City neighborhood; on the East by the Historic District; on the South by the linear park; and on the West by the Fort McPherson boundary and Stanton Road residential area. This gives an area of about 82 Acres as shown in figure 4-16.

This district will contain a mix of housing types, including the re-use of existing historic housing and community facilities. Currently there are 22 brick colonial revival duplexes which date from the late 1940's as well as three community buildings dating from 1906 to 1930. The MPLRA has identified 41 housing units: Buildings 506 – 510, Buildings 524-529, Buildings 533-538 and Buildings 601-605 as scattered housing to be transferred under a Homeless Assistance Transfer to selected Homeless Service Providers. Additional facilities for Homeless Service Providers that could eventually total 178 units have been proposed as new construction. New construction of these additional units will also occur in the adjoining "Park Residential District." The Campbellton Residential District could also include a 10-acre site proposed under a Homeless Assistance Transfer for construction of a 150-unit apartment community that would reserve a minimum of 15 units for low income or formerly homeless occupancy. The existing pool facility would remain as an amenity for the new neighborhood, and Lee Hall (Building 522) could become a community center. (Refer to Appendix A12).

The remainder of the district will be composed of new residential development with a mix of densities. The Northwest portion of the district will be primarily single-family homes on narrow lots typical of the surrounding historic neighborhoods. The density could increase to the South and East of the district, transitioning to townhomes in the center (adjacent to the existing duplexes), with 4-5 story multi-family housing fronting the park to the South and clustered to the East at the main Northern entrance to the site. This could create approximately 100 new single-family units and 550 multi-family units in this district.

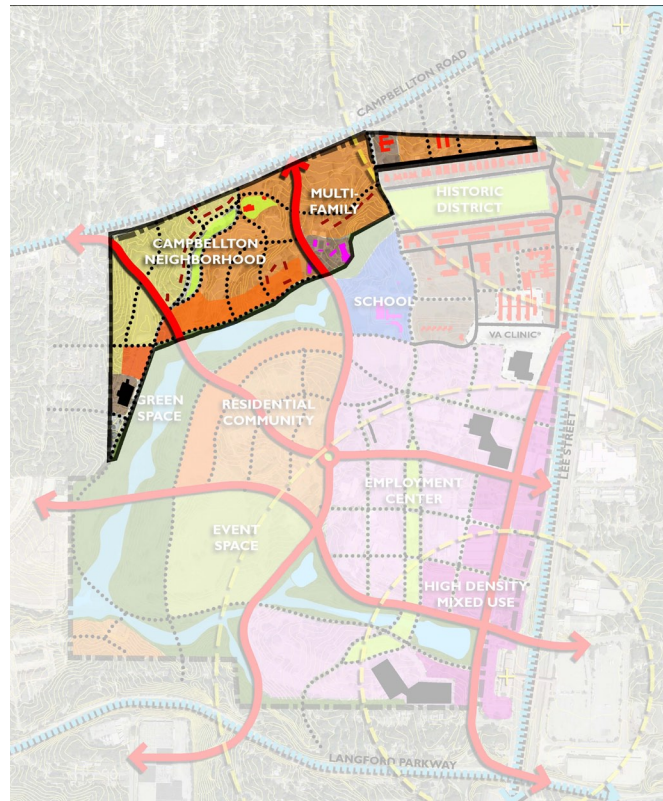


Figure 4-16. Campbellton Residential District



Figure 4-17. Mixed use/ pocket park



Figure 4-18. Single family Craftsman style houses

Refer to figures 4-17 through 4-19 for examples.

In addition, a linear open space at the center of the district will act as the organizing element to the new neighborhood and connect it to the major park space to the South. This spine of green space will be immediately adjacent to the existing historic duplexes and will connect the major park space to the oldest building on the site, the Post Engineer's House, which dates back to 1888.

This district will act as extension of the existing neighborhoods into the site and should reflect similar design elements such as block sizes, setbacks, architectural quality, and street character, similar to the scale and type found in the Glenwood Park or Mead developments in Atlanta. Single family homes should be on narrow lots, address the street with minimal and normalized setbacks, and be reflective of the 1920's Craftsman style architecture typical of the surrounding area. Townhomes should be of a similar character and be accessed through rear alleys, with parking and service areas hidden from public view. Multi-family development should not exceed 4 stories and have internal, hidden parking. At the Northeast corner of the district, adjacent to the main northern entrance to the site, there may be some opportunity for small-scale, neighborhood serving retail similar to the Highland Walk development on North Highland Avenue. In all cases, block sizes should not exceed 200'x 400' and streets should have on-street parking and streetscape elements such as sidewalks, street trees, and pedestrian-scale lighting in order to improve walkability.



Figure 4-19. Rowhouses



Figure 4-20. Single family homes



Figure 4-21. Mixed use apartment buildings

5. Park Residential District

The Park Residential District is envisioned as a mix of higher density residential development situated towards the center of the site between the linear park space to the west and the Employment Center District to the East. A small portion of this district lies in the South West corner of the existing Fort. This district will serve as a transition between the Higher Density Employment Center and Mixed Use District at the Southeast of the site and the new Campbellton Residential District and existing single-family neighborhoods to the North and West of the site. This district will also bring vitality to the overall development in terms of a variety of housing types both rental and for sale. Refer to figure 4-22.

Providing housing for many of the employees and students from the Employment and Mixed Use Districts as well as the surrounding community, this district will add approximately 1200 new housing units to the area spread over roughly 55 acres. The residential development in this district could be made up of multi-family buildings, ranging from 4 to 6 stories with highest densities fronting the park and the proposed Special Events Space. This could comprise of 3-4 story walk-up/garden-style apartments, 4 story townhomes and condominiums to higher 6 story flats with deck parking. Refer to figure 4-23 for an example.

The character of this district will be urban in nature, arranged on a grid system with ground/structured parking in the interior of blocks and wrapped with residential development. Similar existing developments are Post Biltmore on West Peachtree and the Glen Iris Lofts on Glen Iris in Atlanta. There could be some opportunity for ground floor retail in some strategic locations along the linear park and more locations along the fronting the event space which would serve the residents of this district and users of the event space while not competing with retail in the Employment or Mixed Use Districts.

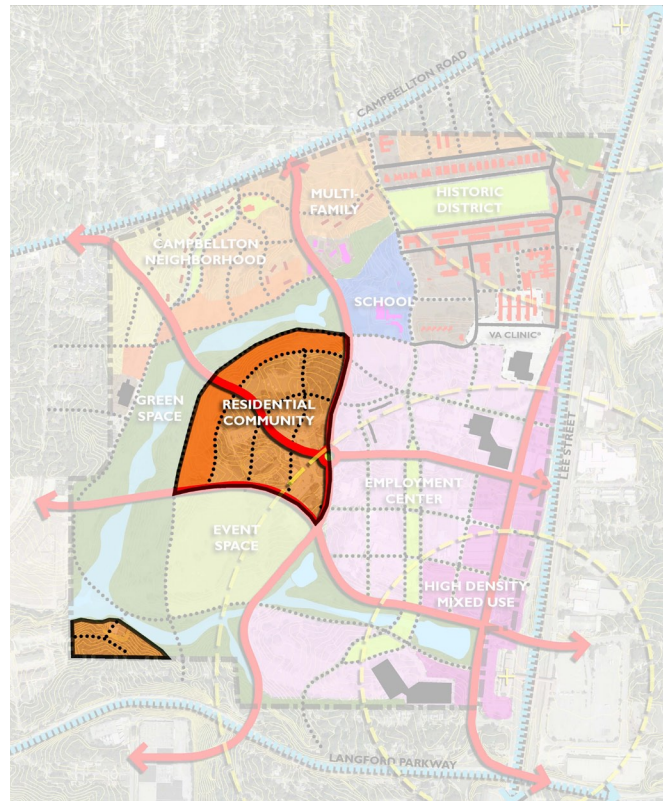


Figure 4-22. Residential Community District



Figure 4-23. A medium density apartment building

6. Green Space

Fort McPherson was built on rolling forest and pasture land crossed by small streams; and in the same way the natural landscape governed the original design, it now forms the backbone of the reuse plan. Unlike the various mixed-use, residential and historic “centers”, the green space network does not have fixed boundaries, but rather a host of different elements with geographies determined by design “themes”. The variety of the network ranges from the natural to the formal, with some spaces combining qualities of both. Diagrammatically, the network can be thought of as a misshapen “C” - beginning at the Northeast corner of the site and curving to the Southwest, returning eventually to the Southeast corner. Most of the existing landscaped areas are incorporated into the network, including the Parade Grounds, the reservoirs, the lawns and gazebos near FORSCOMM and the second Post Headquarters, and the plaza at USARC. Refer to figure 4-24

Aside from the Parade Grounds, the most significant green space element is the linear park formed by the daylighting of the Utoy Creek headwaters, which begin where the creek enters the site at the southwest corner. One course flows from the Northeast, ending in the impoundment known as “Lake No. 3” near Wetzels Drive; the other course flows from the East, with the main tributary fed from two impoundments at either end of Armistead Lane (lakes “1” and “2”) and a smaller tributary flowing in from Colonial Hills neighborhood. Each of the two headwater streams are enclosed in culverts for some or all of their length. The longer stream to the Northeast could be daylighted as part of a Public Benefit Transfer to Georgia Department of Transportation (GDOT) for wetland mitigation credits.

GDOT proposes to restore approximately 4,000 linear feet of the original stream and provide a 300’ wide buffer 150’ on either side (from the center to the stream), forming a 27-acre backbone to the linear park to the north. The Eastern branch could benefit from a similar treatment. Both restorations are part of a 90-acre linear park system that would vary in dimension and design according to the needs of the surrounding “neighborhoods”, but would include natural stormwater control features at various points with a large basin in the area prone to flooding at

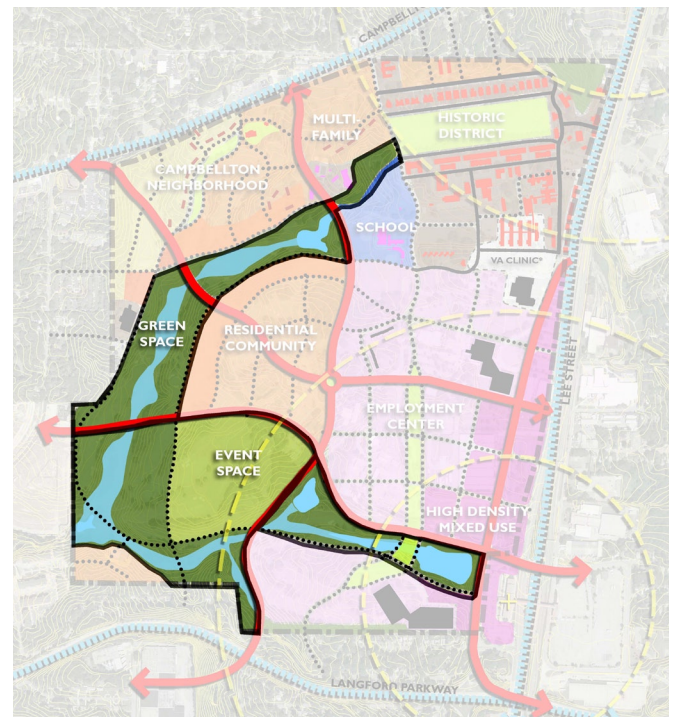


Figure 4-24. Green Space



Figure 4-25. Current golf course green space

the existing outflow. The intent of the linear park overall is to provide passive space that reproduces the native Piedmont landscape.

One of the most significant parts of the green space element of the redevelopment plan is the 25 acre Event Space. This event space is envisioned as a regionally significant special events venue. It is proposed that City of Atlanta and City of East Point would share maintenance and hosting of events at this venue. More information about the event space is available in the appendix.

The balance of the green space network is contained in smaller park elements providing neighborhood focal points. At the North, an arm of the linear park

peels away to become an undulating strip of green inspired by the Druid Hills parks designed by Frederick Law Olmsted. The park would be bounded by Miller Drive on the North and a new street on the South, and would form foreground to the 1940s-vintage attached housing. The park would terminate in a forested area surrounding the 1888 Post Engineer's house. Closer to the Lakewood MARTA station, a mall extending from the vicinity of the base library south to the USARC building would define the core of the employment center / research campus. The mall would bridge the valley of the stream originating in Lake No. 1, and would expand to incorporate the area around the M.A.R.S. station at the top of the hill. As with the linear park, the program of these spaces would be largely passive, although the mall could be activated with programmed events as desired.

Finally, the signature open space - the Parade Grounds - would be maintained much as it exists today, although a small part of the space (ideally adjacent to the original 1891 Post HQ) might be paved with pea gravel or brick pavers to improve functionality and tie back to a historic period when the grounds were more intensely used during WWII.

There is no single character to the green space network with the exception of one – the dominance of very old trees in each of the spaces. The presence of the trees is exceptional around the Parade Ground, where the oaks planted at the turn of the 20th century now form a magnificent wall on each side. The tree canopy continues West of Walker Avenue, where the Parade Ground drops drastically into a forested ravine containing a small creek. The character of this ravine, while terminating at Lake No. 3, nevertheless is a model for the stream restoration zone and the more natural environment of the linear park. The juxtaposition of the natural against the formal in this part of the site is quite similar to the grounds of Emory University, where the main quad is set off against the cool ravines. Similarly, the existing natural hillside environment along the Utoy Creek South tributary is a template for the restoration of the balance of that small valley.

In contrast to the more forested areas, the malls and neighborhood parks depend on their built edges to provide character - even though their landscape

treatment should be designed with equal attention to detail. A mixture of paving and plant materials is essential to creating an environment that is both urban and pastoral, using the architecture of the edges as a point of departure. Some of the best urban spaces in the country demonstrate this relationship, like the edges of Central Park in New York or Boston's Commonwealth Avenue greenway (refer to figure 4-12).

There are several existing buildings that are linked in use with the surrounding open space, and by their inclusion in the reuse plan increase the opportunities for programmatic diversity in the network of parks. Some of the significant facilities include:

- The Commons (22,432 square feet), currently the golf course clubhouse, could be adapted to other uses related to the stream / forest restoration proposed nearby.
- The Pistol Range (Building 455 – 2,000 square feet) could be used in its existing capacity or modified for a different program tied to the major expansion of Lake No. 4.
- The historic Swimming Pool (Buildings 518 and 519) could be used without modification for the Campbellton neighborhood.
- The original Post Headquarters (Building 41 – 6,655 square feet) could be renovated to contain a base history museum or other cultural use.
- The original stables (Buildings 400 and 401) could remain with the uses they contain (bowling alley, squash courts) or be renovated for new uses compatible with the construction of a new school for Atlanta Public Schools.
- The Post Theater (Building 182) could continue to host events, just as the gazebos (Buildings 215 and 516) could influence the programming of small outdoor concerts.

These and other buildings hint at the broad range of possibilities for creating a rich and layered network of amenities, not simply a choice between passive and active green space. The proposed total area of the Green Space is 150 acres (approx).

Residential Balance

The goal for the residential component in the Reuse Plan at Fort McPherson is to create a balance with the residential program throughout the site. That balance will be reflected within the overall mixed income of future residences (new construction), the concept of scattered housing (new and existing residential structures) and the different locations/different residential environments created as a result of the Reuse Plan.

The residential component is intended to produce a wide range of housing types; housing for the Formerly Homeless, Affordable Housing, Market Rate Housing and High End Housing. The goal with the Reuse Plan for the re-vision of Fort McPherson is to provide for a wide variety of housing types seeking a number of different types of users, all within a shared environment, one that would be balanced with nature, and no residence located any further than a 5 minute walk from a green / open space.

A crucial factor in planning for the residential component is to have a minimum of 20% of the residential program set aside for Affordable Housing and the remainder of the program that will be distributed among Market Rate Housing, housing for the Formerly Homeless and High End Housing. The majority of the remainder would be Market Rate Housing with a very small (7 %) of scattered units for the Formerly Homeless.

Of the mixed income housing stock, there will be a mix of “for sale” & lease, as well as a mix of user types that would range from the following:

- Housing for Students
- Housing for young single workers
- Housing for Families
- Housing for Empty Nesters
- Housing for Senior Citizens

The Residential component of the Land Use Plan has also sought to take advantage of the proposed circulation/traffic network system designed for the site. All residential areas of the plan have proximity to at least one of four primary streets/collectors, two that run in the north-south direction and the

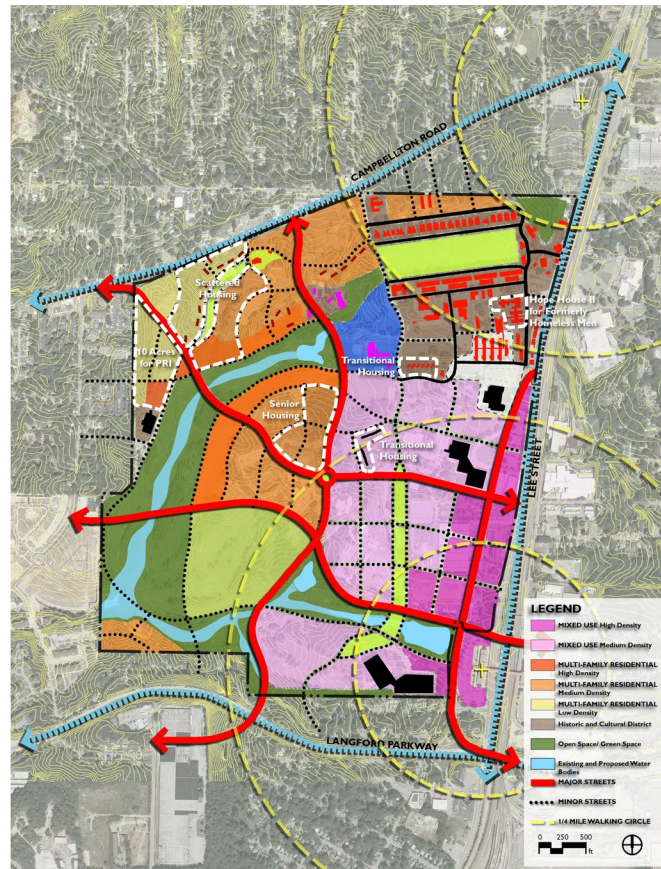


Figure 4-26. Residential Balance and Homeless Assistance Transfer Sites.

other two that run in the East-West direction. This elementary circulation network ensures that all residential programs will have excellent access to the primary public faces of the site, that of Campbellton Road and Lee Street. This is especially important for the Senior Living portion of the program (see plan). Within the plan we have allocated 5 – 10 acres for Senior Living, while the designated site, is well inboard on the site it still has excellent connectivity to internal and external features of the site. Our goal is to ensure that the Senior Living residents will have excellent access to both MARTA Stations and proximity to green & open space as well.

The Land Use plan also seeks to maximize all of the existing usable structures on site, especially those of the residential structures. In addition to the residential structures located within the Historic District, there are a number of residential structures located along the northern edge of the site along Campbellton Road identified as the Campbellton Neighborhood. Within this area there will be a mixed income approach of residential types,

thus helping to create a balance of mixed income residents along Campbellton Road. That balance in price points for housing will include Formerly Homeless, Affordable and Market Rate housing types. It is also the intent of the Land Use plan to create new housing in this area that would be designed similar to and/or respond to the existing structures thus creating a community of new and existing housing structures that will be of a mixed income program.

The overall proposed built program for the re-use of Fort McPherson includes the following:*

- 4 Million square feet of Office and Research space
- 400,000 square feet of Commercial / Retail space
- 4,600 units of Housing

*The proposed zoning strategy for the site will allow up to 21 million square feet for all non-residential space and 11,000 units of housing, but the present “aggressive market reality recommends a program of the 4 Million, 400,000 and 4,600.

The overall uses for the different homeless providers will total approximately 314 units of housing serving approximately 547 households and approximately 10,000 square feet of space to address the Health Care and Community Service needs. It is important to note that the proposed Inclusive Community Health Care Services and the Inclusive Community Services will also be able to serve the general public/residents on the site and the surrounding area. The different Homeless Assistance elements make up for a very small percentage of the over all program and the square footage associated with the proposed re-use of Fort McPherson. It is important to realize that this diversity and mix helps to create a very positive “and unique” balance of living environments and services that is truly reflective to the overall make up of the City of Atlanta.

Zoning

Special Public Interest District (SPI)

SPI - an abbreviation for Special Public Interest - is a City of Atlanta zoning designation. SPIs are designated districts of the city where the community has come together to create an ordinance that reflects the community's vision for the future development of that area. SPIs are separate zoning districts, not an overlay. The ordinances that govern them are adopted as part of the City's zoning code and supplant any previous zoning designations except Historic District designation and corresponding oversight by the Urban Design Commission.

Atlanta SPI zoning districts typically include regulations that govern:

- Use restrictions including a specific list of permitted uses and uses requiring special use permits
- Building design specifications including allowable bulk, density, and sometimes façade design requirements
- Streetscape requirements including lighting, screening, trees, setbacks, and yard requirements
- Parking requirements
- Open and public space requirements
- Affordable housing and mixed-use requirements

The current SPI-1 district covers the majority of Downtown Atlanta, Centennial Olympic Park, area around the North Avenue MARTA station and several commercial designations.

The intent of establishing SPI-I as a zoning district is as follows:

- Preserve, protect and enhance Downtown's role as the civic and economic center of the Atlanta region;
- Create a 24-hour urban environment where people can live, work, meet and play;
- Encourage the development of major commercial uses and high intensity housing that provides a range of housing opportunities

for citizens within the district;

- Encourage a compatible mixture of residential, commercial, entertainment, cultural and recreational uses;
- Improve the aesthetics of street and built environments;
- Promote pedestrian safety by ensuring and revitalizing pedestrian-oriented buildings which create a sense of activity and liveliness along their sidewalk-level facades;
- Facilitate safe, pleasant, and convenient sidewalk-level pedestrian circulation that minimizes impediments by vehicles;
- Encourage the use of MARTA and other public transit facilities;
- Enhance the efficient utilization of accessible and sufficient parking facilities in an unobtrusive manner including encouraging shared parking and alternative modes of transportation;
- Provide safe and accessible parks and plazas for active and passive use including protecting Centennial Olympic Park as an Olympic legacy and a local and regional civic resource;
- Preserve and protect Downtown's historic buildings and sites;
- Recognize the special character of Fairlie-Poplar and Terminus through the administration of specific standards and criteria consistent with the historic built environment as recognized by the inclusion of several blocks and buildings on the National Register of Historic Places.

Bonuses* for:

- Affordable Housing**
- Ground floor retail
- Open Space
- Transit Station Areas

* Not all bonuses permitted in each of the Quality of Life Districts

** Maximum sale price not exceeding 2.5 times regional median income; Maximum rent not exceeding 80% of regional fair market rent, as determined by HUD

Zoning

Quality of Life Zoning Code

- Improve the aesthetics of the built environment.
- Facilitate safe, pleasant, and convenient pedestrian circulation.
- Maximize pedestrian amenities, including open spaces, public art and public signage.
- Transition between densities to reinforce visual continuity, linkages, and existing street patterns.
- Provide multi-family housing that does not detract from adjacent single-family housing.
- Prevent encroachment of incompatible commercial uses and parking into neighborhoods.
- Encourage a compatible mixture of residential and commercial uses.
- Encourage community oriented retail uses.

Parking Requirements

- Parking caps for all uses.
- Bicycle parking.
- Alternative fuel vehicle charging stations.
- Transportation Management Association (TMA) membership for office buildings over 25,000 SF.
- Retail and restaurant within Transit Station Areas = none, when under 2,000 SF.
- Residential uses = maximums only.
- Shared parking permitted.
- Off-site parking permitted within a certain distance of primary use.

* These requirements do not necessarily apply to all of the Quality of Life Districts

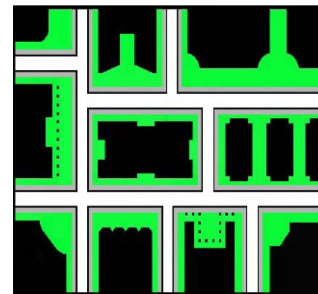


Figure 4-26. Open Space without transfer

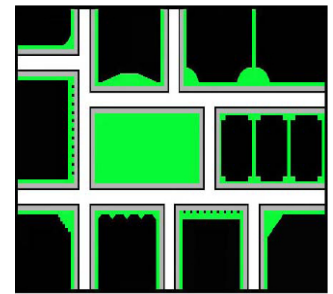


Figure 4-27. Open Space with transfer

Bonuses for:

- Affordable Housing**
- Ground floor retail
- Open Space
- Transit Station Areas

* Not all bonuses permitted in each of the Quality of Life Districts

** Maximum sale price not exceeding 2.5 times regional median income; Maximum rent not exceeding 80% of regional fair market rent, as determined by HUD

Refer to appendix for full zoning purposes and districts for mixed residential commercial (MRC) and multi-family residential (MR) zoning districts.

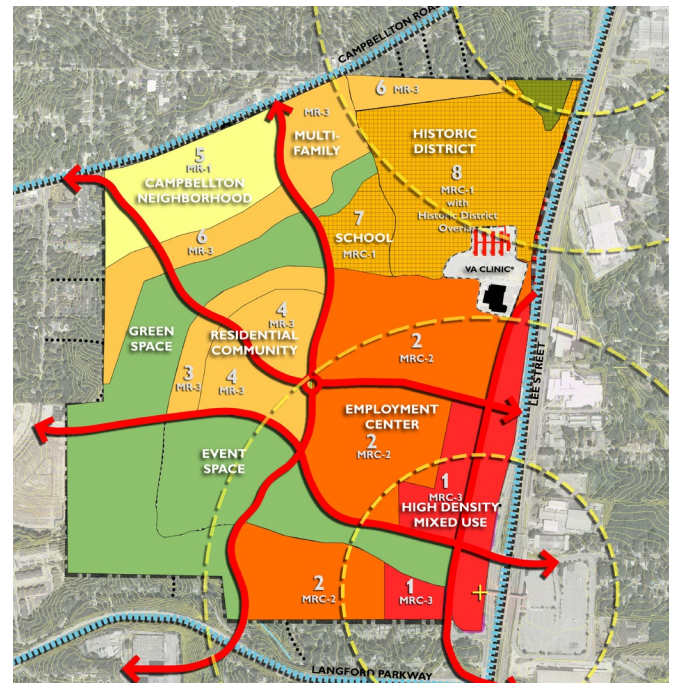


Figure 4-28. Preliminary Recommended Zoning

Phasing and Implementation

Overall, the proposed plan would allow for a mixed use development to be built out over a 30 year period. The Framework Plan sought to allow for the opportunity to begin redevelopment even before the schedule base closure in September 2011. As stated in the Framework Plan description, there are four major circulation/traffic strategies that create the “bones” of the plan. One of those is a North-South corridor that allows for entry/access from the Campbellton Road through the site heading South to the City of East Point via crossing Langford Parkway. This proposed North-South corridor virtually splits the site in half (refer to figure 4-30). The present condition of the Western half of the site is mostly that of the golf course, open green space and some family residences, while the Eastern half is populated with the bulk of the buildings, many of them very sensitive in nature to the operations of Fort McPherson.

Realizing that the Fort McPherson is charged with base closure by September 14, 2011, the proposed framework addresses a planning strategy that could allow for development/implementation before the actual closure of the base if so desired. The proposed residential developments of both the Campbellton Neighborhood and the inward Residential Community, could begin much sooner than September 2011 without disturbing some of the functions and operations of key buildings on the Eastern part of the base.

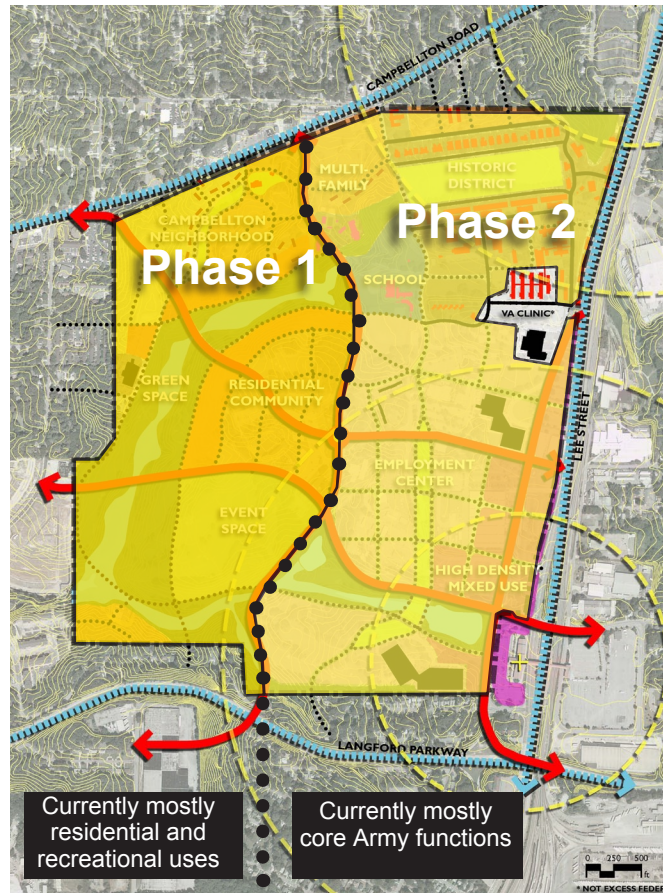


Figure 4-29. Proposed phasing

Sustainability

Redevelopment of the Fort McPherson area would be the largest single redevelopment project within Metro Atlanta in a long time, and would have a tremendous impact on the communities within and around the redevelopment area. Hence, it becomes important to approach the redevelopment plan from a framework of sustainability. Sustainable development had been a vague term for a long time before USGBC introduced the LEED-ND, a new standard for sustainable neighborhood development for new or infill sites. Some of the principles outlined in the framework plan already begin to address the prerequisites and requirements for LEED-ND certification and this would also help achieve measurable benefits for the development itself. These include but are not limited to wetland protection, smart location, proximity to schools, diversity of uses, walkable streets, reduced auto dependency, compact development, etc.

While addressing sustainability at the neighborhood scale is important, to reduce its adverse impact on the environment some of the higher density intense use buildings within the mixed use and employment center districts should also be individually certified as LEED-NC or LEED-EB. This would set a strong precedent for sustainable development and promote a higher level of environmental stewardship for the region as a whole.

Notes:

1. The LEED for Neighborhood Development (LEED-ND) Rating System integrates the principles of smart growth, urbanism, and green building into the first national standard for neighborhood design. LEED certification provides independent, third-party verification that a development's location and design meet accepted high standards for environmentally responsible, sustainable, development. For further information refer to the USGBC website at www.usgbc.org/leed/nd
2. The LEED for New Construction and Major Renovations (LEED-NC) is a green building rating system that was designed to guide and distinguish high-performance commercial and institutional projects, with a focus on office buildings. Practitioners have also applied the system to K-12 schools, multi-unit residential buildings, manufacturing plants, laboratories and many other building types. . For further information refer to the USGBC website at www.usgbc.org/leed/nc

5. Transportation



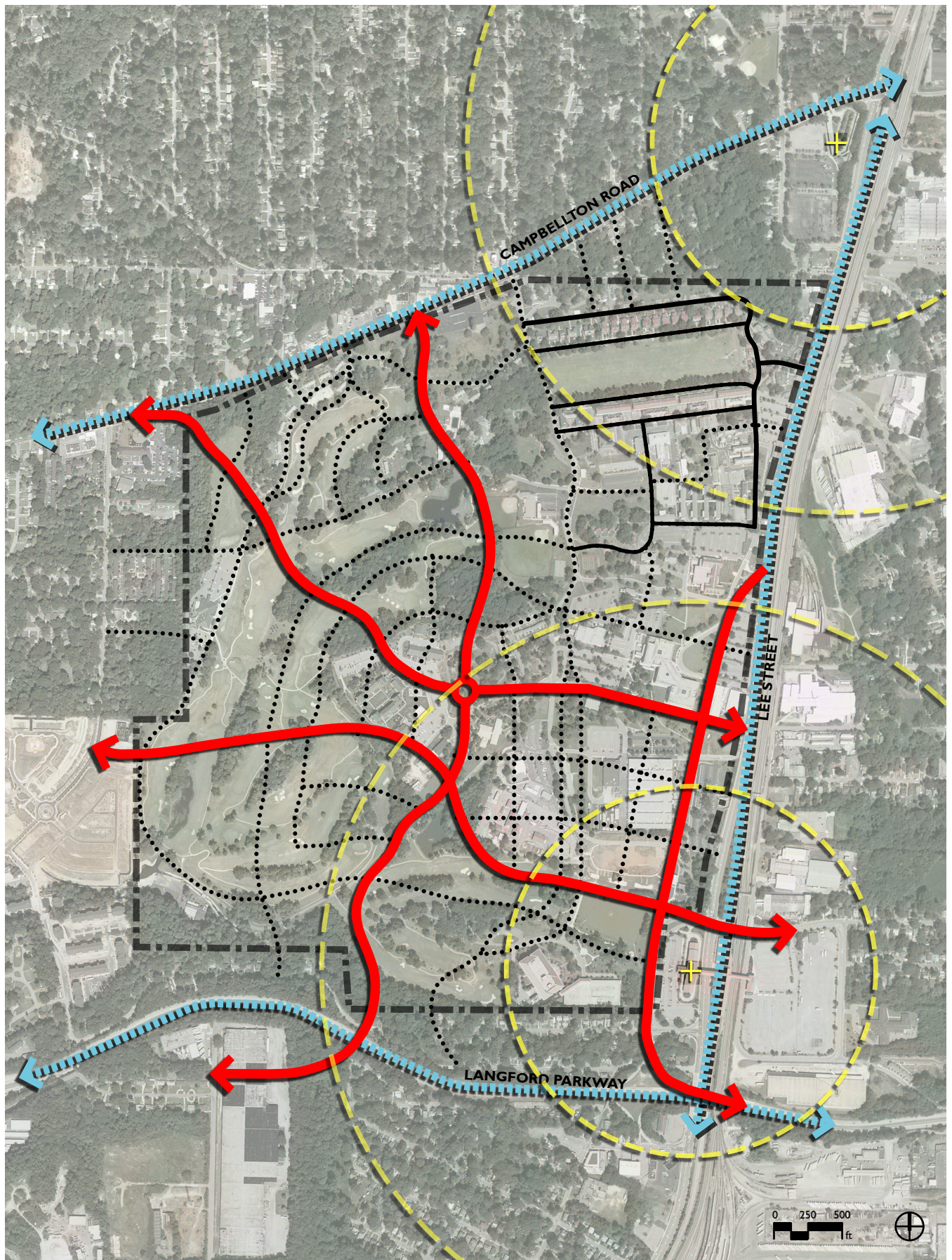


figure 5-1. Street network and walking circles from MARTA stations

Site Principles and Opportunities

Transit Orientation vs. Adjacency

Pedestrians First – The vast majority of transit riders need to walk for a significant portion of their trip. In order to make transit a viable choice for more people, the pedestrian reach of the station should be extended through the creation of a pedestrian-scale grid of streets and sidewalks (block faces between 250 and 500 feet). Pedestrians' walk tolerances should be extended through the creation of safe, comfortable and interesting environments. In areas where pedestrians and vehicles are expected to share space (crosswalks, parking entrances) the design should favor the pedestrian who is at a physical disadvantage. If these ideas and principles are implemented, the biggest steps in creation of a transit oriented environment will be successful.

Look for Good Bones – The “Bones” of a city are the basic building blocks that contribute to good form. These include good block structure (connectivity), buildings that are built to the street and active ground-floor uses. These are the elements that are permanent – that do not change over time. Businesses, residents, traffic patterns and even whole economies can change, but good bones allow a place to adapt and keep up with these changes without having to tear down and start over. Buildings built in the early 20th century could not have anticipated internet cafes or loft condos; but the ones from that era can adapt and change. Likewise, the grid of connected streets often laid out in the 19th century did not anticipate the advent of automobiles, but they are flexible enough to accommodate these changes better than more recent road projects.

Get the Right Land Use – Good transit orientation requires a mix of uses. Much like parks, transit stations that are in the midst of single-use districts are active for only part of the day. During these inactive times, the station can seem as an unsafe and underutilized space.

Create Great Public Spaces – Public spaces activate the areas around transit stations and keep them lively and safe. These spaces may be parks or plazas or they may just be streets with well designed spaces for pedestrians. In any case, deliberate attention to the areas where pedestrians will spend time helps to make transit a more ingrained element of the community.

Get the Facility Design Right – Transit stations are functional spaces. The goal is to move through as efficiently as possible and get to the street. Any additional barriers, corridors, stairs, bridges or tunnels that add to the time in this functional environment will detract from peoples' inclination to use the facility.

Flexibility and Urban vs. Suburban Form

One of the often overlooked principles of building great places is that places change. Residents, economies, technology and land use change over the years. Well designed urban places, however, have the underlying bone structure to allow these changes to occur. In fact, this is one of the fundamental differences between urban and suburban form. Urban forms can adapt over time: as new elements are added to an urban environment, the place is enriched and enlivened. We should strive to create the type of urban place that will continue to improve as the city grows and changes.

Connectivity For All Users

Urban places – particularly those near transit – should be for all users; not just automobiles. However, there is an art to the creation of streets that are complete for all users. One of the fundamental shortcomings of typical suburban forms is that virtually all automobile trips must eventually use the same small group of arterial corridors. Generally, these arterial corridors are responsible not only for the eventual mobility of vehicles from all local streets, but for access to the uses (such as strip commercial) that is typically located along them. This is the primary reason why these arterial streets are always congested and dysfunctional.

The time-proven cure to this problem is transportation network. A well connected network of streets not only moves automobiles more efficiently; it makes the creation of good pedestrian environments possible. This occurs because:

- None of the streets are too wide
- Automobiles are not tempted to speed between widely spaced intersections
- Pedestrians have a shorter path from point to point

These benefits also apply to bicyclists. The development of an effective network is the precursor to a community of “complete streets.” As shown in figure 5-1 a well connected network of multi modal streets can provide the balance between mobility and pedestrian environment.

Integration with the Community

As has been discussed in the previous sections, the removal of walls on site is expected to be both a physical and a symbolic act. But if real barriers continue to exist after the physical walls are removed, then Fort McPherson will always be a disconnected place rather than an integral part of the community.

In order to accomplish the integrity, first the street network on the site must be utilized to the greatest extent possible. These connections

will help to make the site permeable allowing it to breathe and people will flow both in and out via these connections. Second, the edges of the site must cease to be barriers. If in the final design Lee Street, Langford Parkway, Stanton Road and Campbellton are always treated as edges, then it will always be apparent that the site is different from the surrounding community. Refer to figure 5-2.



Figure 5-1. Multiple modes of transportation

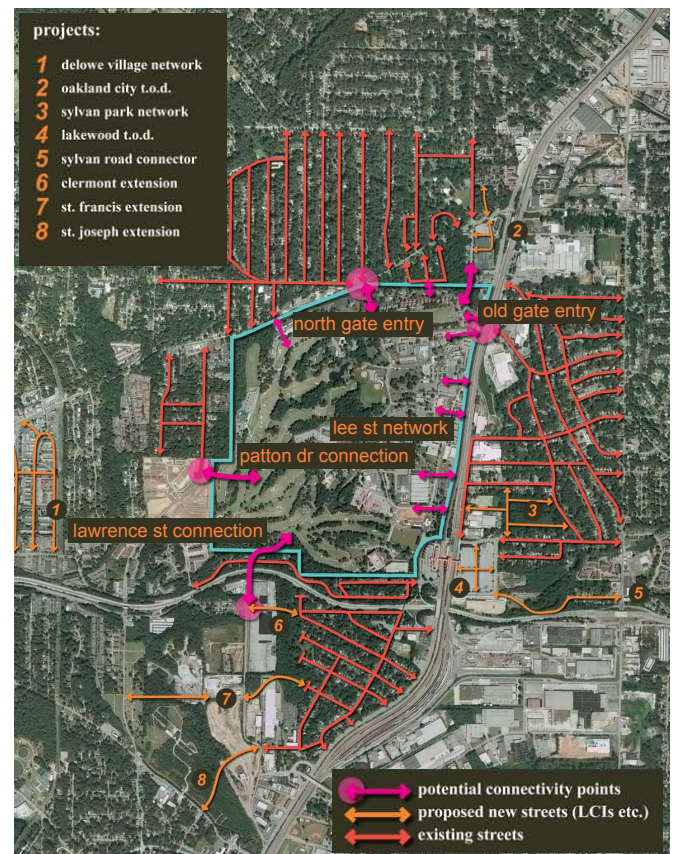


Figure 5-2. Street Network



Figure 5-3. Key transportation moves to structure the site

Major Transportation Moves

The 4 Big Moves

Over the course of the planning process, the design team proposed a number of major street realignments that we believe begin to overcome some of the constraints, barriers and obstacles discussed previously. These ideas, among others, were shared with the public, and received considerable positive reaction during the workshops and charrettes. Refer to figure 5-3.

1. Lee Street/Peachtree Street “Inboarding”

Lee Street, the primary North-South access street, currently runs along the Eastern edge of the Fort McPherson site. Whether this remains Lee Street or is re-branded as “Peachtree Street” as a part of the streetcar project, development along this street will be one of the most attractive within the site. However, the eastern side of this street is bordered by railroad tracks. This presents two disadvantages; it is

unattractive and development is only possible on the Western side of the street. If, however, the alignment of the street itself were moved to the West, these problems would be eliminated. As Figure 5-4 illustrates, inboarding this street would create a 2-sided street for development, allow for the creation of a well-designed pedestrian boulevard and allow vehicular access on the old Lee Street alignment.

2. Campbellton Road “Re-Alignment”

In its current configuration, Campbellton Road represents the edge of the site, a line of demarcation from the existing neighborhoods, and an importation vehicular access route. The team decided to ask, what if, instead of a barrier, this street could become an integral part of the redevelopment and the redevelopment a part of the existing neighborhood fabric? This idea is illustrated in Figure 5-4. This realignment of Campbellton has a number of advantages:

- Site generated trips would turn from both the North and South instead of only one direction. This would help to spread the load of turning movements.
- The existing Campbellton Road alignment (perhaps renamed Dill Ave. to match its counterpart across the tracks) could be preserved as a two lane, neighborhood street.
- The East-West “main street” would be on site instead of adjacent to the site, allowing for redevelopment on both sides.

3. East-West Connection Between Astor Avenue and Stanton Road

As has been discussed previously, Astor Avenue is one of only two bridges available to cross the tracks on the eastern edge of the site. The plan will need to take full advantage of this access. Likewise, traffic to and from the Western edge of the site would be well served by a direct outlet to Stanton Road.

4. North-South Connection Between Atlanta and East Point

The Northern boundary of the site is adjacent to the best available network infrastructure in the area. The historic street grids of the neighborhoods to the North provide a real opportunity for neighborhood-scale circulation into the site. Numerous connections from these streets into Fort McPherson are strongly recommended. It would be beneficial if at least one of these connections carried across Langford Parkway to East Point. This would open the site up to East Point residents without having to use one of the already overtaxed existing streets.

The Support System

While these four major realignment strategies represent the most visible elements of the street framework, they are, by no means the extent of the system. In order to keep these prominent streets “complete” (i.e., at a pedestrian scale), they will need a support system. This fine grained network of support streets is the only way to effectively manage pedestrian and vehicular movement in an environment that is dense enough to also support rail transit.

Flexibility and Phasing

This connected system of local streets can be built as the site develops. In fact, in many cases, it is likely that the site developers can be asked to build these master planned streets. One of the advantages of this network is its flexibility. The number and density of streets can match the density and pace of development that the market dictates.

Framework Plan- Transportation Evaluation

The following section evaluates the performance of the Framework Plan against some of the issues and principles that have been outlined in the preceding sections.

Street Connectivity & Walkability

a. Block Size – The block sizes shown in the framework plan, particularly in the areas near the Lakewood/Fort McPherson MARTA station are conducive to pedestrian circulation. All the block faces in this district are less than 500 feet, which is critical to the creation of a walkable environment. The network will also help to quickly disperse vehicles to numerous streets so that no one street or intersection becomes overloaded. Refer to figure 5-4.

b. Street Size and Character – The presence of the connected network will be key to keeping streets appropriately sized. Consider the Fairlie-Poplar district downtown Atlanta. Even though this district supports in very high built densities, the streets are able to remain narrow and pedestrian friendly. This is because vehicle traffic is dispersed throughout these streets and intersections do not become overloaded. In addition to the creation of network, the Framework Plan provides for and adequate number of pedestrian spaces. The accompanying cross-section diagrams illustrate the dimensions and character of the balanced streets (figure 5-4).

c. Vehicle Carrying Capacity – Although Fort McPherson is expected to be a transit-oriented, walkable, mixed-use development, it is still reasonable to expect the majority of commute trips to occur via automobile. Given this reality, we should have some degree of flexibility that the proposed streets can handle the vehicle loads that are likely to result from redevelopment. The first part of this section provided a brief discussion of the capacity of the existing streets around the site. If we project that available capacity onto the major streets show in the Framework Plan, it results in the diagram shown in Figure 5-5. This illustrates



Figure 5-4. Appropriately sized streets help improve the quality of the urban environment



Figure 5-5. Maximum vehicle carrying capacity of the framework streets

the capacity available during the afternoon peak hour. In total, this adds up to 4,600 vehicle trips that could be handled by this basic network. If we assume a 10% transit ridership (this is comparable to ridership in the transit-rich Midtown Atlanta area), these capacities correspond to a development program of approximately 4,000,000 square feet of office, 4,600 residential units and 400,000 square feet of retail development. If more density is desired (and possible), an additional parallel North-South road (shown in the Framework Plan) and additional East-West connections to Stanton Road could be built.

Transit Access and Focus

In order to achieve even the base level of development, however, 10% of transit ridership level will be imperative. This will require that the area around the Lakewood/Ft. McPherson station be well designed. The Framework Plan looks at these issues in three basic areas:

a. Density – The Plan contemplates the highest concentration of development along the Lee Road/ Peachtree Street corridor around the MARTA station. It is important that this density not only be along one street, but continue into a 10 minute walk circle. This 10 minute walk-shed is the zone from which we can expect, by far, the greatest percentage of transit ridership. It is important that we concentrate as much development as possible into this zone.

b. Mix of Uses – A mix of uses will serve to use the available transit capacity throughout the day. Single use office development will only take advantage of transit capacity during the morning and evening peak hours. However, if residences, retail, green space and civic or institutional uses are present within the 10 minute walk-shed, not only will the transit investment be better utilized, it will be safer by virtue of the activity.

c. Permeability – Filling the walk-shed with dense development is only one half of the transit strategy. The other half is expanding this circle. This can be done by creating more networks to allow transit users a direct path to their destinations. Figure 5-6 shows the current 10 minute walk-shed compared to the expanded accessible area made possible by the addition of street network (figure 5-7).

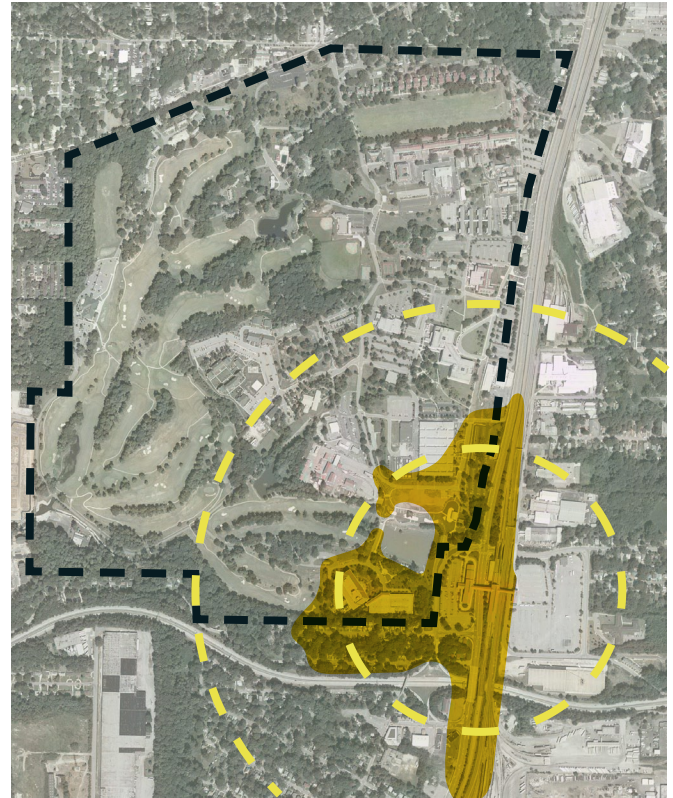


Figure 5-6. 10 minute walk with the existing street network

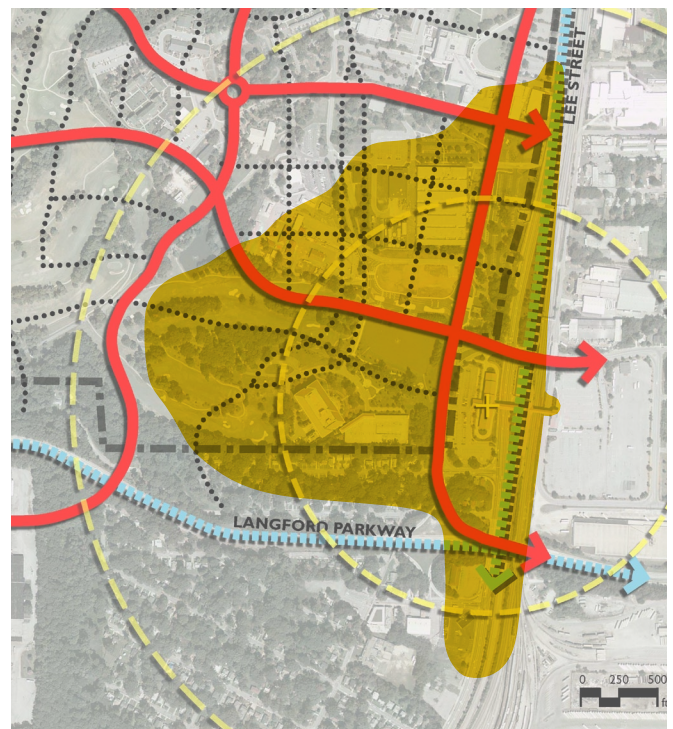


Figure 5-7. 10 minute walk with tproposed street network

6. Environment & Infrastructure



Environment & Infrastructure

Impacts of Redevelopment

Redevelopment of Fort McPherson will require major investment in infrastructure. Due to the existing configuration and capacity of the sanitary and stormwater systems, major upgrades will have to be made to support any new development, including upgrades to off-site areas for both systems. The existing systems are not designed (as typically found in an urban development) such that the vast majority of the systems follow the road network. The systems appear to be developed to follow the shortest flow path distance and not the road grid in support of the Army's earlier program. In addition, since the site is less than 30% developed, the systems are under designed.

In order to meet the existing water quality requirements and ensure that the stormwater system will be able to handle future development, a permanent water quality pond of approximately 10 acres will need to be constructed in the Southwest corner of the base where the Utoy Creek leaves the site. In addition, temporary retention ponds that can hold an additional 10 acres of storage will need to be constructed to ensure that the increased stormwater runoff is captured on-site. Restoration of the Utoy Creek within the site would consist of removing the existing twin 66 inch pipes that run from Pond 1 to the Southwest corner of the site. In addition to daylighting the creek bed, additional planting of native trees and shrubs (including wetland species) will be required to ensure that this area can be used as a mitigation banking area as outlined in the proposed public benefit conveyance.

The assumptions made in determining the cost of the storm sewer lines are as follows: drainage inlets are required for each 0.75 acres; water quality will be required as described in the Georgia Stormwater Management Manual, a regional stormwater detention facility will be utilized, and all pipes are assumed to be 36 inches in diameter. Demolition of the existing storm sewer was not considered.

The sanitary sewer system will require extensive upgrading to support the redevelopment of the installation. The only area where the system could be reused is in the Historical District. The system on the rest of the site will have to be completely redone, including improving the sewer lines from the connection to the City of Atlanta system to the new sewer line under construction along Campbellton Road.

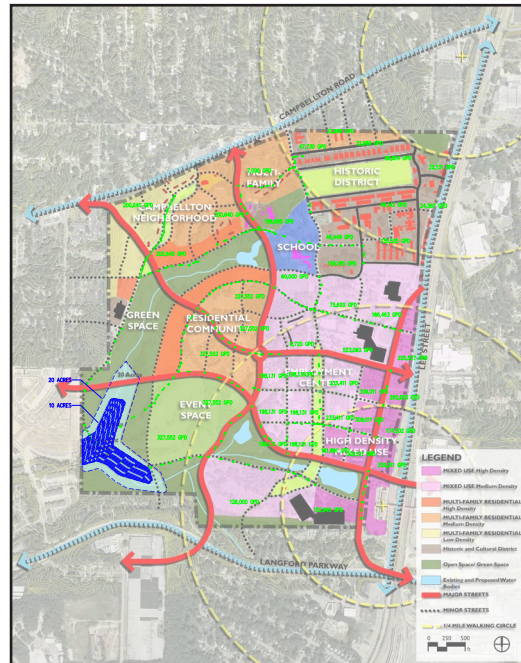


Figure 6-1. Flood Plain and other infrastructure

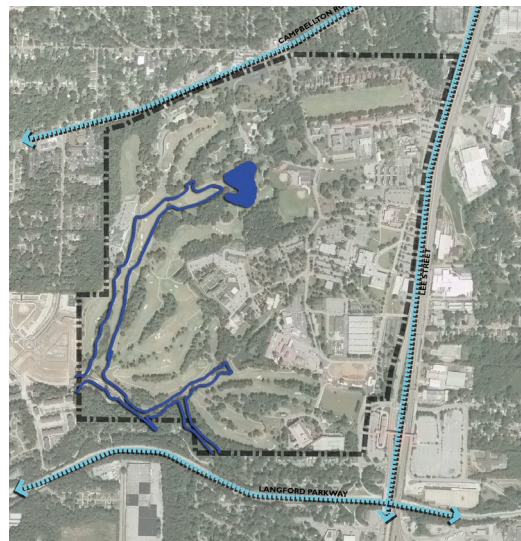


Figure 6-2: Flood Plain and Pond

The estimated cost for the construction of the sanitary sewer lines was determined using the proposed square footage of the new land use. The sewage flowrate was determined and the sizing of sewer lines was based upon these flows. A peak factor of 4.0 was applied to provide a factor of safety. Costs for the sanitary sewer upgrade include pipe material, trenching, pipe bedding, and demolition of the existing sewer to be abandoned. The other utilities, such as water, electric, gas and telecommunications, are all supplied off-site and can be upgraded as needed to support the redevelopment.

The existing road network throughout the installation will require major improvements. Any type of grid system on the post is non-existent and redevelopment will require major upgrades to the road system.

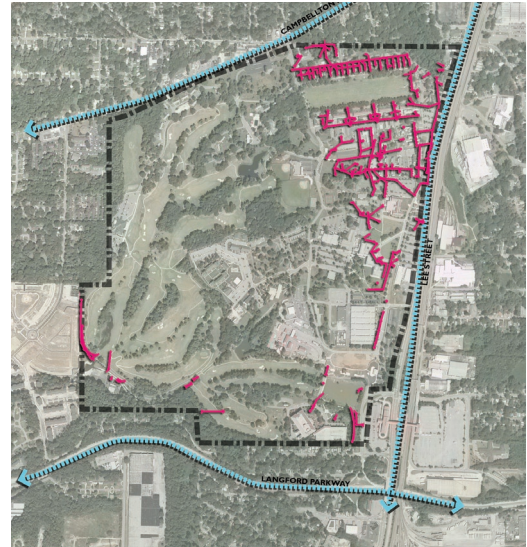


Figure 6-3: Storm Drainage System

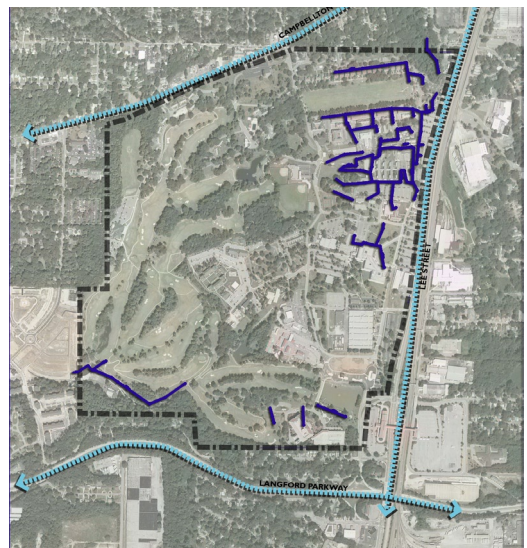


Figure 6-4: Sanitary Sewer System

7. Economic Impact



Market Analysis Approach

Considering the current local demographic and economic characteristics, it is important to create a realistic and implementable plan. The redevelopment of Fort McPherson is a unique situation: it is an unusual combination of a large site (nearly 500 acres), in town location (within City of Atlanta and directly adjacent to East Point), with excellent mass transportation access (between two MARTA rail stations). These assets, along with amenities located on the grounds of Fort McPherson itself, create a very distinct opportunity for redevelopment of a scale and nature unprecedented in Metro Atlanta (refer to figure 7-1).

Because of security reasons, Fort McPherson has created distinct barriers between itself and the community. Due to this self-imposed containment, the area immediately surrounding it has yet to experience market pressure to redevelop. Revitalization efforts are certainly gaining in East Point, especially along its border with the site. Fort McPherson has the potential to be a catalyst for redevelopment in this area. Thus, there is an opportunity for current demographic/ economic numbers and the trends they represent, to change as continued development and redevelopment occurs in the greater Fort McPherson area.

Early in the planning process, a decision was made to step outside of local market conditions in considering what the long-term vision of what Fort McPherson could be. The redevelopment is a unique and significant opportunity to catalyze redevelopment in this area of Southwest Atlanta and Northern East Point. Given this possibility, the plan was developed in terms of vision and possibility. Market conditions were then evaluated based on aggressive redevelopment potential. A significant driver in evaluating the market dynamics was the strong possibility of gaining public investment early in Fort McPherson's redevelopment to serve as an anchor.

Fort McPherson's capacity to create change in the immediate area is substantial. Hence, the redevelopment plan was viewed as becoming a significant factor in changing market dynamics in the area instead of viewing it as a typical property merely impacted by the market it is contained within.

Fort McPherson Outreach and Land Use Plan - August 30, 2007

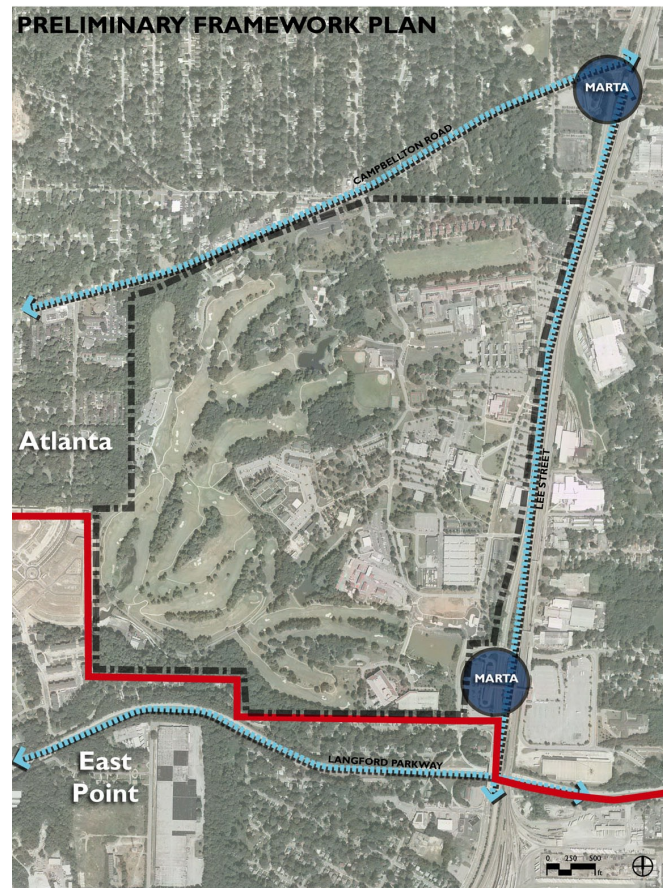


Figure 7-1. East Point - Atlanta boundary

Essentially, at the build-out of redevelopment, there will be a completely new market situation in the area. This is the basis for taking such an aggressive approach to potential market performance of this redevelopment plan instead of simply responding to what is currently occurring in the area today.

Scenario Assumptions: Office

The plan calls for four million square feet of office space total, with 887,000 square feet in existing structures. Of the total, approximately 1.47 million square feet (37%) has been designated as research and development office space. Because there is not a significantly large and established market for commercial research and development space in Atlanta, it is difficult to determine an average annual demand for space. However, the bioscience park at Fort McPherson would be competing with other research parks nationally and internationally. The addition of 50,000 square feet of new research and development office space per year is a realistic market expectation based upon national research park comparables.

In addition, because of the importance of the bioscience facilities in attracting other office tenants to the project, a critical mass of this type of office space is needed to ensure the success of the project. Therefore, the plan assumes a total of 500,000 square feet of research and development (R&D) space built during the first three years of the project, and 50,000 square feet annually thereafter until build-out. This space would be like no other space available in metro Atlanta today in terms of a critical mass of true research and development space, including lab facilities. The initial half-million square feet of R&D space built out early in the project would likely need to be a public investment or a public/private venture to ensure success and attract more development. This represents a build-out of research and development office space in approximately **24 years**.

Approximately 2.18 million square feet, or 55% of the total built-out, has been designated as general office space. Approximately 35% of this space is reuse. The size and location of Fort McPherson and the early (and critical) development of the R&D component would most likely place it in competition with properties in the Downtown office submarket since similar product is not available in Southwest Atlanta. The downtown submarket has not experienced a “typical” absorption year since 2003: some years have had negative absorption while other years have been substantially above average. While this area is not subject to a predictable average annual demand for space, the addition of 250,000 square feet of administrative office space per year is a realistic market expectation based upon past trends.

This represents market growth of approximately one percent annually. Assuming a significant generator, such as the Bio-Medical campus, it is assumed that the Fort McPherson site could capture approximately 50% of this annual growth. This represents a build-out of administrative space in approximately **17 years**.

Approximately 294,916 square feet, or 7% of the total built-out, has been designated as medical office space. Approximately 25% of this space is reuse, including 74,551 square feet for the Veterans Administration (VA) clinic (not excess army property). The VA clinic could generate demand for medical office space, as tenants for this type of space tend to co-locate. Based on 2006 net absorption, it is assumed that the Downtown medical office submarket could absorb approximately 10,000 square feet per year. This represents market growth of approximately three percent annually. It is assumed that the Fort McPherson site could capture approximately 75% of this annual growth, assuming the early presence of the VA Clinic. This represents a build-out of medical office space in approximately **19 years**.

A special consideration is the amount of space that is located in smaller, historic buildings. These buildings were originally designed or converted for needs that may not meet the uses of current private sector office users. Even with conversions, some of these buildings still contain smaller footprints and limited areas for parking, especially in the historic district. Potential users of this space would be more likely to be Class C or specialized users of historic office space.

The plan assumes that several such buildings in the historic district will be converted to office uses. These spaces, totaling 52,990 square feet, are best suited to accommodate specialty office uses, such as administrative offices for cultural facilities. It is assumed that these buildings would be converted and absorbed in the first year of operation.

Average rental rates are based on a hybrid of existing rates in West Atlanta and Downtown. This is aggressive because it assumes that the Fort McPherson project will have created enough market demand to be able to attract Downtown rental rates, despite its location in a weaker West Atlanta market.

Scenario Office Absorption Assumptions

Prepared by Market + Main, Inc.

	R&D	Administrative	Medical	Other	Total
Total SF at build-out	1,470,468	2,181,761	294,916	52,990	4,000,000
% Reuse	0%	35%	25%	100%	22%
Average Annual Absorption	50,000	125,500	7,500	---	183,000
Years to build-out	24	17	19	1	24
Avg. Rental Rate					
Low	\$12.63	\$12.63	\$17.00	\$17.00	
High	\$19.67	\$19.67	\$19.00	\$19.00	

Table 7-1. Scenario Office Absorption Assumptions

Construction costs are based on metro Atlanta industry comparables compiled from local sources and are calculated using the following per square foot costs:

Office- new construction	\$175
Office- adaptive reuse	\$110
Office - R&D	\$330
Medical - new construction	\$275
Medical - adaptive reuse	\$225

Table 7-2. Office costs per square foot

Based on these assumptions, the office portion of this project is expected to generate between \$31.7 million and \$37.5 million in gross leasing revenue in year ten. Assumptions within a ten-year period are generally the most accurate and are generally accepted as an industry standard.

Based on current absorption rates, the office portion of this plan is not expected to reach full build-out at 24 years. Absorption could occur at a faster rate than the current submarket characteristics if market conditions were to change markedly over time or if a large office tenant were to use a significant amount of space. But, for the current submarket conditions, these assumptions are aggressive in terms of market capture.

This project will need to develop a critical mass early in the process. Because the development would be located within one of the poorest performing office submarkets in the metro Atlanta area, a development of this size would essentially need to create a new business market sector. This build-out would essentially double the size of the current West Atlanta submarket, so its character

and tenants would have a substantial impact on these market dynamics. However, without a critical mass of successful office product early in the project – hinging largely on the R&D component which necessitates significant public investment, residential and retail portions of the project are likely to absorb at a slower pace.

Scenario Assumptions: Residential

The plan calls for 4,600 residential units at build-out. Of the total, 3,220 units, or 70%, are assumed to be available for purchase (single-family detached, townhomes and condominiums). The remaining 1,380 units, or 30%, are assumed to be rental apartments. This ratio of owner-occupied and renter-occupied households assumes characteristics similar to metro Atlanta averages, as opposed to current local market characteristics. Of the for-purchase units, 82% are condominiums, 13% are townhomes, and 5% are single-family homes.

In order to determine the level of demand for residential products that the study area can support, some assumptions had to be made. The addition of 340 households annually within a three-mile radius of Fort McPherson was used. This is based on the combination of forecasts from Atlanta Regional Commission and Census-based projections. Using only new household growth as a market determination can produce conservative estimates, as demand also comes from turnover within the market. This means there are residents in the study area that might move into another location within the site, thus producing a new customer, but not a new household. This number also assumes that

the Fort McPherson project would capture 100% of these households for the entire three-mile radius, an aggressive assumption.

Generally, sale of units would be slower in the early years of the project. However, the plan assumes a straight line annual absorption of units based on the total percentage at build-out, resulting in an average annual absorption of 17 single-family units, 45 townhomes, and 278 condominiums. This represents absorption of for-purchase units at approximately 10 years. This is a very aggressive growth rate, because new product in area is not performing at these levels currently. This is especially aggressive for condominiums, because to-date there have been no new condominium sales within a one-mile radius of Fort McPherson. All of these aggressive assumptions are based on the early, sizable anchor of unique R&D space.

Average sale prices in the low scenario are based on the 2006 average price of new homes sold within a one-mile radius of the site. Average sale prices in the high scenario are based on the 2006 average price of new homes sold in the Atlanta MSA.

The average apartment complex size constructed today is approximately 300 units. The plan assumes that one complex is built every three years until build-out. This represents a build-out

in approximately **13 years**. Average rental rates range from \$950 to \$1,200.

There is price differentiation within each product type, based on both location and affordable housing needs. Approximately 20% of all units are designated as affordable housing units. Affordable units for sale are priced between \$144,000 and \$155,000, while affordable units for rent are priced between \$808 and \$1,051 per month ¹. In addition, approximately 13% of units have been designated as premium priced, based on location. In this instance, premium locations are considered to be those units fronting and adjacent to park or green space. These units are priced at 120% of average price. There is also a 4% annual price appreciation assumption.

Construction costs are based on metro Atlanta industry comparables compiled from local sources and are calculated using the following per square foot costs:

¹ Affordable housing prices are based on the U.S. Department of Housing and Urban Development (HUD) assumption that annual housing costs are “affordable” if they do not exceed 30% of a family’s annual income. The City of Atlanta Housing Opportunity Bond defines affordable workforce housing as rental housing that is affordable to residents whose income is no greater than 60% of the Atlanta Metropolitan Statistical Area median income or homeownership opportunities provided for persons whose incomes are no greater than 100% of the Atlanta Metropolitan Statistical Area (MSA) median income.

Scenario Residential Absorption Assumptions

	Single Family	Townhomes	Condos ¹	Apartments
Units at Build-Out	148	382	2,374	1,696
Average Annual Absorption (units)	17	45	278	300 every 3 rd year
Years to Absorb	10	10	10	13
Average Price				
Low	\$228,679	\$150,336	\$181,991	\$950/month
High	\$300,955	\$232,107	\$253,275	\$1,200/month
Premium Price				
Low	\$274,415	\$180,403	\$218,389	\$1,140/month
High	\$361,146	\$278,528	\$303,930	\$1,440/month
Affordable Price				
Low	\$144,000	\$144,000	\$144,000	\$808/month
High	\$155,000	\$155,000	\$155,000	\$1,021/month

Table 7-3. Scenario Residential Absorption Assumptions

Prepared by Market + Main, Inc.

Single-Family	\$100
Townhouse	\$120
Condominium	\$170
Apartments	\$170

Table 7-4. Residential costs per square foot

Based on these assumptions, the market value of the residential portion of this project is expected to be between \$418.0 million and \$931.2 million in year ten. Assumptions within a ten-year period are generally the most accurate and are generally accepted as an industry standard. Based on current absorption rates, the residential portion of this project is not expected to reach full build-out for **13 years**. Absorption could occur at a faster rate than the current local market characteristics if market conditions were to change markedly over time. But, for the current local market conditions, these assumptions are aggressive in terms of market capture.

Scenario Assumptions: Retail

The plan calls for 400,000 square feet of retail at build-out. Based on historical market growth in the area, the project is expected to absorb approximately 54,600 square feet in year one, growing two percent annually thereafter, a growth trend similar to that in Midtown. This represents a build-out of retail space in approximately 7 years. However, the construction and absorption of this retail space is dependent upon the build-out of residential components of this project, as retail generally follows rooftops.

Average rental rates range from a low of \$17.68 to a high of \$25.00 per square foot, based on existing rates in College Park and Downtown. Construction costs are based on metro Atlanta industry comparables compiled from local sources and are approximately \$175 per square foot.

Based on these assumptions, the retail portion of this project is expected to generate between \$5.4 million and \$10.5 million in gross leasing revenue in year ten. Based on current absorption rates, the retail portion of this project is not expected to reach full build-out in **7 years**. This is highly dependant upon the office and residential portions of this project absorbing at their assumed rates. Absorption could occur at a faster rate than the current submarket characteristics if market conditions were to change

markedly over time. But, for the current submarket conditions, these assumptions are aggressive in terms of market capture.

Scenario Assumptions: Industrial

Significant industrial development is not likely on the Fort McPherson site due to its location, access, and more competitive sites within the submarket.

Hotel Market Overview

The metro Atlanta hotel market reported an average occupancy rate of 72% and an average room rate of \$131 at the end of 2005. In 2006, the market improved somewhat with an average occupancy rate of 75% and an average room rate of \$147.2

A hotel at Fort McPherson is assumed to be a 150-room full service hotel offering business class service and approximately 15,000 square feet of conference space. Average annual occupancy and rooms rates are based on metro Atlanta averages.

2 PKF Consulting.

	Low	High
Occupancy	72%	75%
Average Room Rate	\$131	\$147

Table 7-5. Hotel occupancy and rates

A hotel with these characteristics in this particular location would compete with other full service hotels both in Downtown and the airport area. However, because of the site location not actually within either of these established submarkets, it would be at a major disadvantage compared with other hotel properties in these two submarkets. Therefore, the primary demand for hotels rooms would be generated by the office development at the Fort McPherson site.

A critical mass of office space would be needed prior to opening the hotel. Therefore, it is assumed that the hotel would open in year seven at the earliest. Construction costs are based on metro Atlanta industry comparables compiled from local sources and are approximately \$147,500 per room.

Scenario Summary of Impacts

	Office	Residential	Retail	Other
Total at Build-Out	4,000,000 s.f.	4,600 units	400,000 s.f.	
Total at Year 10	2,301,570 s.f.	4,420 total units 3,220 owner 1,200 rental	400,000 s.f.	
Additional to build after Year 10	42%	0% owner 13% rental	0%	
Years to Absorb	23.4	9.5 owner 12.5 rental	7.3	
10 Year Construction Value	\$508,071,753	\$876,624,000	\$70,000,000	
New People at Year 10	8,244 employees	12,022 residents	889 employees	
Annual Property Taxes ¹				
Low	\$343,718	\$6,954,798	\$90,358	\$85,542
High	\$514,814	\$15,489,739	\$175,413	\$100,007

Table 7-6. Scenario Summary of Impacts

Prepared by Market + Main, Inc.

Development Summary

In total, the project is expected to generate 15,261 jobs and \$7.3 billion annually in direct employment. The site should also create between \$7.4 million and \$16.2 million annually in property taxes. All of this impact is assuming a Bioscience Research Center will be located at this site and that public investment will be a significant catalyst to making this project happen. If this type of generator is not built, it would drastically affect annual absorption rates for all property types. In addition, public sector incentives would be needed to attract all types of development at this site in order to meet the absorption assumptions. Refer to table 7-6.

As mentioned in the Market Analysis Approach section (see appendix), a decision was made early in this planning process to step outside of local market conditions in considering what the long-term vision of the redevelopment of Fort McPherson could be. This is a unique and significant opportunity to catalyze redevelopment in this area of Southwest Atlanta and Northern East Point. Given this, the redevelopment plan was viewed as becoming the catalyst for changing market dynamics in the area instead of viewing a typical property as merely impacted by the market it is contained within. Essentially, at the build-out of a redevelopment on the grounds of Fort McPherson, there will be

a completely new market activated in the area. A significant driver of the assumptions contained in evaluating the market dynamics was the strong possibility of gaining significant public investment early in Fort McPherson's redevelopment to serve as an anchor. This is the basis for taking such an aggressive approach to potential market performance of this redevelopment plan instead of simply responding to what is currently occurring in the area today.

Incentives for Redevelopment Implementation

The planned redevelopment of Fort McPherson is envisioned as a new environmentally-conscious, transit-oriented, mixed-use community including: office, retail, residential, institutional, and green space components. The proposed comprehensive redevelopment scenario requires a specific strategy for the use of development incentives due to the programmatic uses contemplated. The final redevelopment scenario will require coordinated and sustained use of public and private financial resources and partnerships with clearly defined policies in order to encourage the development momentum required to fully execute the comprehensive vision. Currently, resources and financial incentives of sufficient magnitude to realize the Fort McPherson redevelopment vision are potentially available from a variety of sources and prospective partners including, but not limited to, the following:

- Atlanta Renewal Community
- Campbellton Road Tax Allocation District Number Seven
- Federal Brownfield Grants and Loans
- Georgia Department of Community Affairs
- Georgia Department of Natural Resources
- Georgia Research Alliance
- Georgia Venture Partners
- Livable Centers Initiative
- National Trust for Historic Preservation
- New Markets Tax Credit Program
- PATH Foundation
- Trust for Public Land
- Urban Residential Finance Authority
- U.S. Department of Transportation
- U.S. Department of Housing and Urban Development
- U.S. Department of Energy

Refer to figures 7-2 through 7-4 for example projects that have used successfully used incentives for redevelopment to implement some pieces of their plan. Table 7.7 summarizes the general descriptions and uses of the listed incentives applicable to the redevelopment of Fort McPherson.

The sources and potential partners listed in the preceding table provide access to resources and

Fort McPherson Outreach and Land Use Plan - August 30, 2007



Figure 7-2. Addison Circle

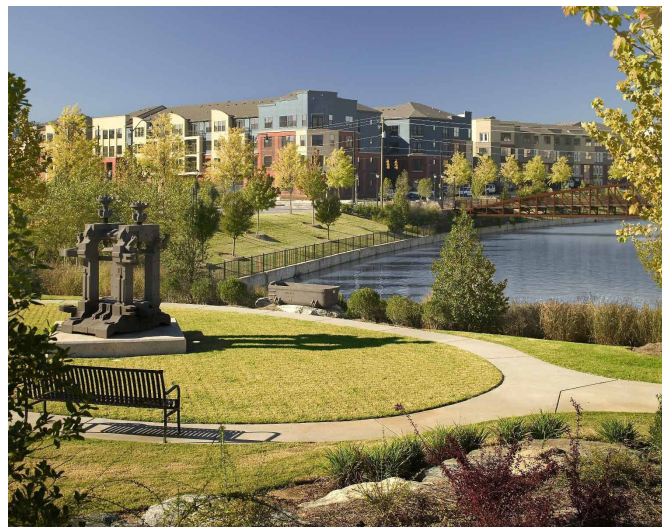


Figure 7-3. Atlantic Station



Figure 7-4. Fairlie Poplar

incentives which are individually designed to achieve specific outcomes and must be utilized in a concerted effort to encourage and leverage the additional private development capital required for the comprehensive planning vision implementation. The following uses and descriptions of incentives

Redevelopment Critical Incentive Source Matrix

	Sources	Incentive Type	Master Plan Use	Range of Potential Value
A. BIOSCIENCE AND RESEARCH				
1	Georgia Research Alliance	Competitive Grants for research driven economic development activities	New employment center and healthcare districts	To Be Determined
2	Georgia Venture Partners	Venture Capital investment fund for life science industry	Business operations and "seed" funding for bioscience related industries	\$100,000 - \$500,000 initial investment, \$1M per company maximum
B. PHYSICAL INFRASTRUCTURE				
1	Campbellton Road Tax Allocation District (TAD)	Public funding generated from increases in local ad valorem tax due to new development in designated "blighted" areas	Capital costs of new public infrastructure improvements required for redevelopment	Based on redevelopment program: \$208.5M to \$251.4M
2	Livable Centers Initiative (LCI)	Federal grant funding for transportation infrastructure related improvements	New pedestrian oriented streetscape improvements	80% of approved project costs
3	Federal Brownfield Grants and Loans	Funding for assessment and cleanup of environmentally compromised redevelopment sites	Identify and remediate potential environmental contaminates	To Be Determined
4	U.S. Dept. of Housing & Urban Development Brownfield Economic Development Initiative	Competitive grants and revolving loans for activities which increase economic development opportunities for low and moderate income populations	Identify and remediate potential environmental contaminates	Up to \$1M per award
5	U.S. Dept. of Transportation	Federal grant funding for transit related improvements designed to reduce vehicular traffic and air pollution	Planning and implementation of new public transit systems integrated with existing MARTA rail and planned streetcar systems	To Be Determined
6	PATH Foundation	Funding and construction of recreational multi-use trails	New greenway trails and bike paths	To Be Determined
7	Trust for Public Land	Funding for land conservation initiatives	New passive parks and greenspaces	To Be Determined

Table 7-7. Scenario Summary of Impacts

Redevelopment Critical Incentive Source Matrix

Sources	Incentive Type	Master Plan Use	Range of Potential Value	
C. SUSTAINABLE ENERGY				
1	U.S. Dept. of Energy	Competitive grants and cooperative agreements for activities which reduce dependence on nonrenewable fossil fuels	Integration of new energy efficient and conservation technologies in planned developments	To Be Determined
D. RESIDENTIAL/ COMMERCIAL				
1	Georgia Department of Community Affairs	Competitive awards of tax credits for low income rental housing and down payment assistance for first time low and moderate income homeowners	New affordable rental housing and affordable homeownership opportunities	To Be Determined
2	Urban Residential Finance Authority	Allocation of tax exempt bond funds for development of new and rehab affordable rental housing. Down payment assistance for first time low and moderate income homeowners	New affordable rental housing and affordable homeownership opportunities	To Be Determined
3	Georgia Department of Natural Resources	Tax credit for qualifying rehabilitation of historic properties	Rehabilitation of 40 existing historic structures and adaptive use	To Be Determined
4	National Trust for Historic Preservation	Loans for historic rehabilitation project construction costs	Rehabilitation of 40 existing historic structures and adaptive use	To Be Determined
5	New Markets Tax Credit Program	Tax credit for qualifying new commercial development investments in designated low income communities	New commercial development such as neighborhood serving retail centers and office development which promotes job growth	To Be Determined
6	Atlanta Renewal Community, Inc.	Tax Credit benefits for private investment in new business creation located in or employing residents of targeted areas	New commercial development such as neighborhood serving retail centers and office development which promotes job growth	To Be Determined

7. Economic Impact

2007 Ft. McPherson TAD Potential Summary

	2010	2015	2020	Total
Market Value (low)	\$ ---	\$796,337,436	\$857,924,101	\$1,709,304,538
Market Value (median)	\$ ---	\$911,062,724	\$918,663,374	\$1,884,769,098
Market Value (high)	\$ ---	\$1,025,788,354	\$979,403,048	\$2,060,234,402
Taxable Value (low)	\$ ---	\$293,245,484	\$319,929,930	\$613,175,414
Taxable Value (median)	\$ ---	\$335,492,239	\$342,580,315	\$678,072,554
Taxable Value (high)	\$ ---	\$377,739,120	\$365,230,850	\$742,969,970
Potential TAD Proceeds (low)	\$ ---	\$91,319,595	\$117,250,579	\$208,570,174
Potential TAD Proceeds (median)	\$ ---	\$104,475,660	\$125,551,681	\$230,027,340
Potential TAD Proceeds (high)	\$ ---	\$117,631,764	\$133,852,837	\$251,484,600

Table 7-8. 2007 Ft. McPherson TAD Potential Summary

are appropriate to the corresponding planned uses Fort McPherson redevelopment activities.

Tax Allocation District (TAD) proceeds and TAD-funded infrastructure projects can also be used to fulfill local match leverage requirements for additional funding from other incentive programs such as the Livable Centers Initiative, federal transportation related programs, and others discussed later in this section.

Incentive Action Plan

An aggressive five-year plan of action must be initiated upon the adoption of the Fort McPherson Redevelopment Plan to assure its successful implementation. Early coordination with potential partners and stakeholders is essential in determining the scope of public improvement needs required to support development construction timetables and identification of specific projects which can spur private investment and leverage public resources. Coordination of funding and design of new infrastructure related to roads, storm sewers, and sanitary sewers can be initiated using the current estimates contained within this plan.

Table 7-9. 2007 Ft. McPherson Estimated Infrastructure Costs Summary

Roads	\$42,671,152
Storm Sewers	\$23,030,000
Sanitary Sewers	\$3,804,787
Other Utilities	\$1,500,000
Total	\$71,005,939

Source: URS Corporation. Demolition costs not included

The estimated \$70 million of infrastructure costs identified above can be fully funded by the Campbellton Road TAD, which is estimated to generate proceeds that are related only to the redevelopment of Fort McPherson ranging from \$198 million to \$251 million (these are subject to implementation of the current redevelopment program). The remaining funds of the estimated Fort McPherson TAD increment proceeds can be used to fund other TAD eligible activities required to encourage development momentum at Fort McPherson. The table below addresses the potential activities which can be at least partially funded by means of TAD increment proceeds.

Notes:

1. The low values above assume total government ownership of land and operations of research and medical facilities, the median values assume 50% private and 50% government ownership and operations of research and medical facilities, the high values assume private ownership and operations of that same land.
2. The value of parking related improvements is not included.

Activities Eligible for TAD Funding

Activity	Units	Total Cost	TAD Funds	Other Funds	Comments
(amount in millions)					
Park Design/ Construction		\$13 - \$18	\$15		
Greenway Design/ Construction		\$3 - \$4	\$4		
Pedestrian Improvements		\$129 - \$134	\$40	\$89 - \$94	70/30 Federal Transport. programs
Road Improvements		\$43 - \$48	\$15	\$28 - \$33	60/40 Federal Transport. programs
Storm/Sanitary Sewer Improvements		\$27 - \$32	\$32		
Atlanta Public Schools Projects	5.5%	\$11 - \$14	\$12		
Incentives		\$226 - \$250	\$118		
Admin./project management	2.0%	\$5	\$5		
Total Costs		\$231 - \$255	\$123	\$117 - \$127	

Table 7-8. 2007 Ft. McPherson TAD Potential Summary

Additional Activities

In addition to the items above and the development scenario implemented, there is a potential for \$75M to \$128M in additional TAD proceeds which can be used for eligible redevelopment activities. The opportunity exists for significant investment in transit/transportation improvements, and/or a sustainable energy demonstration project. A specific incentive program for the creation of affordable housing at the Fort McPherson site funded by the TAD is also possible.

Parking

The future need for structured public parking can also be addressed by use of surplus TAD proceeds. A detailed discussion and analysis of the future zoning requirements, ownership, and operations for structured parking at the Fort McPherson redevelopment site should be undertaken prior to finalizing the uses of TAD proceeds. Should the City of Atlanta choose to finance, construct, and maintain ownership of structured parking, a potential income stream may result from parking collections while foregoing the additional tax revenues generated by private parking operations. Control of number of parking spaces provided and the price for daily

parking may also be used to limit vehicular traffic volume in conjunction with encouraged use of public transit via the existing MARTA rail station and potential new transit improvements such as the extension of the Peachtree Streetcar or a circulator/shuttle.

Sustainable Energy

A demonstration project for alternative energy sources to supplement conventional electrical power such as photovoltaic (solar), wind turbine, and biomass generated energy is possible to implement in the redevelopment of Fort McPherson. The detailed study of these options should be undertaken with local partners such as the Southface Energy Institute and Georgia Power to determine feasibility and financial benefits for residential and commercial activities.

Conclusion

The powerful combination of federal, state, and local government tax incentives, as well as direct subsidies available for varied development activities such as public infrastructure improvements, new mixed-income residential construction, new commercial office and retail construction, historic preservation and rehabilitation, environmental remediation, new parks and recreational greenspace -- if planned and focused effectively -- can defray a substantial portion of the Fort McPherson redevelopment costs and leverage millions in private resources. The current rate of Atlanta's rapid population growth makes the planned redevelopment of areas within the urban core, such as Fort McPherson, essential to achieve the potential high quality of life experience desired for Atlanta residents. The existing incentives outlined herein if used to implement the Fort McPherson redevelopment vision, can achieve Atlanta Mayor Shirley Franklin's New Century Economic Development Plan goals for the larger Campbellton Road Corridor initiative, including increased job growth, new workforce housing, increased property and sales tax revenues, new park space, and increased vitality in economically underserved areas. The Homeless Assistance Component of this plan would also help the city move forward towards one of its high priority goals of ending homelessness in Atlanta and surrounding areas.

Footnotes

1. There were no condominiums sold within a one-mile radius of Fort McPherson in 2006. Therefore, the average price of a condominium within a three-mile radius was used.
2. Low annual property taxes assume Bioscience space is 100% state-owned. High annual property taxes assumes Bioscience space is 50% state-owned.





Figure 8-1 Perspective Rendering of Proposed Fort McPherson Redevelopment

Summary

In 2005 when the United States Congress approved the Base Realignment and Closure (BRAC) act for closing Fort McPherson, there was a great deal of apprehension and concern within the community regarding the loss of jobs and revenue for local businesses. There was also a great deal of interest in what would be the character and potential of the new development and what would be the process of redevelopment planning.

City of Atlanta Mayor Franklin established the McPherson Planning and Local Redevelopment Authority (MPLRA) with representatives from various interest areas that formed the Board and charged them with the task of the reuse plan. MPLRA immediately started work to establish the vision and the mission for the LRA. This was done through a collaborative process by involving the various stakeholders over an intense 90-day phase 1 study process. The public participation during this process included speaking engagements to the public and civic organizations, a workshop for residents of council district 12, updates to the city council and Fulton County Board of Commissioners, numerous briefings to citizens, jurisdictions, elected officials and Neighborhood Planning Units (NPU).

The vision, mission and guiding principles for redevelopment formed the back bone of the reuse plan which was developed during phase 2 study process. This involved much more extensive public participation involving the residents of communities around the Fort McPherson, in the City of Atlanta and the City of East Point. After a brief period of analyzing existing information regarding physical, environmental, economic and traffic conditions in and around the site, the community met for the first public meeting which sought to gather public opinion on the major themes for the reuse plan. These themes were captured in three redevelopment scenarios: the 'new neighborhood' scenario, the 'employment generator' scenario and the 'regional destination' scenario. Based on the feedback received on the three scenarios during the second public meeting, the planning team combined the dominant ideas preferred by the community into a 'Preferred Plan'. This plan was again presented back to the community for their comments and they supported the plan and most

of its ideas. They provided further feedback on the character of development, densities in various districts and heights of buildings as they relate to the surrounding areas. The process of seeking input from the community continued from January into May through a series of meetings at venues close to the site. Through the four public meetings, during two charrettes, 40 hours of office hour meetings, and various local community and NPU meetings, it was evident that Fort McPherson not only holds true potential for improving the quality of life for the communities around the site but also the real possibility of making it a nationally renowned/ world class destination.

The preliminary Framework Plan provides a framework for achieving the vision and aspiration of the stakeholders and the community at large. Beyond the submission of the plan to the Army and HUD, the process shaping the redevelopment of Fort McPherson will continue to move forward. Following the army's disposition decision for the property, public and/or private developers will have an opportunity to participate in this process. Once again, as and when parts of the property become available for zoning, public input will be sought through the City of Atlanta's zoning process.

BRAC Closure Timeline

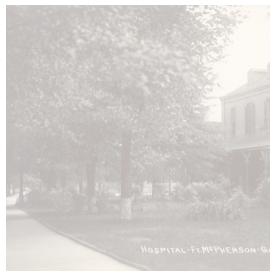
Nov 9, 2005	Congress approves BRAC List
Dec 7, 2005	McPherson Planning and Local Redevelopment Authority (MPLRA) recognized by Office of Economic Adjustment (OEA).
Jan, 2006	Begin DOD/Federal screening (6 months)
May 9, 2006	DOD/Federal Screening complete Excess personal property identified Surplus real property
Jun, 2006 to Sep, 2007	LRA homeless outreach & Public Benefit Conveyance(PBC) property interests (3-6 months)
Sep 20, 2007	Deadline for submission of Application & Reuse Plan to HUD and US Army
Sep, 2007 to Jan, 2008	HUD reviews reuse plan for homeless accomodation (60 or up to 180 days if it needs).
Jul/Oct, 2008	US Army completes property disposal National Environmental Policy Act (NEPA) document.
Aug/Nov, 2008	Military Department issues Property Disposal Record of Decision (ROD)
Sep 14, 2011	BRAC 2005 Completed

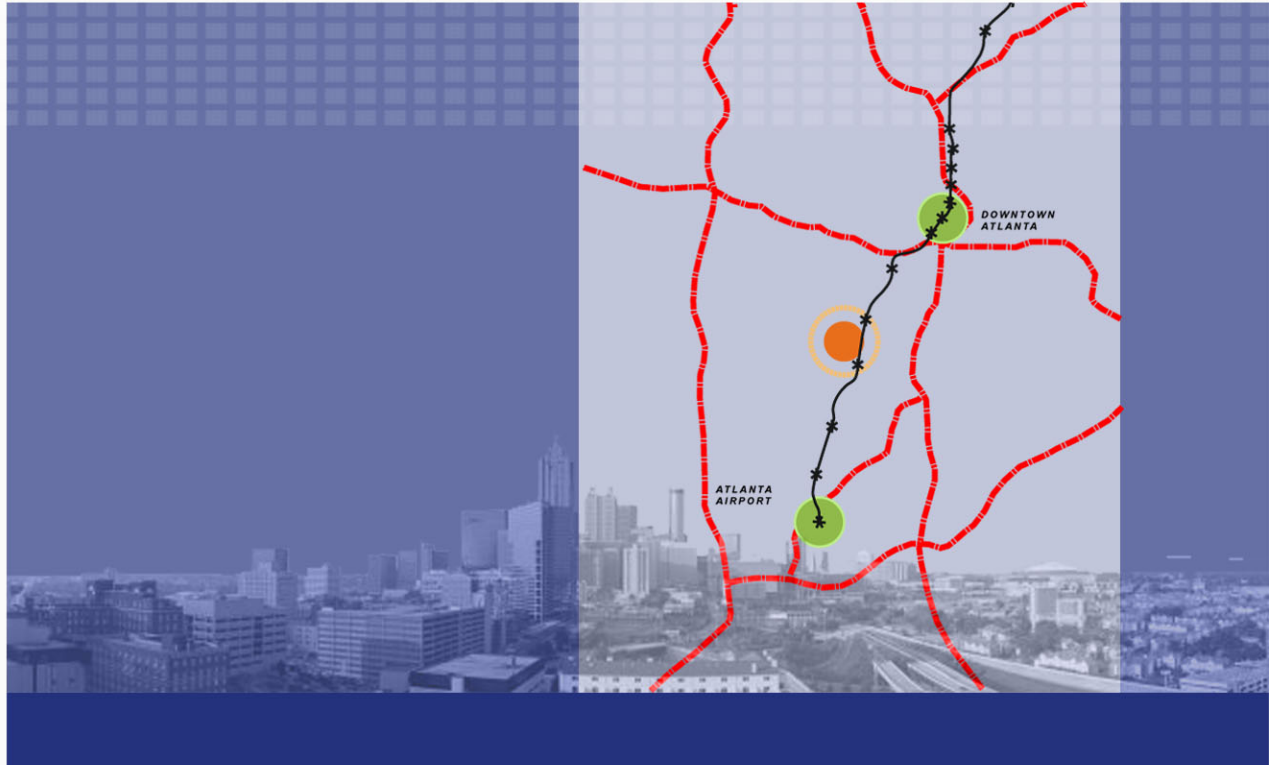
Figure 8-2 Timeline for BRAC Process

**The Appendix is a separate document
available with MPLRA.**

8. Summary

9. Appendix







**Appendix B COMMUNITY ENVIRONMENTAL RESPONSE
FACILITATION ACT (CERFA) REPORT**



U.S. Army Base Realignment and Closure

CERFA Report

Fort McPherson Fulton County, Georgia

**Assistant Chief of Staff
for Installation Management**

Final - 25 January 2007

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List of Acronyms

BRAC – Base Realignment and Closure
CERFA – Community Environmental Response Facilitation Act
ECP – Environmental Condition of Property
FTMP – Fort McPherson
FORSCOM – U.S. Army Forces Command
NG – National Guard
OWS – Oil Water Separator
UST – Underground Storage Tank

1 Executive Summary

In support of Base Realignment and Closure (BRAC) 2005, a Phase I Environmental Condition of Property (ECP) report and this report have been prepared for Fort McPherson and the Network Enterprise Technology Command (a leased property). Fort McPherson and the Network Enterprise Technology Command are hereafter referred to as “the Property”. This Community Environmental Response Facilitation Act (CERFA) Report documents areas of uncontaminated property on Fort McPherson (The Property). In the spring and summer of 2006, the Army conducted a Phase I ECP assessment for Fort McPherson. This ECP assessment included a Visual Site Inspection of the grounds/individual buildings, an adjacent property inspection, and a driving inspection. These inspections took place between July 6 and July 13, 2006 with follow-up interviews with knowledgeable personnel and data gathering throughout the summer and early fall. On 25 January 2007, the U.S. Army (Army) completed an ECP assessment report for the Property.

This CERFA report is organized into the following sections. A summary description of the ECP process is described in Section 2. The clean parcel designations resulting from the ECP process are identified in Section 3. Although the majority of the area of the Property is designated as ECP Category 1, these properties have disclosure factors for historical/cultural resources, lead-based paint, and asbestos-containing material that are excluded from the CERFA categorization process, yet are likely to be found throughout the installation.

Fort McPherson is centrally located in the Atlanta metropolitan area approximately 4 miles southwest of downtown and 3 miles north of Atlanta’s Hartsfield International Airport. The Property is roughly rectangular in shape and encompasses approximately 487 acres. It is currently occupied and includes approximately 253 buildings and structures. The leased Network Enterprise Technology Command, measuring approximately 8.4 acres, is located in Peachtree City, Georgia.

Fort McPherson is an active U.S. Army facility which houses many headquarters and tenant organizations. The Property is the home of the U.S. Army Forces Command (FORSCOM). FORSCOM is responsible for the training and readiness of nearly one million active, Army National Guard and Army Reserve soldiers, providing effective, strategic forces capable of responding rapidly in support of national security. FORSCOM commands the Third U.S. Army which is headquartered at Fort McPherson. Fort McPherson also houses the US Army Reserve Command.

Prior to the construction of Fort McPherson, the Property was mostly pasture land. Chronology of events in the facility’s development, administration, and mission is presented below:

- 1885 Congress appropriated funds to establish a permanent military reservation in Atlanta. A site was approved for acquisition and construction.
- 1889 The post was officially designated Fort McPherson (FTMP), in honor of Major General James Birdseye McPherson.
- 1896 Waco Target Range was purchased for FTMP training purposes.
- 1898 FTMP included a recruit training center, a General Hospital, and a prison camp for Spanish prisoners of war.
- 1910 Atlanta National Guard (NG) Target Range was purchased to provide a target range for the National Guard of GA.
- 1917 During World War I, FTMP was selected as U.S. Army General Hospital No.6.
- 1918 FTMP acquired 136 acres on the south side of the post, which became Camp Jesup and was used for major motor vehicle overhaul operations.
- 1920 FTMP became headquarters for the entire Fourth Corps Area.
- 1933-1942 Civilian Conservation Corps major activities occurred at FTMP.
- 1938 Installation acquired the use of the 136-acre Atlanta NG Target Range.
- 1940 Several barracks were converted to a hospital. A 1,000-man recruit reception center was constructed. Plans for a general supply depot were approved. The Quartermaster Motor Transport School was opened.
- 1940 The Waco Target Range was declared surplus.
- 1941 Atlanta NG Target Range was permanently transferred to FTMP.
- 1944-1946 FTMP functioned as a separation center for military personnel discharged from service.
- 1947-1973 FTMP played vital roles throughout the Korean and Vietnam conflicts as a command control center and Headquarters for Third U.S. Army.
- 1974 Atlanta Army Depot was renamed Fort Gillem and designated a subinstallation of FTMP.
- Present FTMP provides administrative and logistical contingency support to the major land fighting Army Command

headquarters, FORSCOM, Third U.S. Army/U.S. Army Forces Central Command, the U.S. Army Reserve Command, and First U.S. Army.

The purpose of a Phase I ECP is to collect reliable information regarding the environmental condition of the property to determine the property's suitability for out grant or transfer, and to meet the requirements under Title 40, Code of Federal Regulations Part 373, § 373.1, and U.S. Army Regulation 200-1, Environmental Protection and Enhancement. The information gathered during this assessment will also be used with the objective of assisting the Army and the purchaser in making informed business decisions about the transfer of the property by reducing uncertainty regarding its environmental condition.

This CERFA report is based on the results of the Phase I ECP and fulfills the requirements of CERCLA 120(h)(4) for identification of uncontaminated property. A summary of actions taken to identify uncontaminated property include:

- Visual site inspection
- Aerial photography analysis
- Records review
- Interviews
- Data management

To evaluate if properties/parcels at the Property qualified as uncontaminated, all petroleum and hazardous substances present were evaluated. If the release or disposal of hazardous substances/petroleum were noted as a recognized environmental condition, an ECP category other than Category 1 was assigned to this land. The primary petroleum products stored/used at the Property are gasoline, diesel fuel, heating oil, and waste oil. There are also hazardous substances stored and used at the Property.

Table 1 identifies the definition of each ECP category.

**Table 1
ECP Categories and Standard Map Colors**

ECP Category	Definition	Map Color
1	Areas in which no release or disposal of hazardous substances or petroleum products have occurred (including no migration of such substances from adjacent areas) and a visual inspection indicates that both the buildings and the land are uncontaminated.	White
2	Areas in which only release or disposal of petroleum products has occurred.	Blue
3	Areas in which release, disposal, or migration of hazardous substances have occurred, but in concentrations that do not require a removal or other remedial response.	Light Green
4	Areas in which release, disposal, or migration of hazardous substances have occurred, but all removal or other remedial actions necessary to protect human health and the environment have been taken.	Dark Green

5	Areas in which release, disposal, or migration of hazardous substances has occurred, and removal or other remedial actions are underway, but all required actions have not yet been taken.	Yellow
6	Areas in which release, disposal, or migration of hazardous substances has occurred, but required remedial actions have not yet been implemented.	Red
7	Areas that have not been evaluated or require additional evaluation.	Gray

2 Methodology

2.1 Environmental Condition of Property

The U.S. Army's ECP process characterizes the existing environmental conditions at a given site. It details the nature and magnitude of contamination; identifies potential liabilities associated with remediation and property disposal; provides information to assess health and safety risks; and serves as the basis for notification of any hazardous substance that was stored for one year or more, or known to have been released or disposed of at the site, as required under §120 (h)(1) of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9620(h)(1). A factual environmental characterization of the BRAC property is documented within the ECP Report. Consequently, the ECP Report documents the assessments and studies that support the assignment of ECP categories to installation parcels.

2.2 Summary of Assessments

The U.S. Army's ECP process is a system that identifies the scope of investigative effort required, and evaluates and documents the potential for environmental contamination and liability. The first step culminates in the preparation of the ECP Report that is the basis for preparation of this CERFA Report:

- Phase I Assessment – An assessment of the environmental condition of real property, to include potential contamination and/or natural and cultural resource conditions that may impact real property disposal and/or reuse. Phase I consists of site visits, interviews, records reviews, and regulatory reviews of materials that document the environmental condition of real property. Documents reviewed during the Phase I ECP process include:
 - Environmental Investigation Reports
 - Environmental Data Reviews
 - Lead-Based Paint and Asbestos-Containing Materials Surveys
 - Installation Infrastructure Knowledge
 - Hazardous and Toxic Waste Evaluations
 - Natural and Cultural Resource Reviews
 - Radiological Survey Reports
 - Installation Restoration Reports
 - Underground Storage Tank (UST) records and removal documentation

The sum of this information was analyzed and integrated to prepare the ECP Report for the Property.

3 Clean Parcel Determinations

A description of each ECP Category 1 parcel is provided below in Table 2. For the Property, three parcels have been defined as Uncontaminated Property and they have been labeled as Parcel 24, Parcel 4, and Parcel 7. Parcel areas listed as uncontaminated equate to ECP Category 1. Parcel 24, Parcel 4, and Parcel 7 comprise the majority of the Property and are described below (Table 2) and shown on Figure 1.

Table 2
ECP Category 1 Parcel Descriptions and Acreage

Parcel Identifier	Description	Acreage
24	<p>Parcel 24 consists of open areas and the majority of the buildings located on the Property. Buildings/areas not included in ECP Category 1 due to releases or potential releases of hazardous substances include Building 363, former Building 440, former vehicle maintenance yard (current Army parking lot), former Building 208, former Building 209, former Building 302, former pistol range, Building 356, and Building 456. Additionally, many other buildings were not included in ECP Category 1 due to releases or potential releases of petroleum products. This Category 1 Area includes the locations of USTs that had no evidence of contamination at Buildings 183 and 368, former and current oil/water separators, all aboveground storage tanks. This parcel also consists of hazardous waste collection areas, the four lakes (Lakes 1, 2, 3, and 4), and all active training areas.</p> <p>There are no areas within this parcel that were assigned any category other than Category 1.</p>	389
4	<p>Parcel 4 consists of one 2,000-gallon oil/water separator (OWS) in operation at Building 350 (346). The OWS is a single wall underground flow through separator that services the fuel dispenser island at the DOL Motor Pool and the automatic car wash. The OWS is active and periodically inspected and cleaned under the oil/water cleaning and maintenance contract. There are no known environmental concerns associated with this site. No evidence of contamination was observed during visual site inspections.</p>	point
7	<p>Parcel 7 consists of the Building 357 Division of Engineering and Housing Maintenance OWS. This OWS was periodically inspected and cleaned under the oil/water cleaning and maintenance contract. During the visual site inspection the former location of this OWS was observed to be a grassy area. There are no known environmental concerns associated with this site. No further action is required under the IRP at this site.</p>	point

Parcel Identifier	Description	Acreage
Totals		389

Properties other than Category 1 are classified as Categories 2 through 7. Property classifications of Categories 2 through 7 have Recognized Environmental Conditions or insufficient documentation to make a determination.

Twenty-four (24) parcels have been defined as ECP Categories 2 through 7. These parcels are shown on Figure 1 and are summarized below:

- Category 2 – Fourteen (14) parcels were assigned ECP Category 2. These included six IRP sites; Building 41 UST (FTMP-02), Building 346 Waste Oil Tank (FTMP-03), Building 370 Oil/Water Separator (FTMP-05), Building 370 Waste Oil Tank (FTMP-08), Building 143 PX Station (FTMP-09), and Vet Clinic/Old PX Station (FTMP-10). The Category 2 areas also included sites with tanks where there was evidence of contamination or no information was available regarding the status of the tanks. Areas measuring approximately 33 acres were classified as ECP Category 2 property.
- Category 3 – There are no areas classified as Category 3 property.
- Category 4 – One (1) parcel, an IRP site: Old Incinerator/Ash Dumpsite (FTMP-06), was assigned ECP Category 4. ECP Category 4 area measures approximately 1 acre.
- Category 5 – There are no areas classified as Category 5 property.
- Category 6 – There are no areas classified as Category 6 property.
- Category 7 – Nine (9) parcels were assigned ECP Category 7. ECP Category 7 property included two IRP sites: Building 363 Paint Shop (FTMP-01) and the Army Parking Lot (FTMP-11). Also included in ECP Category 7 are the Laundry/Dry Cleaning (Building 208/209) and Dry Cleaning (Building 302), the pesticide storage areas, Buildings 356, 363 and 456, the Atlanta NG Rifle Range, the Atlanta NG Target Range including the Skeet Range, and the Pistol Range,. Historical use of these areas and interviews at the Property indicated probable releases at these sites, however, no documentation of remedial actions was discovered during the search performed for the ECP report. ECP Category 7 area measures approximately 64 acres.

Appendix A – References

U.S. Army BRAC, 2007, “Environmental Condition of Property Report-Fort McPherson, Fulton County, Georgia,” January 2007

BIOLOGICAL RESOURCES

Final Environmental Impact Statement for Disposal and Reuse of
Fort McPherson, Georgia



Appendix C BIOLOGICAL RESOURCES CORRESPONDENCE

March 5, 2007

Sandy Tucker, Field Supervisor
U.S. Fish and Wildlife Service, Georgia Field Office
West Park Center, Suite D
105 West Park Drive, Athens, GA 30606

Dear Mr. Tucker:

In compliance with the National Environmental Policy Act, the Department of the Army is preparing an Environmental Assessment (EA) for the disposal and reuse of Fort McPherson, slated for closure under the Base Realignment and Closure Act of 2005. The EA will address the environmental and socioeconomic effects of the disposal of real property interests at Fort McPherson. Various property disposal alternatives will be evaluated in the EA. Specific plans for reuse are currently being developed by the Local Redevelopment Authority. Future redevelopment of Fort McPherson is considered a secondary action resulting from disposal.

Fort McPherson consists of approximately 500 acres. The installation is currently used to support the U.S. Army Forces Command (FORSCOM) readiness mission and is home to many FORSCOM activities. Fort McPherson is located just north of Highway 166, between Campbellton Road and Lee Street, in South Fulton County, Georgia, approximately four miles south of the City of Atlanta. A map showing the location of the installation is included for your reference.

We are requesting a list of federally listed threatened, endangered, or candidate species, as well as sensitive species known to occur, or potentially occurring on or in the vicinity of Fort McPherson. We would also appreciate information on any other sensitive natural resources that could be impacted by the proposed action.

If your office has any information available on these issues, please send it to:

Marstel-Day, LLC
(Attn: Elizabeth C. Copley)
509-1 Jackson Street
Fredericksburg, Virginia 22401

Thank you in advance for your assistance in this matter. If you have any questions, or require additional information, please contact me at (510) 879-4519, or by email at ecopley@ensr.acom.com

Sincerely,



Elizabeth C. Copley, AICP
Project Manager



<p>Map Location</p>	<p>Fort McPherson, Atlanta, Georgia</p>	<p>USGS Topographic Quadrangle Projection: UTM Zone 16N, WGS 1984 (Meters) Source: USGS</p>
<p>0 1,125 2,250 4,500 Feet</p> <p>Scale: 1:24,000</p>		<p>Date: November 2006</p>
<p>Project Number: 0000-400-100</p>		<p>US Army Corps of Engineers</p>

509-1 Jackson St., Fredericksburg, VA 22401 540-371-3338
 218 North Lee Street, Suite 300, Alexandria, VA 22314 703-519-3777
 1736 Franklin Street, Suite 500, Oakland, CA 94612 510-663-0936

March 5, 2007

Mr. Bert Langley, District Manager
Georgia EPD Mountain District
P.O. Box 3250
16 Center Road
Cartersville, GA 30120

Dear Mr. Langley:

In compliance with the National Environmental Policy Act, the Department of the Army is preparing an Environmental Assessment (EA) for the disposal and reuse of Fort McPherson, slated for closure under the Base Realignment and Closure Act of 2005. The EA will address the environmental and socioeconomic effects of the disposal of real property interests at Fort McPherson. Various property disposal alternatives will be evaluated in the EA. Specific plans for reuse are currently being developed by the Local Redevelopment Authority. Future redevelopment of Fort McPherson is considered a secondary action resulting from disposal.

Fort McPherson consists of approximately 500 acres. The installation is currently used to support the U.S. Army Forces Command (FORSCOM) readiness mission and is home to many FORSCOM activities. Fort McPherson is located just north of Highway 166, between Campbellton Road and Lee Street, in South Fulton County, Georgia, approximately four miles south of the City of Atlanta. A map showing the location of the installation is included for your reference.


Army regulations require consideration of state-listed species in all Army actions. We are requesting a list of state listed threatened, endangered, or candidate species, as well as sensitive species known to occur, or potentially occurring on or in the vicinity of Fort McPherson. We would also appreciate information on any other sensitive natural resource that could be impacted by the proposed action

If your office has any information available on these issues, please send it to:

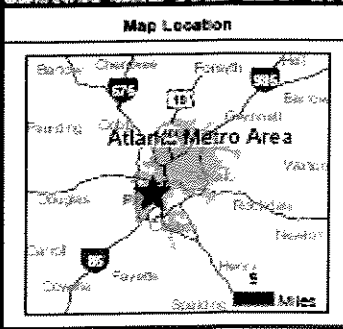
Marstel-Day, LLC
(Attn: Elizabeth C. Copley)
509-1 Jackson Street
Fredericksburg, Virginia 22401

Thank you in advance for your assistance in this matter. If you have any questions, or require additional information, please contact me at (510) 879-4519, or by email at ecopley@ensr.aecom.com.

Sincerely,

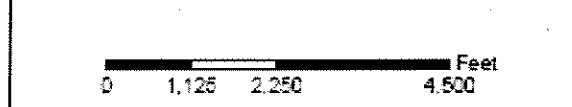


Elizabeth C. Copley
Project Manager



Fort McPherson, Atlanta, Georgia

USGS Topographic Quadrange
 Projection: UTM Zone 16N,
 WGS 1984 (Meters)
 Source: USGS



Date: November 2008

Scale: 1:24,000

Project Number: 9000-409-100





www.marstel-day.com

May 13, 2008

Mr. Bert Langley, District Manager
Georgia EPD Mountain District
P.O. Box 3250
16 Center Road
Cartersville, GA 30120

Dear Mr. Langley:

In compliance with the National Environmental Policy Act, the Department of the Army is preparing an Environmental Impact Statement (EIS) for the disposal and reuse of Fort McPherson, slated for closure under the Base Realignment and Closure Act of 2005. The EIS will address the environmental and socioeconomic effects of the disposal of real property interests at Fort McPherson. Various property disposal alternatives will be evaluated in the EIS. Specific plans for reuse are currently being developed by the Local Redevelopment Authority. Future redevelopment of Fort McPherson is considered a secondary action resulting from disposal.

Fort McPherson consists of approximately 500 acres. The installation is currently used to support the U.S. Army Forces Command (FORSCOM) readiness mission and is home to many FORSCOM activities. Fort McPherson is located just north of Highway 166, between Campbellton Road and Lee Street, in South Fulton County, Georgia, approximately four miles southwest of the City of Atlanta. A map showing the location of the installation is included for your reference.

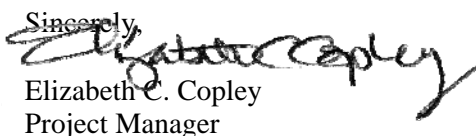
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If your office has any information available on these issues, please send it to:

Marstel-Day, LLC
(Attn: Elizabeth C. Copley)
2217 Princess Anne Street, Suite 101-1A
Fredericksburg VA 22401

Thank you in advance for your assistance in this matter. We sent your office a similar letter in December of last year. At that time an Environmental Assessment rather than an EIS was planned for the installation. We have since determined that the redevelopment will have significant impacts, primarily to air quality and traffic, and the Department of the Army has asked us to prepare an EIS instead. If you have any questions, or require additional information, please contact me at (510) 879-4519, or by email at ecopley@ensr.aecom.com.

Sincerely,



Elizabeth C. Copley
Project Manager

2217 Princess Anne Street, Suite 101-1A, Fredericksburg, VA 22401 540-371-3338
218 North Lee Street, Suite 300, Alexandria, VA 22314 703-519-3777
1736 Franklin Street, Suite 500, Oakland, CA 94612 510-663-0936

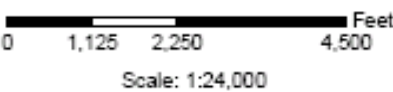


Map Location



Fort McPherson, Atlanta, Georgia

USGS Topographic Quadrangle
 Projection: UTM Zone 16N,
 WGS 1984 (Meters)
 Source: USGS



Date: November 2006



Project Number: 6000-409-100



United States Department of the Interior

Fish and Wildlife Service

105 West Park Drive, Suite D
Athens Georgia 30606

West Georgia Sub Office
P.O. Box 52560
Ft. Benning, Georgia 31995-2560

Coastal Sub Office
4270 Norwich Street
Brunswick, Georgia 31520

MAR 16 2007

Marstel-Day, LLC
509-1 Jackson St.
Fredericksburg, VA, 22401
Attn: Ms. Copley, AICP

Re: FWS Log No. 07-FA-0768


Dear Ms. Copley:

The Service has received your March 16, 2007, letter requesting information on threatened and endangered species, as well as proposed and designated critical habitat in Fulton County, Georgia. We understand that Fort McPherson is slated for closure under the Base Realignment and Closure Act and therefore, an Environmental Assessment is being constructed.

We are providing a list of the federally endangered (E) and threatened (T) species which potentially occur in Fulton County for your use. Species list by county for the state of Georgia can be found at <http://athens.fws.gov/> if you need information on additional counties in the future. We also recommend you contact the Georgia Department of Natural Resources (GADNR) Natural Heritage Program at (770) 918-6411 concerning known populations of Federal and/or State endangered or threatened species, and other sensitive species within the above mentioned county. There is no proposed or designated critical habitat within the project boundaries at this time.

Your interest in ensuring the protection of endangered and threatened species and our nation's valuable resources is appreciated. If you have further questions or require additional information, please contact John Doresky of the West Georgia Sub Office at (706) 544-6030.

Sincerely,


for Sandra S. Tucker
Field Supervisor

cc: file, USFWS, West GA Office

Listed Species in Fulton County (updated May 2004)				
Species	Federal Status	State Status	Habitat	Threats
Bird				
Bald eagle <i>Haliaeetus leucocephalus</i>	T	E	Inland waterways and estuarine areas in Georgia.	Major factor in initial decline was lowered reproductive success following use of DDT. Current threats include habitat destruction, disturbance at the nest, illegal shooting, electrocution, impact injuries, and lead poisoning.
Invertebrate				
Gulf moccasinshell mussel <i>Medionidus pencillatus</i>	E	E	Medium streams to large rivers with slight to moderate current over sand and gravel substrates; may be associated with muddy sand substrates around tree roots	Habitat modification, sedimentation, and water quality degradation
Shiny-rayed pocketbook mussel <i>Lampsilis subangulata</i>	E	E	Medium creeks to the mainstems of rivers with slow to moderate currents over sandy substrates and associated with rock or clay	Habitat modification, sedimentation, and water quality degradation
Fish				
Bluestripe shiner <i>Cyprinella callitaenia</i>	No Federal Status	T	Brownwater streams	
Cherokee darter <i>Etheostoma scotti</i>	T	T	Shallow water (0.1-0.5 m) in small to medium warm water creeks (1-15 m wide) with predominantly rocky bottoms. Usually found in sections with reduced current, typically runs above and below riffles and at ecotones of riffles and backwaters.	Habitat loss due to dam and reservoir construction, habitat degradation, and poor water quality
Highscale shiner <i>Notropis hypsilepis</i>	No Federal Status	T	Blackwater and brownwater streams	
Plant				
Bay star-vine <i>Schisandra glabra</i>	No Federal Status	T	Twining on subcanopy and understory trees/shrubs in rich alluvial woods	
Piedmont barren strawberry <i>Waldsteinia lobata</i>	No Federal Status	T	Rocky acedid woods along streams with mountain laurel; rarely in drier upland oak-hickory-pine woods	

Georgia Department of Natural Resources

Wildlife Resources Division

Nongame Conservation Section
2065 U.S. Highway 278, S.E., Social Circle, Georgia 30025-4743
(770) 918 6411

February 27, 2009

Elizabeth Copley
Project Manager
Marstel-Day, LLC
2217 Princess Anne St.
Suite 101-1A
Fredericksburg, VA 22401

Subject: Known occurrences of natural communities, plants and animals of highest priority conservation status on or near Fort McPherson Base Closing, Fulton County, Georgia

Dear Ms. Copley:

This is in response to your request of February 10, 2009. According to our records, within a three-mile radius of the project site there are the following Natural Heritage Database occurrences:

GA *Aimophila aestivalis* (Bachman's Sparrow) approx. 1.5 mi. S of site

GA *Cypripedium acaule* (Pink Ladyslipper) approx. 1.5 mi. SW of site

Greenspace [Fulton County] approx. 3.0 mi. E of site

Greenspace [Fulton County] approx. 3.0 mi. NW of site

* Entries above preceded by "US" indicates species with federal status in Georgia (Protected or Candidate). Species that are federally protected in Georgia are also state protected; "GA" indicates Georgia protected species.

Recommendations:

We have no records of high priority species or habitats within Fort McPherson. The closing of the base is not likely to negatively impact rare species or habitats. However, we are concerned about future land use in the area. Before any development occurs on site, we recommend surveys for high priority species or habitats be conducted. We also recommend that natural habitats and greenspace on the base be preserved in the future.

If any construction or demolition occurs on site in the future, we urge you to use stringent erosion control practices during these activities. Further, we strongly advocate leaving vegetation intact within 100 feet of creeks, which will reduce inputs of sediments, assist with maintaining riverbank integrity, and provide shade and habitat for aquatic species. We realize that some trees may have to be removed, but recommend that shrubs and ground vegetation be left in place.

Data Available on the Nongame Conservation Section Website

By visiting the Nongame Conservation Section Website you can view the highest priority species and natural community information by Quarter Quad, County and HUC8 Watershed. To access this information, please visit our GA Rare Species and Natural Community Information page at: <http://georgiawildlife.dnr.state.ga.us/content/displaycontent.asp?txtDocument=89>

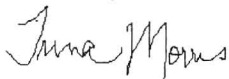
An ESRI shape file of our highest priority species and natural community data by quarter quad and county is also available. It can be downloaded from: <http://georgiawildlife.dnr.state.ga.us/assets/documents/gnhp/gnhpds.zip>

Disclaimer:

Please keep in mind the limitations of our database. The data collected by the Nongame Conservation Section comes from a variety of sources, including museum and herbarium records, literature, and reports from individuals and organizations, as well as field surveys by our staff biologists. In most cases the information is not the result of a recent on-site survey by our staff. Many areas of Georgia have never been surveyed thoroughly. Therefore, the Nongame Conservation Section can only occasionally provide definitive information on the presence or absence of rare species on a given site. Our files are updated constantly as new information is received. **Thus, information provided by our program represents the existing data in our files at the time of the request and should not be considered a final statement on the species or area under consideration.**

If you know of populations of highest priority species that are not in our database, please fill out the appropriate data collection form and send it to our office. Forms can be obtained through our web site (<http://www.georgiawildlife.com>) or by contacting our office. If I can be of further assistance, please let me know.

Sincerely,



Katrina Morris
Environmental Review Coordinator

CULTURAL RESOURCES

Final Environmental Impact Statement for Disposal and Reuse of
Fort McPherson, Georgia



Appendix D CULTURAL RESOURCES CORRESPONDENCE

Mr. Chad Smith
Principal Chief
Cherokee Nation of Oklahoma
P.O. Box 948
Tahlequah, OK 74465

<DATE>

Dear Chief Smith:

I am writing to inform you of the Base Realignment and Closure 2005 (BRAC) action for Fort McPherson. In accordance with 36 CFR Part 800, and Section 106 of the National Historic Preservation Act (NHPA), the U.S. Army wishes to initiate its consultation process with appropriate, federally-recognized tribes who historically used this region and/or continue to use the area Fort McPherson is to be closed under BRAC 2005. An Environmental Impact Statement (EIS) is being prepared under requirements of the National Environmental Policy Act (NEPA). Marstel-Day, LLC is the contractor preparing that EIS. This EIS will evaluate any environmental, cultural resource, and socioeconomic effects of closing Fort McPherson. Various property disposal alternatives are being evaluated in the EIS. Specific plans for reuse are currently being developed by a Local Redevelopment Authority (LRA).

Fort McPherson consists of approximately 500 acres. The installation is currently used to support the U.S. Army Forces Command (FORSCOM) readiness mission and is home to many FORSCOM activities. It also houses the headquarters of the U.S. Army Reserve Command (USARC) and the Third Army. Fort McPherson is located just north of Highway 166, between Campbellton and Lee Street, in South Fulton County, Georgia, approximately four miles south of the City of Atlanta.

A map showing the location of the installation is included for your reference.

One archeological site (9FU335) and one isolated find have been identified at Fort McPherson, according to the 2002 Integrated Cultural Resources Management Plan (ICRMP), and a 1999 archeological survey report (Janus Research, *Archeological Survey at Fort McPherson, Fort Gillem and the U.S. Army Recreation Area, Georgia*). The sites were determined ineligible for the National Register of Historic Places (NRHP). All archeological fieldwork at Fort McPherson has been completed and no additional work is required.

There is one historic district at the installation that consists of 40 buildings. Building 532 is listed individually on the NRHP. A total of 28 buildings have been determined NRHP-eligible by the Georgia SHPO, however, we understand that two of these are currently under dispute.

A NRHP Nomination Form was completed in 1974 for the Staff Row and Old Post Area, the Original Fort McPherson, Historic District. The Historic District was listed on the NRHP in 1974. The District includes the Hedekin Parade Field, and Building Nos. 1-15, 17-20, 40-42, 51, 53, 56-63, 65, 100-102-104, 171, 181 and 184. An amendment to the Staff Row and Old Post Area Historic District was submitted in 1993. The amendment proposed (1) adding a

discontiguous district with seven NCO housing structures built between 1889 and 1892 (Buildings 136-142), and (2) expanding the boundaries of the original district to include buildings built between 1910 and 1940 (Buildings 50, 52, 54, 167, 168, 170, and 183). The amendment also proposed extending the period of significance (originally 1889-1910), to 1940.

A second Nomination Form for Building 532 was submitted in 1974. Building 532 was built in 1887 and is the oldest structure still remaining in use at Fort McPherson.

According to the 2002 ICRMP, Building Nos. 27, 28, 106, 422, and 606 were constructed between 1941 and 1943 and are considered temporary World War II-era buildings. A nationwide Programmatic Agreement (PA) among the Department of Defense, the Advisory Council on Historic Preservation, and the National Conference of SHPOs for temporary World War II era buildings was executed in 1986. The PA requires documentation and preservation of representative types of temporary World War II era buildings, and preparation of an historic context for these buildings, while allowing demolition of the remaining building stock. The documentation effort is complete and the Army may proceed with demolition of World War II-era temporary buildings without restriction. The PA pertains to demolition only; actions other than demolition require SHPO consultation. However, World War II temporary buildings that contribute to historic districts may be protected, within the district boundaries.

Building Nos. 409 and 410 were constructed in 1949 as part of the Wherry Housing Act. Wherry housing at Fort McPherson is subject to the 2002 Program Comment on Capehart Wherry Era family housing. The Program Comment for Capehart Wherry Era Army Family Housing and Associated Structures and Landscape Features (1949-1962) was approved by the Advisory Council on Historic Preservation on May 31, 2002. The Program Comment covers all undertakings to Capehart and Wherry buildings and landscape features, including maintenance and repair, rehabilitation, layaway and mothballing, renovation, demolition, demolition and replacement, and transfer, sale, or lease out of Federal control. Army installations are not required to follow the case-by-case Section 106 review process for individual management actions affecting Capehart and Wherry Era housing, associated structures and landscape features (Advisory Council on Historic Preservation 2005, Federal Register Notice vol. 67, No. 110 2002). Because of the Program Comment and its associated studies, compliance with Section 106 for all Wherry structures is complete.

There are no Native American Resources or Traditional Cultural Properties identified on Fort McPherson. The U.S. Army Corps of Engineers, St. Louis District, completed a Collections Summary in 1995. According to the Collections Summary, and the 2002 ICRMP, Native American points of contact are for the Cherokee, the Chickasaw, and the Creek Indians, the tribes associated with the land surrounding Fort McPherson. Eight different tribes were identified by the St. Louis District as having an interest in the land that is now Fort Gillem, Fort McPherson, and the U.S. Army Recreation Area. Interested federally-listed tribes and organizations are also being sent a consultation letter regarding this proposed BRAC action.

To our knowledge, no traditional cultural properties or Native American sacred sites have ever been identified at Fort McPherson. At this time, we respectfully request any information you can

give us concerning sacred sites or other traditional cultural properties that could be impacted by the proposed closure.

In accordance with NEPA and the National Historic Preservation Act (NHPA), an evaluation of the potential environmental impacts (both positive and negative) associated with implementing the Army's proposed disposal of property is required. This letter is meant to determine your interest. If you have an interest we can begin consultation.

In addition, the Army is in the process of developing a Programmatic Agreement concerning the proposed action, and seeking input for this agreement. We anticipate that first we will discuss the project with interested tribal leaders by telephone, and then also with the Georgia State Historic Preservation Officer. We would then develop a draft Programmatic Agreement for all parties to consider. If there are issues that you or other tribes wish to discuss further, we would continue our consultations. We could host an on-site meeting if that should be required.

We sent your office a similar letter in December of last year. At that time an Environmental Assessment rather than an EIS was planned for the installation. We have since determined that the redevelopment will have significant impacts, primarily to air quality and traffic, and the Department of the Army has asked us to prepare an EIS instead.

I am happy to have this opportunity to work with you, and I look forward to your comments. Please respond within 30 days to this letter. Should we not receive comments within 30 days, we will assume that your community has no interest in the proposed action. Should you have any questions concerning the BRAC EA and NHPA process, please contact the Fort McPherson Architectural Historian, Mr. Jean Paul Pentecouteau, Historic Architect (404-464-4148, JeanPaul.Charles.Pentecouteau@us.army.mil) at Fort McPherson. Your comments will be greatly appreciated.

Sincerely,

<SIGNATURE>

U.S. Army
Commander

cc: Joseph Giliberti, USACE, Mobile District
Elizabeth C. Copley, ENSR

Attachment: Map



**Appendix E MEMORANDUM OF AGREEMENT BETWEEN THE
ARMY, THE NATIONAL ADVISORY COUNCIL ON
HISTORIC PRESERVATION AND THE GEORGIA
STATE HISTORIC PRESERVATION OFFICER**

**Memorandum of Agreement
Among the
Department of the Army,
The Advisory Council on Historic Preservation
and the
Georgia State Historic Preservation Officer
For the
Closure and Disposal of Fort McPherson, Georgia**

WHEREAS, the United States Army (Army) is responsible for implementation of the Defense Authorization Amendments and Base Closure and Realignment Act of 1988 (Pub. L. 100-526, 10 U.S.C. § 2687 note) and the Defense Base Closure and Realignment Act of 1990 (Pub. L. 101-510, 10 U.S.C. § 2687 note) and is proceeding with the closure of Fort McPherson by September 15, 2011, and consequent disposal of excess and surplus property, in a manner consistent with the requirements of the 2005 Defense Base Closure and Realignment Commission (BRAC) Recommendations; and

WHEREAS, the Area of Potential Effect (APE) of this undertaking is defined as the entire real property of the installation: and

WHEREAS, the Army has determined that BRAC closure of Fort McPherson is an undertaking and will have an adverse effect upon historic properties that are listed on or designated as eligible for listing on the National Register of Historic Places (NRHP) at Fort McPherson; and

WHEREAS, any property to remain under federal control upon closure does not constitute an undertaking and is not subject to this agreement; and

WHEREAS, the Army consulted with the Georgia State Historic Preservation Officer (SHPO) and the Advisory Council on Historic Preservation (ACHP) pursuant to the provisions of the National Historic Preservation Act (NHPA), as amended, 16 U.S.C. §470 et seq., and the implementing regulations at 36 C.F.R. Part 800; and

WHEREAS, the ACHP was invited to consult on this undertaking and has chosen to participate; and

WHEREAS, the Army and the SHPO concur that historic property identification efforts are complete at Fort McPherson and a definitive list of historic properties on or determined eligible for the National Register of Historic Places are as listed in Attachment A; and

WHEREAS, historic property means any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of

) Historic Places maintained by the Secretary of the Interior, including artifacts, records, and remains that are related to and located within such properties; and

WHEREAS, this Memorandum of Agreement (MOA) shall apply to all historic property at Fort McPherson, of which Select Historic Properties as listed in Attachment A (hereafter the "Select Historic Properties") shall be preserved with covenants and the remainder shall receive no covenants; and

WHEREAS, Attachment B contains a list of previous cultural resource studies, assessments, textual records and documentation associated with Fort McPherson; and

WHEREAS, the installation operated during the Cold War era (1949-1990) and as all U.S. military facilities of the period were part of the overall projection of force primarily directed at the Soviet Union, the installation does not contain Cold War properties that directly and vividly illustrate via material culture the efforts of the U.S. to combat real or perceived Soviet threats during the Cold War period; and

WHEREAS, the Army identified Federally Recognized Indian Tribes (Attachment C) that attach traditional religious and cultural importance to properties in the APE and were notified via registered letters twice of the undertaking and invited to consult on a nation-to-nation basis to address Tribal concerns; and

) **WHEREAS**, the responses from the Tribes is as noted in Attachment C, resulting in no Tribe electing to participate in this agreement; and

WHEREAS, the Army is in the process of conducting an Environmental Impact Statement under National Environmental Policy Act (NEPA) and integrating Section 106 public involvement with NEPA through a series of public meetings; and

WHEREAS, interested members of the public have been provided opportunities to comment and consult on the effects this base closure may have on historic properties at Fort McPherson through NEPA scoping meetings, public hearings, consultation meetings, and other means; and

WHEREAS, the Army, in consultation with the SHPO, has invited the Fort McPherson Local Redevelopment Authority (LRA), the City of Atlanta, the Georgia Trust, and the Atlanta Preservation Center to consult in this agreement and the opportunity to sign as concurring parties; and

) **WHEREAS**, the Army has completed compliance under the NHPA for Capehart and Wherry Era Housing and World War II Temporary Wooden Buildings through the Program Comment for Capehart and Wherry Era Army Family Housing and Associated Structures and Landscape Features (1949-62), approved on 31 May 2002 by the ACHP; and the Programmatic Memorandum of Agreement between the DoD, ACHP, and the National Conference of SHPOs (NCSHPO) regarding demolition of World War II Temporary Buildings, signed in July 1986, and amended in May 1991; and

NOW, THEREFORE, the signatories agree that the undertaking described above shall be implemented in accordance with the following stipulations to take into account the effect of the undertaking on historic properties and fulfills the Army's responsibilities under Sections 106 and 110 of the NHPA.

Stipulations

I. Mitigation

A. Properties Previously Mitigated. The Army has completed compliance under NHPA for Capehart and Wherry Era Housing and World War II Temporary Wooden Buildings. The following properties have been previously mitigated for adverse effects under these program comments and agreements and no mitigation is required for transfer from federal control: Buildings 27, 28, 240, 412, 413, 414, 418, 422, 430, 431, 432, and 433.

B. Popular Report. The Army shall produce a popular report based upon previous investigations within thirty (30) months of the signing of this agreement.

1. The report shall be equal to the scope and quality of the 2006 publication *Under one Roof: The Story of Air Force Plant 6* by Jeffery L. Holland. A draft review shall be sent to the SHPO for a 30-day period of review and comment.
2. Two hundred fifty (250) perfect bound copies shall be produced and distributed to local libraries and institutions. Electronic copies shall also be made available to these parties.

C. Photographic Documentation. The Army shall perform photographic documentation on each historic property prior to transfer out of federal control. The purpose of the documentation is to document the installation as an entity prior to transfer out of federal control. Photography shall consist of:

1. Photographic documentation to the standards of the Historic American Buildings Survey (HABS). A maximum of thirty (30) large-format general outdoor landscape views of the installation that capture the essence of the installation as an entity. Views shall be chosen in consultation with the SHPO.
 - a. Archival processed large-format prints and negatives shall be offered to the National Park Service (NPS) for inclusion in their collection.
 - b. Photographic documentation shall meet or exceed HABS Photographic Standards established by the NPS.
 - c. A duplicate archival set shall be sent to the Georgia SHPO.

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2. **Digital Photography.** High-quality digital photographic documentation (consisting of images of 10 mega-pixel or greater taken with a digital SLR) of each type or plan of all NRHP eligible historic property consisting of a minimum of four (4) principal elevations, one (1) oblique view and one (1) architectural detail of each type building.
 - a. Interior views shall be taken where character defining features are extant.
 - b. A professional photographer with demonstrated experience in documenting historic structures shall perform all photography.
 - c. All digital photographs and prints shall meet NPS standards for digital photography.
 - d. One set of archival prints of all photographs shall be submitted to the SHPO and the HABS collection of the Library of Congress.

D. Documentation to the Standards of HABS Level II. The following building shall be demolished as a result of transfer out of federal control: 455 (Firing Range) and shall receive HABS Level II documentation.

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1. Within twenty four (24) months of the signing of this agreement, the Army shall ensure the preparation of the following HABS documentation and offer it to the NPS for inclusion in the collection:
 - a. HABS documentation shall conform to the Secretary of the Interior's Standards for Architectural and Engineering Documentation as published in the *Federal Register* on September 29, 1983.
 - b. All HABS documentation shall be conducted by personnel meeting the Secretary of the Interior's Professional Qualification Standards in 36 CFR Part 61.
 - c. A duplicate copy of the documentation shall be forwarded to the Georgia SHPO.

E. Existing Condition Survey and Design Standards (ECSDS) for Select Historic Properties.

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1. Within one (1) year of signing of this agreement, the Army, in consultation with the SHPO, shall compile an individual Existing Conditions Survey and Design Standards (ECSDS) for the Select Historic Properties listed in Attachment A. The purpose of the ECSDS is to establish existing conditions of these Select Historic Properties prior to transfer out of federal control and to establish a benchmark in which the SHPO may evaluate future preservation efforts (repair,

modification, rehabilitation, restoration, etc) against design standards set forth in the ECSDS. The intent of the Design Standards is to establish clear and unambiguous standards that establish acceptable modifications to the historic property and to ensure the protection of Parade Ground and Staff Row viewsheds.

a. **Existing Condition Survey.** The Army shall base the existing condition survey portion of the ECSDS upon the LRA Existing Condition Survey dated October 08, 2008. The Army shall adapt the document to more clearly illustrate the descriptions of the buildings, the historic significance of the buildings and the nature of their historic significance and the exterior character-defining features.

1. The ECSDS shall incorporate digital photographs produced by the Army in Stipulation I (C) (2).

2. Character-defining features shall be identified in the ECSDS as described by NPS Preservation Brief #17, *Architectural Character-Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*.

3. Any interior character-defining features shall be as described in NPS Preservation Brief #18, *Rehabilitating Interiors in Historic Buildings; Identifying and Preserving Character-Defining Elements*.

b. **Design Standards.** The Army shall base the design standards portion of the ECSDS upon *The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings* (Secretary's Standards). The Army, in consultation with the SHPO, shall adapt the Secretary's Standards to more clearly illustrate property-specific standards for acceptable and non-acceptable preservation practices regarding modifications in terms of maintenance, repair, rehabilitation, restoration or any adaptive reuse of the property.

2. All work on the ECSDS shall be performed by personnel that meet the Secretary of the Interior's Professional Qualification Standards (36 C.F.R. §61).

3. The ECSDS shall incorporate existing plans, elevations and details pertinent to the character-defining elements of each structure.

4. The ECSDS shall include a concise description of each Select Historic Property, composed of its character defining features that make it eligible for the National Register of Historic Places and define property-specific design standards for acceptable and non-acceptable practices regarding modifications in terms of maintenance, repair, rehabilitation, restoration or any adaptive reuse of the property.

5. Each ECSDS shall include a list of previous cultural resource studies, assessments, textual records and documentation associated with Fort McPherson as shown in Attachment B.
6. The draft ECSDS of each structure shall be submitted to the SHPO for a 30-day review and comment period. A final ECSDS shall be submitted to the SHPO within 90 days of receipt of comments.
7. The Army shall ensure the ECSDS for each Select Historic Property is incorporated into the covenant language for the deed for the land underlying the Select Historic Building(s). The covenant that will be attached to each deed is shown in Attachment E upon transfer.

F. Revision of Fort McPherson National Register Historic District Nomination.

The Army shall ensure the preparation of a revised Fort McPherson National Register District nomination and submit the initial draft to the Georgia State Review Board prior to the closure of the installation. The Army shall continue to revise the nomination as needed until the nomination is accepted by the National Park Service. The nomination shall revise the historic district boundaries as shown in Attachment D.

G. Information Transfer on Historic Properties Not Receiving Covenants

The Army shall encourage preservation on all historic properties not receiving covenants upon transfer out of federal control by making the following information available to the transferee with the instruments of transfer:

1. Information on the property's historic and architectural significance, identifying elements, or other characteristics of the property that should be given special consideration in future use of the property.
2. Information on tax incentives for rehabilitation of historic structures.

II. Historic Textual Records

Fort McPherson maintains an extensive digital archive of photographs and drawings. Textual records consist of original drawings, historic photographs and written documents that illustrate the history of the installation and the significance of its structures. An electronic copy of the entire digital archive shall be made available to the SHPO and the National Archives before the transfer of the last remaining parcel containing historic properties. The Army shall make available to recipients of historic properties to receive covenants, both printed and electronic copies of the ECSDS.

III. Treatment of Select Historic Properties Prior to Transfer from Federal Control

A. Property Maintenance. The Army will ensure the provision of caretaker building maintenance, security, and fire protection pending the disposal of Select Historic Properties at Fort McPherson in accordance with 32 CFR 174.14, relating to facilities operations, maintenance and repair for BRAC facilities.

B. Mothballed Properties. The Army shall undertake reasonable measures to preserve unused Select Historic Properties through mothballing.

1. The Army shall mothball Select Historic Properties that have been or are to remain vacant for twelve (12) months or if there is no planned use for them.
2. Mothballing shall be according to guidance found in the National Park Service *Preservation Brief 31: Mothballing Historic Buildings*.

IV. Non-BRAC Undertakings

On non BRAC-related actions, the Army shall continue to consult under 36 C.F.R. §800 on all federal undertakings prior to transfer.

V. Treatment of All Historic Properties Upon Transfer from Federal Control

A. Select Historic Properties to Receive Covenants. Select Historic Properties listed in Attachment A shall have covenant language as shown in Attachment E incorporated into the transfer documents as a provision of transfer to avoid future adverse effects to historic properties.

B. Mitigation for Potential Loss of Remaining Historic Properties. Measures in Stipulation I shall mitigate for the loss of all historic properties not receiving covenants.

VI. Modification to Facilitate Transfer

If the Army cannot transfer any of the Select Historic Properties pursuant to any of the provisions set forth herein, the Army will consult with the signatories, and the prospective transferee(s) to determine what steps are necessary in order to complete transfer of the property(ies) within established disposal timelines. Such modifications shall be limited to those that are reasonably necessary in order to affect transfer of, or effectively market, the concerned property within established timelines.

VII. Environmental Remediation

) If the Army determines that historic properties will be adversely affected by proposed environmental remediation, the Army will notify the SHPO within ten (10) days of the decision to remediate to determine what steps should be taken, if any, with respect to those effects. A consultation plan will be developed as necessary.

VIII. Post Review Discoveries

A. If Native American human remains and/or objects subject to the provisions of the Native American Graves Protection and Repatriation Act (NAGPRA), including human burials, associated and unassociated funerary objects, sacred objects and objects of cultural patrimony, are encountered before the transfer of LSAAP and RRAD, the Army shall notify and consult with the identified culturally affiliated Tribe(s) and lineal descendants to determine appropriate treatment measures for these human remains in agreement with NAGPRA (25 USC Section 3001 et seq) and 43 CFR Part 10.

B. In the event of post-review discovery of historic properties not subject to NAGPRA, work shall immediately stop in the area of discovery and the Army shall comply with 36 CFR 800.13(b) to notify and consult with the SHPO and Tribes.

IX. Anti-Deficiency Act

) The stipulations of this agreement are subject to the provisions of the Anti-Deficiency Act. If compliance with the Anti-Deficiency Act alters or impairs the Army's ability to implement the stipulations of this agreement, the Army will consult in accordance with the amendment and termination procedures in this agreement. All stipulations in this agreement ensured by the Army are subject to the availability of funds.

X. Status Reports

Until such time as all historic properties have been transferred from Army control in accordance with the terms of this Agreement, the Army will provide an annual status report to the ACHP and SHPO to review implementation of the terms of this Agreement. Status reports should include, at a minimum; a list of every site remaining untransferred, current condition of each site, and a description of any changes to the site condition that have occurred over the reporting period. This information may be submitted in tabular format. The first status report will be submitted to the consulting parties one year after the date this agreement is executed. Alternatively, an annual meeting may occur to review implementation of the terms of this agreement and to determine whether amendments are needed, and will serve in lieu of an annual report.

XI. Dispute Resolution

) Should any signatory to this Agreement object at any time to any actions proposed or the manner in which the terms of this Agreement are implemented, the Army shall consult

) with such party to resolve the objection. If the Army determines that such objection cannot be resolved, the Army will:

A. Forward all documentation relevant to the dispute, including the Army's proposed resolution, to the ACHP. The ACHP shall provide the Army with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, the Army shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and provide them with a copy of this written response. The Army will then proceed according to its final decision.

B. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, the Army may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, the Army shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the Agreement, and provide them and the ACHP with a copy of such written response.

C. The Army's responsibility to carry out all other actions subject to the terms of this Agreement that are not the subject of the dispute remain unchanged.

) **XII. Amendments**

This Agreement may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy signed by all of the signatories is filed with the ACHP.

XIII. Termination of Agreement

If any signatory to this Agreement determines that its terms will not or cannot be carried out, that party shall immediately consult with the other parties to attempt to develop an amendment per Stipulation XII, above. If within thirty (30) days (or another time period agreed to by all signatories) an amendment cannot be reached, any signatory may terminate the Agreement upon written notification to the other signatories.

Once the Agreement is terminated, and prior to work continuing on the undertaking, the Army must either (a) execute a Memorandum of Agreement (MOA) pursuant to 36 CFR § 800.6, or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. The Army shall notify the signatories as to the course of action it will pursue.

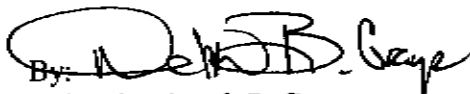
) **XIV. Duration**

The effective date of this Agreement shall be the date of the last signature of a signatory party. This Agreement shall terminate upon the disposal of the last parcel at Fort McPherson containing historic property as defined herein, or when the Army has completed its obligations under this MOA, whichever is last occurring.

EXECUTION of this Agreement by the Army, SHPO, and ACHP and implementation of its terms evidence that the Army has taken into account the effects of this undertaking on historic properties and afforded the ACHP an opportunity to comment.


Signatory Parties:

DEPARTMENT OF THE ARMY

By: 
Colonel Deborah B. Grays
Garrison Commander, Fort McPherson


Date: 11 Aug 2010

ADVISORY COUNCIL ON HISTORIC PRESERVATION

By: 
John M. Fowler
Executive Director

Date: 8/17/10

GEORGIA STATE HISTORIC PRESERVATION OFFICE

By: 
Dr. David Crass
Division Director and Deputy State Historic Preservation Officer

Date: 2 AUG. 2010

) **Concurring Parties:**

MCPHERSON IMPLEMENTING LOCAL REDEVELOPMENT AUTHORITY

By:

Date:

THE CITY OF ATLANTA

By:

Date:

THE GEORGIA TRUST

) By:

Date:

ATLANTA PRESERVATION CENTER

By:

Date:

THE EAST POINT HISTORICAL SOCIETY

By:

Date:

-ATTACHMENT A

Definitive list of historic properties eligible for the National Register of Historic Places at Fort McPherson. Treatment of properties upon transfer out of federal control is designated as follows: SHPC = Select Historic Property with Covenants and NC = No Covenants.

Historic Properties at Fort McPherson and Treatment Upon Transfer		
Building ID	Description	Treatment Upon Transfer
N/A	Hedekin Parade Field	SHPC
Staff Row		
1	Officers Quarters	SHPC
2	Officers Quarters	SHPC
3	Officers Quarters	SHPC
4	Officers Quarters	SHPC
5	Officers Quarters	SHPC
6	Officers Quarters	SHPC
7	Officers Quarters	SHPC
8	Officers Quarters	SHPC
9	Officers Quarters	SHPC
10	Officers Quarters	SHPC
11	Officers Quarters	SHPC
12	Officers Quarters	SHPC
13	Officers Quarters	SHPC
14	Officers Quarters	SHPC
15	Officers Quarters	SHPC
17	Officers Quarters	SHPC
18	Officers Quarters	SHPC
19	Officers Quarters	SHPC
20	Officers Quarters	SHPC
22	WWI - Walker Ave	SHPC
Colquitt Street		
23	Staff Row Garage	SHPC
24	Staff Row Garage	SHPC
25	Staff Row Garage	SHPC
26	Staff Row Garage	SHPC
29	Staff Row Garage	SHPC
30	Staff Row Garage	SHPC
31	Staff Row Garage	SHPC
32	Staff Row Garage	SHPC

Historic Properties at Fort McPherson and Treatment Upon Transfer		
Building ID	Description	Treatment Upon Transfer
33	Staff Row Garage	SHPC
34	Staff Row Garage	SHPC
35	Staff Row Garage	SHPC
Hardee Street		
40	Guest House	SHPC
41	Historic Post HQ	SHPC
42	Chapel	SHPC
Haney Plaza		
46	Ex Red Cross Bldg.	SHPC
47	Administrative Bldg.	SHPC
50	Printing Service	SHPC
51	Chaplain Office	SHPC
52	Administrative Bldg.	SHPC
53	Red Cross Facility	SHPC
54	Storage Facility	SHPC
Troop Row		
56	Administrative Bldg.	SHPC
57	Administrative Bldg.	SHPC
58	Administrative Bldg.	SHPC
59	Administrative Bldg.	SHPC
60	Administrative Bldg.	SHPC
61	Administrative Bldg.	SHPC
62	Administrative Bldg.	SHPC
63	Administrative Bldg.	SHPC
65	Administrative Bldg.	SHPC
Hardee Avenue		
100	Administrative Bldg.	SHPC
101	Administrative Bldg.	SHPC
102	Security Police Bldg.	SHPC
104	Union Facility	SHPC
Anderson Way		
128	Administrative Bldg.	NC
129	Administrative Bldg.	NC
130	Administrative Bldg.	NC
131	Administrative Bldg.	NC
Bartow Street		
136	N.C.O. Quarters	SHPC
137	N.C.O. Quarters	SHPC

Historic Properties at Fort McPherson and Treatment Upon Transfer		
Building ID	Description	Treatment Upon Transfer
138	N.C.O. Quarters	SHPC
139	N.C.O. Quarters	SHPC
140	N.C.O. Quarters	SHPC
141	N.C.O. Quarters	SHPC
142	N.C.O. Quarters	SHPC
144	Theater Film Vault	SHPC
Bates Circle		
160	Boiler House	SHPC
Hardee Avenue		
167	Administrative Bldg.	SHPC
168	Transient Housing	SHPC
169	IMCOM South East	SHPC
170	IMCOM South East	SHPC
171	IMCOM South East	SHPC
Cobb Street		
180	Post Theater	SHPC
181	D.P.W. Facility	SHPC
183	Post Theater	SHPC
184	Rice Hall	SHPC
186	Laundry Facility	NC
Deshler Street		
326	MARS Station	SHPC
Walker Drive, Baseball and Softball Complex		
403	Dugout	NC
404	Dugout	NC
405	Dugout	NC
407	Dugout	NC
408	Dugout	NC
Thorne Avenue and Michael Place		
409	N.C.O. Quarters	NC
410	N.C.O. Quarters	NC
Van Horn and Miller Drive		
422	Gymnasium	NC
Miller Drive		
455	Shooting Range	NC
Miller Drive		
506	Family Housing	NC

Historic Properties at Fort McPherson and Treatment Upon Transfer		
Building ID	Description	Treatment Upon Transfer
507	Family Housing	NC
508	Family Housing	NC
509	Family Housing	NC
510	Family Housing	NC
512	Transient Quarters	NC
Wetzel Drive		
515	Family Housing	NC
522	Lee Hall	NC
Murphy Circle		
523	Family Housing	NC
524	Family Housing	NC
525	Family Housing	NC
526	Family Housing	NC
527	Family Housing	NC
528	Family Housing	NC
Miller Drive		
532	Family Housing	SHPC
533	Family Housing	NC
534	Family Housing	NC
535	Family Housing	NC
536	Family Housing	NC
537	Family Housing	NC
538	Family Housing	NC
Miller Drive		
601	Family Housing	NC
602	Family Housing	NC
603	Family Housing	NC
604	Family Housing	NC
605	Family Housing	NC

Note: No eligible archeological sites were identified at Fort McPherson.

ATTACHMENT B

List of previous cultural resource studies, assessments, textual records and documentation associated with Fort McPherson.

I. Materials Concerning Fort McPherson Located at Engineering Plans and Services

Engineering Plans and Services
Fort McPherson: Building # 181
1322 Cobb Street SW., Directorate of Public Works
Ft. McPherson, GA 30330

A. Real Property Book two (2) Volumes:

Survey of the buildings from 1889 to circa 1940
These two volumes are composed of real estate forms established by the War Department including specifications and architectural and technical modifications of the buildings

B. Integrated Cultural Resources Management Plan (ICRMP) Document

The ICRMP is an internal Army compliance and management plans. The ICRMP integrates the entirety of the cultural resources management program of a military installation and allow identification of potential conflicts between the installation's mission and cultural resources.

C. Cultural Resources Management Files for the Restoration of Historic Buildings

-The work of undertakings includes:
Architectural history, Architectural analysis, Photographs, Architectural sketches related to buildings modifications and Cover letter addressed to the State Historic Preservation Office.
Number of files: 99 files

D. Electronic Files of Architectural and Engineer Plans used for the construction of Fort McPherson

These files are organized by building numbers including:
The architectural and engineering plans for the first hundred buildings
The architectural and engineering plans from One Hundred (100) to Six Hundred (600) areas
The architectural and engineering plans of the World War I and World War II buildings (demolished)
These plans illustrate the Architectural evolution of Fort McPherson since 1885

Original Architectural and Engineer plans of Fort McPherson are placed in a vault and a storage room of Building #181 at Fort McPherson

E. Real Estate files for Fort McPherson include:

-Real property record cards stored in card file cabinets (2 cabinets)

F. History of Fort McPherson

-The Fort McPherson Story 1885-1963
Original prepared by the Adjutant General, Headquarters, Third United States Army, Fort McPherson, Georgia 1964

- Fort McPherson: The First Hundred and Sixteen Years 1885-2001
Original prepared by Captain Louis M. Martinez (1985) Updated by Jim Dale (2001) Edited by Ronald Morton (2001)

G. Set of Historic Maps including:

- Fort McPherson General post map-----year 1919
- Fort McPherson General post map-----year 1943
- Fort McPherson General post map-----year 1944-1950
- Fort McPherson General post map-----year 1950-1951
- Fort McPherson General post map-----year 1965-1966 (Viet Nam war era)
- Fort McPherson General post map-----year 1971
- Fort McPherson General post map (2)--year 1977 (Development plan)
- Fort McPherson General post map-----year 1988

H. Historic Photographs stored in acid free boxes

- 5' X 7" Photographs stored in 3 boxes
- 8' X 10" Photographs stored in 3 boxes

I. Archeological Survey

Final Report
Archaeological Society at Fort McPherson, Fort McPherson and the U.S. Army Recreation Area, Georgia
Submitted by Janus Research
1691 Michigan Avenue, Suite 225
Miami Beach, FL 33129

II. Newspapers from the Public Affairs Office Relating to Fort McPherson

Address of Public Affairs Office:
U.S. Army Garrison Public Affairs Office
Attn: Sentinel Editor, 1386 Troop Row SW,
Fort McPherson, GA 30330

The Public Affairs Office possesses a collection of bonded newspapers called "The Sentinel". "The Sentinel" is a weekly newspaper covering the daily life of two garrisons Fort McPherson and Fort Gillem since 1950.

III. Files of Fort McPherson at the National Archives Southeast Region

National Archives Southeast Region

5780 Jonesboro Road
Morrow, GA 30260
Phone: 770-968-2100
Fax: 770-968-2547

--ATTACHMENT C

Federally Recognized Tribes that place traditional religious and cultural importance to properties in the Area of Potential Effect (APE) and notified of the undertaking, contacted and invited to consult on a nation-to-nation basis to address Tribal concerns

There are no known archeological sites/artifacts at Fort McPherson and there are no Native American Resources or Traditional Cultural Properties identified on the installation. Two separate letters were sent to each tribe inviting them to consult on a nation-to-nation basis. Result of the contact is as noted.

Absentee Shawnee Tribe of Oklahoma (Southern Plains)

Result of contact: no response.

Alabama-Coushatta Tribe of Texas (Southern Plains)

Result of contact: declined due to no traditional cultural properties present.

Alabama-Quassarte Tribal Town (Eastern Oklahoma)

Result of contact: no response.

Cherokee Nation of Oklahoma (Eastern Oklahoma)

Result of contact: no response.

Choctaw Nation of Oklahoma (Eastern Oklahoma)

Result of contact: Outside tribal area of interest.

Coushatta Tribe of Louisiana (Southeast)

Result of contact: no response.

Eastern Band of Cherokee Nation (Southeast)

Result of contact: no interest - declined.

Eastern Shawnee Tribe of Oklahoma (Eastern Oklahoma)

Result of contact: no response.

Jena Band of Choctaw Indians (Southeast)

Result of contact: no response.

Kialegee Tribal Town (Eastern Oklahoma)

Result of contact: no Section 106 related issues for consultation under this undertaking.

Miccosukee Tribe of Indians of Florida (Southeast)

Result of contact: declined.

) **Mississippi Band of Choctaw Indians (Southeast)**

Result of contact: no response.

Muscogee (Creek) Nation of Oklahoma (Eastern Oklahoma)

Result of contact: no response.

Poarch Band of Creek Indians (Southeast)

Result of contact: no response.

Seminole Nation of Oklahoma (Eastern Oklahoma)

Result of contact: no response.

Seminole Tribe of Florida (Southeast)

Result of contact: no response.

The Shawnee Tribe (Eastern Oklahoma)

Result of contact: no response.

The Chickasaw Nation (Eastern Oklahoma)

) Result of contact: no response.

Thlopthlocco Tribal Town (Eastern Oklahoma)

Result of contact: no response.

Tunica-Biloxi Tribe of Louisiana (Southeast)

Result of contact: no response.

United Keetoowah Band of Cherokee Indians (Eastern Oklahoma)

Result of contact: No Section 106 related issues for consultation under this undertaking.

ATTACHMENT D
Revised Fort McPherson National Register Historic District

-- ATTACHMENT E

**Standard Preservation Covenant Language To Convey Property Containing
Historic Buildings And Structures
at
Fort McPherson, Georgia**

1. In consideration of the conveyance of the real property at Fort McPherson, which includes [INSERT SUBJECT PROPERTY FROM ATTACHMENT A] ("the Historic Property"), located in the County of Fulton, Georgia, which is more fully described as [insert legal description] (hereafter "the Property"), [Name of property recipient] hereby covenants on behalf of [himself/herself/itself], [his/her/its] heirs, successors, and assigns at all times to the Georgia State Historic Preservation Office (SHPO), to maintain and preserve the Historic Buildings in order to preserve and enhance those qualities that make the Historic Property eligible for inclusion in/or resulted in the inclusion of the Historic Property in the National Register of Historic Places as further provided herein. This covenant shall constitute a binding servitude upon the Property and shall be deemed to run with the land, in perpetuity.

2. In order to make more certain the full extent of the Grantee's obligations and the restrictions with respect to said property, and in order to document the external nature of the Historic Property subject to this covenant as of the date hereof, attached hereto as Exhibit ___ and incorporated herein by the Existing Conditions Survey and Design Standards (ECSDS) for this property attached hereto as Exhibit ___. The Grantee hereby stipulates that the information contained in the ECSDS, Exhibit ___, accurately represents the condition of the Historic Property as of the date of this Quitclaim Deed.

3. In furtherance of this covenant, the Grantee agrees at all times to maintain the Historic Property, identified in Exhibit ___ in the same or better structural condition and state of repair as that existing on the date of this Quitclaim Deed. The Grantee's obligation to maintain shall require replacement, repair, restoration, rehabilitation, adaptive reuse and/or reconstruction by Grantee whenever necessary to preserve the character defining features of the Historic Property as set forth in the ECSDS in substantially the same structural condition and state of repair as that existing on the date of this Quitclaim Deed. Subject to the casualty provisions in paragraph 9, the obligation to maintain shall require replacement, repair, and/or reconstruction of the Historic Property whenever necessary in accordance with the ECSDS.

4. The Grantee shall notify the Georgia SHPO prior to undertaking any construction, alteration, remodeling, or any other modifications that affects the Historic Property's eligibility for the National Register of Historic Places by altering the Historic Property's character-defining features as stipulated in the ECSDS. Such notice shall describe in detail, how the undertaking conforms to acceptable practices stipulated in the ECSDS. The Grantee shall provide all information deemed necessary by the Georgia SHPO to constitute a completed notification hereunder.

5. Within thirty (30) calendar days of the appropriate Georgia SHPO's receipt of notification provided by (name of property recipient) pursuant to paragraph 4 of this covenant, the Georgia SHPO will respond to (name of property recipient) in writing as follows:

(a) That (name of property recipient) may proceed with the proposed undertaking without further consultation; or

(b) That (name of property recipient) must initiate and complete consultation with the Georgia SHPO before (he/she/it) can proceed with the proposed undertaking. If the Georgia SHPO fails to respond to the (name of property recipient)'s written notice within thirty (30) calendar days of the Georgia SHPO's receipt of the same, then (name of property recipient) may proceed with the proposed undertaking without further consultation with the Georgia SHPO.

6. If the response provided to (name of property recipient) by the Georgia SHPO pursuant to paragraph 5 of this covenant requires consultation with the SHPO, then both parties will so consult in good faith to arrive at mutually-agreeable and appropriate measures that (name of property recipient) will employ to comply with the ECSDS or to mitigate any adverse effects associated with the proposed undertaking.

7. With appropriate notice, the Georgia SHPO shall be permitted at all reasonable times to inspect the Historic Buildings on the Historic Property to ascertain their condition and to fulfill its responsibilities hereunder.

8. In the event that the Historic Property is substantially destroyed by fire, flood, windstorm, hurricane, earth movement, or other casualty, this covenant shall terminate on the date of such destruction or casualty. The determination of substantial destruction shall be made in consultation with Georgia SHPO.

9. In the event that unexpected changed conditions surrounding the Historic Property make continued adherence to this covenant impossible, such as the partial or total destruction of the Historic Property resulting from a casualty of such magnitude necessitating the demolition and removal of the majority of the character defining features of the Historic Property, the Grantee will deliver a duly executed and acknowledged notice of termination to the Georgia SHPO, and record a duplicate original of said notice in the county Deed Records. The notice will include photographic documentation of the substantially destroyed Property obtained at the Grantee's expense. Such notice shall be conclusive evidence in favor of every person dealing with the Property as to the facts set forth therein.

10. Upon request by the Grantee, the Georgia SHPO will promptly furnish Grantee with a certification that to the best of the SHPO's knowledge, Grantee is in compliance with the obligations of this covenant, or that otherwise describes the status of this covenant to the extent of the SHPO's knowledge.

11. In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the Georgia SHPO may, following reasonable notice to [name of recipient], institute suit to enjoin said violation or to require the restoration of the Historic Property affected by such violation. The successful party shall be entitled to recover all costs or expenses incurred in connection with any such suit, including all court costs and attorney's fees.

12. [Name of recipient] agrees that the Georgia SHPO may, at its discretion and without prior notice to [name of recipient], convey and assign all or part of its rights and responsibilities contained in this covenant to a third party.

13. Any notice which either Grantee or Georgia SHPO may desire or be required to give to the other party shall be in writing and shall be delivered by one of the following methods: by overnight courier postage prepaid, facsimile transmission, registered or certified mail with return receipt requested, or hand delivery; if the Grantee, then at [address], and if to the SHPO, then to [address]. Each party may change its address set forth herein by a notice to such effect to the other party.

14. This covenant is binding on [name of recipient], [his/her/its] heirs, successors, and assigns in perpetuity. Restrictions, stipulations, and covenants contained herein shall be inserted by [name of recipient] verbatim or by express reference in any deed or other legal instrument by which [he/she/it] divests [himself/herself/itself] of either the fee simple title or any other lesser estate in [parcel designation] or any part thereof.

15. The failure of the Georgia SHPO to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time.

16. The covenant shall be a binding servitude upon the real property underlying the Historic Property and shall be deemed to run with the land. Execution of this covenant shall constitute conclusive evidence that [name of recipient] agrees to be bound by the foregoing conditions and restrictions and to perform the obligations herein set forth.

CONVEYANCE DOCUMENTS

Final Environmental Impact Statement for Disposal and Reuse of
Fort McPherson, Georgia



Appendix F CONVEYANCE DOCUMENTS

LEAD BASED PAINT AND ASBESTOS PROVISIONS FOR BRAC LEASES AND DEEDS

Lead Based Paint and Asbestos Provisions for BRAC Leases and Deeds

I. BRAC LEASE PROVISIONS

(1) WHERE LEASED PREMISES INCLUDE NO RESIDENTIAL HOUSING:

Lead-based Paint Warning and Covenant:

1. The Leased Premises do not contain residential dwellings and are not being leased for residential purposes. The Lessee is notified that the Leased Premises contains buildings built prior to 1978 that contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to lease.

2. Available information concerning known lead-based paint and/or lead-based paint hazards, the location of lead-based paint and/or lead-based paint hazards, and the condition of painted surfaces is contained in the Environmental Baseline Survey, which has been provided to the Lessee. Additionally, the following reports pertaining to lead-based paint and/or lead-based paint hazards have been provided to the Lessee:

Additionally, the Lessee has been provided with a copy of the federally-approved pamphlet on lead poisoning prevention. The Lessee hereby acknowledges receipt of all of the information described in this subparagraph.

3. The Lessee acknowledges that it has received the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards prior to execution of this Lease.

4. The Lessee shall not permit use of any buildings or structures on the Leased Premises for residential habitation without first obtaining the written consent of the Army. As a condition of its consent, the Army may require the Lessee to: (i) inspect for the presence of lead-based paint and/or lead-based paint hazards; (ii) abate and eliminate lead-based paint hazards by treating any defective lead-based paint surface in accordance with all applicable laws and regulations; and (iii) comply with the notice and disclosure requirements under applicable Federal and state law. The Lessee agrees to be responsible for any future remediation of lead-based paint found to be necessary on the Leased Premises.

5. The Army assumes no liability for remediation or damages for personal injury, illness, disability, or death, to the Lessee, its successors or assigns, sublessees or to any other person, including members of the general public, arising from or incident to possession and/or use of any portion of the Leased Premises containing lead-based paint as residential housing. The Lessee further agrees to indemnify and hold harmless the Army, its officers, agents and employees, from and against all suits, claims, demands or actions, liabilities, judgments, costs and attorneys' fees arising out of, or in any manner predicated upon, personal injury, death or property damage resulting from, related to, caused by or arising out of the possession and/or use of any portion of the Leased Premises containing lead-based paint as residential housing. This section and the obligation of the Lessee hereunder shall survive the expiration or termination of this Lease and any conveyance of the Leased Premises to the Lessee. The Lessee's obligation hereunder shall apply whenever the United States of America incurs costs or liabilities for actions giving rise to liability under this section.

(2) LEAD-BASED PAINT PROVISION WHERE LEASED PREMISES CONTAIN RESIDENTIAL HOUSING:

NOTICE OF THE PRESENCE OF LEAD-BASED PAINT AND COVENANT

a. The Lessee is hereby informed and does acknowledge that all buildings on the Leased Premises, which were constructed or rehabilitated prior to 1978, are presumed to contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 residential housing, lessors must disclose to lessees and sublessees the presence of lead-based paint and/or lead-based paint hazards therein. Residential housing means any housing constructed prior to 1978, excepting housing for the elderly (households reserved for and composed of one or more persons 62 years of age or more at the time of initial occupancy) or persons with disabilities (unless any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling. A risk assessment or inspection for possible lead-based paint hazards by the Lessee is recommended prior to lease.

b. Available information concerning known lead based paint and/or lead-based paint hazards, the location of lead-based paint and/or lead-based paint hazards, and the condition of painted surfaces is contained in the Environmental Baseline Survey, which has been provided to the Lessee. Additionally, the following reports pertaining to lead-based paint and/or lead-based paint hazards have been provided to the Lessee:

All lessees and sublessees must also receive the federally-approved pamphlet on lead poisoning prevention. The lessee hereby acknowledges receipt of all of the information described in this subparagraph.

c. The Lessee acknowledges that it has received the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards prior to execution of this lease.

d. The Lessee shall not permit the occupancy or use of any buildings or structures as residential housing without complying with this section and all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the occupancy of residential housing, if required by law or regulation, the Lessee, at its sole expense, will abate and eliminate lead-based paint hazards by treating any defective lead-based paint surface in accordance with all applicable laws and regulations.

e. The Army assumes no liability for remediation or damages for personal injury, illness, disability, or death, to the Lessee, its successors or assigns, sublessees or to any other person, including members of the general public, arising from or incident to possession and/or use of any portion of the Leased Premises containing lead-based paint as residential housing. The Lessee further agrees to indemnify and hold harmless the Army, its officers, agents and employees, from and against all suits, claims, demands or actions, liabilities, judgments, costs and attorneys fees arising out of, or in any manner predicated upon, personal injury, death or property damage resulting from, related to, caused by or arising out of the possession and/or use of any portion of the Leased Premises containing lead-based paint as residential housing. This section and the obligations of the Lessee hereunder shall survive the expiration or termination of this Lease and any conveyance of the Leased Premises to the Lessee. The Lessee's obligation hereunder shall apply whenever the United States of America incurs costs or liabilities for actions giving rise to liability under this section.

(3) ASBESTOS PROVISION

Notice of the Presence of Asbestos and Covenant:

a. The Transferee/Lessee is hereby informed and does acknowledge that friable and non-friable asbestos or asbestos-containing materials (ACM) has been found on the Premises, as described in the final base-wide EBS. Except as provided for in c. Below, the ACM on the Premises does not currently pose a threat to human health or the environment. All friable asbestos that posed a risk to human health has either been removed or encapsulated.

b. The Transferee/Lessee covenants agrees that its use and occupancy of the Premises will be in compliance with all applicable laws relating to asbestos and that the Transferor/Lessor assumes no liability for future remediation of asbestos or damages for personal injury, illness, disability, or death, to the Transferee/Lessee, its successors or assigns, sublessees, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Premises described in this Transfer/Lease, whether the Transferee/Lessee, its successors or assigns have properly warned or failed to properly warn the individual(s) injured. The Transferee/Lessee agrees to be responsible for any future remediation of asbestos found to be necessary on the Premises.

c. The buildings listed in Exhibit ____ to this Deed/Lease contain asbestos which may pose an unacceptable risk to human health. The Transferee/Lessee agrees not to use or occupy said buildings without identifying and remediating any asbestos hazards therein in accordance with all applicable legal requirements, at Transferee/Lessee's sole expense. This deed is granted based upon the Transferee/Lessee's representation that it will comply with this subparagraph c.

d. The Transferee/Lessee further agrees to indemnify and hold harmless the Army, its officers, agents and employees, from and against all suits, claims, demands or actions, liabilities, judgments, costs and attorney's fees arising out of, or in any manner predicted upon, personal injury, death or property damage resulting from, related to, caused by or arising out of the possession and/or use of any portion of the Premises containing asbestos.

PUBLIC MEETINGS AND COMMENTS

Final Environmental Impact Statement for Disposal and Reuse of
Fort McPherson, Georgia



Appendix G PUBLIC MEETINGS AND COMMENTS

PUBLIC MEETINGS AND COMMENTS

Final Environmental Impact Statement for Disposal and Reuse of
Fort McPherson, Georgia



Appendix G-1

Scoping

Fort McPherson BRAC NEPA EIS Draft Scoping Report

Introduction/Purpose of Scoping

The purpose for the Fort McPherson Base Realignment and Closure (BRAC) Environmental Impact Statement (EIS) Public Scoping Meeting was to inform the public of the Army EIS process and to request public input on issues of concern regarding environmental impacts of Fort McPherson's closure on the natural and human environment. The Notice of Intent (NOI) to prepare an EIS was published in the *Federal Register* on November 19, 2007, initiating the scoping process.

Preparation for the Scoping Meetings

The initial planning effort for the Scoping Meetings included a discussion of possible formats for the meetings and identification of possible locations for the meetings. This was conducted with the U.S. Army Corps of Engineers (USACE) Project Manager, the BRAC Environmental Coordinator (BEC), and the Marstel-Day/ENSR Project Team. It was decided that an open house format was the best approach to allow the participants to directly access the information in which they had a specific interest and to help formulate their comments as part of the Scoping Process. The open house meetings were designed to begin with introductory remarks and an overview of the scoping process, followed by an opportunity for attendees to visit content stations where technical displays and content experts in each pertinent technical area were available for one-on-one discussions.

Over 40 possible locations near Fort McPherson, including schools, churches, public buildings, and Fort McPherson facilities, were screened to assess their suitability for the purposes of the meetings. A primary selection factor was that they had to be located in areas that were easily accessible to the target attendees. It was decided that the Fort McPherson Commons building would be appropriate, well suited, and available for the Elected Officials meeting. However, its location within the secure perimeter of Fort McPherson was considered to be a possible deterrent to participation by the general public. Therefore, only facilities located outside of the installation perimeter were given further consideration for the public meeting location. The criteria for the meeting facility were that it:

- Be located in or near the affected neighborhoods and business districts surrounding Fort McPherson;
- Be accessible to handicapped individuals;
- Be at a location that would be well known, or easily identifiable to the public;

- 1 • Have parking spaces available for at least 25 cars, with adjacent overflow parking for up
2 to 50 additional cars;
- 3 • Have available floor space to fit the technical display stations and hold at least 50
4 individuals;
- 5 • Have 8 large tables and 10 chairs available for the meeting space;
- 6 • Have indoor and climate controlled meeting space; and
- 7 • Be available for use on the advertised date for the public meeting, i.e., December 6,
8 2007.

9 Based upon the evaluation of these factors, and after visiting the top five alternative sites, the
10 Jefferson Park Community Center, adjacent to downtown East Point, was selected as the best
11 alternative for the public meeting location.

12 The preparation for the scoping meetings included developing a variety of supporting materials,
13 including a NOI, public notices, a project Fact Sheet, a list of Frequently Asked Questions
14 (FAQs) and answers, a Meeting Agenda for each meeting, comment forms, visual displays
15 (large posters mounted on foamcore boards), information table signs, and directional signs.
16 The comment form was prepared with directions on how to mail, fax, or email comments directly
17 to the BEC.

18 The Marstel-Day Team developed drafts of the documents which were reviewed, edited, and
19 subsequently approved by the BEC, Public Affairs Office (PAO), and the USACE Project
20 Manager. The technical display materials were prepared with materials and input from the
21 technical content experts and were reviewed and approved by the pertinent expert and the BEC
22 prior to printing and mounting. The Base Commander's office reviewed and approved the
23 invitations to the elected officials. The documents for the public meetings were finalized by the
24 Marstel-Day/ENSR team on December 5, 2007, the day before the meetings, with input from the
25 USACE Project Manager, the BEC, and the technical content experts. Fifty copies of all
26 documents were printed for each meeting and assembled into an NOI package for the
27 participants by the Marstel-Day/ENSR team.

28 The EIS Elected Officials Briefing and the Public Participation EIS Scoping Meeting took place
29 on December 6, 2007. Individual invitations from the Commanding Officer of Fort McPherson
30 were issued on November 21, 2007 to all of the 30 elected officials serving the area surrounding
31 Fort McPherson. In addition, a news release was prepared by the PAO and was submitted on
32 November 20, 2007 to each of the primary newspapers serving the Fort McPherson vicinity,
33 including the *Atlanta Journal and Constitution*, the *Clayton Daily News*, the *Sentinel*, and the
34 *South Fulton Neighbor*.

1 This meeting was advertised through public notices, printed in each of the major newspapers
2 serving the surrounding community including the *Atlanta Journal and Constitution*, the *Clayton*
3 *Daily News*, the *Sentinel*, the *South Fulton Neighbor*, and the *Daily Report*, which serves the
4 Atlanta legal community. The advertisements contained a description of the meeting purpose,
5 location, and encouraged all interested parties to attend, including tribes, federal, state, and
6 local agencies, and the public. These ads were coordinated immediately following the printing
7 of the NOI in the *Federal Register*. Due to the timing of the NOI release, combined with the lead
8 time required to have an advertisement run in the papers and the varying circulation schedule
9 for some of the papers, the paid advertisements were published on November 28, 2007
10 (*Atlanta Journal-Constitution, Daily Report*) and on December 4, 2007 (*Clayton Daily News,*
11 *Sentinel, South Fulton Neighbor*).

12 **Scoping Meetings**

13 The meetings commenced with welcoming remarks, by the BEC, Mr. Victor Bonilla.

14 **EIS Elected Officials Briefing**

15 The Elected Officials Briefing was held at the Carolina/Tennessee Room of the Fort McPherson
16 Commons facility. The meeting was held from 12:00 PM until 1:30 PM. A sign-in table was
17 provided at the entrance to the meeting room, where a member of the Marstel-Day/ENSR team
18 provided each attendee with a copy of the NOI package containing an Agenda, a Factsheet, a
19 FAQs handout, and a Comments Form. Each attendee was also told how the meeting was
20 organized.

21 Welcoming remarks were provided by Colonel Marguerite Garrison, Commander – Fort
22 McPherson, followed by opening remarks from Mr. Victor Bonilla, BEC, followed by a brief
23 explanation of the BRAC NEPA process and the purpose of the meeting. The meeting was set
24 up using an open house format, with specific information stations dedicated to Contamination
25 Investigation and Cleanup, Cultural Resources, Natural Resources, and Community Effects.
26 Each station contained a static display illustrating the particular subject matter features of the
27 installation. In addition to these, a station was also provided for the McPherson Planning Local
28 Redevelopment Authority (MPLRA), which is the agency formed for the redevelopment planning
29 for the installation. The attendees were encouraged to speak to the content experts at each of
30 the various stations, review the displays, and to ask questions to clarify their understanding of
31 the project. The participants were encouraged to provide comments about any concerns
32 through the means discussed previously.

33 Feedback from the participants was encouraged and supported by providing a comment form
34 which could be completed and turned in during the meeting, folded, stapled and mailed to the
35 preaddressed location, emailed, or faxed. In addition, a computer station was set up to allow
36 participants to either type comments during the meeting period or dictate their concerns or
37 questions to an assistant present at the time.

1 The meeting attendance was very light, with a representative of the Georgia Governor's office
2 and two representatives of the Georgia Environmental Protection Division comprising the
3 attendees. No concerns were stated by these attendees and no comments were received.

4 **Public Participation EIS Scoping Meeting**

5 The Public Participation EIS Scoping Meeting was held at the City of East Point Jefferson Park
6 Recreation Center located in the community near Fort McPherson in East Point, Georgia. The
7 meeting was held from 7:00 PM until 8:45 PM to allow participation by the public after normal
8 school and work hours, with minimum impacts to family schedules. This location was selected
9 to be proximate to Fort McPherson and at a location familiar to the surrounding community.

10 A sign-in table was provided at the entrance to the meeting room, where a member of the
11 Marstel-Day/ENSR team provided each attendee with a copy of the NOI package containing an
12 Agenda, a Factsheet, a FAQs handout, and a Comment Form. Each attendee was also told
13 how the meeting was organized. Welcoming remarks were provided by Colonel Garrison,
14 Commander – Fort McPherson, followed by opening remarks from Mr. Bonilla, BEC, followed by
15 a brief explanation of the BRAC NEPA process and the purpose of the meeting. This meeting
16 also used the same open house format as the EIS Elected Officials Briefing, with specific
17 information stations dedicated to Contamination Investigation and Cleanup, Cultural Resources,
18 Natural Resources, and Community Effects. Each station contained a static display illustrating
19 the particular subject matter features of the installation. In addition to these, a station was also
20 provided for the MPLRA. The attendees were encouraged to speak to the content experts at
21 each of the various stations, review the displays, and to ask questions to clarify their
22 understanding of the project. The participants were encouraged to provide comments about
23 any concerns through the means discussed previously.

24 Feedback from the participants was encouraged and supported by providing a comment form
25 which could be completed and turned in during the meeting, folded, stapled and mailed to the
26 preaddressed location, emailed, or faxed. In addition, a computer station was set up to allow
27 participants to either type comments during the meeting period or dictate their concerns or
28 questions to an assistant present at the time.

29 A representative of Atlanta City Councilmember Joyce Sheperd's office was the sole public
30 attendee. Councilmember Sheperd subsequently provided a comment letter, as detailed in the
31 following section.

32 **Comments**

33 Only one comment letter was received subsequent to the meeting. This came from Atlanta City
34 Councilmember Joyce M. Sheperd, expressing her opposition to the method of notification for
35 the meeting. She stated that she believed the use of the local newspapers for notifying the
36 public was not effective and unacceptable and she requested a 60-day extension to the public

- 1 comment period and the development of a plan to achieve better community involvement in the
- 2 process. No comments were received regarding the scope of the EIS analysis.

In order to participate in the New Route pilot program, applicants must submit the following at the time of entry into the national stage of the PCT application in the USPTO: (a) A copy of the first office action by the JPO and English translation thereof; (b) a copy of the claims searched and examined by the JPO and English translation thereof; (c) a statement that the translations are accurate; and (d) a request to participate in the New Route pilot program along with a petition to make special and the required petition fee.

The pilot program will begin on January 28, 2008, and will end when the number of requests reaches 50 or the expiration of one year, whichever occurs first. The information collection includes one proposed form, Request for Participation in the New Route Pilot Program Between the JPO and the USPTO (PTO/SB/10), which may be used by applicants to request participation in the pilot program and to ensure that they meet the program requirements.

II. Method of Collection

Requests to participate in the New Route pilot program must be submitted by fax to the Office of the Commissioner for Patents (571-273-0125) to ensure that the request is processed in a timely manner. The USPTO will consider alternative methods of submission under this program after the pilot period is concluded.

III. Data

OMB Number: 0651-0058.
 Form Number(s): PTO/SB/10, PTO/SB/20.
 Type of Review: Revision of a currently approved collection.
 Affected Public: Individuals or households; businesses or other for-profits; and not-for-profit institutions.
 Estimated Number of Respondents: 800 responses per year, including 50 responses per year using the Request for Participation in the New Route Pilot Program.
 Estimated Time per Response: The USPTO estimates that it will take the

public approximately 1.5 hours to gather the necessary information, prepare the form, and submit the completed Request for Participation in the New Route Pilot Program to the USPTO.

Estimated Total Annual Respondent Burden Hours: 1,575 hours per year, including 75 hours for using the Request for Participation in the New Route Pilot Program.

Estimated Total Annual Respondent Cost Burden: \$478,800 per year. The USPTO expects that the information in this collection will be prepared by attorneys. Using the professional rate of \$304 per hour for associate attorneys in private firms, the USPTO estimates that the respondent cost burden for submitting the Request for Participation in the New Route Pilot Program will be approximately \$22,800 per year, which would result in a total annual respondent cost burden of \$478,800 for this collection.

Item	Estimated time for response (hours)	Estimated annual responses	Estimated annual burden hours
Request for Participation in the New Route Pilot Program Between the JPO and the USPTO (PTO/SB/10)	1.5	50	75
Total	50	75

Estimated Total Annual Non-hour Respondent Cost Burden: \$104,000 per year. There are no capital start-up, maintenance, postage, or recordkeeping costs associated with this collection. However, there are additional filing fees associated with the proposed Requests for Participation in the New Route Pilot Program.

The filing fee for a Request for Participation in the New Route Pilot Program is \$130 under 37 CFR 1.17(h), and up to 50 filings are expected per year, for a total of \$6,500 in filing fees due to these requests. When added to the previously approved burden for this collection, the total annual (non-hour) cost burden for this collection is estimated to be \$104,000 per year.

IV. Request for Comments

Comments are invited on: (a) Whether the proposed collection of information is necessary for the proper performance of the functions of the agency, including whether the information shall have practical utility; (b) the accuracy of the agency's estimate of the burden (including hours and cost) of the proposed collection of information; (c) ways to enhance the quality, utility, and

clarity of the information to be collected; and (d) ways to minimize the burden of the collection of information on respondents, e.g., the use of automated collection techniques or other forms of information technology.

Comments submitted in response to this notice will be summarized or included in the request for OMB approval of this information collection; they also will become a matter of public record.

Dated: November 8, 2007.
 Susan K. Fawcett,
 Records Officer, USPTO, Office of the Chief Information Officer, Customer Information Services Group, Public Information Services Division.
 [FR Doc. E7-22541 Filed 11-16-07; 8:45 am]
BILLING CODE 3510-16-P

DEPARTMENT OF DEFENSE

Department of the Army

Intent To Prepare an Environmental Impact Statement (EIS) for Disposal and Reuse of Fort McPherson, GA, Resulting From the 2005 Base Closure and Realignment Commission's Recommendations

AGENCY: Department of the Army, DoD
ACTION: Notice of Intent (NOI).

SUMMARY: The Department of the Army intends to prepare an EIS for the disposal and reuse of Fort McPherson in Atlanta, Georgia. Pursuant to the BRAC law, Fort McPherson is to close by September 14, 2011. Other actions included in the closing of Fort McPherson are relocating the tenant headquarters organizations to Fort Sam Houston, Texas; Fort Eustis, Virginia; Pope air Force Base (AFB), North Carolina; and Shaw AFB, South Carolina. These relocations have been or will be addressed in separate National Environmental Policy Act documents for those locations.

ADDRESSES: For further information regarding the EIS, please contact Mr.

Victor Bonilla, BRAC Environmental Division, 2053 North D Avenue, Building 400, Fort Gillem, GA 30297-5161.

FOR FURTHER INFORMATION CONTACT: Mr. Bonilla at (404) 469-3557; fax: (404) 469-3565; e-mail: bonillav@forscom.army.mil.

SUPPLEMENTARY INFORMATION: Fort McPherson is a 487-acre installation located approximately 4 miles southwest of downtown Atlanta and 3 miles north of Hartsfield-Jackson Atlanta International Airport.

The proposed action (Army primary action) is to dispose of the surplus property generated by the BRAC-mandated closure of Fort McPherson. Reuse of Fort McPherson by others is a secondary action resulting from disposal. The Army has identified two disposal alternatives (early transfer and traditional disposal), a caretaker status alternative, and the no action alternative (as required by the National Environmental Policy Act). Reuse scenarios are evaluated as secondary actions.

The EIS will analyze each alternative's impact upon a wide range of environmental resource areas including, but not limited to, air quality, traffic, noise, biological resources, cultural resources, socioeconomic, utilities, land use, hazardous and toxic substances, and cumulative environmental effects. Impacts to air quality conditions in the region, traffic conditions, land use, and community facilities and services could possibly be significant. Additional resources and conditions may be identified as a result of the scoping process initiated by this NOI.

Opportunities for public participation will be announced in the respective local news media. The public will be invited to participate in scoping activities for the EIS and comments from the public will be considered before any action is taken to implement the disposal and reuse of Fort McPherson.

Dated: November 9, 2007.

Addison D. Davis, IV,

Deputy Assistant Secretary of the Army (Environment, Safety and Occupational Health).

[FR Doc. 07-5702 Filed 11-16-07; 8:45 am]

BILLING CODE 3710-08-M

DEPARTMENT OF DEFENSE

Defense Acquisition Regulations System

Information Collection Requirement; Defense Federal Acquisition Regulation Supplement; Use of Government Sources by Contractors (OMB Control Number 0704-0252)

AGENCY: Defense Acquisition Regulations System, Department of Defense (DoD).

ACTION: Notice and request for comments regarding a proposed extension of an approved information collection requirement.

SUMMARY: In compliance with Section 3506(c)(2)(A) of the Paperwork Reduction Act of 1995 (44 U.S.C. Chapter 35), DoD announces the proposed extension of a public information collection requirement and seeks public comment on the provisions thereof. DoD invites comments on: (a) Whether the proposed collection of information is necessary for the proper performance of the functions of DoD, including whether the information will have practical utility; (b) the accuracy of the estimate of the burden of the proposed information collection; (c) ways to enhance the quality, utility, and clarity of the information to be collected; and (d) ways to minimize the burden of the information collection on respondents, including the use of automated collection techniques or other forms of information technology. The Office of Management and Budget (OMB) has approved this information collection requirement for use through February 29, 2008. DoD proposes that OMB extend its approval for use for three additional years.

DATES: DoD will consider all comments received by January 18, 2008.

ADDRESSES: You may submit comments, identified by OMB Control Number 0704-0252, using any of the following methods:

- *Federal eRulemaking Portal:* <http://www.regulations.gov>. Follow the instructions for submitting comments.

- *E-mail:* dfars@osd.mil. Include OMB Control Number 0704-0252 in the subject line of the message.

- *Fax:* 703-602-7887.

- *Mail:* Defense Acquisition Regulations System, Attn: Mr. Michael Benavides, OUSD(AT&L)DPAP(DARS), IMD 3D139, 3062 Defense Pentagon, Washington, DC 20301-3062.

- *Hand Delivery/Courier:* Defense Acquisition Regulations System, Crystal Square 4, Suite 200A, 241 18th Street, Arlington, VA 22202-3402.

Comments received generally will be posted without change to <http://www.regulations.gov>, including any personal information provided.

FOR FURTHER INFORMATION CONTACT: Mr. Michael Benavides, 703-602-1302. The information collection requirements addressed in this notice are available on the World Wide Web at: <http://www.acq.osd.mil/dpap/dars/dfarspgi/current/index.html>. Paper copies are available from Mr. Michael Benavides, OUSD(AT&L)DPAP(DARS), IMD 3D139, 3062 Defense Pentagon, Washington, DC 20301-3062.

SUPPLEMENTARY INFORMATION: *Title and OMB Number:* Defense Federal Acquisition Regulation Supplement (DFARS) Part 251, Use of Government Sources by Contractors, and related clauses in DFARS 252.251; OMB Control Number 0704-0252.

Needs and Uses: This information collection requirement facilitates contractor use of Government supply sources. Contractors must provide certain information to the Government to verify their authorization to purchase from Government supply sources or to use Interagency Fleet Management System vehicles and related services.

Affected Public: Businesses or other for-profit and not-for-profit institutions.

Annual Burden Hours: 5,250.

Number of Respondents: 3,500.

Responses Per Respondent: 3.

Annual Responses: 10,500.

Average Burden Per Response: .5 hours.

Frequency: On occasion.

Summary of Information Collection

The clause at DFARS 252.251-7000, Ordering from Government Supply Sources, requires a contractor to provide a copy of an authorization when placing an order under a Federal Supply Schedule, a Personal Property Rehabilitation Price Schedule, or an Enterprise Software Agreement.

The clause at DFARS 252.251-7001, Use of Interagency Fleet Management System Vehicles and Related Services, requires a contractor to submit a request for use of Government vehicles when the contractor is authorized to use such vehicles, and specifies the information to be included in the contractor's request.

Michele P. Peterson,

Editor, Defense Acquisition Regulations System.

[FR Doc. E7-22591 Filed 11-16-07; 8:45 am]

BILLING CODE 5001-08-P

DEPARTMENT OF THE ARMY
WASHINGTON, D. C. 20310

November 2007

INFORMATION FOR MEMBERS OF CONGRESS

SUBJECT: Notice of Intent for the Preparation of an Environmental Impact Statement (EIS) for the Disposal and Reuse of Fort McPherson, Georgia.

The Defense Base Closure and Realignment Commissions were established by Public Law 101-510, the Defense Base Closure and Realignment Act of 1990, to recommend military installations for realignment and closure. The 2005 Commission's recommendations were included in a report which was presented to the President on September 8, 2005. The President approved and forwarded this report to Congress on September 15, 2005. Since a joint resolution to disapprove these recommendations did not occur within the statutorily provided time period, these recommendations have become law and must be implemented in accordance with the requirements of the Defense Base Closure and Realignment Act of 1990, Public Law 101-510.

Public Law 101-510 exempts the decision-making process of the Commission from the provisions of the National Environmental Policy Act (NEPA) of 1969. The law also relieves the Department of Defense from the NEPA requirement to consider the need for closing, realigning, or transferring functions and from looking at alternative installations to close or realign. Nonetheless, the Department of the Army must still prepare environmental impact analyses during the process of property disposal and during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected but before the functions are relocated. These analyses will include consideration of the direct and indirect environmental and socioeconomic effects of these actions and the cumulative impacts of other reasonably foreseeable actions affecting the installations.

The proposed federal action is to dispose of the surplus property generated by the BRAC-mandated closure of Fort McPherson, Georgia. The Department of the Army intends to prepare an EIS pursuant to NEPA and its implementing regulations. The EIS will evaluate potential environmental and socioeconomic impacts of the Army's disposal of Fort McPherson and the property's reuse by the McPherson Planning Local Redevelopment Authority (MPLRA).

Fort McPherson is a 487-acre installation located approximately four (4) miles southwest of downtown Atlanta and approximately three (3) miles north of Hartsfield-Jackson Atlanta International Airport. It currently houses the headquarters for the U.S. Army Forces Command (FORSCOM), the Third U.S. Army, and the U.S. Army Reserve Command, as well as a number of additional tenant organizations.

Fort McPherson is to close by September 14, 2011. Other actions included in the closing of Fort McPherson are relocating the tenant headquarters' organizations to Fort Sam Houston, Fort Eustis, Fort Bragg, and Shaw AFB. These relocations were addressed in separate NEPA documents for those locations.

The EIS will analyze any environmental or socioeconomic impacts associated with the real property disposal and reuse. The resource areas to be analyzed in these alternatives will include, but will not be limited to, air quality, traffic, noise, biological resources, cultural resources, socioeconomic, utilities, land use, hazardous and toxic substances, and cumulative environmental effects.

The proposed action (Army primary action) is to dispose of the surplus property generated by the BRAC-mandated closure of Fort McPherson, Georgia. Reuse of Fort McPherson by others is a secondary action resulting from disposal. The Army has identified two disposal alternatives (early transfer and traditional disposal), a caretaker status alternative, and the no action alternative (as required by the NEPA). Reuse scenarios are evaluated as secondary actions. These scenarios encompass the community's reuse plan and include higher and lower levels of development intensities. The Army expresses no preference with respect to reuse scenarios. The EIS will analyze each alternative's impact upon the natural and cultural environments in the surrounding vicinity.

There will be a number of opportunities for the public to participate in the Fort McPherson NEPA process. The first will be the EIS scoping process. The Army invites tribal, federal, state and local agencies and the public to participate in the scoping process for the preparation of the EIS. The scoping process will help identify additional possible alternatives, potential environmental impacts, and key issues of concern to be analyzed in the EIS. A scoping meeting will be held in a convenient location near Fort McPherson. Notification of the time and location for the scoping meeting will be published in local media to enable the submission of oral or written comments by interested or affected parties.

For further information contact Lieutenant Colonel David Velloney, Office of the Chief of Legislative Liaison, at (703) 697-8218.

FURNISHED BY:

Office of the Chief of Legislative Liaison
Office of the Secretary of the Army

QUESTIONS AND ANSWERS (Q&A)

Q-1. *What is the basis for the Army action?*

A-1. Recommendations of the Defense Base Closure and Realignment Commission, also known as the BRAC Commission, made in conformance with the provisions of the Defense Base Closure and Realignment Act of 1990 (the Base Closure Act), Public Law 101-510, as amended, require the closure of Fort McPherson, Georgia. Fort McPherson is surplus to Army needs and will be closed according to applicable laws, regulations, and national policy. Pursuant to the National Environmental Policy Act (NEPA) of 1969 and its implementing regulations, the Army proposes to prepare an environmental impact statement (EIS) to evaluate the environmental and socioeconomic impacts of closing the installation and disposing of the federal fee-owned property and implementing reasonable, foreseeable reuse alternatives. The EIS will also consider the cumulative impacts of potential reuses of the property in consideration of the reuse plan prepared by the McPherson Planning Local Redevelopment Authority (MPLRA).

In accordance with the Base Closure and Realignment Act amendments contained in Title XXX of the National Defense Authorization Act for Fiscal Year 2002 (Public Law 107-107), the Secretary of Defense submitted a consolidated Department of Defense (DoD) list of recommended actions to an independent commission appointed by President George W. Bush and confirmed by the Senate. The Commission evaluated the recommendations and, on September 8, 2005, sent its findings to President Bush who forwarded the recommendations to Congress eight days later on September 15, 2005. The Base Closure Act provides that, unless disapproved by Congress within a specified period, the recommendations are to be implemented. In the absence of Congressional disapproval, the Commission's recommendations became binding on November 9, 2005. The proposed action (Army primary action) is to dispose of the surplus property generated by the BRAC-mandated closure of Fort McPherson, Georgia. Reuse of Fort McPherson by others is a secondary action.

Q-2. *What is an EIS?*

A-2. An EIS is a document that describes the effects that a major federal action would have on the environment. It also describes the impacts of alternatives to the proposed action and identifies ways to avoid, minimize or mitigate adverse impacts. The National Environmental Policy Act (NEPA) of 1969 established a national policy to require consideration of environmental issues in decisions on major federal actions. Federal agencies are required to integrate the NEPA process into other planning processes to ensure that planning and decisions consider environmental issues. Regulations for implementing NEPA established by the President's Council on Environmental Quality require that Federal agencies document their consideration of environmental values and provide opportunity for public involvement. The potential for both beneficial and adverse impacts must be considered. EISs are normally prepared for those Proposed Actions that are precedent-setting, may have significant effects on public health or safety, where the possible effects on the human environment are likely to be highly uncertain or involve unique or unknown risks, or where the determination of effect on the environment is likely to be highly controversial.

Q-3. *What is the purpose of an EIS?*

A-3. The purpose of an EIS is to provide a full and fair public assessment of environmental impacts of a proposed action and to inform decision makers and the public of reasonable alternatives. An EIS ensures that government agencies, non-governmental organizations, and members of the public have an opportunity to provide input on proposed federal actions which may have the potential for significant impact to the environment. It is required under the provisions of NEPA.

Q-4. *Why is the Army preparing an EIS?*

A-4. The Army determined that it would be appropriate to prepare an EIS for the proposed closure and disposal of Fort McPherson, Georgia, and reuse of the property as proposed by the McPherson Planning Local Redevelopment Authority (MPLRA). This determination was based on the range of potential impacts resulting from the MPLRA's draft reuse concept plan. The EIS will address effects to all environmental resources. The proposed population density, construction and infrastructure improvement requirements, as well as projected increased traffic may cause potential significant environmental impacts (triggers for requiring an EIS) to transportation, air quality, and land use. The EIS will consider mitigation measures to avoid or reduce environmental effects.

Q-5. *What alternatives will be evaluated in the EIS?*

A-5. Pursuant to the Base Closure Act and the 2005 BRAC Commission's recommendation pertaining to Fort McPherson, continuation of Army operations at Fort McPherson is not feasible. There is no alternative to closure as described by the BRAC Commission's recommendation without further legislative action. The Army has identified two disposal alternatives (early transfer and traditional disposal), a caretaker status alternative, and the no action alternative (as required by the NEPA). Reuse scenarios are evaluated as secondary actions. These scenarios encompass the community's reuse plan and include higher and lower development intensities. The Army expresses no preference with respect to reuse scenarios because decisions implementing reuse will be made by other entities. The EIS will analyze each alternative's impact upon the natural and cultural environments in the surrounding vicinity.

Q-6. *What specific environmental concerns will be addressed in the EIS?*

A-6. Fort McPherson is located in a developed area in Atlanta, Georgia. The Army recognizes resource areas and issues that will require consideration in the EIS due to potential impacts from the property disposal and redevelopment. The resource areas to be analyzed in these alternatives will include, but will not be limited to, air quality, traffic, noise, biological resources, water resources, cultural resources, socioeconomic, utilities, land use, aesthetics, hazardous and toxic substances, and cumulative environmental effects.

Significant issues to be analyzed in the EIS will include potential impacts to air quality conditions in the region, traffic conditions, land use, and community facilities and services. Additional resources and conditions may be identified as a result of the scoping process initiated by this Notice of Intent (NOI).

Q-7. *Is there public involvement in the EIS process?*

A-7. Yes. The public will be notified of the intent to develop an EIS through a NOI published in the *Federal Register*. Public notices will also be placed in local newspapers to announce the location and time for the public scoping meeting and, later, to announce the availability of the draft EIS and methods available for submitting comments on the draft EIS. A public scoping meeting will be held in an easily accessible location near Fort McPherson at a time that will be convenient to as many community members as possible. The objective is to maximize public participation. The Army will invite the general public, local governments, other Federal agencies, and state agencies to submit written comments or suggestions concerning the scope of analysis and issues and alternatives to be analyzed. Scoping letters requesting input to the process will be sent to state and federal agencies.



**United States Army Garrison Public Affairs Office
Fort McPherson and Fort Gillem**

News Release

Number 36-07

FOR IMMEDIATE RELEASE

Contact: Ron Morton, Print Media Relations Officer

Office: 404-464-2551

Cell: 404-783-3004

Fax: 404-464-3659

ron.morton@forscom.army.mil

Army notice of intent to prepare an Environmental Impact Statement (ESI) for the disposal and reuse of Fort McPherson, Georgia

FORT MCPHERSON, Ga. (November 20, 2007)The Army announced on November 19, 2007 its intent to prepare an Environmental Impact Statement (EIS) to analyze the impacts of the disposal and reuse of Fort McPherson, Ga.

The Defense Base Closure and Realignment Closure Commissions were established by Public Law 101-510, the Defense Base Closure and Realignment Act of 1990, to recommend military installations for realignment and closure. The 2005 Commission's recommendations were included in a report which was presented to the President Sept. 8, 2005. The President approved and forwarded this report to Congress Sept. 15, 2005. Since a joint resolution to disapprove these recommendations did not occur within the statutory time period, these recommendations have become law and must be implemented in accordance with the requirements of the Defense Base Closure and Realignment Act of 1990, Public Law 101-510.

Public Law 101-510 exempts the decision-making process of the Commission from the provisions of the National Environmental Policy Act (NEPA) of 1969. The law also relieves the Department of Defense from the NEPA requirement to consider the need for closing, realigning or transferring functions and from looking at alternative installations to close or realign. Nonetheless, the Department of the Army must still prepare environmental impact analyses during the process of property disposal and during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected, but before the functions are relocated. These analyses will include consideration of the direct and indirect environmental and socioeconomic effects of these actions and the cumulative impacts of other reasonably foreseeable actions affecting the installations.

Fort McPherson is a 487-acre installation located approximately four miles southwest of downtown Atlanta and approximately three miles north of Hartsfield-Jackson Atlanta International Airport. It currently houses the headquarters for the U.S. Army Forces Command, the Third Army/U.S. Army Forces Central Command, and the U.S. Army Reserve Command, the Installation Command Southeast, as well as several other tenant organizations.

The proposed Army primary action is to dispose of the surplus property generated by the BRAC-mandated closure of Fort McPherson. Reuse of Fort McPherson by others is a secondary action resulting from disposal. The Army identified two disposal alternatives consisting of early transfer and traditional disposal, a caretaker status alternative and the no action alternative, required by the NEPA. Reuse scenarios are evaluated as secondary actions. These scenarios encompass the community's reuse plan and include higher and lower levels of development intensities. The Army expresses no preference with respect to reuse scenarios. The EIS will analyze each alternative's impact upon the natural and cultural environments in the surrounding vicinity.

There will be a number of opportunities for the public to participate in the Fort McPherson NEPA process. The first will be the EIS scoping process. The Army invites tribal, federal, state and local agencies and the public to participate in the scoping process for the preparation of the EIS. The scoping process will help identify additional possible alternatives, potential environmental impacts and key issues of concern to be analyzed in the EIS. A scoping meeting will be held at the Jefferson Park Recreation Center in East Point, Georgia from 7:00 to 8:45 P.M. on Thursday, December 6, 2007. The Jefferson Park Recreation Center is located in front of the Tri City High School, two blocks east of downtown East Point at 1431 Norman Berry Drive. To be considered in the Draft EIS, comments and suggestions should be received no later than 21 December 2007.

For more information, contact Victor Bonilla, BRAC Environmental Division, 2053 North D Avenue, Building 400, Fort Gillem, Ga. 30297-5161 or by telephone at 404-469-3557. His fax number is 404-469-3565 and his E-mail is Bonillav@forscom.army.mil.

The U.S. Army Garrison at Fort McPherson, located in the metropolitan Atlanta area, is responsible for managing the functions and services at both Fort McPherson and Fort Gillem, dealing with everything from facilities and infrastructure to air space. The garrison falls under the Installation Management Command (IMCOM) and provides administrative and logistical support to the IMCOM-Southeast Office, U.S. Army Forces Command, Third Army/U.S. Army Forces Central Command, First Army, U.S. Army Reserve Command and many other Atlanta military-based activities.

Subject: FW: Draft Paid Ad - Fort McPherson EIS Scoping Meeting

Importance: High

-----Original Message-----

From: Bonilla, Victor CIV USA FORSCOM BRAC Atlanta [mailto:soto.bonilla@us.army.mil]

Sent: Tuesday, November 20, 2007 7:05 AM

To: Lydick, Lyle

Cc: Bonilla, Victor CIV USA FORSCOM BRAC Atlanta; Ryan, Glynn D CIV USA McPherson USAG CMD GRP BRAC; White, Ernest CIV USA McPherson USAG BRAC; Nuttall, Owen CIV USA McPherson USAG BRAC; Copley, Elizabeth; Seyle, Charles W SAM@SAS; Harris, Evie C CIV USA IMCOM-SE; Riegert, Michael W CIV USA IMCOM-SE; Smith, Terry H CIV USA McPherson USAG PAO; Beach, Lawrence M; Morton, Ron D CIV USA McPherson USAG PAO; Carlisle, George CIV USA McPherson USAG CMD GRP BRAC

Subject: FW: Draft Paid Ad - Fort McPherson EIS Scoping Meeting

Importance: High

Lyle the approved News Release from PAO is attached. In addition, we need to publish a paid add on the following Newspapers to include the AJC:

1. Atlanta Journal-Constitution Newsroom Customer Care Desk
404-526-7003 newstips@ajc.com
2. Clayton News Daily Bonnie Pratt Publisher
770-478-5753 x245 bpratt@news-daily.com
3. Clayton News Daily Chet Fuller Managing Editor
770-478-5753 x272 cfuller@news-daily.com
4. Daily Report Ed Bean Editor in Chief
404-419-2830 ebean@alm.co
5. South Fulton LaTria Garnigan Editor
404-363-8484 404-363-0212 lgarnigan@neighbornewspaper.com

Any questions please do not hesitate to let me know. Thanks and have a great day.

Victor M. Bonilla
Environmental Engineer
BRAC Environmental Coordinator (BEC)
2053 North D Avenue
Fort Gillem, GA 30297-5161
Tel # 404-469-3557
Cell # 770-883-2678
Fax # 404-469-3565
bonillav@forscom.army.mil
"Airborne All The Way"

The Atlanta
Journal-
Constitution
ajc.com

PUBLISHER'S AFFIDAVIT

ACCOUNT NAME ENSR INTERNATIONAL

ACCOUNT NO. E-161393

STATE OF GEORGIA
COUNTY OF FULTON

ANNETTE TYSON, personally appeared before me, the undersigned Notary Public, who states she is a LEGAL NOTICE CLERK for **THE ATLANTA JOURNAL AND CONSTITUTION** newspaper, a newspaper of general circulation published in the City of Atlanta, Georgia, and who further states under oath that the Advertisement attached hereto and made part of this affidavit appeared in The Atlanta Journal-Constitution on the following date(s): NOVEMBER 28, 2007.

SWORN TO AND SUBSCRIBED BEFORE ME,

THIS 28TH DAY OF NOVEMBER 2007



(NOTARY SIGNATURE)

MY COMMISSION EXPIRES MAY 19, 2009

e Quality of Life Initiative to move forward, saying at 96 percent of tenants most of whom are single others — want to leave the developments. He noted that 10 people were shot and two others were stabbed at one development, Bowen Homes, in the past 90 days. "It would be a shame to see these young mothers prevented from living with their children while a committee deliberates," White said.

The size of the task force or the length of time it would have to come back with solutions has not been determined. Young said those details would be settled by Monday.

accomplice

50 yards away, when the shooting took place, Fladrich said.

"When they heard the gunfire, they immediately responded," he said.

Police recovered a van rented by Broderick from the mall parking lot, Fladrich said.

Police asked that anyone who witnessed the incident who has not given investigators a statement call Douglasville police at 770-920-3010 or Detective Sgt. Zach Ardis at 678-486-1247.

Staff writer David Markiewicz contributed to this article.

your
mefinder.com

in Denver revealed he never had XDR-TB, but rather a more treatable, yet still serious, form of the disease called multi-drug resistant TB. CDC officials have said both MDR and XDR TB require the same public health response.

Officials at the hospital, National Jewish Medical and Research Center, have

by chance, when he had a chest X-ray for an injury.

While in Denver, Speaker underwent cutting-edge antibiotic treatments and also had surgery to remove an infected area of one lung. He's been back in Georgia since July and remains on antibiotics, though he is no longer considered potentially contagious.

Legal Notices

NOTICE OF INTENT TO AWARD
Notice is hereby given that not sooner than five (5) days after the publication hereof, the Metropolitan Atlanta Rapid Transit Authority (MARTA) intends to award the following contract:
CP B5129 Furnishing and installing the AC Track Circuit Upgrade and Train Alert Lights. Cleveland Electric Company-\$6,490,381.00. (Contract Term 994 Calendar Days). Funded by Federal Funds.
RFP P5350 Voice and Data Telecommunications Services. BellSouth Business Systems-\$3,578,124.48. (Contract Term 4 Years). Funded by Local Operating Funds.
CP B11954 Armed Security Guard Coverage for Revenue Operations. Allied Protection Services, Inc. - \$1,007,040.32. (Base Contract Term 2 Years). Funded by Local Operating Funds.
RFP P12922 Renting Services for the MARTA Headquarters Building and Satellite Facilities. ARAMARK Corporation-(No cost/no compensation contractual agreement) Base Contract Term 2 Years).
CP B12498 Hardware and Software Maintenance Support Services. G4 Enterprises, Inc.-\$65,000.00. (Base Contract Term 1 Year). Funded by Local Operating Funds.
A summary of the terms of the contract is available at the Office of Contracts & Procurement and Material, MARTA 2424 Piedmont Road, N.E. Atlanta, GA 30324.
Dr. Beverly A. Scott
General Manager/CEO
View MARTA's
VENDOR OPPORTUNITIES
<http://www.itsmarta.com>

Notice of Notice
by a Bank Holding company to Merge Bank Holding Companies
Royal Bank of Canada, having its principal place of business in Toronto, Ontario, Canada and head office in Montreal, Quebec, Canada; Royal Bank Holding Inc., having its head office in Toronto, Ontario, Canada; RBC Holdings (USA) Inc., having its head office in New York, New York; RBC USA Holdings Corporation, having its head office in New York, New York; Prism Financial Corporation, having its head office in Wilmington, Delaware; and RBC Centura Banks, Inc., having its head office in Raleigh, North Carolina, intend to apply to the Federal Reserve Board for permission to merge with another bank holding company, Alabama National Bancorporation, having its head office in Birmingham, Alabama. We intend to acquire control of Alabama Exchange Bank, having its head office in Tuskegee, Alabama; Community Bank of Naples, N.A., having its head office in Naples, Florida; CypressCoquina Bank, having its head office in Ormond Beach, Florida; First Alabama Bank, having its head office in Birmingham, Alabama; First Gulf Bank, N.A., having its head office in Pensacola, Florida; Florida Choice Bank, having its head office in Mount Dora, Florida; Georgia State Bank, having its head office in Mableton, Georgia; Indian River National Bank, having its head office in Vero Beach, Florida; Millennium Bank, having its head office in Gainesville, Florida; and The Peachtree Bank, having its head office in Duluth, Georgia.
The Federal Reserve considers a number of factors in deciding whether to approve the notice including the record of performance of banks we own in helping to meet local credit needs. You are invited to submit comments in writing on this notice to the Federal Reserve Bank of Richmond, P.O. Box 27622, Richmond, VA 23261. The comment period will not end before December 28, 2007 and may be somewhat longer. The Board's procedures for processing notices may be found at 12 C.F.R. Part 262. Procedures for processing protested notices may be found at 12 C.F.R. 262.25. To obtain a copy of the Federal Reserve Board's procedures, or if you need more information about how to submit your comments on the notice, contact A. Linwood Gill, III, Vice President, at (804) 697-6237. The Federal Reserve will consider your comments and any request for a public meeting or formal hearing on the notice if they are received in writing by the Reserve Bank on or before the last day of the comment period.
Royal Bank of Canada, Royal Bank Holding Inc., RBC Holding (USA) Inc., RBC USA Holdings Corporation, Prism Financial Corporation, and RBC Centura Banks, Inc. also intend to apply to the Georgia Department of Banking and Finance for approval of the transaction described above. As such, any written comments should also be submitted to the Department of Banking and Finance, 2990 Brandywine Road Suite 200, Atlanta Georgia 30341

PUBLIC MEETING NOTICE-SCOPING MEETING FOR ENVIRONMENTAL IMPACT STATEMENT (EIS) FOR THE DISPOSAL AND REUSE OF FORT MCPHERSON, GEORGIA
The Department of the Army must prepare environmental impact analyses during the process of property disposal and during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected but before the functions are relocated. These analyses will include consideration of the direct and indirect environmental and socioeconomic effects of these actions and the cumulative impacts of other reasonably foreseeable actions affecting the installations. The proposed action (Army primary action) is to dispose of the surplus property generated by the BRAC-mandated closure of Fort McPherson. Reuse of Fort McPherson by others is a secondary action resulting from disposal. The EIS will analyze each alternative's impact upon the natural and cultural environments in the surrounding vicinity.
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Point of contact for this notification is Mr. Victor Bonilla, BRAC Environmental Division, 2053 North D Avenue, Building 400, Fort Gillem, GA 30297-5161; phone 404-469-3557; fax 404-469-3565; email: Bonillav@forscom.army.mil. To be considered in the Draft EIS, comments and suggestions should be received no later than 21 December 2007.

PUBLIC NOTICE
The Zoning Committee of the Atlanta City Council will hold a Public Hearing on Wednesday, December 12, 2007 at 11:00 a.m. in Committee Room # 2, 2nd Floor, City Hall, 55 Trinity Avenue, SW to discuss the following legislation:
06-O-0038 (Z-05-58) An Ordinance by Councilmembers Carla Smith and Ivory Lee Young, Jr. to amend various sections of the Zoning Code of the City of Atlanta, for the purpose of clarifying and/or defining certain terms related to Supportive Housing; to provide how applications for such uses are to be processed; defining the term Community Center and removing certain redundant terms related to such use; redefining the conditions under which dormitories, Sorority Houses and Fraternity Houses are permitted; deleting rooming houses and boarding houses as permitted uses in certain districts; and for other purposes.
GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE ON THIS 16th day of November, 2007.
Rhonda Dauphin Johnson
MUNICIPAL CLERK, CMC

To place a legal advertisement in the Atlanta Journal-Constitution contact the Legal Advertising Representative at 404-526-5273; Fax: 404-526-5904 Monday-Friday 8a.m.- 5p.m. Deadlines: 72 business hours prior to publication

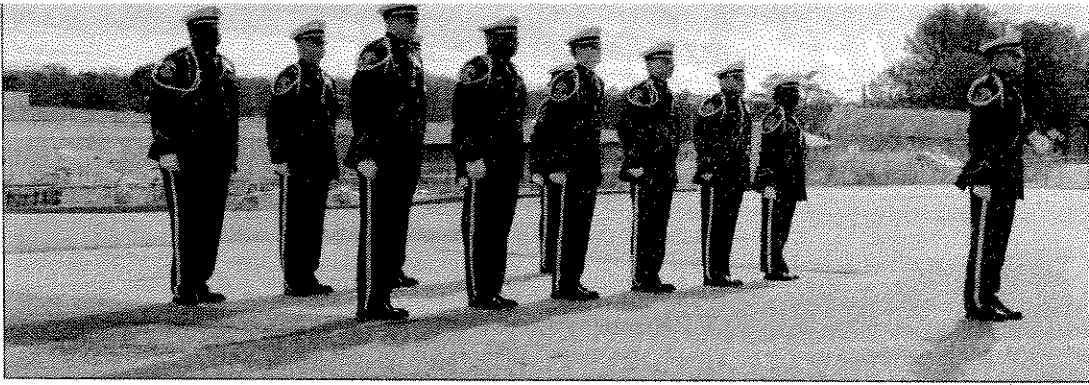


Photo by Daniel Silliman

The Clayton County Police Department's Honor Guard -- 11 officers overseen by Lt. Brian Danekes -- stand at attention at police headquarters. The guard received new uniforms Monday.

Honor Guard gets new uniforms

BY DANIEL SILLIMAN
dsilliman@news-daily.com

The police chief walked slowly, ceremoniously, down the two lines of officers standing at attention, stopping in front of each of the 11 to inspect the new uniforms. Here, he adjusted the brim of a hat, there, the slant of a belt.

Standing in front of the guard, Clayton County Police Chief Jeff Turner said, "You look great. Fantastic. We have a very professional Honor Guard, and I wanted a uniform that reflected that."

Still at attention, none of the members of the guard cracked a smile. Lt. Brian Danekes, commander of the guard, told them to stand, "at ease," and the 11 shifted, placing their hands behind their backs.

Danekes said the new uniforms took about a year to custom design for the department.

"We revamped the entire uniform, from the badges, to the hats, to the high collar," he said, "just because it looks more professional. I think that says a lot about our department."

Since becoming chief, in March, Turner has altered the command staff's uniforms, so that the upper-level officers wear white shirts -- and the rank-and-file's uniforms, so that the color scheme changed from blue-on-blue to gray-on-blue.

Turner has said the uniform changes are meant to keep the department up-to-date with current ideas about what a professional department looks like, and also to signal to the public that the department has entered a new era, under his leadership.

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Fulton County Daily Report
Atlanta, GA 30303
(404) 521-1227

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NORCROSS GA 30093

Invoice #: 0092453401
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AMOUNT DUE: \$30.00

Amount Remitted

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Invoice #: 0092453401 Invoice Date: 11/28/2007 Customer #: 92157 Case / P.O. #:
Contact: Patrice D. Grant

Order #	Description	Ad Tag Line	Ad Size	Amount
0092453401	Public Hearing Run Date(s) 11/28/2007	mta 12/6/07	1/299	30.00
Subtotal:				30.00
Total Amount Due:				\$30.00

*Paid/mailed
12/4/07*

Payment by Credit Card	() Visa () MC <input checked="" type="checkbox"/> Amex
Account: [REDACTED]	Exp. Date: 07/10
Card Holder Name: Lyle A. Lydick	Signature: [Signature]

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**PUBLIC MEETING NOTICE - SCOPING MEETING FOR ENVIRONMENTAL
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PUBLISHER 'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF FULTON
Re: 924534

Before me, the undersigned, a Notary Public, this day personally came Monique Bussey who, being duly sworn, according to law, says she is an agent of the American Lawyer Media, L.P. publishers of the Daily Report, the official newspaper published in Atlanta, Ga, in said county and state, and that the publication, of which the annexed is a true copy, was published in said newspaper as provided by law on the following dates:

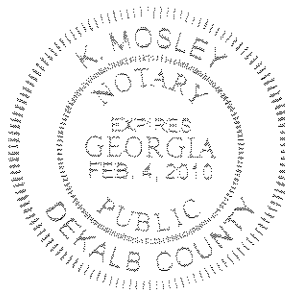
11/28/2007

Monique Bussey

Monique Bussey (Agent)

K. Mosley

Kaweemah Mosley (Notary Public)



Subscribed and sworn to before me this 11/28/2007 of November, 2007.



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Atlanta, GA 30303
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*Paid/mailed
12/4/07*

Payment by Credit Card	() Visa () MC <input checked="" type="checkbox"/> Amex
Account: [REDACTED]	Exp. Date: 07/10
Card Holder Name: Lyle A. Lydick	Signature: [Signature]

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STATE OF GEORGIA
COUNTY OF FULTON
Re: 924534

Before me, the undersigned, a Notary Public, this day personally came Monique Bussey who, being duly sworn, according to law, says she is an agent of the American Lawyer Media, L.P. publishers of the Daily Report, the official newspaper published in Atlanta, Ga, in said county and state, and that the publication, of which the annexed is a true copy, was published in said newspaper as provided by law on the following dates:

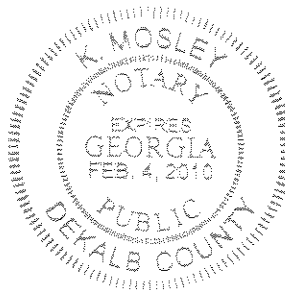
11/28/2007

Monique Bussey

Monique Bussey (Agent)

K. Mosley

Kaweemah Mosley (Notary Public)



Subscribed and sworn to before me this 11/28/2007 of November, 2007.

As of 18 September 2007

City of East Point, Georgia

Mailing Address for Officials:

2777 East Point Street
East Point, Georgia 30344
www.eastpointcity.org
(404) 270-7093
(404) 209-5100 fax

Mayor Joseph Macon
Mechell Brown, Administrative Assistant
(404) 270-7093

Lisa Gordon, City Manager
(404) 278-2001

Zee Bradford, PR Representative
(404) 559-6315 direct
(404) 270-7001 main office
(404) 765-3198 (fax)
www.eastpointcity.org

CITY COUNCIL MEMBERS
(use address listed above)

Mr. Greg Fann, Ward A
www.gfan@eastpointcity.org
Ms. Teresa Nelson, Ward A
www.tnelson@eastpointcity.org

Ms. Pat Langford, Ward B
www.plandford@eastpointcity.org
Mr. Lance Rhodes, Ward B
lrhodes@eastpointcity.org

Mr. Marcel L. Reed, Ward C
www.mreed@eastpointcity.org
Ms. Earnestine Pittman, Ward C
www.epittman@eastpointcity.org

Ms. Jacqueline Slaughter-Gibbons, Ward D
www.jslaughter-gibbons@eastpointcity.org
Mr. Clyde K. Mitchell, Ward D
www.cmitchell@eastpointcity.org



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Mr. Phil Browning
Georgia Military Affairs Coordinating Committee
7 Martin Luther King Drive
Suite 144
Atlanta, Georgia 30334

Dear Mr. Browning:

The Army announced its intent to prepare an Environmental Impact Statement (EIS) to analyze the impacts of the disposal and reuse of Fort McPherson, Georgia on November 19, 2007. The Department of the Army must prepare environmental impact analyses during the process of property disposal and during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected but before the functions are relocated. These analyses will include consideration of the direct and indirect environmental and socioeconomic effects of these actions and the cumulative impacts of other reasonably foreseeable actions affecting the installations. The proposed action (Army primary action) is to dispose of the surplus property generated by the BRAC-mandated closure of Fort McPherson. Reuse of Fort McPherson by others is a secondary action resulting from disposal. The EIS will analyze each alternative's impact upon the natural and cultural environments in the surrounding vicinity.

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Point of contact for this notification is Mr. Victor Bonilla, BRAC Environmental Division, 2053 North D Avenue, Building 400, Fort Gillem, GA 30297-5161; phone: 404-469-3557; fax: 404-469-3565; email: Bonillav@forscom.army.mil. To be considered in the Draft EIS, comments and suggestions should be received no later than 21 December 2007.

Sincerely,

A handwritten signature in black ink, appearing to read "Marguerite C. Garrison". The signature is written in a cursive style with a large, stylized initial "M".

Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

The Honorable Gail Davenport
Georgia Senate
323-A State Capitol
Atlanta, Georgia 30334

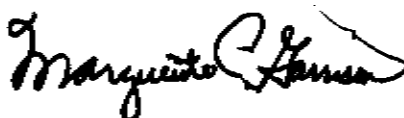
Dear Senator Davenport:

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Marguerite C. Garrison
Colonel, US Army
Commanding



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US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

The Honorable Valencia Seay
Georgia Senate
420-B Coverdell Office Building
Atlanta, Georgia 30334

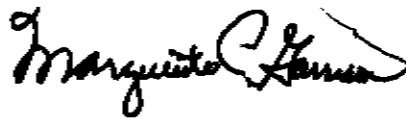
Dear Senator Seay :

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Point of contact for this notification is Mr. Victor Bonilla, BRAC Environmental Division, 2053 North D Avenue, Building 400, Fort Gillem, GA 30297-5161; phone: 404-469-3557; fax: 404-469-3565; email: Bonillav@forscom.army.mil. To be considered in the Draft EIS, comments and suggestions should be received no later than 21 December 2007.

Sincerely,

A handwritten signature in black ink, appearing to read "Marguerite C. Garrison". The signature is written in a cursive style with a large, stylized initial "M".

Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

The Honorable Vincent D. Fort
Georgia Senate
305-B Coverdell Office Building
Atlanta, Georgia 30334

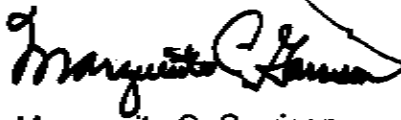
Dear Senator Fort :

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Marguerite C. Garrison
Colonel, US Army
Commanding



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

November 21, 2007

The Honorable Celeste Johnson
Georgia House of Representatives
40612-G Legislative Office Building
Atlanta, Georgia 30334

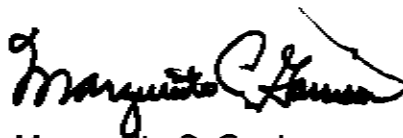
Dear Representative Johnson:

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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

The Honorable Joe Heckstall
Georgia House of Representatives
509-C Legislative Office Building
Atlanta, Georgia 30334

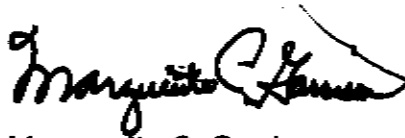
Dear Representative Heckstall:

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Marguerite C. Garrison
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DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1089

REPLY TO
ATTENTION OF:

November 21, 2007

The Honorable Georganna Dinkfield
Georgia House of Representatives
511-B Legislative Office Building
Atlanta, Georgia 30334

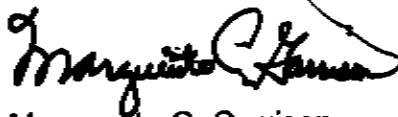
Dear Representative Dinkfield:

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Marguerite C. Garrison
Colonel, US Army
Commanding



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1089

November 21, 2007

The Honorable Bob Holmes
Georgia House of Representatives
409-A Legislative Office Building
Atlanta, Georgia 30334

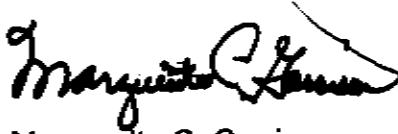
Dear Representative Holmes:

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Colonel, US Army
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REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

November 21, 2007

The Honorable David Scott
U. S. Representative for Georgia
173 North Main Street
Jonesboro, Georgia 30236

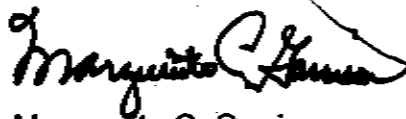
Dear Congressman Scott :

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DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

The Honorable John Lewis
U.S. Representative of Georgia
The Equitable Building
100 Peachtree Street, NW, Suite 1920
Atlanta, Georgia 30303

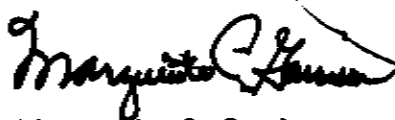
Dear Congressman Lewis :

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DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

The Honorable Johnny Isakson
U. S. Senator of Georgia
One Overton Park
3625 Cumberland Boulevard, Suite 970
Atlanta, Georgia 30339

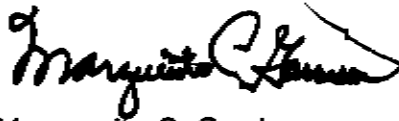
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REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1089

November 21, 2007

The Honorable Saxby Chambliss
U.S. Senator of Georgia
100 Galleria Parkway, Suite 1340
Allanta, GA 30339

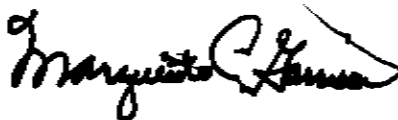
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US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Ms. Lisa Borders
Atlanta Council Member
55 Trinity Avenue
Atlanta, Georgia 30303

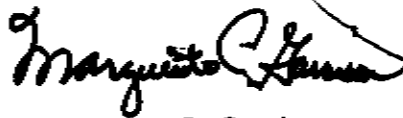
Dear Ms. Borders:

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Point of contact for this notification is Mr. Victor Bonilla, BRAC Environmental Division, 2053 North D Avenue, Building 400, Fort Gillem, GA 30297-5161; phone: 404-469-3557; fax: 404-469-3565; email: Bonillav@forscom.army.mil. To be considered in the Draft EIS, comments and suggestions should be received no later than 21 December 2007.

Sincerely,

A handwritten signature in black ink, appearing to read "Marguerite C. Garrison". The signature is written in a cursive style with a large, sweeping flourish at the end.

Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Ms. Mary Norwood
Atlanta Council Member
55 Trinity Avenue
Atlanta, Georgia 30303

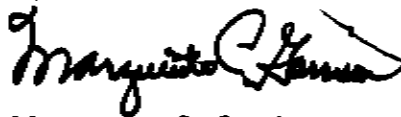
Dear Ms. Norwood:

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Marguente C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Ms. Joyce Sheperd
Atlanta Council Member
55 Trinity Avenue
Atlanta, Georgia 30303

Dear Ms. Sheperd:

The Army announced its intent to prepare an Environmental Impact Statement (EIS) to analyze the impacts of the disposal and reuse of Fort McPherson, Georgia on November 19, 2007. The Department of the Army must prepare environmental impact analyses during the process of property disposal and during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected but before the functions are relocated. These analyses will include consideration of the direct and indirect environmental and socioeconomic effects of these actions and the cumulative impacts of other reasonably foreseeable actions affecting the installations. The proposed action (Army primary action) is to dispose of the surplus property generated by the BRAC-mandated closure of Fort McPherson. Reuse of Fort McPherson by others is a secondary action resulting from disposal. The EIS will analyze each alternative's impact upon the natural and cultural environments in the surrounding vicinity.

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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1089

REPLY TO
ATTENTION OF:

November 21, 2007

Mr. C. T. Martin
Atlanta Council Member
55 Trinity Avenue
Atlanta, Georgia 30303

Dear Mr. Martin:

The Army announced its intent to prepare an Environmental Impact Statement (EIS) to analyze the impacts of the disposal and reuse of Fort McPherson, Georgia on November 19, 2007. The Department of the Army must prepare environmental impact analyses during the process of property disposal and during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected but before the functions are relocated. These analyses will include consideration of the direct and indirect environmental and socioeconomic effects of these actions and the cumulative impacts of other reasonably foreseeable actions affecting the installations. The proposed action (Army primary action) is to dispose of the surplus property generated by the BRAC-mandated closure of Fort McPherson. Reuse of Fort McPherson by others is a secondary action resulting from disposal. The EIS will analyze each alternative's impact upon the natural and cultural environments in the surrounding vicinity.

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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Ms. Clair Muller
Atlanta Council Member
55 Trinity Avenue
Atlanta, Georgia 30303

Dear Ms. Muller:

The Army announced its intent to prepare an Environmental Impact Statement (EIS) to analyze the impacts of the disposal and reuse of Fort McPherson, Georgia on November 19, 2007. The Department of the Army must prepare environmental impact analyses during the process of property disposal and during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected but before the functions are relocated. These analyses will include consideration of the direct and indirect environmental and socioeconomic effects of these actions and the cumulative impacts of other reasonably foreseeable actions affecting the installations. The proposed action (Army primary action) is to dispose of the surplus property generated by the BRAC-mandated closure of Fort McPherson. Reuse of Fort McPherson by others is a secondary action resulting from disposal. The EIS will analyze each alternative's impact upon the natural and cultural environments in the surrounding vicinity.

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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Ms. Anne Fauver
Atlanta Council Member
55 Trinity Avenue
Atlanta, Georgia 30303

Dear Ms. Fauver:

The Army announced its intent to prepare an Environmental Impact Statement (EIS) to analyze the impacts of the disposal and reuse of Fort McPherson, Georgia on November 19, 2007. The Department of the Army must prepare environmental impact analyses during the process of property disposal and during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected but before the functions are relocated. These analyses will include consideration of the direct and indirect environmental and socioeconomic effects of these actions and the cumulative impacts of other reasonably foreseeable actions affecting the installations. The proposed action (Army primary action) is to dispose of the surplus property generated by the BRAC-mandated closure of Fort McPherson. Reuse of Fort McPherson by others is a secondary action resulting from disposal. The EIS will analyze each alternative's impact upon the natural and cultural environments in the surrounding vicinity.

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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Ms. Clea Winslow
Atlanta Council Member
55 Trinity Avenue
Atlanta , Georgia 30303

Dear Ms. Winslow:

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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Mr. Kwanza Hall
Allanta Council Member
55 Trinity Avenue
Allanta, Georgia 30303

Dear Mr. Hall:

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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1068

REPLY TO
ATTENTION OF:

November 21, 2007

Mr. H. Lamar Willis
Atlanta Council Member
55 Trinity Avenue
Atlanta, Georgia 30303

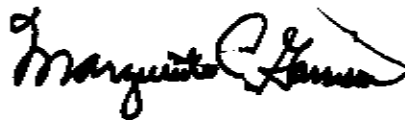
Dear Mr. Willis:

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Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Mr. Ceasar C. Mitchell
Atlanta Council Member
55 Trinity Avenue
Allanta, Georgia 30303

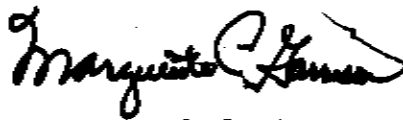
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Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Mr. Jim Maddox
Atlanta Council Member
55 Trinity Avenue
Atlanta, Georgia 30303

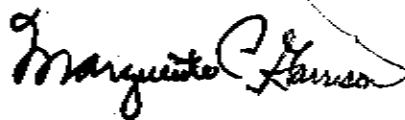
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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1068

REPLY TO
ATTENTION OF:

November 21, 2007

Ms. Felicia A. Moore
Allanta Council Member
55 Trinity Avenue
Atlanta, Georgia 30303

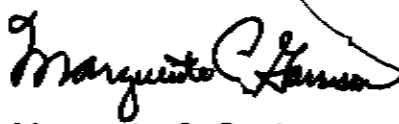
Dear Ms. Moore:

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Point of contact for this notification is Mr. Victor Bonilla, BRAC Environmental Division, 2053 North D Avenue, Building 400, Fort Gillem, GA 30297-5161; phone: 404-469-3557; fax: 404-469-3565; email: Bonillav@forscom.army.mil. To be considered in the Draft EIS, comments and suggestions should be received no later than 21 December 2007.

Sincerely,

A handwritten signature in black ink, appearing to read "Marguerite C. Garrison". The signature is written in a cursive style with a large, sweeping flourish at the end.

Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1089

REPLY TO
ATTENTION OF:

November 21, 2007

Mr. Howard Shook
Atlanta Council Member
55 Trinity Avenue
Atlanta, Georgia 30303

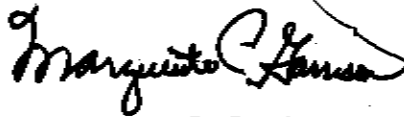
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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Ms. Natalyn Mosby Archibong
Atlanta Council Member
55 Trinity Avenue
Atlanta, Georgia 30303

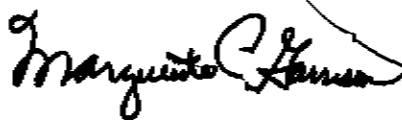
Dear Ms. Mosby Archibong:

The Army announced its intent to prepare an Environmental Impact Statement (EIS) to analyze the impacts of the disposal and reuse of Fort McPherson, Georgia on November 19, 2007. The Department of the Army must prepare environmental impact analyses during the process of property disposal and during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected but before the functions are relocated. These analyses will include consideration of the direct and indirect environmental and socioeconomic effects of these actions and the cumulative impacts of other reasonably foreseeable actions affecting the installations. The proposed action (Army primary action) is to dispose of the surplus property generated by the BRAC-mandated closure of Fort McPherson. Reuse of Fort McPherson by others is a secondary action resulting from disposal. The EIS will analyze each alternative's impact upon the natural and cultural environments in the surrounding vicinity.

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Sincerely,

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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1089

REPLY TO
ATTENTION OF:

November 21, 2007

Mr. Ivory Lee Young, Jr
Atlanta Council Member
55 Trinity Avenue
Atlanta, Georgia 30303

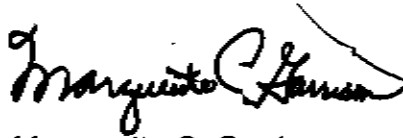
Dear Mr. Young, Jr:

The Army announced its intent to prepare an Environmental Impact Statement (EIS) to analyze the impacts of the disposal and reuse of Fort McPherson, Georgia on November 19, 2007. The Department of the Army must prepare environmental impact analyses during the process of property disposal and during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected but before the functions are relocated. These analyses will include consideration of the direct and indirect environmental and socioeconomic effects of these actions and the cumulative impacts of other reasonably foreseeable actions affecting the installations. The proposed action (Army primary action) is to dispose of the surplus property generated by the BRAC-mandated closure of Fort McPherson. Reuse of Fort McPherson by others is a secondary action resulting from disposal. The EIS will analyze each alternative's impact upon the natural and cultural environments in the surrounding vicinity.

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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Ms. Carla Smith
Atlanta Council Member
55 Trinity Avenue
Atlanta , Georgia 30303

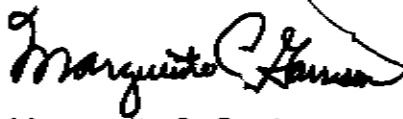
Dear Ms. Smith:

The Army announced its intent to prepare an Environmental Impact Statement (EIS) to analyze the impacts of the disposal and reuse of Fort McPherson, Georgia on November 19, 2007. The Department of the Army must prepare environmental impact analyses during the process of property disposal and during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected but before the functions are relocated. These analyses will include consideration of the direct and indirect environmental and socioeconomic effects of these actions and the cumulative impacts of other reasonably foreseeable actions affecting the installations. The proposed action (Army primary action) is to dispose of the surplus property generated by the BRAC-mandated closure of Fort McPherson. Reuse of Fort McPherson by others is a secondary action resulting from disposal. The EIS will analyze each alternative's impact upon the natural and cultural environments in the surrounding vicinity.

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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

The Honorable Robb Pitts
Fulton County Commission
141 Pryor Street
Atlanta, Georgia 30303

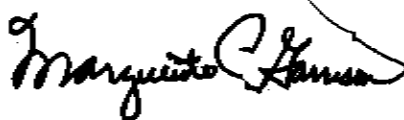
Dear Commissioner Pitts:

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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Mr. Patrick Moore
Deputy Chief of Staff
Office Of The Governor
Georgia State Capitol
Atlanta, Georgia 30334

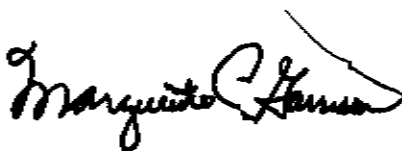
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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Ms. Heather Hedrick
Press Secretary
Office Of The Governor
Georgia State Capitol
Allanta, Georgia 30334

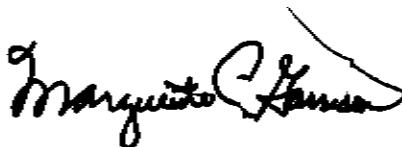
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Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

The Honorable Sonny Perdue
Office of the Governor
Georgia State Capitol
Atlanta, Georgia 30334

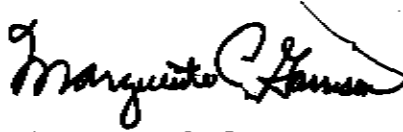
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Marguerite C. Garrison
Colonel, US Army
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DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1089

REPLY TO
ATTENTION OF:

November 21, 2007

Mr. Clyde K. Mitchell
City Council Member of East Point, Ward D
2777 East Point Street
East Point, Georgia 30344

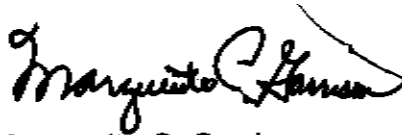
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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1089

REPLY TO
ATTENTION OF:

November 21, 2007

Ms. Jacqueline Slaughter-Gibbons
City Council Member of East Point, Ward D
2777 East Point Street
East Point, Georgia 30344

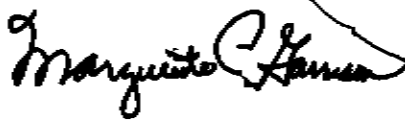
Dear Ms. Slaughter-Gibbons:

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Point of contact for this notification is Mr. Victor Bonilla, BRAC Environmental Division, 2053 North D Avenue, Building 400, Fort Gillem, GA 30297-5161; phone: 404-469-3557; fax: 404-469-3565; email: Bonillav@forscom.army.mil. To be considered in the Draft EIS, comments and suggestions should be received no later than 21 December 2007.

Sincerely,

A handwritten signature in black ink, appearing to read "Marguerite C. Garrison". The signature is written in a cursive style with a large, sweeping flourish at the end.

Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Ms. Earnestine Pittman
City Council Member of East Point, Ward C
2777 East Point Street
East Point, Georgia 30344

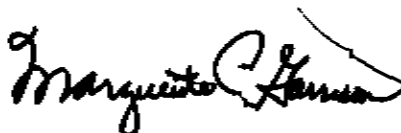
Dear Ms. Pittman:

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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

The Honorable Joseph Macon
Mayor of East Point
2177 East Point Street
East Point, Georgia 30344

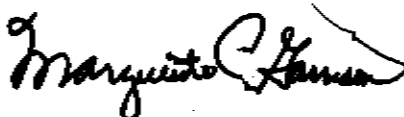
Dear Mayor Macon:

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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1089

REPLY TO
ATTENTION OF:

November 21, 2007

Ms. Pat Langford, Ward B
City Council Member of East Point
2177 East Point Street
East Point, Georgia 30344

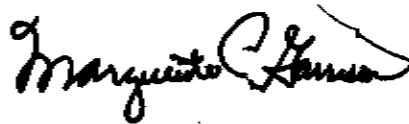
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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Ms. Teresa Nelson, Ward A
City Council Member of East Point
2777 East Point Street
East Point, Georgia 30344

Dear Ms. Nelson:

The Army announced its intent to prepare an Environmental Impact Statement (EIS) to analyze the impacts of the disposal and reuse of Fort McPherson, Georgia on November 19, 2007. The Department of the Army must prepare environmental impact analyses during the process of property disposal and during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected but before the functions are relocated. These analyses will include consideration of the direct and indirect environmental and socioeconomic effects of these actions and the cumulative impacts of other reasonably foreseeable actions affecting the installations. The proposed action (Army primary action) is to dispose of the surplus property generated by the BRAC-mandated closure of Fort McPherson. Reuse of Fort McPherson by others is a secondary action resulting from disposal. The EIS will analyze each alternative's impact upon the natural and cultural environments in the surrounding vicinity.

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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Mr. Marcel L. Reed
City Council Member of East Point, Ward C
2777 East Point Street
East Point, Georgia 30344

Dear Mr. Reed:

The Army announced its intent to prepare an Environmental Impact Statement (EIS) to analyze the impacts of the disposal and reuse of Fort McPherson, Georgia on November 19, 2007. The Department of the Army must prepare environmental impact analyses during the process of property disposal and during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected but before the functions are relocated. These analyses will include consideration of the direct and indirect environmental and socioeconomic effects of these actions and the cumulative impacts of other reasonably foreseeable actions affecting the installations. The proposed action (Army primary action) is to dispose of the surplus property generated by the BRAC-mandated closure of Fort McPherson. Reuse of Fort McPherson by others is a secondary action resulting from disposal. The EIS will analyze each alternative's impact upon the natural and cultural environments in the surrounding vicinity.

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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1089

REPLY TO
ATTENTION OF:

November 21, 2007

Mr. Lance Rhodes
City Council Member of East Point, Ward B
2777 East Point Street
East Point, Georgia 30344

Dear Mr. Rhodes:

The Army announced its intent to prepare an Environmental Impact Statement (EIS) to analyze the impacts of the disposal and reuse of Fort McPherson, Georgia on November 19, 2007. The Department of the Army must prepare environmental impact analyses during the process of property disposal and during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected but before the functions are relocated. These analyses will include consideration of the direct and indirect environmental and socioeconomic effects of these actions and the cumulative impacts of other reasonably foreseeable actions affecting the installations. The proposed action (Army primary action) is to dispose of the surplus property generated by the BRAC-mandated closure of Fort McPherson. Reuse of Fort McPherson by others is a secondary action resulting from disposal. The EIS will analyze each alternative's impact upon the natural and cultural environments in the surrounding vicinity.

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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Ms. Pat Langford
City Council Member of East Point, Ward B
2777 East Point Street
East Point, Georgia 30344

Dear Ms. Langford:

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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Ms. Teresa Nelson
City Council Member of East Point, Ward A
2177 East Point Street
East Point, Georgia 30344

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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Mr. Greg Fann
City Council Member of East Point, Ward A
2777 East Point Street
East Point, Georgia 30344

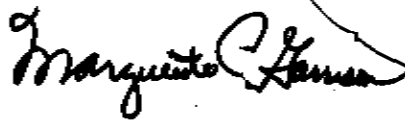
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Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Ms. Zee Bradford
Public Relations Representative of East Point
2777 East Point Street
East Point, Georgia 30344

Dear Ms. Bradford:

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Colonel, US Army
Commanding



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US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Ms. Lisa Gordon
City Manager of East Point
2777 East Point Street
East Point, Georgia 30344


Dear Ms. Gordon:

The Army announced its intent to prepare an Environmental Impact Statement (EIS) to analyze the impacts of the disposal and reuse of Fort McPherson, Georgia on November 19, 2007. The Department of the Army must prepare environmental impact analyses during the process of property disposal and during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected but before the functions are relocated. These analyses will include consideration of the direct and indirect environmental and socioeconomic effects of these actions and the cumulative impacts of other reasonably foreseeable actions affecting the installations. The proposed action (Army primary action) is to dispose of the surplus property generated by the BRAC-mandated closure of Fort McPherson. Reuse of Fort McPherson by others is a secondary action resulting from disposal. The EIS will analyze each alternative's impact upon the natural and cultural environments in the surrounding vicinity.

The Army invites federally recognized tribes, federal, state and local agencies to participate in the scoping process for the preparation of the EIS. The scoping process will help identify additional possible alternatives, potential environmental impacts, and key issues of concern to be analyzed in the EIS. A scoping meeting for regulators and legislators will be held at the Tennessee Room of the Ft. McPherson Commons facility (located at the Ft. McPherson Golf Course Clubhouse) from 12:00 P.M. until 2:00 P.M. on Thursday, December 6, 2007. Access to the installation is through the main gate. To arrive at the meeting location on time, please plan on an extra 15 to 30 minutes to allow for potential security delays at the main gate. The main gate can be accessed from Arthur Langford Parkway (formerly Lakewood Freeway). A second meeting, which will be open to the public, will be held from 7:00 until 8:45 P.M. on the evening of December 6, 2007.

Point of contact for this notification is Mr. Victor Bonilla, BRAC Environmental Division, 2053 North D Avenue, Building 400, Fort Gillem, GA 30297-5161; phone: 404-469-3557; fax: 404-469-3565; email: Bonillav@forscom.army.mil. To be considered in the Draft EIS, comments and suggestions should be received no later than 21 December 2007.

Sincerely,

A handwritten signature in black ink, appearing to read "Marguerite Garrison". The signature is written in a cursive style with a large initial "M" and a long, sweeping underline.

Marguerite C. Garrison
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

November 21, 2007

Ms. Mechell Brown
Administrative Assistant of East Point
2777 East Point Street
East Point, Georgia 30344

Dear Ms. Brown:

The Army announced its intent to prepare an Environmental Impact Statement (EIS) to analyze the impacts of the disposal and reuse of Fort McPherson, Georgia on November 19, 2007. The Department of the Army must prepare environmental impact analyses during the process of property disposal and during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected but before the functions are relocated. These analyses will include consideration of the direct and indirect environmental and socioeconomic effects of these actions and the cumulative impacts of other reasonably foreseeable actions affecting the installations. The proposed action (Army primary action) is to dispose of the surplus property generated by the BRAC-mandated closure of Fort McPherson. Reuse of Fort McPherson by others is a secondary action resulting from disposal. The EIS will analyze each alternative's impact upon the natural and cultural environments in the surrounding vicinity.

The Army invites federally recognized tribes, federal, state and local agencies to participate in the scoping process for the preparation of the EIS. The scoping process will help identify additional possible alternatives, potential environmental impacts, and key issues of concern to be analyzed in the EIS. A scoping meeting for regulators and legislators will be held at the Tennessee Room of the Ft. McPherson Commons facility (located at the Ft. McPherson Golf Course Clubhouse) from 12:00 P.M. until 2:00 P.M. on Thursday, December 6, 2007. Access to the installation is through the main gate. To arrive at the meeting location on time, please plan on an extra 15 to 30 minutes to allow for potential security delays at the main gate. The main gate can be accessed from Arthur Langford Parkway (formerly Lakewood Freeway). A second meeting, which will be open to the public, will be held from 7:00 until 8:45 P.M. on the evening of December 6, 2007.

Point of contact for this notification is Mr. Victor Bonilla, BRAC Environmental Division, 2053 North D Avenue, Building 400, Fort Gillem, GA 30297-5161; phone: 404-469-3557; fax: 404-469-3565; email: Bonillav@forscom.army.mil. To be considered in the Draft EIS, comments and suggestions should be received no later than 21 December 2007.

Sincerely,

A handwritten signature in black ink, appearing to read "Marguerite C. Garrison". The signature is written in a cursive style with a large initial "M" and a long, sweeping underline.

Marguerite C. Garrison
Colonel, US Army
Commanding

OPEN HOUSE AGENDA
Thursday, December 6, 2007
12:00 – 02:00 PM

Fort McPherson Base Closure Environmental Impact Statement (EIS)
Public Scoping Meeting

Meeting Room Opens

12:00 PM – Doors opened. Visitors greeted and requested to sign-in.

Welcome and Overview

12:15 PM – Welcome by Col. Garrison, Garrison Commander, Ft. McPherson, GA, followed by:

Mr. Victor Bonilla, BRAC Environmental Coordinator, presenting a brief overview of the NEPA process and the significance of public involvement toward responsible environmental planning.

One on One Discussion with Technical Experts

12:30 PM to Closing - Guests are invited to review the displays and speak to technical experts for technical focus areas to be addressed by the EIS. This is intended to stimulate thoughts and encourage opinions.

Comment Period

12:30 PM to Closing - Guests are invited to submit their comments by filling out comment sheets, presenting their comments verbally, or by presenting their prepared written comments. Mailed and electronic submittals will continue to be received until December 19, 2007.

OPEN HOUSE AGENDA
Thursday, December 6, 2007
7:00 PM – 8:45 PM

Fort McPherson Base Closure Environmental Impact Statement (EIS)
Public Scoping Meeting

Meeting Room Opens

7:00 PM – Doors opened. Visitors greeted and requested to sign-in.

Welcome and Overview

7:15 PM – Welcome by Glynn Ryan, Chief - BRAC, followed by:

Mr. Victor Bonilla, BRAC Environmental Coordinator, presenting a brief overview of the NEPA process and the significance of public involvement toward responsible environmental planning.

One on One Discussion with Technical Experts

7:30 PM to Closing - Guests are invited to review the displays and speak to technical experts for technical focus areas to be addressed by the EIS. This is intended to stimulate thoughts and encourage opinions.

Comment Period

7:30 PM to Closing - Guests are invited to submit their comments by filling out comment sheets, presenting their comments verbally, or by presenting their prepared written comments. Mailed and electronic submittals will continue to be received until December 19, 2007.

FACT SHEET

Fort McPherson Disposal and Reuse National Environmental Policy Act (NEPA) Environmental Impact Statement (EIS) and Public Participation Process

PURPOSE OF PUBLIC SCOPING MEETING

- To request public input on issues of concern regarding environmental impacts of the disposal and reuse of Fort McPherson.
- To inform the public of the Army NEPA EIS process.

THE EIS PROCESS

- Federal agencies are required to prepare an environmental analysis in accordance with NEPA for any actions that have the potential to affect the environment.
- The Army's proposed action is to dispose of surplus property generated by the closure of Fort McPherson. The Army has determined that Base Realignment and Closure (BRAC) actions at Fort McPherson have the potential to cause significant environmental impacts; therefore an EIS is required.
- The EIS will consider all environmental and socioeconomic impacts of disposal and reuse of Fort McPherson, focusing on concerns raised by the public and federal, state, and local government resource agencies.
- The EIS will analyze the direct, indirect and cumulative impacts of the Army's disposal of the property as the primary action. A range of reuse scenarios will be evaluated as secondary actions of disposal. These scenarios will encompass the community's reuse plan and include higher and lower levels of development.
- Public involvement is an integral part of the NEPA EIS process.
- This process will inform the public and federal, state, and local government officials, as well as decision makers, of environmental and socioeconomic issues associated with property transfer and reuse and seek their comments.
- All comments, issues, and concerns raised during the public participation process will be properly addressed in the NEPA EIS document.

FOCUS OF THE EIS

Primary environmental issues that will be evaluated in detail in the EIS include:

- Air Quality
- Traffic
- Transportation
- Land Use
- Noise
- Cultural Resources
- Water Resources
- Natural Resources
- Aesthetics
- Socioeconomics
- Community Facilities & Services

Note: The EIS will consider any other issues of concern raised by the public, agencies, or other interested or affected parties. The deadline for submitting any additional environmental concerns to the Army is December 21, 2007

FORT MCPHERSON EIS SCHEDULE

- Notice of Intent published in the Federal Register on November 21, 2007
- Public Scoping Meeting, December 6, 2007
- Public comments due on scope of EIS, December 21, 2007
- Preparation of Draft EIS
- Publication of Notice of Availability of Draft EIS
- Public Hearing and 45-day Public Review Period for Draft EIS
- Preparation of Final EIS
- Publication of Notice of Availability of Final EIS
- Signature of the Record of Decision (ROD) 31 days after the Final EIS is released.

PUBLIC REVIEW/COMMENT PROCESS

The public and any interested or affected parties are invited to comment on the environmental issues concerning the Fort McPherson EIS. Comment forms will be provided at the December 6 public meeting. **Public comments on the scope and focus of the EIS will be accepted until December 21, 2007.**

There are four (4) ways to comment:

- 1) Drop your completed comments form in the comments box at the workshop;
- 2) Provide verbal comments to a facilitator on computer at the workshop;
- 3) Mail the comments form to the Fort McPherson address on the form;
- 4) Email your comments to Bonillav@forscom.army.mil.

Following release of the Draft EIS there will be an additional 45-day public comment period to be announced in the local newspaper.

For additional information contact Victor Bonilla, Fort McPherson BRAC Environmental Coordinator, at Bonillav@forscom.army.mil. Telephone number 404-469-3557.

FORT MCPHERSON, GEORGIA BRAC ENVIRONMENTAL IMPACT STATEMENT SCOPING MEETING

December 6, 2007
11:00 a.m. to 1:00 p.m.

Sign-In Sheet

	Name	Affiliation (Self or Agency)	Address (Optional)	E-mail (Optional)	Telephone No. (Optional)
1	Phil Browning	Governor's Office	# 7 Martin Luther King Jr Blvd Room 144 Atlanta 30334	pbrowning@gov.state.ga.us	404-656-9755
2	Evie Harris	IMCOM BRAC	Ft McPh.	evie.c.harris@us.army.mil	4) 464-3665
3	William Logan	GA EPD		william_logan@dnr.state.ga.us	4) 362.4529
4	Eddie Williams	GA EPD	ATLANTA Ft McPherson	eddie_williams@dnr.state.ga.us	9/656-2833
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FORT MCPHERSON, GEORGIA BRAC ENVIRONMENTAL IMPACT STATEMENT SCOPING MEETING

December 6, 2007

7 p.m. to 9 p.m.

Sign-In Sheet

Name	Affiliation (Self or Agency)	Address (Optional)	E-mail (Optional)	Telephone No. (Optional)	
1	Leslie Moyé	Councilmember Sheperd	55 Trinity Ave.	lmoye@atlantaga.gov	4-330-6055
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Fort McPherson Base Realignment and Closure
Environmental Impact Statement

Public Scoping Comment Sheet

Name: _____	Date: _____
Organization you are Representing: _____	Self <input type="checkbox"/>
Mailing Address: _____	City _____ State _____ ZIP _____
E-mail: _____	Telephone: _____

Comments: _____

Please note:
The Public Comment Period Ends December 19th 2007
Submit you comment sheet at this meeting
OR
Fold/staple/stamp and return by mail or email comments to Bonillav@forscom.army.mil

Thank you.

Fold, Staple and Stamp

Department of the Army
BRAC Environmental Division
2053 North D Avenue
Fort Gillem, GA 30297-5161

Department of the Army
BRAC Environmental Division
2053 North D Avenue
Fort Gillem, GA 30297-5161



ATLANTA CITY COUNCIL

JOYCE M. SHEPERD
COUNCILMEMBER
DISTRICT 12

55 TRINITY AVENUE, S.W.
SUITE 2900
ATLANTA, GEORGIA 30303
TEL (404) 330-6053
FAX (404) 658-6561
E-MAIL jmsheperd@atlantaga.gov
WEBSITE www.district12.com

December 11, 2007

Mr. Victor Bonilla
Environmental Engineer
BRAC Environmental Coordinator (BEC)
U.S. Army Fort McPherson
USAG BRAC Environmental Division
2053 North D Avenue
Fort Gillem, GA 30297-5161

Dear Mr. Bonilla,

As the councilmember for District 12 in which Ft. McPherson sits, I am in opposition to your method of notification of the public comment meeting on Environmental Impact Statement held on December 6th.

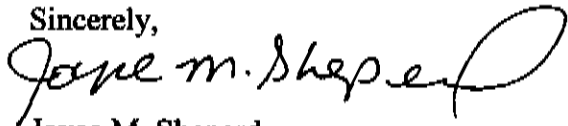
I received notification three (3) days before the meeting and your method of using the newspaper as a venue for communication was unacceptable. This has been a problem from the beginning of the Ft. McPherson Redevelopment Project and was addressed by working the with LRA Board and we were able to plan more effective ways of communication to obtain community input. Since, I was not initially contacted prior to this date being set, nor was there any discussion as to how to distribute information about the meeting to the public, the results were there was **not one** community person in attendance. This demonstrates that the public notification methods used was not effective and not acceptable. It appears that there was not a genuine intent to get input from the community on environmental issues on the Ft. McPherson base.

I am adamantly requesting a 60 day extension from the December 21, 2007 date, to develop a plan with input on how to reach the community.

Page 2

Please contact me at 404-330-6053 or jmsheperd@atlantaga.gov.

Sincerely,

A handwritten signature in black ink that reads "Joyce M. Sheperd". The signature is written in a cursive style with a large, looping initial "J".

Joyce M. Sheperd
Councilmember District 12
City of Atlanta
55 Trinity Avenue, Suite 2900
Atlanta, Georgia 30303

cc: LRA Board
Felker Ward
Vincent Fort
Bob Holmes

PUBLIC MEETINGS AND COMMENTS

Final Environmental Impact Statement for Disposal and Reuse of
Fort McPherson, Georgia



Appendix G-2
DEIS Public Review

Authority: 16 U.S.C. 1801 *et seq.*

Dated: October 7, 2008.

Tracey L. Thompson,

Acting Director, Office of Sustainable Fisheries, National Marine Fisheries Service.
[FR Doc. E8-24165 Filed 10-9-08; 8:45 am]

BILLING CODE 3510-22-S

DEPARTMENT OF DEFENSE

Department of the Air Force

Notice of Availability for Non-Exclusive, Exclusive or Partially Exclusive Licensing of Invention

SUMMARY: Pursuant to the provisions of 37 CFR 404.4, the Department of the Air Force announces the availability for licensing of the invention described in Provisional Patent Application no. 61/123,566, entitled *Object with Durably Bonded Lubricant Layer or Other Functional Coating*, filed on 1 April 2008, in the USPTO.

FOR FURTHER INFORMATION: The response time to this Notice runs 15 days from the date of publication hereof in the **Federal Register**. Written response should be sent to: the Air Force Material Command Law Office, AFMC LO/JAZ, 2240 B. Street, Bldg. 11, Wright-Patterson AFB 45433-7109, attention, Thomas C. Stover. Telephone (937) 255-2838; fax (937) 255-3733.

Bao-Anh Trinh,

Air Force Federal Register Liaison Officer.
[FR Doc. E8-24135 Filed 10-9-08; 8:45 am]
BILLING CODE 5001-05-P

DEPARTMENT OF DEFENSE

Department of the Army

Notice of Availability for the Draft Environmental Impact Statement (DEIS) for Grow the Army Actions at Fort Carson, CO

AGENCY: Department of the Army, DoD.
ACTION: Notice of Availability (NOA).

SUMMARY: The Department of the Army announces the availability of a DEIS for the implementation of the decision to station a new Infantry Brigade Combat Team (IBCT) and smaller combat support units at Fort Carson, and the potential stationing of a Combat Aviation Brigade (CAB) at Fort Carson in the future.

DATES: The public comment period for the DEIS will end 45 days after publication of an NOA in the **Federal Register** by the U.S. Environmental Protection Agency.

ADDRESSES: For specific questions regarding the DEIS, please contact Ms. Deb Owings or Ms. Robin Renn, Fort Carson and Pinon Canyon Maneuver Site National Environmental Policy Act Coordinators, 1638 Elwell Street, Building 6236, Fort Carson, CO 80913-4000. Written comments may be mailed to that address or e-mailed to CARSDECAMNEPA@conus.army.mil.

FOR FURTHER INFORMATION CONTACT: Ms. Dee McNutt, Fort Carson Public Affairs Office, at (719) 526-1269, during normal business hours.

SUPPLEMENTARY INFORMATION: The Proposed Action and analysis in the DEIS includes constructing new facilities at Fort Carson to support an IBCT and other combat support units (approximately 3,900 additional Soldiers and their dependents) and the potential stationing of a CAB (approximately 2,800 Soldiers and their dependents). Additional actions evaluated as part of the Proposed Action include upgrading ranges at Fort Carson and increased use of live-fire training ranges and maneuver areas at Fort Carson and the Pinon Canyon Maneuver Site (PCMS). Implementation of the Proposed Action is anticipated in 2009 and would begin following the completion of a Final EIS and signing of a Record of Decision (ROD). The Proposed Action does not include the expansion of PCMS or any construction at PCMS.

The stationing of additional BCTs and other force structure realignment actions across the Army was analyzed in the 2007 Final Programmatic Environmental Impact Statement for Army Growth and Force Structure Realignment. The ROD determined that Fort Carson would receive an additional IBCT and other units contingent on site-specific NEPA analysis. The DEIS is that site-specific analysis of the environmental and socioeconomic impacts of alternatives for implementing the Army's previous stationing decision. The DEIS also analyzes the potential stationing of a CAB.

The DEIS analyzes the impacts of several alternatives for construction of the IBCT facilities and the No Action Alternative. Under the No Action Alternative, the stationing of a new IBCT and CAB at Fort Carson would not be implemented. The No Action Alternative provides the baseline conditions for comparison to the Proposed Alternative.

Impacts analyzed include a wide range of environmental resource areas: Land use, air quality, noise, geology and soils, water resources, biological resources, cultural resources,

socioeconomics, transportation, utilities, hazardous and toxic substances, sustainability, and cumulative environmental effects. Additional concerns or impacts may be identified as a result of comments received on this DEIS.

The Army invites full public participation to promote open communication and better decision making, including comment on the DEIS and participation in public meetings which will be announced in advance in local news media. The DEIS is available at local libraries surrounding Fort Carson and PCMS, and the document may also be accessed at <http://www.aec.army.mil>. Comments from the public will be considered before any decision is made regarding implementation of the Proposed Action.

Dated: October 3, 2008.

Addison D. Davis, IV,

Deputy Assistant Secretary of the Army (Environment, Safety and Occupational Health).

[FR Doc. E8-23995 Filed 10-9-08; 8:45 am]
BILLING CODE 3710-08-M

DEPARTMENT OF DEFENSE

Department of the Army

Notice of Availability of the Draft Environmental Impact Statement (DEIS) for the Disposal and Reuse of Fort McPherson, Georgia

AGENCY: Department of the Army, DoD.
ACTION: Notice of Availability (NOA).

SUMMARY: The U.S. Army announces the availability of the DEIS, which evaluates the potential environmental and socioeconomic impacts of the disposal and reuse of Fort McPherson, Georgia, pursuant to the 2005 Base Realignment and Closure (BRAC) Commission recommendation.

DATES: The public comment period for the DEIS will end 45 days after publication of an NOA in the **Federal Register** by the U.S. Environmental Protection Agency.

ADDRESSES: Please send written comments on the DEIS to: Victor Bonilla, BRAC Environmental Division, 2053 North D Avenue, Building 400, Fort Gillem, GA 302975161. E-mail comments should be sent to victor.manuel.bonilla@conus.us.army.mil.

FOR FURTHER INFORMATION CONTACT: Mr. Victor Bonilla, BRAC Environmental Division by telephone at (404) 469-3557, or by e-mail at the above address.

SUPPLEMENTARY INFORMATION: The 2005 BRAC Commission recommended the closure of Fort McPherson no later than 15 September 2011 and the relocation of tenant headquarters organizations to Fort Sam Houston, Texas; Fort Eustis, Virginia; Fort Bragg/Pope Air Force Base, North Carolina; and Shaw Air Force Base, South Carolina. The actions at those places are subject to separate NEPA analysis.

Following closure, the property (approximately 487 acres) will be excess to Army needs. Accordingly, the Army proposes to dispose of its real property interests at Fort McPherson. The Army has recognized the McPherson Planning Local Redevelopment Authority (MPLRA) as the local reuse authority for reuse planning associated with Fort McPherson. The MPLRA released the Fort McPherson Outreach and Land Use Plan in September 2007. The plan is available electronically at http://www.mcphersonredevelopment.com/comprehensive_reuse.html.

The DES analyzed four alternatives: (1) Early Transfer—under which transfer and reuse of the property would occur before environmental remedial action has been completed; (2) Traditional Disposal—under which transfer and reuse of the property would occur once environmental remediation is complete for individual parcels of the installation; (3) Caretaker Status—would begin following the closure of the installation in the event that the Army is unable to dispose of the property. The maintenance of the property would be reduced to minimal activities necessary to ensure security, health, and safety, and to avoid physical deterioration of facilities; and (4) No Action, under which the Army would continue operations at Fort McPherson at levels similar to those occurring prior to the BRAC Commission's recommendation for closure. Three reuse scenarios, based on medium, medium-high, and high intensity levels of reuse, are evaluated as secondary actions of disposal of Fort McPherson. These reuse scenarios encompass the level of reuse expected under the MPLRA's reuse plan and higher and lower levels of reuse.

For either of the transfer alternatives, moderate adverse effects would be expected to occur to aesthetics and visual resources, noise, water resources, biological resources, cultural resources, transportation, and utilities. Reuse analyzed in the DEIS could result in significant adverse effects in the areas of land use, air quality, socioeconomics, transportation, and utilities. The McPherson Implementation Redevelopment Authority is authorized to redevelop the installation in

accordance with the Reuse Plan. Disposal of the property for reuse in accordance with the Reuse Plan would mitigate to less than significant the direct and cumulative impacts of disposal and reuse.

The Army invites the public, tribal governments, local governments, and state and federal agencies to submit written comments or suggestions concerning the alternatives and analyses presented in the DEIS. The public and government agencies also are invited to participate in a public meeting where oral and written comments and suggestions will be received. A public meeting will be held at a convenient location near Fort McPherson. The date, time, and location will be announced in the local news media. Copies of the DEIS will be available for review at several local libraries prior to the public meeting. The DEIS may also be viewed at <http://www.mcphersonredevelopment.org> and http://www.hqda.army.mil/acsim/bractnepa_eis_docs.htm.

Addison D. Davis, IV,

Deputy Assistant Secretary of the Army (Environment, Safety and Occupational Health).

[FR Doc. E8-23990 Filed 10-9-08; 8:45 am]

BILLING CODE 3710-08-M

ELECTION ASSISTANCE COMMISSION

Sunshine Act Notice

AGENCY: U.S. Election Assistance Commission.

ACTION: Notice of public meeting.

DATE & TIME: Wednesday, October 15, 2008, 1-4 p.m.

PLACE: National Press Club of Washington, 529 14th St., NW., 13th Floor, Washington, DC 20045, (202) 662-7500 (Metro Stop: Metro Center).

AGENDA: Commissioners will meet and hold a panel discussion to examine key issues facing election officials and journalists in reporting election results, particularly in competitive states. Some of the topics include: (1) Voting systems technology; (2) non-traditional ballots such as provisional and absentee ballots and ballots of military and overseas citizens; (3) time and procedures for getting election results; (4) post-election issues such as recounts and audits; (5) time zones, poll closings and reporting exit polls and election results. Participants will include media representatives, state election officials and a discussion moderator.

This meeting will be open to the public.

PERSON TO CONTACT FOR INFORMATION: Sarah Litton, Telephone: (202) 566-3100.

Rosemary E. Rodriguez,

Chair, U.S. Election Assistance Commission.

[FR Doc. E8-24360 Filed 10-8-08; 4:15 pm]

BILLING CODE 6820-KF-P

DEPARTMENT OF ENERGY

Record of Decision and Floodplain Statement of Findings—Nevada Rail Alignment for the Disposal of Spent Nuclear Fuel and High-Level Radioactive Waste at Yucca Mountain, Nye County, NV

AGENCY: Office of Civilian Radioactive Waste Management, U.S. Department of Energy.

ACTION: Record of Decision.

SUMMARY: In July 2008, the Department of Energy (Department or DOE) issued the "Final Supplemental Environmental Impact Statement for a Geologic Repository for the Disposal of Spent Nuclear Fuel and High-Level Radioactive Waste at Yucca Mountain, Nye County, Nevada—Nevada Rail Transportation Corridor" (DOE/EIS-0250F-S2) (hereafter referred to as the final Nevada Rail Corridor SEIS), the "Final Environmental Impact Statement for a Rail Alignment for the Construction and Operation of a Railroad in Nevada to a Geologic Repository at Yucca Mountain, Nye County, Nevada" (DOE/EIS-0369) (hereafter referred to as the final Rail Alignment EIS), and the "Final Supplemental Environmental Impact Statement for a Geologic Repository for the Disposal of Spent Nuclear Fuel and High-Level Radioactive Waste at Yucca Mountain, Nye County, Nevada" (DOE/EIS-0250F-S1) (hereafter referred to as the final Repository SEIS). The final Nevada Rail Corridor SEIS analyzed the potential impacts of constructing and operating a railroad for shipments of spent nuclear fuel, high-level radioactive waste, and other materials in the Mina corridor, and DOE concluded that the Mina corridor warranted further analysis at the alignment level. This further, more detailed analysis is presented in the final Rail Alignment EIS, which analyzed the potential environmental impacts of constructing and operating a railroad along rail alignments in both the Caliente and Mina rail corridors. The final Rail Alignment EIS also analyzed the potential environmental impacts from shipments of general freight (also referred to as common carriage

FACT SHEET

Fort McPherson Disposal and Reuse National Environmental Policy Act (NEPA) Environmental Impact Statement (EIS) and Public Participation Process

PURPOSE OF PUBLIC MEETING

- To solicit public input concerning the alternatives and analyses presented in the Draft EIS. The public and government agencies are invited to participate in a public meeting where oral and written comments and suggestions will be received.
- To inform the public of the Army NEPA EIS process.

THE EIS PROCESSES

- Federal agencies are required to prepare an environmental analysis in accordance with NEPA for any actions that have the potential to affect the environment.
- The Army's proposed action is to dispose of excess property generated by the closure of Fort McPherson. The Army has determined that Base Realignment and Closure (BRAC) actions associated with disposal and reuse of Fort McPherson have the potential to cause significant environmental impacts; therefore an EIS is required.
- The EIS considers all environmental and socioeconomic impacts of disposal and reuse of Fort McPherson, focusing on concerns raised by the public and federal, state, and local government resource agencies.
- The EIS analyzes the direct, indirect and cumulative impacts of the Army's disposal of the property as the primary action. A range of reuse scenarios is evaluated as secondary actions of disposal. These scenarios encompass the community's reuse plan and include higher and lower levels of development.
- Public involvement is an integral part of the NEPA EIS process.
- This process informs the public and federal, state, and local government officials, as well as decision-makers, of environmental and socioeconomic issues associated with property transfer and reuse and seeks their comments.
- All comments, issues, and concerns raised during the public participation process will be addressed in the NEPA EIS document.

FOCUS OF THE EIS

Primary environmental issues that have been evaluated in detail in the EIS include:

- Land Use
- Aesthetics
- Air Quality
- Noise

For additional information contact Mike Carellas, Fort McPherson Base Transition Coordinator, at Mike.Carellas@us.army.mil. Telephone number 404-464-3091.

- Geology and Soils
- Water Resources
- Biological Resources
- Cultural Resources
- Socioeconomics
- Transportation/Traffic
- Utilities
- Hazardous and Toxic Substances

FORT MCPHERSON EIS SCHEDULE

- Notice of Intent published in the Federal Register on November 21, 2007
- Public Scoping Meeting, December 6, 2007
- Public comment period on scope of EIS ended December 21, 2007
- Preparation of Draft EIS
- Publication of Notice of Availability of Draft EIS on October 10, 2008
- Public Hearing and 45-day Public Review Period for Draft EIS ends December 19, 2008.
- Preparation of Final EIS
- Publication of Notice of Availability of Final EIS
- Signature of the Record of Decision (ROD) 31 days after the Final EIS is released (Summer 2009).

PUBLIC REVIEW/COMMENT PROCESS

The public and any interested or affected parties are invited to comment on the environmental issues concerning the Fort McPherson Draft EIS. Comment forms will be provided at the December 4 2008 public meeting. **Public comments on the Draft EIS will be accepted until December 19, 2008.**

There are four (4) ways to comment:

- 1) Drop your completed comments form in the comments box at the public meeting;
- 2) Provide oral comments to a facilitator on computer at the meeting;
- 3) Mail the comments form to the Fort McPherson address on the form;
- 4) Email your comments to mike.carellas@us.army.mil.

For additional information contact Mike Carellas, Fort McPherson Base Transition Coordinator, at Mike.Carellas@us.army.mil. Telephone number 404-464-3091.

**DISPOSAL AND REUSE OF FORT MCPHERSON
ENVIRONMENTAL IMPACT STATEMENT (EIS)
QUESTIONS AND ANSWERS (Q&A)**

Q-1. What is the basis for the Army action?

A-1. Recommendations of the Defense Base Closure and Realignment Commission, also known as the BRAC Commission, made in conformance with the provisions of the Defense Base Closure and Realignment Act of 1990 (the Base Closure Act), Public Law 101-510, as amended, require the closure of Fort McPherson, Georgia. Fort McPherson is excess to Army needs and will be closed according to applicable laws, regulations, and national policy. Pursuant to the National Environmental Policy Act (NEPA) of 1969 and its implementing regulations, the Army has prepared a draft environmental impact statement (DEIS) to evaluate the environmental and socioeconomic impacts of closing the installation and disposing of the federal fee-owned property and implementing reasonable, foreseeable reuse alternatives. The DEIS considers the cumulative impacts of potential reuses of the property in consideration of the reuse plan prepared by the McPherson Planning Local Redevelopment Authority (MPLRA).

In accordance with the Base Closure and Realignment Act amendments contained in Title XXX of the National Defense Authorization Act for Fiscal Year 2002 (Public Law 107-107), the Secretary of Defense submitted a consolidated Department of Defense (DoD) list of recommended actions to an independent commission appointed by President George W. Bush and confirmed by the Senate. The Commission evaluated the recommendations and, on September 15, 2005, sent its findings to President Bush who forwarded the recommendations to Congress eight days later on September 23, 2005. The Base Closure Act provides that, unless disapproved by Congress within a specified period, the recommendations are to be implemented. In the absence of Congressional disapproval, the Commission's recommendations became binding on November 9, 2005. The proposed action (Army primary action) is to dispose of the surplus property generated by the BRAC-mandated closure of Fort McPherson, Georgia. Reuse of Fort McPherson by others is a secondary action.

Q-2. What is an EIS?

A-2. An EIS is a document that describes the effects that a major federal action would have on the environment. It also describes the impacts of alternatives to the proposed action and identifies ways to avoid, minimize or mitigate adverse impacts. The NEPA, signed into law on January 1, 1970, established a national policy to require consideration of environmental issues in decisions on major federal actions. Federal agencies are required to integrate the NEPA process into other planning processes to ensure that planning and decisions consider environmental issues. Regulations for implementing NEPA established by the President's Council on Environmental Quality require that federal agencies document their consideration of environmental values and provide opportunity for public involvement. The potential for both beneficial and adverse

impacts must be considered. EISs are normally prepared for those proposed actions that are precedent-setting, may have significant effects on public health or safety, where the possible effects on the human environment are likely to be highly uncertain or involve unique or unknown risks, or where the determination of effect on the environment is likely to be highly controversial.

Q-3. What is the purpose of an EIS?

A-3. The purpose of an EIS is to provide a full and fair public assessment of environmental impacts of a proposed action and to inform decision makers and the public of reasonable alternatives. An EIS ensures that government agencies, non-governmental organizations, and members of the public have an opportunity to provide input on proposed federal actions which may have the potential for significant impact to the environment. It is required under the provisions of NEPA.

Q-4. Why has the Army prepared an EIS?

A-4. The Army determined that it would be appropriate to prepare an EIS for the proposed disposal of Fort McPherson, Georgia, and reuse of the property by the McPherson Local Planning Redevelopment Authority (MPLRA). This determination was based on the potential effects of the MPLRA's reuse alternatives. The EIS addresses effects to all environmental resources. The proposed reuse scenarios were determined to result in potential significant environmental impacts, which are triggers for requiring an EIS. The EIS provides mitigation measures to avoid or reduce environmental effects.

Q-5. What alternatives are evaluated in the EIS?

A-5. Pursuant to the Base Closure Act and the 2005 BRAC Commission's recommendation pertaining to Fort McPherson, continuation of Army operations at Fort McPherson is not feasible. There is no alternative to closure as described by the BRAC Commission's recommendation without further legislative action. The Army has identified two disposal alternatives (early transfer and traditional disposal), a caretaker status alternative, and the no action alternative (as required by the NEPA). Reuse scenarios are evaluated as secondary actions. These scenarios encompass the community's reuse plan and include higher and lower development intensities. The Army expresses no preference with respect to reuse scenarios because decisions implementing reuse will be made by other entities. The EIS presents an analysis of each alternative's impact upon the natural and cultural environments in the surrounding vicinity.

Q-6. What specific environmental concerns are addressed in the EIS?

A-6. Fort McPherson is located in a developed area in Atlanta, Georgia. The Army recognizes resource areas and issues that require consideration in the EIS due to potential impacts from the property disposal and redevelopment. The resource areas analyzed in

the EIS include land use, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socioeconomics, transportation, utilities, hazardous and toxic substances, and cumulative environmental effects.

For either of the transfer alternatives, moderate adverse effects would be expected to occur to aesthetics and visual resources, noise, water resources, biological resources, cultural resources, transportation, and utilities. Reuse analyzed in the draft EIS could result in significant adverse effects in the areas of land use, air quality, socioeconomics, transportation, and utilities. The McPherson Implementing Redevelopment Authority is authorized to redevelop the installation in accordance with the Reuse Plan. Disposal of the property for reuse in accordance with the Reuse Plan would mitigate to less than significant the direct and cumulative impacts of disposal and reuse.

Q-7. Is there public involvement in the EIS process?

A-7. Yes. The public was notified of the intent to develop an EIS through a Notice of Intent (NOI) published in the *Federal Register* on October 10, 2008. Public notices were also placed in local newspapers (including the Atlanta Journal-Constitution, Atlanta Business Chronicle, the Sentinel, Clayton Daily News), and posted on the McPherson Redevelopment LRA website. In addition, public scoping meetings were held on December 3, 2007, and comments requested on the scope of the EIS.

The public was notified of the availability of the draft EIS and methods available for submitting comments on the draft EIS. A public meeting is being held on December 4, 2008 at the Fort McPherson Commons, an easily accessible location on Fort McPherson at a time that was determined to be convenient to as many community members as possible. The objective is to maximize public participation. The Army invited the general public, local governments, other federal agencies, and state agencies to submit oral and written comments on the analysis presented in the draft EIS. Letters announcing the availability of the draft EIS for review and comment will be sent to state and federal agencies. Comments from this meeting will be received until December 19, 2008.

PUBLIC MEETING AGENDA
Thursday, December 4, 2008
7:00 PM – 9:00 PM

**Fort McPherson Base Closure - Draft Environmental Impact Statement
(DEIS)
Public Meeting**

7:00 – 7:45 PM – Open House:

Visitors greeted and requested to sign-in and receive comment form package. Visitors may browse displays, meet technical experts, and ask questions related to natural resources, community effects, cultural resources, hazardous materials and remediation, and LRA plans for future development. A court reporter will be present throughout the evening to record verbal and/or written comments.

7:45 PM – Presentations:

- **COL Deborah B. Grays, Garrison Commander : Welcome (5 min)**
- **Mr. Glynn Ryan, Chief BRAC Office: Overview of Fort McPherson Closure (5 min)**
- **Mr. Win Seyle, US Army Corps of Engineers (COE), Project Manager: Overview of NEPA Process and Significance of Public Involvement (5 min)**
- **Mr. Victor Bonilla, Army Environmental Command, Project Manager: Hazardous, Toxic, and Radioactive Waste Investigation and Remediation (5 min)**
- **Mr. Jean Paul Pentecouteau, Cultural Resource Manager: Cultural Resources (5 min)**
- **Owen Nuttall, BRAC Environmental Chief: Natural Resources (5 min)**
- **Ms. Elizabeth Copley, DEIS Project Manager: Environmental Effects (5 min)**
- **Mr. Jack Sprott, Executive Director, McPherson Planning Local Redevelopment Authority: Redevelopment Plan (10 min)**

8:30 PM to 9:00 - Comment Period: Guests are invited to submit their comments by filling out comment sheets, presenting their comments verbally, or by providing their prepared written comments. A court reporter will continue to record verbal comments. Mailed and electronic submittals will be received until December 19, 2008.

Fort McPherson Base Realignment and Closure
Draft Environmental Impact Statement

DEIS Public Meeting Comment Sheet

Name: _____ Date: _____
Organization you are Representing: _____ Self
Mailing Address: _____ City _____ State _____ ZIP _____
E-mail: _____ Telephone: _____

Comments: _____

Please note:
The Public Comment Period Ends December 19th 2008
Submit you comment sheet at this meeting
OR
Fold/staple/stamp and return by mail or email comments to: mike.carellas@us.army.mil
Thank you.

Fold, Staple and Stamp

Department of the Army
BRAC Environmental Division
2053 North D Avenue
Fort Gillem, GA 30297-5161

Department of the Army
BRAC Environmental Division
2053 North D Avenue
Fort Gillem, GA 30297-5161



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

October 10, 2008

Office of the Commander

Dear:

Today, the US Army announced the availability of the Draft Environmental Impact Statement (EIS) for the Disposal and Reuse of Fort McPherson. The Draft EIS provides an evaluation of potential environmental and socio-economic impacts of the disposal and reuse of Fort McPherson, Georgia. The Army's primary action is to dispose of surplus property as a result of the closure of Fort McPherson under the Base Realignment and Closure (BRAC) mandate. Reuse of Fort McPherson by others is a secondary action resulting from disposal and not the topic of this public meeting.

Copies of the Draft EIS are available at the local libraries listed below. Today marks the beginning of an extended 70-day public comment period, concluding December 19.

Adams Park Branch, 2231 Campbellton Road, S.W., Atlanta,
Georgia 30337

Atlanta Central Library, One Margaret Mitchell Square, Atlanta,
Georgia 30303

Carver Homes Branch, 215 Lakewood Way, Suite 104, Atlanta,
Georgia 30315

East Point Branch, 2757 Main Street, East Point, Georgia 30344

Fort McPherson Library, 1794 Walker Avenue, Atlanta, Georgia 30337

Stewart-Lakewood Branch, 2893 Lakewood Avenue, S.W., Atlanta,
Georgia 30315

West End Branch, 525 Peoples Street, S.W., Atlanta, Georgia 30310

The Draft EIS is also available online at the two websites listed below:

www.hqda.army.mil/acsim/brac/nepa_eis_docs.htm

www.mcphersonredevelopment.org

The Army invites the public, federally-recognized tribes, and federal, state, and local agencies to learn about, and comment on, the Draft EIS at a public meeting being held at The Commons at Fort McPherson from 7 p.m. until 9 p.m. on December 4. The Commons is the clubhouse located at the Fort McPherson golf course. Special security arrangements will be made to facilitate and expedite public access to Fort McPherson, and directions to The Commons are enclosed.

From 7 p.m. to 7:45 p.m., participants may view exhibits and talk to technical experts related to each focus area in the Draft EIS. At 7:45 pm, Army representatives will make a brief presentation describing the National Environmental Policy Act (NEPA) process and the findings in the Draft EIS. Afterward, participants may provide comments on the Draft EIS. These comments will be incorporated into the public record for the BRAC-mandated closure action.

Those persons who are unable to attend the public meeting may comment in writing to Mr. Victor Bonilla, BRAC Environmental Division, 2053 North D Avenue, Building 400, Fort Gillem, Georgia 30297-5161; 404-469-3557; fax: 404-469-3565; email: Victor.Manuel.Bonilla@conus.army.mil. Comments and suggestions must be received no later than December 19 to be considered in the Final EIS.

Public involvement and participation in this process is important and valued by the Army, and I sincerely hope you will be able to join us at this informative meeting.

Sincerely,

DEBORAH B. GRAYS
Colonel, MP
Commanding

Enclosures

Media Points of Contact						
Organization	Address	City	State	Zip Code	Hard Copy	CD
Atlanta Journal Constitution	72 Marietta St. NW	Atlanta	GA	30303		
Daily Report	190 Pryor St.	Atlanta	GA	30303		
South Fulton Neighbor	P.O. Box 449	Marietta	GA	30061		
Clayton News Daily	138 Church St.	Jonesboro	GA	30237		
Atlanta Business Chronicle	33423 Piedmont Road	Atlanta	GA	30305		
WSB-TV (ABC)	1601 West Peachtree St. NE	Atlanta	GA	30309		
WAGA-TV (FOX)	1551 Briarcliff Rd. NE	Atlanta	GA	30306		
WXIA-TV (NBC)	1611 West Peachtree St. NE	Atlanta	GA	30309		
WGCL-TV (CBS)	425 14th St. NW	Atlanta	GA	30318		

Federal, State, and Local Agencies									
Agency	First	Last	Title	Address	City	State	Zip Code	Hard Copy	CD
Atlanta Department of Planning & Community Development	Steven	Cover	Commissioner	55 Trinity Ave., Ste. 30303	Atlanta	GA	30303		
Atlanta Department of Public Works	David E.	Scott	Commissioner	55 Trinity Ave., Ste. 4700	Atlanta	GA	30303		
Atlanta Department of Watershed Management	Rob	Hunter	Commissioner	55 Trinity Ave.	Atlanta	GA	30303		
Fulton County Department of Environment & Community Development	Angela	Parker	Acting Director	141 Pryor St., Ste. 2085	Atlanta	GA	30303		
Georgia DNR	Noel	Holcom	Commissioner	2 Martin Luther King Dr. SE, Ste. 1252 East	Atlanta	GA	30334		
Georgia DNR, Historic Preservation Division	Ray	Luce	Director	34 Peachtree St. NW, Ste. 1600	Atlanta	GA	30303		
Georgia DNR, Parks, Recreation, and Historic Sites Division	Becky	Kelley	Director	2 Martin Luther King Jr. Dr. SE, Ste. 1352	Atlanta	GA	30334		
Georgia DOT	Dr. Gena L.	Abraham	Commissioner	2 Capital Square SW	Atlanta	GA	30334		
Georgia EPD	Dr. Carol A.	Couch	Director	2 Martin Luther King Dr. SE, Ste. 1152 East	Atlanta	GA	30334		
Georgia EPD, Watershed Protection Branch	Linda	MacGregor	Branch Chief	4220 International Parkway, Ste. 101	Atlanta	GA	30354		
Georgia Military Affairs Coordinating Committee	Phil	Browning	Executive Director	7 Martin Luther King Drive, Ste. 144	Atlanta	GA	30334		
Georgia Soil & Water Conservation Commission, Region 3	Russell	Tonning	Regional Representative	1500 Klondike Rd., Ste. A109	Conyers	GA	30094		
Georgia State Clearinghouse	Barbara	Jackson		270 Washington St. SW, 8th Floor	Atlanta	GA	30334		
USACE, Mobile District	Byron	Jorns	District Commander	P.O. Box 2288	Mobile	GA	36628		
USDA, Natural Resources Conservation Service	James E.	Tillman, Sr.	State Conservationist	355 East Hancock Ave., Stop No. 200	Athens	GA	30601		
USEPA, Region IV	J.I.	Palmer, Jr.	Regional Administrator	61 Forsyth St. SW	Atlanta	GA	30303		
USEPA, Region IV; Federal Facilities Branch	Arthur	Collins	Chief	61 Forsyth St. SW	Atlanta	GA	30303		
USEPA, Region IV; Water Management Division	James R.	Giattina	Director	61 Forsyth St. SW	Atlanta	GA	30303		
USFWS, Southeast Region	Sam	Hamilton	Regional Director	1875 Century Blvd., Ste. 400	Atlanta	GA	30345		

Elected Officials							
Title	First	Last	Address	City	State	Zip Code	Hard Copy CD
Atlanta City Council Member	Anne	Fauver	55 Trinity Ave.	Atlanta	GA	30303	
Atlanta City Council Member	Kwanza	Hall	55 Trinity Ave.	Atlanta	GA	30303	
Atlanta City Council Member	Ivory	Lee Young, Jr.	55 Trinity Ave.	Atlanta	GA	30303	
Atlanta City Council Member	Jim	Maddox	55 Trinity Ave.	Atlanta	GA	30303	
Atlanta City Council Member	C.T.	Martin	55 Trinity Ave.	Atlanta	GA	30303	
Atlanta City Council Member	Ceasar C.	Mitchell	55 Trinity Ave.	Atlanta	GA	30303	
Atlanta City Council Member	Felicia A.	Moore	55 Trinity Ave.	Atlanta	GA	30303	
Atlanta City Council Member	Natalyn	Mosby Archibong	55 Trinity Ave.	Atlanta	GA	30303	
Atlanta City Council Member	Clair	Muller	55 Trinity Ave.	Atlanta	GA	30303	
Atlanta City Council Member	Mary	Norwood	55 Trinity Ave.	Atlanta	GA	30303	
Atlanta City Council Member	Howard	Shook	55 Trinity Ave.	Atlanta	GA	30303	
Atlanta City Council Member	Carla	Smith	55 Trinity Ave.	Atlanta	GA	30303	
Atlanta City Council Member	H. Lamar	Willis	55 Trinity Ave.	Atlanta	GA	30303	
Atlanta City Council Member	Cleta	Winslow	55 Trinity Ave.	Atlanta	GA	30303	
Atlanta City Council President	Lisa	Borders	55 Trinity Ave.	Atlanta	GA	30303	
Deputy Chief of Staff, Office of the Governor	Patrick	Moore	Georgia State Capital	Atlanta	GA	30334	
East Point Administrative Assistant	Mechell	Brown	2777 East Point St.	East Point	GA	30344	
East Point City Council Member, Ward A	Greg	Fann	2777 East Point St.	East Point	GA	30344	
East Point City Council Member, Ward A	Teresa	Nelson	2777 East Point St.	East Point	GA	30344	
East Point City Council Member, Ward B	Pat	Langford	2777 East Point St.	East Point	GA	30344	
East Point City Council Member, Ward B	Lance	Rhodes	2777 East Point St.	East Point	GA	30344	
East Point City Council Member, Ward C	Earnestine	Pittman	2777 East Point St.	East Point	GA	30344	
East Point City Council Member, Ward C	Marcel L.	Reed	2777 East Point St.	East Point	GA	30344	
East Point City Council Member, Ward D	Clyde K.	Mitchell	2777 East Point St.	East Point	GA	30344	
East Point City Council Member, Ward D	Jacqueline	Slaughter-Gibbons	2777 East Point St.	East Point	GA	30344	
East Point City Manager	Lisa	Gordon	2777 East Point St.	East Point	GA	30344	
East Point Public Relations Representative	Zee	Bradford	2777 East Point St.	East Point	GA	30344	
Fulton County Commissioner	Robb	Pitts	141 Pryor St.	Atlanta	GA	30303	
Georgia State Representative, District 60	Georganna	Sinkfield	511-B Coverdell Legislative Office Building	Atlanta	GA	30334	
Georgia State Representative, District 61	Bob	Holmes	409-A coverdell Legislative Office Building	Atlanta	GA	30334	
Georgia State Representative, District 62	Joe	Heckstall	509-C Coverdell Legislative Office Building	Atlanta	GA	30334	
Georgia State Representative, District 75	Celeste	Johnson	612-G Coverdell Legislative Office Building	Atlanta	GA	30334	
Georgia State Senator, District 34	Valencia	Seay	420-B Coverdell Legislative Office Building	Atlanta	GA	30334	
Georgia State Senator, District 39	Vincent D.	Fort	305-B Coverdell Legislative Office Building	Atlanta	GA	30334	
Georgia State Senator, District 44	Gail	Davenport	323-A Coverdell Legislative Office Building	Atlanta	GA	30334	
Governor, State of Georgia	Sonny	Perdue	Georgia State Capital	Atlanta	GA	30334	
Mayor of East Point	Joseph	Macon	2777 East Point St.	East Point	GA	30344	
Press Secretary, Office of the Governor	Heather	Hedrick	Georgia State Capital	Atlanta	GA	30334	
U.S. Representative for Georgia	John	Lewis	The Equitable Building, 100 Peachtree St., Ste. 1920	Atlanta	GA	30303	
U.S. Representative for Georgia	David	Scott	173 North Main Street	Jonesboro	GA	30236	
U.S. Senator for Georgia	Saxby	Chambliss	100 Galleria Parkway, Ste. 1340	Atlanta	GA	30339	
U.S. Senator for Georgia	Johnny	Isakson	One Overton Park, 3625 Cumberland Blvd., Ste. 970	Atlanta	GA	30339	
CORRECTIONS BELOW							
East Point City Council Member, Ward A	Kevin L.	Hudson					
East Point City Council Member, Ward A	Steven	Bennett					
East Point City Manager	Crandall O.	Jones					
East Point Public Relations Representative	Mechell	Brown					
Press Secretary, Office of the Governor	Bert	Brantley					
Deputy Chief of Staff, Office of the Governor	CANT VERIFY UNTIL 9/24/08		This position no longer exists				

American Indian Tribal Representatives									
Organization	First	Last	Title	Address	City	State	Zip Code	Hard Copy	CD
Absentee Shawnee Tribe of Oklahoma	Jennifer	Onzahwah	Governor	2025 South Gordon Cooper	Shawnee	OK	74801		
Alabama/Quassarte Tribal Town	Tarpie	Yargee	Chief	P.O. Box 187	Wetumka	OK	74863		
Alabama-Coushatta Tribe of Texas	Oscola Clayton M.	Sylestine	Principal Chief	Route 3 Box 640	Livingston	TX	77351		
Cherokee Nation of Oklahoma	Chadwick	Smith	Principal Chief	P.O. Box 948	Tahlequah	OK	74465		
Chickasaw Nation	Bill	Anoatubby	Honorable	P.O. Box 1548	Ada	OK	74821		
Choctaw Nation of Oklahoma	Gregory E.	Pyle	Chief	Drawer 1210, 16th & Locust	Durant	OK	74702		
Coushatta Tribe of Louisiana	Kevin	Sickey	Chairperson	P.O. Box 818	Elton	LA	70532		
Eastern Band of Cherokee Nation	Michell	Hicks	Principal Chief	P.O. Box 455	Cherokee	NC	28719		
Eastern Shawnee Tribe of Oklahoma	Glenna J.	Wallace	Chief	P.O. Box 350	Seneca	MO	64865		
Jena Band of Choctaw Indians	Christine	Norris	Chief	P.O. Box 14	Jena	LA	71342		
Miccosukee Tribe of Indians of Florida	Billy	Cyprus	Chairperson	Tamiami Station, P.O. Box 440021	Miami	FL	33144		
Mississippi Band of Choctaw Indians	Miko Beasley	Denson	Tribal Chief	101 Industrial Road	Choctaw	MS	39350		
Muscogee (Creek) Nation of Oklahoma	A.D.	Ellis	Principal Chief	P.O. Box 580	Okmulgee	OK	74447		
Poarch Band of Creek Indians	Buford L.	Rolin	Tribal Chairman	5811 Jack Springs Road	Atmore	AL	36502		
Seminole Nation of Oklahoma	Enoch Kelly	Haney	Principal Chief	P.O. Box 1498	Wewoka	OK	74884		
Seminole Tribe of Florida	Mitchell	Cyprus	Chairperson	6300 Stirling Road	Hollywood	FL	33024		
Shawnee Tribe	Ron	Sparkman	Chairman	P.O. Box 189	Miami	OK	74355		
Thlopthlocco Tribal Town	Vernon	Yarholar	Mekko	P.O. Box 188	Okemah	OK	74859		
Tunica-Biloxi Tribe of Louisiana	Earl	Barbry, Sr.	Chairman	151 Melancon Road	Marksville	LA	71351		
United Keetoowah Band of the Cherokee Indians of Oklahoma	George	Wickliffe	Chief	P.O. Box 746	Tahlequah	OK	74464		

Interest Groups									
Organization	First	Last	Title	Address	City	State	Zip Code	Hard Copy	CD
Atlanta Audubon Society	Catharine	Brockman	Kuchar	Executive Director	P.O. Box 29189	Atlanta	GA	30359	
Atlanta Development Authority	Peggy	McCormick	President	86 Pryor St.	Atlanta	GA	30303		
Atlanta Neighborhood Development Partnership	John	O'Callaghan	President	234 Peachtree St. NE, Ste. 2000	Atlanta	GA	30303		
Georgia Conservancy	James S.	Stokes	President	817 W. Peachtree St., Ste. 200	Atlanta	GA	30308		
Georgia Trust for Historic Preservation	Ray	Christman	Interim President	1516 Peachtree St. NW	Atlanta	GA	30609		
Metro Atlanta Chamber of Commerce	Sam A.	Williams	President	235 Andrew Young International Blvd. NW	Atlanta	GA	30303		
National Wildlife Federation				730 Peachtree St. NE, Ste. 1000	Atlanta	GA	30308		
Sierra Club, Georgia Chapter				1401 Peachtree St. NE, Ste. 345	Atlanta	GA	30309		
The Nature Conservancy in Georgia	Dr. Shelly	Lackly	State Director	1330 W. Peachtree St., Ste. 410	Atlanta	GA	30309		
The Trust for Public Land, Atlanta Office	Helen	Tapp	State Director	600 W. Peachtree St., Ste. 1840	Atlanta	GA	30308		
Upper Chattahoochee Riverkeeper	Sally	Bethea	Executive Director	3 Puritan Mill, 916 Joseph Lowery Blvd.	Atlanta	GA	30318		

Repositories						
Organization	Address	City	State	Zip Code	Hard Copy	CD
Adams Park Branch Library	2231 Campbellton Rd. SW	Atlanta	GA	30337		
Atlanta Central Library	One Margaret Mitchell Square	Atlanta	GA	30303		
Carver Homes Branch Library	215 Lakewood Way, Ste 104	Atlanta	GA	30315		
East Point Branch Library	2757 Main St.	East Point	GA	30344		
Ft. McPherson Library	794 Walker Ave.	Atlanta	GA	30337		
West End Branch Library	525 Peoples St. SW	Atlanta	GA	30310		

Fort McPherson Distribution List									
Organization	First	Last	Title	Address	City	State	Zip Code	Hard Copy	CD
U.S. Army Forces Command (FORSCOM)	Charles C.	Campbell	Commanding General	1777 Hardee Ave. SW	Ft. McPherson	GA	30330		
U.S. Army Central (USARCENT) Coalition Forces Land Component Command (CFLCC)	James J.	Lovelace	Commanding General	1881 Hardee Ave. SW	Ft. McPherson	GA	30330		
U.S. Army Reserve Command (USARC)	Jack C.	Stultz	Commanding General	1401 Deshler St. SW	Ft. McPherson	GA	30330		
U.S. Army Installation Management Command - Southeast (IMCOM-SE)	Davis D.	Tindoll, Jr.	Director	1593 Hardee Ave. SW	Ft. McPherson	GA	30330		
U.S. Army Center for Health Promotion and Preventive Medicine (USACHPPM) - South	Thomas C.	Delk	Commander	1312 Cobb St. SW	Ft. McPherson	GA	30330		
Lawrence Joel U.S. Army Health and Dental Clinic			Commander	1701 Hardee Ave. SW	Ft. McPherson	GA	30330		
Headquarters, U.S. Army Garrison	Marguerite C.	Garrison	Garrison Commander	1386 Troop Row SW	Ft. McPherson	GA	30330		

The Army announces the availability of the Draft Environmental Impact Statement (EIS) analyzing the potential impacts of Base Realignment and Closure (BRAC) activities associated with disposal and reuse of Fort McPherson, Georgia. Copies of the Draft EIS are available for review at the libraries indicated below beginning October 10, 2008, which marks the beginning of the 71-day public comment period.

Adams Park Branch	2231 Campbellton Rd. SW, Atlanta, Ga. 30337
Atlanta Central Library	One Margaret Mitchell Square, Atlanta, Ga. 30303
Carver Homes Branch	215 Lakewood Way, Ste 104, Atlanta, Ga. 30315
East Point Branch	2757 Main St., East Point, Ga. 30344
Ft. McPherson Library	1794 Walker Ave., Atlanta, Ga. 30337
Stewart-Lakewood Branch	2893 Lakewood Ave. SW, Atlanta, Ga. 30315
West End Branch	525 Peebles St. SW, Atlanta, Ga. 30310

The Draft EIS may also be reviewed online at:
www.hqda.army.mil/acsim/brac/nepa_eis_docs.htm and www.mcphersonredevelopment.com.

The Army also requests your participation in the public comment period by attending the public meeting at the Fort McPherson Commons on December 4, 2008. From 7 p.m. to 7:45 p.m., participants may view exhibits and talk to technical experts related to each focus area in the Draft EIS. At 7:45 pm, Army representatives will make a brief presentation describing the National Environmental Policy Act (NEPA) process and the findings in the Draft EIS. Afterward, participants may provide comments on the Draft EIS. These comments will be incorporated into the public record for the BRAC-mandated closure action.

Comments on the Draft EIS findings will be accepted through **December 19, 2008**. Please send your comments to:

Victor Bonilla
BRAC Environmental Division
2053 North D Avenue, Building 400
Fort Gillem, Ga. 30297-5161

If you have any further questions about the BRAC proposal, you may contact Mr. Bonilla by telephone at 404-469-3557. His fax number is 404-469-3565 and his E-mail is Victor.Manuel.Bonilla@conus.army.mil.

Fort McPherson DEIS Public Meeting Participants - December 4, 2008

Attendees

Name	Affiliation	Address	E-Mail	Telephone No.
Melinda Moore	American Eagle Insurance	1250 Womack Ave. East Point, GA 30344	melinda@americaneagleinsurance.com	404-753-3121
Flora M. Tommie	PCA (Perkerson Civic Assoc.)	PO Box 56581, Atlanta, GA 30343	flora_tommie@hotmail.com	678-368-7270
Paul Brightbill	Ft. McPherson Restoration Advisory Board	2045 McPherson Drive, East Point, GA 30344	paulbrightbill@gmail.com	770-755-6541
Ralph A. Long III	GA State Rep.- Dist. 61	1010 Kathwood Drive, Atlanta, GA 30310	RalphLongiii@gmail.com	770-616-2130
Larry Gissentanna	USACHPPM	1312 Cobb St. SW, Ft. McPherson, GA	Larry.gissentanna@us.army.mil	404-464-2727
Joyce Sheperd	Atlanta City Council	55 Trinity Ave, Atlanta, GA	JMSheperd@atlantaga.gov	404-330-6053
Hakim Young	Community	795 Dill Ave, Atlanta, GA	Hak@seryus.com	678-793-5613
Salisha Young	Community	795 Dill Ave, Atlanta, GA	Hak@seryus.com	678-793-5613
Claire Moynihan	Self	No Address Provided	No Email Provided	No Phone Number Provided
Christopher Moynihan	Community	1000 Katherwood Drive, Atlanta, GA	cmoynihan@juno.com	No Phone Number Provided
Tony Ledford	Community	1000 Katherwood Drive, Atlanta, GA	TLLLEDFFORD@juno.com	No Phone Number Provided
Chirayu Bhatt	HOK	No Address Provided	No Email Provided	No Phone Number Provided
Edith Ladipo	BRAC	2232 Belvedere	edithm2004@yahoo.com	404-755-2481
Beth Walls	EPA	61 Forsyth St., Atlanta, GA 30303	walls.beth@epa.gov	404-562-8309
Ben West	EPA	61 Forsyth St., Atlanta, GA 30303	west.ben@epa.gov	404-562-9643
Thena Norman	CAPN, Inc.	966 Willis Mill Rd., Atlanta, GA 30311	thena1@bellsouth.net	678-613-6265
Nan Orrock	GA State Senator - Dist. 36	No Address Provided	norrock@wand.org	404-463-8054

Ft. McPherson BRAC Meeting Team Participants

Name	Affiliation	Address	E-Mail	Telephone No.
COL Deborah Grays	Garrison Commander - Ft. McPherson			
Win Seyle	PM - USACOE - Mobile District			
Glynn Ryan	Chief - BRAC			
Mike Carellas	Base Transition Coordinator - Ft. McPherson			
Victor Bonilla	Army Environmental Command - Project Mgr.			
Owen Nuttall	BRAC Environmental Chief - Ft. McPherson			
Jean Paul Pentecoteau	Cultural Resources Manager - Ft. McPherson			
Ernest White	Environmental Engineer - Ft. Gillem			
Elizabeth Copley	PM - AECOM			
Andy Lydick	Public Meeting Facilitator - AECOM			
Matt Perko	Public Meeting Assistant - AECOM			
Anu Chodavarapu	Public Meeting Assistant - AECOM			
Terry Smith	PAO - Ft. McPherson			



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

October 22, 2008

Office of the Commander

Atlanta Journal Constitution
72 Marietta St. NW
Atlanta, GA 30303

Dear Sir or Madam:

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Public involvement and participation in this process is important and valued by the Army, and I sincerely hope you will be able to join us at this informative meeting.

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Colonel, MP
Commanding

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US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

October 22, 2008

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Daily Report
190 Pryor St.
Atlanta, GA 30303

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HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

October 22, 2008

Office of the Commander

South Fulton Neighbor
P.O. Box 449
Marietta, GA 30061

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US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

October 22, 2008

Office of the Commander

Clayton News Daily
138 Church St.
Jonesboro, GA 30237

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HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

October 22, 2008

Office of the Commander

Atlanta Business Chronicle
33423 Piedmont Road
Atlanta, GA 30305

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US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

October 22, 2008

Office of the Commander

WSB-TV (ABC)
1601 West Peachtree St. NE
Atlanta, GA 30309

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HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

October 22, 2008

Office of the Commander

WAGA – TV (FOX)
1551 Briarcliff Rd. NE
Atlanta, GA 30306

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HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

October 22, 2008

Office of the Commander

WXIA – TV (NBC)
1611 West Peachtree St. NE
Atlanta, GA 30309

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HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
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WGCL-TV (CBS)
425 14th St. NW
Atlanta, GA 30318

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www.hqda.army.mil/acsim/brac/nepa_eis_docs.htm
www.mcphersonredevelopment.org

The Army invites the public, federally-recognized tribes, and federal, state, and local agencies to learn about, and comment on, the Draft EIS at a public meeting being held at The Commons at Fort McPherson from 7 p.m. until 9 p.m. on December 4. The Commons is the clubhouse located at the Fort McPherson golf course. Special security arrangements will be made to facilitate and expedite public access to Fort McPherson, and directions to The Commons are enclosed.

From 7 p.m. to 7:45 p.m., participants may view exhibits and talk to technical experts related to each focus area in the Draft EIS. At 7:45 pm, Army representatives will make a brief presentation describing the National Environmental Policy Act (NEPA) process and the findings in the Draft EIS. Afterward, participants may provide comments on the Draft EIS. These comments will be incorporated into the public record for the BRAC-mandated closure action.

Those persons who are unable to attend the public meeting may comment in writing to Mr. Victor Bonilla, BRAC Environmental Division, 2053 North D Avenue, Building 400, Fort Gillem, Georgia 30297-5161; 404-469-3557; fax: 404-469-3565; email: Victor.Manuel.Bonilla@conus.army.mil. Comments and suggestions must be received no later than December 19 to be considered in the Final EIS.

Public involvement and participation in this process is important and valued by the Army, and I sincerely hope you will be able to join us at this informative meeting.

Very Respectfully,

Deborah B. Grays
Colonel, MP
Commanding

Enclosures

1 FORT MCPHERSON BASE CLOSURE
DRAFT ENVIRONMENTAL IMPACT STATEMENT

2 PUBLIC MEETING

3
4
5
6
7
8
9
10 PROCEEDINGS BEFORE

11 GLYNN RYAN

12 COLONEL DEBORAH B. GRAYS

13 WIN SEYLE

14
15
16 THURSDAY, DECEMBER 4, 2008

17 FORT MCPHERSON

18 7:00 to 9:00

19
20
21
22 -----
23 WHEELER REPORTING COMPANY, INC.

1600 Northside Drive, N.W.

24 Suite 250

Atlanta, Georgia 30318

25 (404) 351-4577

1 ATLANTA, GEORGIA; THURSDAY, DECEMBER 4, 2008

2 7:45 P.M.

3
4 P R O C E E D I N G S

5
6 MR. RYAN: We welcome all of y'all
7 out tonight. I'd like to introduce
8 Colonel Grays, Garrison Commander for
9 Fort McPherson and Fort Gillem, and let
10 her do a welcoming, and then we'll move
11 on with the program.

12 We will take your questions. I'll
13 try to facilitate. If you would, we need
14 to make sure that you identify yourself
15 because the court reporter will want to
16 make sure who is talking.

17 COLONEL GRAYS: First and foremost,
18 I just wanted to say welcome to those of
19 you to Fort McPherson. This may be your
20 first time, but some of you have been
21 here so often we might as well just adopt
22 you along in the family, and I apologize
23 for being a little bit late, but we're
24 trying to do Christmas Tree lighting
25 ceremonies over at Fort Gillem, and just

1 trying to get back and forth in that
2 traffic I'm learning is a long haul, but
3 hopefully you've had a great evening so
4 far.

5 I just want to make a couple
6 opening comments. We've got some very
7 important people here, and I'm very
8 pleased to see the crowd that we have
9 here this evening.

10 And the purpose, as you know, is to
11 pretty much discuss the draft Fort
12 McPherson disposal and re-use
13 environmental impact statement, and so we
14 have a series of experts here to kind of
15 get us into a lot of details.

16 I want to just inform you of the
17 Army's National Environmental Policy Act,
18 the NEPA, the entire EIS process and
19 discuss with you the draft EIS that's on
20 the table.

21 Public involvement is critical to
22 the success as we have the next two years
23 to be able to transition this
24 installation. We recognize that. We
25 recognize your concern because you're

1 here this evening, and so we want to do
2 everything that's fiscally
3 responsible enough to be able to make
4 this transition between the two of us a
5 very successful process.

6 So we've got a series of speakers
7 tonight and I'm going to let Glynn take the
8 mic from me; because he said, ma'am, if
9 you keep it, you're going to be trying to
10 do my job, and he said you don't know
11 enough about it. I know enough about it
12 to be detailed enough and all the
13 gentlemen in the back are looking at me
14 like, ma'am, we've been over this, but we
15 really know this environmental process.
16 Where is Jack? Jack is back there. He
17 said, oh, gosh, she has the mic again.

18 So we're here to entertain you with
19 as honest and direct a response to your
20 questions and concerns as we can possibly
21 give you, and, again, we appreciate you
22 being here.

23 With that, Glynn, I'll turn it back
24 over to you.

25 MR. RYAN: Thank you, ma'am. Let

1 me just kind of give you a little bit of
2 background about why we're here, and it's
3 the base closure, and in 2005 when the
4 Army determined that Fort McPherson would
5 be excess to their needs, that started a
6 process which the Army does very well.
7 We have a little practice at it now, and
8 we've worked with the Local Redevelopment
9 Authority, and that is someone that's
10 designated by the community to be the
11 spokesman that the Army deals with for
12 the redevelopment concept plan.

13 Along with that, in the future
14 we'll do transfers, and those transfers
15 how that happens will be, you know, set
16 up within the communities dealing with
17 the Army. There will be some sold.
18 There will be some that will be other
19 mechanisms, but all of that is the
20 ultimate goal that we're looking at here.

21 Tonight we want to focus on the
22 environmental piece of it which is NEPA
23 documentation. That's what we're
24 required to do by law. We do a lot of
25 other things within that NEPA that's not

1 environmental. So when you see that
2 environmental impact statement, a lot of
3 people want to go - it's the clean up.
4 Well, it's not just the clean up.

5 So as we talk tonight, we have
6 some experts here that can tell you more
7 about the NEPA and a lot more about the
8 environment than I can.

9 My job is to help facilitate along
10 and make this thing work for everybody.

11 Our goal tonight is to inform you
12 and to answer your questions and move on
13 to the next part of the process with
14 this.

15 With that, I'll let Win Seyle
16 really give you a brief rundown of what
17 the NEPA process is.

18 MR. SEYLE: Thanks, Glynn. My name
19 is Win Seyle. I'm with the Army Corps of
20 Engineers, Mobile District.

21 The reason we're involved in this
22 is that we are the agency that oversees
23 all of the Army base realignment and
24 closure environmental documentation
25 that result from the implementation of

1 the National Environmental Policy Act or
2 NEPA.

3 You'll hear that. I say NEPA. If
4 you hear anybody tonight use an acronym
5 that you don't know, please stop us. We
6 get pretty bad about using these without
7 even thinking, speaking among ourselves.

8 The document that is being prepared
9 for the closure and disposal and re-use
10 of Fort McPherson is an environmental
11 impact statement. This is a rather long
12 document. It goes into quite a bit of
13 detail on analysis of the expected
14 impacts of the closure, disposal of the
15 property and re-use of the property here
16 at Fort McPherson.

17 It goes -- it looks at geology,
18 soils, transportation, traffic,
19 utilities, water resources, things you
20 would consider traditional biology or
21 environmental type issues like wetlands,
22 endangered species, cultural resources,
23 archeological resources and that kind of
24 thing.

25 An environmental impact statement

1 has a very prescribed process and there
2 are three major points in that process
3 where the public is involved in actually
4 helping craft the document.

5 The first place that this occurs,
6 the first point is called the scoping
7 meeting, which occurs at the very
8 beginning of the process. We held a
9 scoping meeting almost exactly a year
10 ago.

11 This is to solicit input from the
12 public in case there are some areas that
13 we might not normally think to focus on,
14 community issues that are specific to
15 this area, things like that.

16 We took those comments and prepared
17 the draft document that's available for
18 your review now. That document was --
19 let's see. That was -- on October 10th
20 of this year, that document was put out
21 for public review.

22 The National Environmental Policy
23 Act requires a minimum of 45 days for
24 public review, but in this case, we're
25 extending that to 70 days in order to

1 take advantage of some publications that
2 require a longer lead time than the 45
3 day period would allow for.

4 So we are probably about two-thirds
5 of the way through that now, and we would
6 really like to have your -- everyone make
7 your comments tonight or no later than
8 December 19th so that we can take those
9 comments, address them in the next phase
10 of the document, which will be called the
11 final EIS. That should appear sometime
12 this spring. Probably in April. So you
13 will see the document again. It will be
14 available for 30 days for public review,
15 and then the decision document will
16 be signed. The decision document on
17 an environmental impact statement is
18 called a record of decision. You might
19 hear that referred to as the ROD. That
20 cannot be signed until a 30-day waiting
21 period after the release of the final
22 EIS, and that is the document that
23 will -- will end the environmental impact
24 statement process, and we anticipate that
25 to be signed sometime this -- in the

1 summer of 2009.

2 Thank you.

3 MR. RYAN: First up is Victor
4 Bonilla. Victor is the BRAC or has been
5 the BRAC environmental coordinator for
6 sometime for Fort McPherson and Fort
7 Gillem, and Victor has recently taken a
8 job with the Army Environmental Command,
9 and he's a project manager for them, but
10 he's -- he's been working with us so long
11 and he knows all the details and we need
12 him here to talk a little bit about what
13 we've done to date. So, Victor, thank
14 you.

15 MR. BONILLA: Good evening.
16 Environmental restoration work (is) required
17 to be done in order to dispose clean
18 property on site for health control and
19 also to be protective of human health and
20 environment.

21 So we have conducted as a result of
22 the mandate to dispose the property on
23 site of our control what we call a Phase
24 One. The people will call it Phase One
25 or environmental condition of the

1 property as well.

2 You can also -- they can also be
3 called a preliminary assessment. They
4 are the same process where we go at the
5 installation fence to fence and identify
6 all the different areas requiring
7 environmental evaluation.

8 When that -- and that process was
9 completed January 2007. I have a copy of
10 the final document that is sitting there
11 on my table. All the environmental
12 remediation, clean up activities are
13 fully coordinated with the lead
14 regulatory agency within the State of
15 Georgia.

16 The lead regulatory agency within
17 the State of Georgia is Georgia
18 Environmental Protection Division. So
19 all the actions that we do here are
20 concurred with the Georgia Environmental
21 Protection Division.

22 So as you can see on this map as a
23 result of the Phase One or environmental
24 condition of the property, we were able
25 to identify multiple sites. All this

1 that you see on this map with different
2 colors code are areas that we are
3 currently evaluating or cleaning up
4 different phases. One of them -- some of
5 them are in the investigation phase.
6 Some of them are at the clean up phase,
7 and I'll be more than glad to talk to you
8 all night long about each one of those if
9 you want to.

10 MR. RYAN: But we won't let him.

11 MR. BONILLA: But I only have five
12 minutes tonight.

13 One of the points important to note
14 in the Phase One or the environmental
15 condition of the property is that out of
16 the 487 acres that we have at Fort
17 McPherson, 422 acres are clean, and only
18 65 acres require environmental
19 evaluation.

20 So it's a fairly clean site. It has
21 been historically an administrative post,
22 a housing post, light industrial operation
23 activities. So we have not impacted the
24 environment that much.

25 The media that have been impacted -

1 surface soils, subsurface soils, ground
2 water. We have no indication of surface
3 water contamination or sediment
4 contamination.

5 The contaminants of concern are
6 heavy metals, pesticides, petroleum
7 products, solvents. The culprit mostly
8 DCE.

9 After we identify all the areas
10 requiring environmental evaluation, we
11 follow-up with what we call a Phase Two
12 or what we call a site inspection or what
13 we call a site investigation. Different
14 names. The same process where we
15 actually go and sample all the media
16 impacted and the contaminants that we
17 identify -- potential contaminants that
18 we identify in Phase One.

19 So for that, what we do, we do a
20 characterization. We investigate the
21 area, how extensive it is on the area and
22 how deep it goes, and that is done in the
23 site investigation.

24 If we determine that we have an
25 issue, then we go forward into the next

1 phase of the process which we call a
2 remedial investigation phase where we
3 also do a risk analysis or assessment.

4 So clean up is all driven by risk.
5 Do we have a risk to human environment?
6 If the answer is yes, then we go to the
7 next phase, and we conduct the clean up
8 actions.

9 So that is the process in a
10 nutshell that we are pursuing in order to
11 be able to clean the property and dispose
12 property -- clean property on site in our
13 control. That is the goal. That is the
14 objective, and we're clear in plans and
15 the funding that we have programmed and
16 budgeted. Right now we should be able to
17 achieve that goal before September 15,
18 2011, and we feel very confident. We
19 have a good strategy in place. We have
20 excellent relationships with the state
21 regulators. We are in sync coordinating
22 everything that we do, and hopefully
23 before the property is closed, 15th
24 September, the property should be
25 completely clean and ready to be disposed

1 of.

2 If you have any questions regarding
3 any specific details that -- I can go
4 even into the chemical levels if in any
5 of you want that information. I have
6 that information available. Thank you.
7 I appreciate it.

8 MR. RYAN: Next we'll have Mr. Jean
9 Paul Pentecouteau talk a little bit about
10 the cultural resources.

11 MR. PENTECOUTEAU: Good evening. I
12 will try to summarize the 120 years of
13 history in five minutes.

14 Fort McPherson, the map you see
15 here, it's about 500 acres of land and
16 historically speaking was divided into
17 three parts. The first part on the
18 northeast was the old post. On the west
19 here, was the shooting range, and later
20 they added the part in the front here
21 (indicating) called Camp Jessup.

22 The first post, which is this part
23 (indicating), was directed by General
24 Hancock who set the two types of land.
25 One here (indicating), 140 acres of land,

1 and another about here (indicating),
2 90 acres of land, and then we had the
3 shooting range, which is here
4 (indicating), and part of the golf
5 course, which is this number spot, 90
6 acres of land, and the third part, Camp
7 Jessup, was about 373 acres.

8 If you do the numbers, it's about
9 600 acres of land.

10 However, in 1985, the Army gave 100
11 acres of land for the construction of the
12 MARTA.

13 Now, about the historic district:
14 The historic district is the brown line
15 you see here (indicating), which
16 encompasses about three generations of
17 building built from 1885 to 1918, and
18 then the extension of the historic
19 district will go south with the
20 generation of buildings built in 1930 and
21 then going west with what we call here
22 (indicating) 500 area, 600 area, and here
23 (indicating), these two buildings, 400
24 area.

25 Talking about the architecture of

1 the Post -- the historic architecture of
2 the Post we don't have any style. It
3 does not exist. We have an eclectic
4 architecture which is very, very good
5 because it's the kind of 200 years
6 collecting details and put these together
7 in a house, and the most magnificent
8 houses on the Post are the famous Staff
9 Row, and then we will have another
10 generation of buildings built during the
11 '30s and as a reminder of the British
12 architect, Adams, who was very famous
13 during the 1700s. Where these details come
14 from are certainly from England to
15 Georgian architecture very well known in
16 the southeast-but I do research on that.
17 I'm not sure where I'm going (on it).

18 Also we have another interesting
19 type of architecture -- I'm trying to
20 give you some details very quickly --
21 is the -- at the headquarters which is
22 building 41.

23 When you are familiar like I am --
24 and I think you recognize I have a French
25 accent -- you -- you -- when you see this

1 building you said, well, it's a train
2 station. This headquarters looks like
3 really you would be in train station.

4 So also what is the origin of the
5 architecture certainly designed from
6 Europe passing in the private firm --
7 architect's firm and then maybe collected
8 by the Corps of Engineer, okay, and to
9 give a military building to this Post.

10 So -- which is really, really
11 interesting as an historic architect to
12 talk about all of this.

13 Now, from 19 -- 1930 to late 1947
14 for these buildings and 1949 for these
15 buildings what we will have is a kind of
16 what we call here kind of Colonial
17 Revival style. They don't get to the
18 house -- gabled house on each side with a
19 small window on the top for the air flow
20 of the building and -- which is really
21 interesting. You find this architecture
22 kind of air flow on gables not only in
23 America but some buildings in Africa.

24 I spent ten years in Africa as well
25 as South America, which is really

1 interesting and one more time with this
2 detail has come from.

3 So basically this is what we --
4 remember what we have here it's about
5 three generations of building and
6 encompasses in this brown line, okay,
7 from 1885 to 1949.

8 If you have more questions, I would
9 be glad to talk to you about -- about it.
10 You can check my e-mail. I will give you
11 my e-mail, and if you need information
12 about the history of this building
13 what -- also what I'm doing after work on
14 this installation, I would be glad to
15 give you information.

16 MS. LADIPO: I have a question.

17 MR. PENTECOUTEAU: Okay.

18 MS. LADIPO: I want to ask you
19 about -- I think it's on page 266 of the
20 EIS. It talks about the memorandum of
21 agreement that has been signed.

22 MR. RYAN: Could you state your
23 name, please.

24 MS. LADIPO: Edith Ladipo.

25 MR. PENTECOUTEAU: We are working

1 on a program agreement with the State
2 Historic Preservation of Georgia.

3 MS. LADIPO: And there's an
4 advisory council that's working on that
5 with --

6 MR. PENTECOUTEAU: Well, now we are
7 dealing with only the State Historic
8 Preservation Office of Georgia, and
9 somebody will -- will come later on.
10 She's a lawyer and she will -- she will
11 talk to -- oh, I'm sorry. The lawyer is
12 from the --

13 MS. LADIPO: The lawyer is from?

14 MR. RYAN: We have the Army's
15 lawyer, and they work with the
16 programmatic agreements, and it's Pat
17 Kincaid. She works for the Army
18 Environmental Center and for the Army
19 General Council.

20 MR. BONILLA: The advisory council
21 counsel that had information elected not
22 to participate in the process. They
23 elected to do that.

24 MR. PENTECOUTEAU: They offer to
25 participate in the development. This is

1 what we deal with the State Historic
2 Preservation Office.

3 MS. LADIPO: I'm trying to listen
4 to both of you. I'm trying to hear what
5 you're saying. I mean, I'm trying to
6 understand what is the purpose of that
7 agreement? What are the -- what's the
8 content of that agreement? Who is going
9 to be managing that agreement, and what
10 does it involve and entail in terms of
11 the historic resources for this
12 community? That's my concern --
13 question.

14 MR. RYAN: We'll get you an answer
15 on that.

16 MR. SPROTT: Jean Paul, before you
17 sit down, explain what the purpose is for
18 that exterior boundary that's been drawn
19 there as it relates to where we are at.

20 MR. PENTECOUTEAU: Well --

21 MR. SPROTT: Expand it.

22 MR. PENTECOUTEAU: We expand -- in
23 order to have this generation of building
24 1947 as well as SHPO decide that the
25 chapel built in 1942 was eligible for

1 National Register, and, therefore, we
2 extend the boundaries of the historic
3 district.

4 MS. LADIPO: So my next question is
5 the red is actually -- and you mention in
6 your EIS that there are buildings that
7 are not -- do not have historical
8 significance and those buildings can be
9 demolished. Are those buildings within
10 that target area?

11 MR. PENTECOUTEAU: Yes.

12 MS. LADIPO: Are those the red
13 buildings?

14 MR. PENTECOUTEAU: Yes. The red --
15 well, my apology. All of -- this is the
16 legend we have here (indicating). The
17 light blue are building listed in the
18 National Register. The pink one are
19 eligible for the National Register, and
20 the rest are non-eligible for the
21 National Register.

22 MS. LADIPO: And those are the ones
23 that are subject for demolition?

24 MR. PENTECOUTEAU: Yes.

25 MR. WEST: You can demolish the

1 black buildings even in the historic
2 district but not the pink ones?

3 MR. PENTECOUTEAU: Yes. Because,
4 for example, this is the stable -- the
5 stable built also in the same era, 1886
6 or 1885, but they were so many times
7 modified they lost their antiquity.

8 So SHPO decided that they were not
9 eligible.

10 MS. LADIPO: I have some other
11 questions, but I'll put them in writing.

12 MR. PENTECOUTEAU: Yes, please.

13 MR. RYAN: Thank you, Jean.

14 Next we have Owen Nuttall, who is
15 our chief of environmental, and he's
16 going to talk about the natural resources
17 we have here at Fort McPherson.

18 MR. NUTTALL: Like Mr. Ryan said,
19 I'm Owen Nuttall. I'm the chief of the
20 Garrison Environmental Office, which is a
21 little bit different of Mr. Bonilla.

22 My main role is to make sure that
23 the Army Garrison is doing what we're
24 supposed to do everyday- environmental
25 impact on the installation. So making

1 sure all the soldiers and everybody is
2 doing things.

3 So I'm going to talk about the
4 natural resources that we have on Fort
5 McPherson. We had a natural resources
6 survey done in 2001. This was before we
7 even knew we were going BRAC. That way
8 we know what we're dealing with.

9 Like what's been said there's
10 approximately 500 acres out here.

11 Now most of that 500 acres has been
12 developed over the years. So the natural
13 resources are very limited that we have
14 out here at Fort McPherson. Mostly
15 it's -- the woodlands are mixed. It's
16 hardwood and pine. That's pretty much
17 everything we have out here. We've got
18 approximately six and a half acres of
19 open water. That's our lakes and
20 streams. We have 6,500 linear feet of
21 stream. That's the Utoy Creek that comes
22 down the side of our Post.

23 We use our lakes out here at Fort
24 McPherson to water our golf courses in
25 the Parade Field.

1 So, you know, when Georgia throws
2 out the drought rules, we kind of get
3 around that because we have our own lakes
4 to pump out the water. We don't use city
5 water or any of that stuff.

6 The biggest thing that was probably
7 brought out of the natural resources
8 survey we do is endangered species.
9 Everybody always wants to know about what
10 endangered species you have on your
11 installation. We are lucky enough not to
12 have any. We have no threatened or
13 endangered species at Fort McPherson. We
14 do have plenty of wildlife out here.

15 We have a nice family of red foxes
16 that's taken up out here. On the
17 installation, you see them scouring
18 around everywhere. We've got plenty of
19 Canada Geese that love being out here and
20 then the squirrels and the rabbits and
21 the other things, plenty of birds, and as
22 you see on -- on the map -- pretty much
23 briefly -- where the lakes are and how
24 they feed. We get the runoff mostly from
25 the MARTA station for the water that goes

1 into lake number one, and then how it's
2 set up is lake number one feeds into lake
3 number two, and that's where the
4 irrigation system comes from our golf
5 course. Lake number three is up here
6 closer to the Parade Field. They get the
7 water from that, and then the newest lake
8 we've got is lake number four which also
9 feeds the golf course, and the stream
10 coming down -- I talked about earlier --
11 Utoy Creek comes out here and runs off
12 Post.

13 That's pretty much in a nutshell
14 our natural resources. If you have any
15 questions, I'll be in the back for -- to
16 talk about it. Thank you.

17 MR. RYAN: Next we have
18 Ms. Elizabeth Copley.

19 Elizabeth said she guaranteed she
20 could talk to it in five minutes.

21 MS. COPLEY: All right. I have
22 five minutes. I have one sheet of paper
23 with some notes. If you have any
24 questions, you're welcome to read this
25 (indicating DEIS) document. All the answers

1 are in there, and if you think some of
2 the answers are wrong or inaccurate or
3 whatever, please make your comments, and
4 we will incorporate them into the final.
5 How is that? I put a lot of life into
6 that document, by the way.

7 Anyway, and so did the rest of the
8 team.

9 I directed the impact analysis for
10 the NEPA document, and as Win had already
11 told us, we had to look at the disposal
12 of the property as well as the potential
13 reuse of it.

14 The big issue is that we have to
15 make sure that these folks -- it's nice
16 to meet you.

17 COLONEL GRAYS: You too, ma'am.

18 MS. COPLEY: -- are informed of
19 what the impacts will be. So that when
20 they make the decision to transfer the
21 property, they know what's involved, and
22 so that's the biggest reason as well as
23 to inform the public of what the actions
24 are going to be and what the effects
25 could be.

1 We looked at the disposal of the
2 property as an analysis. We also looked
3 at the re-use plan that was provided by
4 the LRA, Jack and others. We have to --
5 to make sure that the Army is covered in
6 terms of analyzing all impacts that could
7 potentially occur, we bracket the
8 analysis.

9 We took the biggest plan which had
10 metrics on population, housing, square
11 footage of development, acres that are
12 going to be developed versus left in
13 natural open space kinds of things, and
14 we -- we provided -- we developed an
15 alternative that was 70 percent of the
16 re-use plan basically development
17 potential. So we would have a lower end
18 analysis.

19 We also took the -- we also took
20 what was done through the re-use planning
21 process that's called the zoning capacity
22 analysis, and Jack can probably explain
23 more about that. That's not something
24 that's ever likely to happen, but that
25 way we provided for the Army the upper

1 end of re-use development that could
2 occur out here.

3 So we've got -- I think we're
4 pretty safe in -- in the fact we've
5 identified the wide range of uses that
6 could occur here and wide range of levels
7 of intensity.

8 So we developed the metrics and went
9 ahead with our analysis. Metrics being
10 percent open space, you know, acreages,
11 square footage of development, that kind
12 of thing, number of people.

13 The impacts that we've identified
14 that are potentially significant --
15 are related to the re-use. As you know,
16 the existing facility is a medium level
17 of intensity, that's what we'd call it
18 for re-use, and it's not a lot of
19 development.

20 So we identified (that)land use
21 is going to be a significant change for
22 re-use. I mean, you look at the kind of
23 housing that they are looking at it's
24 going to be totally different than what
25 was here as a military facility. That's

1 without saying, but that's all going to
2 be mitigated through the re-use plan
3 process.

4 Air quality. We have identified
5 that there will be no exceedances of key
6 criteria pollutants through anything but
7 the super high re-use alternative.

8 Water resources we had to look at
9 acreage that would be developed that's in
10 addition to what we have here now in
11 terms of stormwater runoff, for example,
12 and an additional 150 acres from what
13 exists now will be developed, but that
14 will all be mitigated through the re-use
15 plan. They'll be looking for funding and
16 for, you know, infrastructure systems to
17 accommodate that, but this way
18 essentially, as heads up, everybody knows up
19 front what has to be addressed, and Jack
20 already knew this anyway. He's been
21 dealing with it for a couple of years in
22 the re-use planning process and has been
23 very thorough.

24 Biological resources we've already
25 heard. We looked at that. There are no

1 threatened or endangered species here.
2 There will be -- there will actually be
3 benefits that are positive to biological
4 resources in the sense that there's a
5 stream that goes through here that is now
6 basically a drainage culvert that will
7 be daylighted as they call it, and the
8 system will be restored.

9 So there will be benefits to the
10 biological resources here as well as the
11 fact -- I mean, even though there is
12 going to be a little bit of land -- trees
13 will likely be cut down, but it will not
14 be significant.

15 Culture resources. We already
16 heard from Jean Paul, and he could talk
17 even further for anybody else who needs
18 to hear more detail about culture
19 resources.

20 It's an obligation of the Army to
21 make sure that any significant historic
22 resources or culture resources are
23 protected in the transfer of property,
24 and that's being done through this
25 identification of an expanded historic

1 district from what exists now and
2 provisions that will be, you know,
3 included in the -- the agreement that
4 will be reached between the Army, the
5 State Historic Preservation Office.

6 Socioeconomic. Now who knows about
7 socioeconomic in this current economy,
8 but what we've done is we've identified
9 that the jobs that are now here will
10 certainly leave, but the level of jobs
11 that we've had here will, basically, be
12 doubled under the re-use plan.

13 We also -- you know, homeless will
14 be provided for through the re-use plan,
15 through the agreements with HUD relative
16 to what's included. Population will be
17 increased.

18 Traffic: We've identified increased
19 traffic from the re-use plan. The key
20 area will be Campbellton Road as well as
21 Langford Parkway. Capacities could be
22 exceeded on those roadways, but that --
23 that will be mitigated over the term of
24 this 20-year development or whatever ends
25 up happening, but everybody knows that

1 that stuff could happen. So we'll
2 address it.

3 Certainly site contamination issues
4 will also be addressed. That's a
5 separate process from the NEPA process
6 that will be ongoing until that 60 some
7 acres is all set and everybody is in
8 agreement on it.

9 If anybody has any questions or if
10 you'd love to have a nice document -- we
11 also have CDs, if you'd prefer to have an
12 electronic version, and if you have --
13 you might want to contact Mike. The fact
14 sheet identifies Mike Carellas (phonetic)
15 as the contact person now for any
16 information.

17 MS. LADIPO: Can I just have
18 clarity on one issue. In the EIS, you
19 indicated that you have an HIR which is
20 the high intensity resources, and
21 then you have -- I mean, re-use, and then
22 you have the medium intensity re-use and
23 then there's another -- I think there's
24 another designation.

25 Could you sort of clarify what

1 you -- what is meant by that, the
2 various --

3 MS. COPLEY: The -- well, we
4 have -- there's a table in the document
5 that talks about levels of density, you
6 know, how many units, how many square
7 feet, different kinds of metrics you can
8 use, and, basically, we took the re-use
9 plan which had its -- its metrics, and
10 that became the medium high intensity
11 re-use, and then we factored down by
12 30 percent of that program and that
13 became the medium intensity re-use, and
14 then the -- the high intensity was
15 a zoning capacity analysis that the
16 re-use planners conducted. See how much
17 they could -- they could develop on the
18 site if it weren't for the re-use plan
19 according to the current zoning.

20 So those are the three levels we
21 looked at.

22 MS. LADIPO: Are y'all recommending
23 or suggesting?

24 MS. COPLEY: No. We don't
25 recommend. We just analyze, and it's up

1 to those people who are decision makers
2 as to what will happen, and the Army will
3 make a decision to transfer the property,
4 and everybody will know what the
5 potential impacts are.

6 MS. LADIPO: Was there any
7 cumulative adverse effects?

8 MS. COPLEY: The cumulative effects
9 are -- yes, related to the re-use plan.
10 So we have to start with the Army's
11 action of transferring the property, and
12 then we analyze re-use, which is a
13 secondary effect of the transfer of the
14 property, and then we have to analyze
15 cumulative, and we incorporate in many
16 developments that are happening now or
17 have happened in the region into that
18 cumulative impact analysis, and the
19 re-use plan had already incorporated a
20 lot of that stuff into the re-use plan.
21 So we know about the roadway system. We
22 know about traffic. We know about all
23 sorts of things that will be future
24 issues. So, yes, we -- the -- actually
25 the significant issues we identified were

1 cumulative adverse effects.

2 Any other questions right now?

3 MR. RYAN: Thank you, Elizabeth.

4 Now we'll ask Jack Sprott to come
5 up here. Jack is the Executive Director
6 of the Local Redevelopment Authority, and
7 Jack can talk a little bit about the
8 re-use. While it is not a part of our
9 document, to some extent, it is really a
10 major focus point because it is the
11 future re-use that we're looking at, and
12 as Elizabeth explained, that's one of the
13 things we need to do.

14 So, Jack, I'm going to let you have
15 it.

16 MR. SPROTT: Thank you, Glynn, and
17 I see a lot of familiar faces out here,
18 and, again, I'm -- this is the Army's
19 task that they've been faced with here,
20 and I'm sort of like one of you. I'm one
21 of the public here too only we have a
22 certain role with this thing and
23 certainly the whole NEPA clean up and
24 all of the environmental impact work
25 that's being done is based on our re-use

1 plan.

2 So the Colonel and the BRAC office
3 thought it would be best if I came and
4 kind of showed an overview of what the
5 re-use plan is and give you a quick
6 status on where we are now.

7 We are -- the base was announced
8 for closure in 2005. The Local
9 Redevelopment Authority was established.
10 I think all of y'all are pretty familiar
11 with that, and it was our task to --
12 we've gone through about three phases.
13 We went through a vision and a guiding
14 principles, a vision type of function
15 that we tried to define, then we went
16 through a re-use planning process. We
17 had many public meetings. Some hosted by
18 Council member Joyce Sheperd here. So we
19 went to the public many, many times to
20 try to get the input on how the re-use
21 plan would be put together.

22 I think we came up with a very nice
23 one. Everyone seemed pleased with it.
24 We had a lot of support from the
25 neighborhoods. So right now I think you

1 can see we're in Phase Three of our
2 operation in that we have just contracted
3 for a contractor to come in and do a
4 business plan for us, and that business
5 plan will be a component of what's called
6 an economic development conveyance
7 application.

8 Simply put, we're going to ask the
9 Army to transfer a portion of that
10 property, this employment center, to a
11 Local Redevelopment Authority, an
12 organization like ours that will be
13 formed later next year, and then for the
14 balance of the property, except for the
15 green space -- and I'll explain this all
16 in detail very quickly in ten minutes.
17 We're going to -- we're going to tell the
18 Army if you're good to go ahead and
19 public sale the balance of this property,
20 put it up for public sale to private
21 developers, and that's sort of the
22 overall concept.

23 So right now we're in the middle of
24 that Phase Three to put together the
25 business plan, that economic development

1 conveyance application and a -- some
2 development agreements which I'll explain
3 to you just very quickly, and as we
4 explained earlier, the Base will close
5 September 14th of 2011, and what this
6 process will lead up to is -- I think,
7 somebody already mentioned -- this ROD,
8 this Record of Decision, and that means
9 environmentally speaking here is the hand
10 to the community saying here is the
11 Record of Decision, our decision on how
12 the Base will be transferred based on the
13 economic and environmental conditions.

14 So I'm going to skip through some
15 of this stuff and go straight to what --
16 what we're proposing for the Base because
17 that's really what we're here just to
18 show how the re-uses will react to what's
19 inside the fence to what's outside the
20 fence.

21 Right here (indicating), this
22 little area -- just to orient you just a
23 second, this is Lee Street, of course,
24 that's Lee Street. Campbellton Road comes
25 down this (indicating) way. This is

1 Stanton Road here (indicating), and -- I
2 think I'm losing my power. And then this
3 is the boundary between East Point and
4 Atlanta right through here (indicating).
5 That's the Langford/Lakewood Freeway.

6 So this high density mixed use area
7 right here (indicating) is about
8 35 acres. We plan for it to hold about
9 1.1 million square feet of office space
10 with mid-rise residential buildings,
11 about 116,000 square feet of retail,
12 street level retail, restaurants,
13 offices, grocery stores.

14 Now if you can picture shops and
15 cafes and sidewalk tables out there,
16 that's the concept that we want, but
17 under a high density formula. There will
18 be a hotel down in here that we would
19 like to see right along in there
20 (indicating), public plazas, and, of
21 course, direct access to MARTA since the
22 MARTA station is right here and the
23 Oakland Station is right up in here
24 (indicating).

25 Now, also what we're planning for

1 is an inboarding of this street, of Lee
2 Street. Right now I think all of you
3 understand that Lee Street is not very
4 pedestrian friendly. I mean, you'd be
5 killed trying to cross Lee Street.

6 So what we'll say is to bring it
7 in -- you know, how drivers will be able
8 to just veer off slightly, come into a
9 nicely slow down, slower paced main
10 street type environment where you'll have
11 shopping on either side and parking, and
12 no big box stores, no Atlantic Station
13 type scenario. You'll have vintage-sized
14 grocery stores, vintage-sized shops and
15 that kind of thing. Because it's
16 basically to serve this and the larger
17 community in here. So enough about that
18 one.

19 The -- really the anchor of it will
20 be this (indicating) employment center.
21 We propose that the entire development --
22 at the direction of Governor Purdue, an
23 effort is being led by Chancellor Erroll
24 Davis, who is the Chancellor of the Board
25 of Regents of the University System, and

1 it will be a science village, a
2 bioscience center. A catalyst between
3 Georgia's research universities, the
4 Center for Disease Control and private
5 corporations and businesses.

6 As a matter of fact, there was a
7 meeting a week and a half ago my chairman
8 went to before the Georgia Research
9 Alliance and the Board of Regents of the
10 University System, and the subject was
11 Fort McPherson, and this was important
12 for us because this was the first time
13 that the subject of McPherson and the
14 bioscience center was elevated to the
15 board itself, the Board of Regents
16 itself. They were very enthusiastic,
17 very supportive. The Chancellor is very
18 supportive, and so we have high hopes of
19 this thing continuing to build speed and
20 in spite of the economy.

21 You know, everybody has a role in
22 the economy, but we think we have enough
23 flexibility in this to make it a success.

24 It will have 115 acres, about 2 and
25 a half square -- million square feet of

1 office and lab space, four to six-story
2 buildings out there with a nice campus,
3 you know, atmosphere. A lot of high
4 density residential. Maybe about 2,000
5 in there too, and then these two
6 buildings (indicating), this FORSCOM
7 building and the Reserve Command Building
8 that's almost 600,000 square feet of
9 existing office space right there in
10 move-in condition.

11 As I said, we will ask for this
12 property under the economic development
13 conveyance application. This property
14 would be one of the parcels that would be
15 offered at public sale for private
16 developers. So are you following me so
17 far? I won't get any deeper into that.

18 The historic district, you know,
19 it's already a beautiful community. Even
20 the planner said, you know, this was --
21 this was well done up here. It has a
22 nice little grid system. It has
23 restaurants. We could -- we're thinking
24 that we could put restaurants and offices
25 up in there, galleries, boutique hotels,

1 and then you've got that beautiful Staff
2 Row there that our wish would be that
3 those would be sold separately for, you
4 know, private ownership. We think that
5 would be the best use for most of those
6 beautiful homes up there, but it is
7 65 acres.

8 Now, when I say 65 acres that's
9 just what our planners put in their
10 particular defined district. You saw the
11 district that Jean Paul had here that's a
12 much larger area. That is the area that
13 the SHPO has proposed fall in the area of
14 the National Historic Register, and
15 that's more for protection of the
16 property rather than for our planning
17 purposes. Is that clear enough for an
18 explanation? I'll get into that in just
19 a second.

20 Obviously doing anything in this
21 area is going to be -- is going to be a
22 little bit tougher because we'll have
23 zoning established that will be landmark
24 or conservation zones that will protect
25 these structures up there, but it doesn't

1 mean you can't build there and you can't
2 do anything. So we think that will work
3 out pretty well with us, and, again,
4 along with the school property, we
5 anticipate that this entire district here
6 would be sold at public auction to a
7 private developer. Part residential
8 section right here (indicating).
9 55 acres that's just going to be pure
10 housing. 1200 housing units, you know,
11 townhouses, condos that are urban
12 character.

13 That would be where a lot of the
14 folks that will work here on the new
15 development would live, and it would be
16 sold to a private developer. Same thing
17 with Campbellton Road. The only
18 difference here is you would have much
19 more of a residential mix. It would be
20 sort of an extension of the Oakland
21 neighborhood up in here (indicating).
22 You've already got existing colonial
23 brick homes out in here and duplexes, and
24 what we would put would be the four to
25 five multifamily residential fronting on

1 the park here (indicating). A little
2 more high density there (indicating).
3 Over in this yellow area, it would be
4 more of the single family houses to match
5 the single family homes off the Base
6 across the street over there so you could
7 blend more into that, and if you'll think
8 of Glenwood Park and those new homes that
9 are kind of the 1920s craftsman style
10 houses that's what we would propose that
11 would go in there.

12 This (indicating) property would be
13 sold at public auction to a private
14 developer.

15 Green space -- and I'm running out
16 of my ten minutes. With the green space,
17 you're talking about 150 acres all around
18 the base, but about 90 acres in this
19 linear park that goes around this way
20 (indicating). 25 acres of event space
21 that would take a little pressure off of
22 Piedmont Park and these other areas that
23 have these big festivals during the year.
24 This would be a great place to have a
25 festival. You could tell people don't

1 drive your car. You have two MARTA
2 stops, an easy walk. It's a nice
3 environment. So we think that will work
4 very well. We worked with East Point in
5 order to make that happen.

6 That blue stuff that you see
7 running on top of the ground there is not
8 really there. It's a 60-inch pipe
9 culvert. It's underneath the golf
10 course. I think we mentioned already
11 that this was going to be sunshine. You
12 know, the Department of Transportation
13 would unearth those pipes and open that
14 creek to the sunshine. If that's -- if
15 we're lucky, then that will happen.

16 So that's pretty much the green
17 space. Again, the parade ground would be
18 sold to a private developer as a part of
19 that property, but my -- I anticipate
20 we'd have pretty strict covenants on that
21 to protect.

22 Last but not least, the VA clinic
23 is right here (indicating), this little
24 white area, and that's a Federal -- the
25 Federal transfer. We -- it's not really

1 a part of our planning. We never got a
2 chance to look at that property because
3 it goes from Federal government to the
4 Federal government. But the VA clinic is
5 going to have -- going to use the
6 Lawrence Joel Health Clinic there and
7 five additional buildings, and they are
8 going to serve homeless vets. Phase One
9 is a 40 bed male unit. Phase Two is the
10 32 bed female unit, and Phase Three is a
11 48 bed male unit, and they are going to
12 provide rehab services, transitional
13 housing, voc rehab and life skills
14 training.

15 A lot -- you know, a lot of the
16 BRAC closure process is dealing with the
17 homeless, and we have a homeless solution
18 that we have put forth to HUD. We
19 submitted it on September the 21st, and
20 I've had some people on the phone in hot
21 conversations here lately and making
22 threats, but the last -- I had a
23 conversation today where the attorney for
24 HUD is finally giving the document to the
25 attorney for the lawyer that he needs so

1 that he can give the attorney for HUD the
2 consent letter that they need, and you
3 just want to go knock somebody's head
4 together, you know. So I was thinking of
5 maybe asking Council Member Joyce Sheperd
6 if she would go up there and get them
7 straightened out, or maybe I ought to
8 send Debbie Starns. That would do the
9 trick, wouldn't it. Debbie would get it
10 done for me, but I'm hopeful before the
11 end of the year -- no, I'm going to tell
12 you before the end of the year we're
13 going to have the approval from HUD, but
14 I'm hopeful we're going to get it within,
15 you know, just several days. I'm
16 talking -- I'm rambling on. My ten
17 minutes is up.

18 In essence, our homeless solution I
19 won't -- I have a breakdown of it in the
20 back there that I'll give it to everybody
21 if you'd like to have it, but the City of
22 Atlanta has 3.4 percent of homeless on
23 average, and our project is going to
24 represent about 5.3 percent as a
25 representative of that. So that's enough

1 of that.

2 You see kind of what we're going to
3 use everything for. Our next steps are
4 to complete this business plan and also
5 to put together what we call development
6 agreements. These will be agreements
7 that each particular developer will have
8 to sign with the Local Redevelopment
9 Authority. The programmatic agreement
10 will be one of those things that will be
11 related to -- to protect the historic
12 property, but, basically, the way it will
13 work is that our overall big picture
14 concept we asked for this property, you
15 know, to be transferred to local LRA. We
16 want the green space to be transferred to
17 the local LRA. Everything else will go
18 into public sale, but for that public
19 sale, the LRA wants to have a development
20 agreement in place to ensure that the
21 community is going to get the kind of
22 uses and the kind of things done out of
23 the properties being sold to the public,
24 and that's the bottom line on that, and I
25 think we can answer all the questions

1 now, can't we.

2 MR. RYAN: What we'd like to do now
3 actually -- Jack, thank you -- is if you
4 would like to ask -- ask questions, we
5 can do that, and it might be better if
6 you really want to go back and ask these
7 folks individually. For the public
8 comment portion of this to ask questions
9 that you want to be -- get answers to
10 things about the EIS and you want it in
11 the official record, we'll need you to
12 write the comments or make sure that you
13 give those to the court reporter, and
14 she'll take a verbal from you on that,
15 but rather than me standing up here and
16 answering your questions, it probably
17 will give you more benefit to talk
18 individually to these guys who can really
19 answer the questions.

20 So unless you have a specific
21 question you'd like to ask or comment --

22 MS. SHEPERD: I'd like to make a
23 couple of comments.

24 MR. RYAN: Yes, Councillor.

25 MS. SHEPERD: And I'm Council

1 Member Sheperd, and I also want to
2 recognize our Senator -- State Senator
3 Nan Orrock. She's here tonight, and we
4 also have our elect -- newly elected
5 Mr. Ralph Long, who will be actually
6 sworn in January. He's the State
7 Representative for the area.

8 So we are well represented by our
9 elected officials here tonight. Thank
10 you all so much.

11 I've been actively involved with
12 this along with several community
13 residents that I see here in terms of
14 Fort McPherson, and pretty much the
15 community has pretty much sold off on the
16 plan. What I would say to you is that
17 what we're focusing on here is the
18 internally Fort McPherson itself, but we
19 still have concerns that, Mr. Sprott --
20 and I have an advisory committee for Fort
21 McPherson community residents who, when
22 we talk about the impact on the outside
23 of the Base, and so that as you all are
24 looking at what happens here internally
25 that also has a major impact of what

1 happens externally, and that still is a
2 major concern for us. You know, here is
3 the Sylvan Hill community over here
4 (indicating), Oakland City, all of the
5 area here (indicating), and so one of the
6 things that we're concerned -- I see Ms.
7 Ladipo here, and I know she's been
8 actively involved in terms of Fort
9 McPherson. She's in Riar Millens
10 (phonetic). That's one of her things
11 that she does. So you have the right
12 person at the table, but as we talk about
13 environment -- you know, and the plan is
14 great. It's going to do a great start --
15 jump start to the south side of Atlanta,
16 but I still have concerns about what
17 impact that will have externally on the
18 outside also. I think that's a major
19 concern. I was over off of Moreland
20 Avenue about a week or so ago, and they
21 built out Moreland Avenue, the Sembler
22 property there at Five Points, and it is
23 a nightmare in terms of traffic at any
24 particular time.

25 So I'm hoping as we go down the

1 road in terms of looking at Fort
2 McPherson, this beautiful facility, 480
3 acres of land, is that, you know, as we
4 sell it off and talk about the
5 redevelopment that, again, I can -- I
6 will say this over and over and over
7 again every time I meet and we go through
8 the next stages is we have to look at
9 comprehensively what's happening
10 environmentally on the outside and
11 everything that goes with it including
12 East Point which is on the other side
13 also. So just I want to emphasize that.
14 I'm excited about the plan. I think it's
15 going to do a great job for the City of
16 Atlanta and for East Point, but I also
17 have to caution us in terms of making
18 sure that it's just not about Fort
19 McPherson internally but also what
20 happens on the outside.

21 MR. RYAN: Thank you, ma'am, as
22 always.

23 MS. ORROCK: Thank you, Council
24 Member Sheperd. I appreciate all the
25 work that's gone into getting us to this

1 point. We have expressed over at the
2 State concerns about the impact on the
3 adjacent neighborhoods, and, for example,
4 opportunities for jobs. There will be
5 this creation of jobs here, a best case,
6 that's the whole thrust of this effort is
7 to have it be a real economic driver and
8 a renewal on a redevelopment area, and
9 it -- hopefully it will be a model of how
10 you take a Federal Government Base
11 property and reintegrate it into the
12 broader community and have it serve, you
13 know, the broader community in a
14 different way, and there are very
15 exciting models across the country that I
16 applaud the work that's gone into this
17 thus far.

18 We have been in conversations,
19 though, about addressing the needs of the
20 community around in terms of access to
21 those jobs, access to job training,
22 traffic impact. Of course, the truth
23 about the Sembler project over on
24 Moreland, which is very close to where I
25 live, has created a lot of jobs, and when

1 you talk to people who work in there,
2 overwhelming they tend to come to areas
3 right around there. Where there did not
4 use to be that cluster of jobs.

5 So, yes, I sit in that traffic up
6 and down Moreland Avenue, but, you know,
7 you have silver linings and you have
8 clouds, and I'll tell you what, the folks
9 that are in there working in that Kroger
10 and working in that array of shops over
11 there, the Target, you know, the Best
12 Buy, they are real glad they have those
13 jobs, and it makes a difference in the
14 nature of the community around there and
15 what's going on and what crime levels
16 there are and who feels invested and has
17 a future and has some hope and is getting
18 the job skills that come out of the high
19 schools around there, et cetera.

20 So it's a giant balancing act, and
21 we do want to continue the conversation
22 about investing in those communities that
23 are adjacent to this and have it be a
24 win/win for the people who have been in
25 this area for -- and I worked across the

1 street down the road at Nabisco for 17
2 years. So I'm no stranger to this
3 corridor and to the lives and families in
4 the neighborhoods around it, but I would
5 just second your point about that and
6 offer to work in any way that we can to
7 see that we get good outcomes for the
8 neighbors.

9 MS. SHEPERD: And one last thing I
10 want to say in terms of that is,
11 actually, this is an interesting time --
12 interesting in terms of economics. Here
13 we are and the economy is bad, but
14 actually this is a great point to be
15 interested in the closing of Fort
16 McPherson; because what we see in terms
17 of the closing of Fort Mac that by the
18 time 2011 comes around hopefully we will
19 be at the --

20 MS. ORROCK: The recession will be
21 behind us.

22 MS. SHEPERD: The recession will be
23 behind us, but this also gives us an
24 opportunity as we're doing now is to
25 really take the time to really get it

1 right, and so, you know, all things work
2 for the good sometimes. And one of the
3 things that Atlanta -- we're just
4 finishing up and the Council just voted
5 on this this past month. We just
6 finished up a transportation plan called
7 Connect Atlanta, and in Connect Atlanta
8 plan we talked about the street grid.
9 Fort McPherson is comprehensively in
10 there, and I'm really challenging us as
11 we develop it -- and I'm sure, Jack, has
12 been at the table and I've been there --
13 and as a matter of fact, we talk about
14 166 and off of Langford Parkway even to
15 the point of actually talking about how
16 we can -- take Langford when it came
17 through as an expressway years ago, it
18 just literally disconnected us from
19 communities, and so as we talk about
20 changing what's happening in terms of all
21 around us, Fort McPherson, again, can be
22 a great development, and I just don't
23 want to see what happened on Moreland. I
24 think Moreland is a great development. I
25 like the fact that when you go to the

1 shopping centers you can actually walk
2 without having to walk a mile to get to
3 into the store, but at the same time, as
4 we talked about at Moreland Avenue in
5 terms of the grid and how it's really
6 developed, it's horrible access in terms
7 of going in and out. So here Fort
8 McPherson is. It's an opportunity for us
9 to really plan it out in a comprehensive
10 way upon a new urbanism, new
11 transportation models. It can really,
12 really great impact. Jack talked about
13 Lee Street and how it's a horrible place
14 to cross over and 166. Here is an
15 opportunity for us again from outside --
16 not just inside internally -- is to begin
17 to connect all the dots and just what we
18 do with Connect Atlanta and redevelopment
19 of Fort McPherson. So the stars are
20 lining up. So if we do this right, it
21 could be one of the great -- not only a
22 great development on the south side but a
23 model in terms of the guy from -- was
24 speaking here in terms of the
25 environmental -- the history in terms of

1 France and what's happening there, but we
2 could actually be an role model. I was
3 at an ARC breakfast last week, and we
4 were talking about what is happening in
5 Europe and other parts of the country.
6 We could actually change and actually
7 have the south side as a great place to
8 say that they did it right, and so
9 that's -- I'm going to stop talking now.

10 Ralph, do you have anything?

11 MR. RYAN: We thank you for that,
12 and, you know, let me just say that the
13 Army, while a lot of us are personally
14 losing our jobs from the closure, we are
15 very sensitive about that. Our job is to
16 dispose of the property. I mean, that's
17 what the law says we're to do, and we're
18 here to work with the community, and I
19 think Jack will tell you that we've --
20 we've worked with the community through
21 the LRA and others. And Council Member
22 Sheperd and other people within the
23 community, we're here to help you make
24 this the best deal we can for everybody.
25

1 COLONEL GRAYS: And on that note in
2 making it the best deal, I, too, have a
3 population of employees that some have
4 been here for 40 plus years. A civilian
5 population that, too, is looking for me
6 to be able to help them and guide them in
7 the best direction because they, too, are
8 losing jobs, and some will not depart
9 this area. They are looking for ways to
10 figure out what opportunities are
11 available. So and --

12 MS. SHEPERD: And actually we just
13 put in some money through Atlanta
14 Workforce Development and the City to
15 look at literally as we close Fort
16 McPherson coming up with plans and ways
17 to transition the people on this Base
18 here in terms of jobs. So you're
19 absolutely correct.

20 COLONEL GRAYS: And we're pleased
21 with that effort, and we're bringing
22 further briefings. I've sat through some
23 sessions and some training and we're
24 going to bring them out to educate the
25 workforce, but I'm very sensitive to

1 that, because there are some people who
2 for 40 plus years this is all they have
3 ever done, and so you're talking about
4 changing a culture for people who have
5 been doing a certain job for years. How
6 do we transform that mind set.

7 So this is very -- the dynamics are
8 good for me as we transition to closure,
9 but I also have to be sensitive to the
10 needs of those employees. So I
11 appreciate that.

12 MS. ORROCK: What's the trajectory
13 of that? Is it all going to run up to
14 11th and cut off, or is there going to be
15 diminution of positions over time?

16 COLONEL GRAYS: It will be a
17 phasing process, and so there's a certain
18 percentage of employees who probably will
19 elect to depart, leave along with other
20 jobs. Military, as you know, will
21 probably be assigned to other places.
22 There's a percentage that will probably
23 go into the Federal workforce, move from
24 Federal job to Federal jobs, but there's
25 also that percentage that I have to

1 maintain to continue to help turn the key
2 of this installation, and those will be
3 my -- some of the key people that we'll
4 keep, and then there are some that just
5 want to do something different, and then
6 there's a population that will retire.
7 So it will be a phased transition.

8 MS. ORROCK: What kind of numbers
9 are you talking about?

10 COLONEL GRAYS: The numbers right
11 now are so -- quite honestly, we have a
12 mindset of a population of people here
13 who think Fort McPherson is not going to
14 close because it happened before where
15 they came close to closure and all of a
16 sudden it was turned off.

17 So we're now gearing towards the
18 first of the year to try to change that
19 mindset. You have to understand we have
20 a population here who for the first time
21 that was supposed to be moving to Fort
22 Bragg, and now that we've contracted out
23 the grounds to be turned for new
24 construction for the installation to
25 move, for tenants to move, they are now

1 realizing oh, my gosh, this is really
2 happening. So the numbers are skewed
3 right now. I don't have a good number,
4 and that's what this next phase for us
5 will be in January to do a population
6 survey so people can tell me what is it
7 you would like to do. Are you looking to
8 move? Are you looking to stay? Are you
9 looking to retire?

10 So we're just trying to get that
11 base number. If I had to guess and I
12 don't want to do that -- but there's
13 probably about a 20 to 30 percent
14 population that will probably stay here
15 and just sort of do whatever the next job
16 opportunity arises.

17 MS. SHEPERD: I mean, your total in
18 terms of here, at one point, I heard it
19 was 4,000 folks here. How many are here
20 now? I mean, how many actually does it
21 take to the base right now to --

22 COLONEL GRAYS: What we'll do -- in
23 fact, we have a great economic impact
24 statement here that will tell you what
25 the population is of military and

1 civilian, and it's evolutionary for us
2 here, but it could be anywhere from 6,000
3 to 2,000 to 4,000 about 12,000 people.
4 So the -- of retirees and civilians and
5 military within the area. So, you know,
6 it's a concern for me as well,
7 particularly those that will stay and --
8 and will need to find other employment,
9 too early for retirement, and their
10 interest is --

11 MS. SHEPERD: And, Colonel, what
12 you're saying is so true. I mean, I've
13 heard -- I've talked about one side of
14 it, but believe me. I have people who
15 call my office continuously -- every time
16 there is an article in the paper about
17 Fort McPherson my phone starts running
18 off the hook, and they're asking, number
19 one, that they don't believe -- there is
20 a culture of folks that don't believe
21 that Fort McPherson will ever close, and
22 then there are folks who, you know, if
23 it's going to close, they are saying
24 things about what they believe. There
25 are folks who love this golf course and

1 just can't believe that we are going to
2 get rid of the golf course, and it just
3 goes on and on, and as I was saying to
4 you -- and I know we've gone and on and
5 on, but there's a whole dynamics in terms
6 of what happens here, and even what
7 you're saying -- and I respect what
8 you're saying in terms of that. There's
9 also a culture of people from the
10 community who say that they feel like
11 Fort McPherson turned their walls on the
12 community.

13 So there is dynamics on all sides
14 in terms of the Army and how they feel
15 about the Base being here.

16 So -- so I respectfully hear what
17 you're saying, and I've heard it on both
18 sides. Thanks. I'll shut up now.

19 MR. RYAN: No. That's fine. And
20 we can talk -- you know, we can give you
21 some facts on the numbers. This little
22 pamphlet is good. It shows that it's a
23 varied organization with various groups,
24 and we'll talk about that. Yes, ma'am.

25 MS. TOMMIE: Ralph needed to speak

1 first.

2 MR. LONG: My Senator and my
3 Council Person really cleared to be
4 honest with you, but do you want me to
5 acknowledge something or do you want to
6 say something?

7 I'm Ralph Long, III, the new State
8 Representative elect. This is my
9 constituent right here. So I have to do
10 what she says because she's the boss.
11 I've learned that quite early. When
12 Ms. Tommie says that I need to say
13 something, that's what I need to do.

14 My main concern would be to echo
15 Senator Orrock right here and also
16 Ms. Sheperd in regards to the surrounding
17 properties; because communities like --
18 especially north of here we've just
19 struggled and struggled for so long, and
20 this is a great opportunity -- and Lake
21 Fort McPherson, you know, to be honest
22 with you, they closed the gate on the top
23 which killed the business corridor on
24 Venetian and Campbellton. So business
25 owners along that corridor are looking to

1 benefit from this right here, and I hope
2 that we have community involvement as
3 much as possible, you know, as much as
4 possible, and I look forward to on my
5 slot on the implementation authority that
6 was placed helping to lobby to help
7 enforce that we have community
8 involvement and access. So I just want
9 to tell you guys thank you and look
10 forward to working with all of you, and
11 is that enough, Ms. Tommie? I can do
12 more.

13 MS. LADIPO: I need to ask a
14 question.

15 MR. RYAN: Yes, ma'am. Ms. Ladipo.

16 MS. LADIPO: Why did y'all decide
17 to -- since you're working with the State
18 Preservation Office, why did y'all decide
19 to put that section, the historic
20 district up for private sale?

21 MR. RYAN: Well, I mean, you can
22 answer it, but I don't know that anybody
23 wants to take it on to own it other than
24 a developer.

25 MS. LADIPO: Well, I mean, in terms

1 of looking at job opportunities and ways
2 to revitalize the community, there is
3 a -- you know, Fort McPherson is not just
4 the only historic component of this
5 community. I mean, all along Campbellton
6 Road and all throughout this area, I
7 mean, there are a lot of historic
8 structures that are now being documented
9 by members of the community as a way of
10 sort of defining the community in terms
11 of -- you know, of its economic
12 potential, and, you know, the Department
13 of Interior, which would bring additional
14 funding, opportunities, job opportunities
15 for -- for touring and, you know, just as
16 they've done down on Auburn Avenue and
17 other places. I just feel like, you
18 know, we're using this property, you
19 know, to develop it is a wonderful thing,
20 but, you know, I think that the way it is
21 designed it does not leave an opportunity
22 really for the community. It's almost
23 like a Taj Mahal in the middle of -- you
24 know, of a depressed area, and I don't
25 really see on this plan an opportunity

1 for the outside community. You know, I
2 mean, even with the science technology
3 component that's being brought here, you
4 know, I mean, people need to be retrained
5 in order to benefit from these jobs. The
6 hotel business, you know, probably would
7 bring service jobs, but, you know, these
8 are lower paying jobs.

9 So, I mean, I would like to see
10 more kinds of opportunities other than
11 since they're not going to be able to
12 benefit from -- basically from what
13 really is there looking at other
14 opportunities that may come from this
15 development such as historic preservation
16 and ecotourism and those kind of things
17 that people can actually in the community
18 could benefit from. These are new --
19 these are new opportunities that would
20 compliment what's being done.

21 MR. RYAN: Let me answer the first
22 question you asked, and that was really
23 about where we're going with the public
24 sale. The Army offered this property to
25 other Federal agencies first. That

1 was -- and you mentioned Interior, and no
2 one came forward and wanted any of the
3 property except for the veterans. The
4 next organization we worked with is the
5 Local Redevelopment Authority, and I
6 think Jack can better answer who came
7 forward and said we want to own this
8 property from either the State or some
9 other -- within the State organization to
10 take ownership of that property and
11 develop it for something, and then that
12 leaves the Army with no other option but
13 to sell the property at a sale. I mean,
14 that's just kind of in the sale portion.
15 Jack will have to answer more of that.

16 MR. SPOTT: That was the point I
17 was going to make. You said why sell
18 this at public sale. Well, you know, the
19 ultimate -- the idea for the use of
20 property is -- of course, something
21 that's as magnificent as this is is to,
22 first of all, protect it and preserve it,
23 but also you want to use it. You want to
24 get benefits out of it, and with the
25 proper protection -- and there will be a

1 lot of protection in there -- the private
2 development here where these houses can
3 be lived in and children can live in the
4 front -- can play in the front yard, you
5 know, and you can have galleries and
6 shops and activity out in here where the
7 military is gone private development is
8 the best way to protect this. You
9 wouldn't want to just make this some sort
10 of a park or museum where you might get
11 eight people to visit a day or something,
12 you know. You want to have that
13 occupation. It will be protected. Most
14 of the -- the main concern is to protect
15 the property, and that's the idea. But,
16 you know, the bottom line is, as Glynn
17 said, the Army owns this property. And
18 their job -- their mandate is to transfer
19 this property out of their hands. So
20 it's going to be sold. And your question
21 really would be, well, the LRA could take
22 this. Why don't you take the historic
23 district, and the simple answer is we
24 think private investment could do a
25 better job than we could do in protecting

1 that property and revitalizing it, and
2 that's sort of the answer.

3 MR. RYAN: And the protection is
4 actually going to be a part of this
5 programmatic agreement that we're working
6 on with the State Preservation Office
7 which will mandate how this property is
8 maintained in the future, what safeguards
9 will be put on this property for any
10 construction in the area or any design or
11 construction to those existing
12 facilities.

13 So I mean, I think it -- and you
14 can talk with Jean Paul directly on it,
15 but I think he can give you a pretty good
16 idea of where we're going with the future
17 of the property as far as the State
18 Historic Preservation is concerned.

19 MS. LADIPO: Is the SHO -- is that
20 what it is?

21 MR. RYAN: Yes, the SHPO, the State
22 Historic Preservation Office.

23 MS. LADIPO: Is that going to be
24 made a part of the over all EIS in the
25 final plan?

1 MR. RYAN: No. It will not be a
2 part of the EIS. It will be a separate
3 standalone document.

4 MS. LADIPO: But it will be a part
5 of the review process?

6 MR. RYAN: No. But, I mean, it
7 will be a part of the process, but it
8 won't be part of the review process.

9 Yes, ma'am.

10 MS. LADIPO: Just let me clarify
11 this. Are you saying that the public
12 will have an opportunity to review and
13 comment on the SHPO.

14 MR. RYAN: No. I don't think it
15 has a public comment period. I'll have
16 to ask my lawyers.

17 MR. WEST: Doesn't that process
18 involve stakeholders input?

19 MR. RYAN: It does, but a public
20 comment process is not there.

21 MR. WEST: But the neighborhood
22 association they can represent themselves
23 as stakeholders --

24 MR. RYAN: Can you stand up and
25 give us your name, please. We have --

1 and you're organization. We have this
2 court reporter trying to struggle here
3 with who you are.

4 MR. WEST: My name is Ben West, and
5 I work for the Environmental Protection
6 Agency here in Atlanta. Anyway, I was
7 just making the point that the
8 coordination process with the historic
9 properties does allow for, you know,
10 stakeholders to be involved in those
11 discussions.

12 MR. RYAN: Yes, and we have the
13 State Historic Preservation Office and
14 the stakeholders working with us through
15 the LRA and others within the
16 organization.

17 Did we answer your question,
18 Ms. Ladipo.

19 MS. LADIPO: Yes, but you -- the
20 follow-up question is who are the
21 stakeholders.

22 MR. BONILLA: Victor Bonilla here.
23 We have some stakeholders already engaged
24 in the environmental process. Like
25 Georgia Trust is part of the

1 stakeholders. The East Point Historical
2 Society is part of the stakeholders. The
3 local development authorities is part of
4 the stakeholders and --

5 MS. TOMMIE: Atlanta Preservation.

6 MR. BONILLA: Atlanta Preservation
7 Society is also a part of the
8 stakeholders. So we have worked with
9 them for over a year drafting the
10 programmatic agreement.

11 MR. RYAN: Yes, ma'am.

12 MS. TOMMIE: Okay. Flora Tommie,
13 Secretary for Perkerson Civic Association,
14 and one of the things that really has to
15 be looked at is no one has mentioned that
16 a streetcar is proposed to run from
17 Peachtree over to Fort McPherson when it
18 closes. That is a private transportation
19 development that's not being paid by the
20 State. So it may help that in documents
21 that is brought up as a part of the
22 exhibits to refer to, and that is a whole
23 section on that, and that may help clear
24 up confusion about some of the traffic
25 and transportation piece.

1 Now the next thing that I have --
2 that I really do take issue with is we
3 have got to start giving people on the
4 system some form of acronym and glossary
5 type thing for them to refer to at the
6 front. Not at the back; because when you
7 get there and you start reading that
8 document, they are going to look and go
9 what the heck.

10 So we really need to make that
11 something that people can be able to go
12 to easily on the systems and be able to
13 go back and forth through a document and
14 not have to go --

15 MR. RYAN: We do have, I think, an
16 acronym list in there, but I'm not sure
17 if it's located -- it's at the end.

18 So we'll take a look at that as we
19 look at the document.

20 MS. TOMMIE: Make it more
21 interactive. Now -- I'm not finished --
22 the next one. We've never actually
23 thought about the impact of this facility
24 on the children. From middle school or
25 high school, they will be impacted a lot.

1 So we really need to look at tying
2 in monies for training, for education
3 from that level and not wait until they
4 get out of high school to know that
5 there's opportunities. Here is where we
6 can actually reach that math, science and
7 technology group more; because if we're
8 going to bring that employment in first,
9 you already are going to actually have to
10 bring in people from the outside. Let's
11 be real.

12 You will not be employing
13 60 percent of the people for that type of
14 employment, Jack. We know that. So we
15 do have -- we do owe the children who
16 will be growing up here a chance to gain
17 employment opportunities for education.

18 So we really need to put some
19 monies into place for that science and
20 math and technology area, and I speak
21 from experience because my family works
22 at Georgia Tech and all that stuff too,
23 and those -- we also have to look out for
24 the labs. We have to make sure that we
25 structure these jobs for people here as

1 permanent jobs and not just contracted
2 jobs for certain positions so that it
3 becomes the local people being just the
4 temporary people and the permanent people
5 always coming from outside of the area.
6 We have to plan for -- we're talking
7 about not just ten years but 25, 30, 50
8 years. After we start a research area,
9 you're going to grow. So you will -- in
10 the future, that will go outside the
11 gate. I mean, it will happen
12 automatically. So I think we need to
13 plan for the inclusion of the next
14 generation right now by focusing on
15 getting them in that educational type
16 plan and getting that money from the
17 state and telling them you cannot ignore
18 this area's educational needs because
19 right now the majority could not even
20 step into the door to do the
21 administrative work. So that's not fair
22 for us to really think like that.

23 So that's a fairly critical piece,
24 and next we also need to -- the historic
25 piece. I like what Mr. Jean Paul said.

1 It's very good. That's something
2 question need to talk about, but we also
3 need to have on that environmental piece,
4 whereby we have the remediation process
5 to be done, many of the people here thing
6 environmental just means dirt and soil.
7 That's it. They have no concept of the
8 health, human activities that are tied to
9 these things. So in that document that
10 we have on-line we need to look at more
11 interactive activities as far as saying,
12 okay, this toxic causes what to the human
13 health that they are working on cleaning
14 up. We need to make sure they know about
15 that. And that's some of the things that
16 I wanted to make sure that got included
17 from the start from everybody's thinking
18 as to what we do.

19 MR. RYAN: Thank you, and we'd like
20 to invite you out to the Restoration
21 Advisory Board Meeting. Mr. Paul
22 Brightbill is the community coach here,
23 and we talk about those environmental
24 clean ups and what's going on and how
25 they impact the communities. So I'm sure

1 Paul will be glad to talk to you.

2 Yes, ma'am, you had a question.

3 MS. NORMAN: My name is Thena
4 Norman, and I'd just like to know going
5 forward how will public notice be given
6 to just citizens in this community. Not
7 necessarily formal stakeholders or our
8 political representatives but people who
9 work and invest in this community and who
10 would like to know what's going on as a
11 public sale and that the playing field be
12 level for everyone who wants to
13 participate. I just don't know how
14 notice will be given.

15 MR. RYAN: Let me put our public
16 affairs officer, Ms. Terry Smith, on the
17 hook and ask her to talk a little bit how
18 we work with the media now to get out
19 information and other ways, and, Terry,
20 if you don't mind.

21 MS. SMITH: Well, actually I hope
22 we did a little bit better job of
23 announcing of this particular meeting so
24 that people knew about it. We put out
25 press releases. We've -- since the

1 announcement of this particular meeting,
2 we put out four press releases at
3 different times. I know it was announced
4 on Channel 2 this morning, and at the
5 beginning back in October when we did the
6 initial press release, it ran in the
7 Atlanta Journal Constitution. We've also
8 worked with the Restoration Advisory
9 Board to get it out to their members.
10 There are several community groups that
11 are involved in the restoration advisory
12 board. So they are getting those e-mails
13 as well. Jack Spratt with the Local
14 Redevelopment Authority puts it on his
15 website, puts out -- you know, I'm just
16 talking about this particular meeting.

17 Once it gets into the -- into the
18 redevelopment, that goes beyond the scope
19 of what the Army does and what our public
20 affairs office does.

21 We've also worked with Council
22 Woman Sheperd's -- you gave us the
23 contact information and we've got some
24 contacts with the City of Atlanta to put
25 it on their website and through their

1 e-mail blast.

2 MS. SHEPERD: I just want to say
3 that, you know, that's been one of
4 challenges that Jack will tell you
5 that -- so your question -- it's great to
6 hear from someone other than me -- is on
7 point is that I would say to you, unless
8 I am just continuously on point of
9 finding out when they are having these
10 meetings, it's been very frustrating to
11 me to make sure that we are truly
12 reaching out to the community.

13 Now, you know, BRAC was saying to
14 you how they reach out is through the
15 media, but to me I would tell you,
16 again -- and I've said this to them, and
17 they've heard me say this -- that is not
18 enough. When we originally --

19 MS. SMITH: We do more than media
20 though. On the initial Restoration
21 Advisory Board we did direct mailings to
22 a 2 mile radius of Fort McPherson and --

23 MS. SHEPERD: Every time there's a
24 meeting, there needs to be a direct
25 mailing, and I'll say this to you in

1 terms of that -- now, in terms of costs,
2 I don't know what the cost is, but I what
3 I would say to you is that --

4 MS. SMITH: It's a lot.

5 MS. SHEPERD: Well, I mean, but,
6 you know what, again, this Fort is a
7 major development on the south side of
8 Atlanta, and when you say cost, you know,
9 I hear you, but it can -- in terms of
10 mass mailings and postcards, whatever you
11 need to do, you know, we can do it. You
12 can do robo calls. You can do that,
13 which is even cheaper than mailings.
14 There are ways that you can do it if you
15 really want to do it that you can get it
16 out. It's just being creative enough to
17 do it, and I would say to you every time
18 we have one of these -- and, you know, I
19 mean, we can go back and forth in terms
20 of, you know, this Base is important.
21 The folks here -- but I will tell you
22 when I go out to the communities, nobody
23 knows what's happening inside of Fort
24 McPherson. I've been one of the
25 advocates in terms of really pushing it

1 out, but the history of this Base has
2 been one where it's internal. I believe
3 you do -- I guarantee you if you did a
4 poll here of who works on this Base, they
5 don't live in this community. They live
6 somewhere else. So this Base is not --
7 in my opinion, has not done a great job.
8 I think it's a beautiful facility,
9 Colonel, but, respectfully, the reason
10 they ask me because at the end of the day
11 even when it closes it's going to have an
12 impact on what happens in this community
13 and this is an opportunity for us to get
14 it right, and so, you know, I will say to
15 you, again, we need to be doing a better
16 job of reaching out to community folks to
17 having -- putting the information out,
18 and so I've said this. I'll say it
19 again, and we just need to try to be more
20 creative in terms of how we reach out to
21 folks.

22 MS. TOMMIE: Can I add a comment to
23 that?

24 MR. RYAN: Sure.

25 MS. TOMMIE: The reason Council

1 Member Sheperd is asking y'all to think
2 about that in a different manner you're
3 talking about not even 90 percent of the
4 communities -- community members around
5 here are even on-line in their individual
6 homes. So predominantly they use the
7 library systems. They use the school
8 systems, the rec centers that have
9 computers, and we also have to remember
10 traditional media in an African-American
11 community that's not the system we use to
12 reach them. That's Cox Enterprises, AJC
13 Newspapers, which predominantly does not
14 serve African-American communities. So
15 we need to be using things such as
16 advertising in the Atlanta Voice, the
17 Atlanta Daily, going -- using West End
18 Neighbors. We need to go to the grocery
19 stores to put the flyers there at places
20 like Kroger City Center, these type of
21 things. This is still a heavy transit
22 population. Putting it there in the
23 MARTA bulletins which is free, asking ARC
24 to send it out as part of all their
25 things throughout the whole area. You

1 have to do more when you deal with the
2 traditional African-American community
3 than what you do with the regular
4 community, and I speak from experience
5 because I know I had to raise money to
6 help get libraries funded with new
7 computers and all of that, and it is
8 severely in need of access to
9 communication.

10 So she's not really trying to fight
11 y'all. She's just trying to help you get
12 it right.

13 MR. RYAN: And we didn't take it
14 that way. We took it as -- I mean, we've
15 discussed this before.

16 MS. TOMMIE: Yes, we have to do
17 that.

18 MR. RYAN: We'd like to talk with
19 you a little bit I think. You offer some
20 good thoughts there. That's a good
21 point.

22 MS. TOMMIE: I'll listen.

23 MR. RYAN: Thank you. We -- we are
24 passed our time, and that's not to say we
25 have to shutdown. We certainly will take

1 any of your comments about the document
2 we're talking about tonight, the
3 environmental impact statement. If
4 there's other questions, these folks are
5 around to help answer them.

6 MS. LADIPO: Jack, let me just make
7 one final comment, and I'm going to put
8 my comments in writing for her, but this
9 is about this community. I've lived in
10 this community for 33 years. The
11 community that I live in is a community
12 that served Fort McPherson. Most of the
13 people that lived in that area in that
14 community of 750 homes worked at Fort
15 McPherson. Many of the wives and widows
16 now are widows of people who were in the
17 Army stationed here at Fort McPherson.

18 So they have a kindred spirit to
19 this Base. All around that area there
20 here in this -- in the Oakland area,
21 these people have a history with this
22 Base, and I feel very badly about the
23 fact that -- that the Base is not really
24 doing much for the people out there.
25 You're doing some things, you know, to

1 develop this area, but I remember the
2 time when the Base did outreach into the
3 community and they served the community
4 and they were engaged in the community
5 and the people knew what was going on,
6 and, you know, I feel like -- you know,
7 and I don't know whether the Council
8 person has been engaged in what's going
9 to happen with that community afterwards,
10 but I think that there needs to be an
11 opportunity for something to be done, and
12 I'm going to write Washington and make my
13 comments known, but I just don't think
14 that there's enough thought being going
15 in to what's going to happen outside
16 these gates, you know, in terms of jobs,
17 in terms of redevelopment of the
18 community, in terms of the schools;
19 because, you know, schools get money
20 from -- for the children that are parents
21 of Army or military families. Those were
22 going to be effected. All of these
23 things are impacting the community, and I
24 don't know that there is a component
25 that's existing that is reaching out into

1 the community to do more, you know, and
2 this is a process that's dealing
3 primarily with the Base and the closing
4 of the Base, but what about outside the
5 Base. I don't know what they are doing
6 in the other communities outside of
7 Atlanta, Georgia which I think needs to
8 be researched, but I think something has
9 to happen. You have to do more, and I
10 don't know how that can be done, but
11 something has to be done because I think
12 it's going to cripple this community even
13 though we haven't been as much a part of
14 it as we had historically, but, you know,
15 something has to be done to sort of save
16 the outside of this community because
17 people are going to suffer as a result of
18 this development from transportation from
19 the socioeconomic perspective, you know,
20 all of the factors, the cumulative
21 factors that are mentioned in the EIS,
22 and I don't really see anything being
23 done to minimize that impact.

24 MR. RYAN: Any other comments?

25 Well, thank you all for coming.

1 We'll be around as long as we need to to
2 answer your questions.

3 MS. LADIPO: My comment is that I
4 don't think that the outside community
5 has been protected in this -- in this
6 redevelopment plan. That there have been
7 no provisions for reprogramming the
8 community for the new jobs. There is no
9 provision for improvement in housing
10 style, no provision for making the --
11 maintaining the historical connection
12 between the Army and the community and
13 that there are a tremendous number of
14 retired Army families that are still
15 living in the community, and it appears
16 as though the Army has taken a very
17 cavalier attitude about the
18 sustainability of the those families in
19 this redevelopment plan.

20 The other issue is that I think
21 that the Army needs to have at least a
22 temporary agreement to take -- to protect
23 their natural and culture resources in
24 the community to ensure that they are
25 protected beyond the sale of the

1 property.

2 That's it.

3

4 (Thereupon, the deposition was

5 concluded at approximately 9:45

6 p.m.)

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1 STATE OF GEORGIA) PROCEEDINGS OF:
2
3 FULTON COUNTY) PUBLIC MEETING FORT MCPHERSON
4

5 Pursuant to Article 8.B of the Rules and
6 Regulations of the Board of Court Reporting of the
7 Judicial Council of Georgia, I make the following
8 disclosure:

9 I am a Georgia Certified Court Reporter. I am
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Tanya L. Verhoven-Page,
Certified Court Reporter,
B-1790.

C E R T I F I C A T E

STATE OF GEORGIA:

FULTON COUNTY:

I hereby certify that the foregoing deposition was taken down, as stated in the caption, and the colloquies, questions and answers were reduced to typewriting under my direction; that the foregoing transcript is a true and correct transcript of the evidence given.

The above certification is expressly withdrawn and denied upon the disassembly or photocopying of the foregoing transcript, unless said disassembly or photocopying is done under the auspices of Wheeler Reporting Company, Inc., Certified Court Reporters, and the signature and original seal is attached thereto.

I further certify that I am not a relative or employee or attorney of any party, nor am I financially interested in the outcome of the action.

Dated this 17th day of December, 2008.

Tanya L. Verhoven-Page,
Certified Court Reporter,
B-1790.

PUBLIC MEETINGS AND COMMENTS

Final Environmental Impact Statement for Disposal and Reuse of
Fort McPherson, Georgia



Appendix G-3
DEIS Comments and Responses



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 4
ATLANTA FEDERAL CENTER
61 FORSYTH STREET
ATLANTA, GEORGIA 30303-8960

December 19, 2008

Mr. Victor Bonilla
BRAC Environmental Division
2053 North D Avenue
Building 400
Fort Gillem, GA 30297-5151

Subject: EPA NEPA Comments on Department of the Army (DOA) Draft
Environmental Impact Statement (EIS) for Disposal and Reuse of Fort
McPherson, Georgia; CEQ No. 20080408; ERP No. COE-E15002-GA

Dear Mr. Bonilla:

To fulfill EPA's Clean Air Act (CAA) § 309 and National Environmental Policy Act (NEPA) § 102 (2)(C) responsibilities, EPA is enclosing its comments and providing an "environmental concerns (EC) -1"¹ rating to the above draft EIS for the proposed action: disposal of real property interests in Fort McPherson (the Fort) and the subsequent reuse of the Fort's land and infrastructure by transfer to third-parties by Sept. 15, 2011, pursuant to the 2005 Defense Base Closure and Realignment (BRAC) Commission's recommendations.

Background

DOA's real property interests involve a 487-acre property, with 2.3 million square feet of building space, and a 200-acre, 18-hole golf course. DOA's property disposal methods include: transfer to another federal agency, public-benefit conveyance, economic-development conveyance, negotiated sale, competitive sale, military-construction exchanges, conservation conveyance, and environmental-remediation cost conveyance. The transfer of six buildings, including the Lawrence Joel Army Health and Dental Clinic will be made to the U.S. Dept. of Veteran's Affairs per their expressed interest. Additionally both of the onsite Credit Unions have requested a conveyance of their currently leased property.

¹ See enclosed EPA rating system criteria definition document.

OPTIONAL FORM 99 (7-90)

FAX TRANSMITTAL

of pages = 13

To	Elizabeth Copley	From	Victor Bonilla
Dept./Agency	AECOM	Phone #	404-469-3557
Fax #	510-350-9988	Fax #	404-469-3565

NSN 7510-01-017-7366

5000-101

GENERAL SERVICES ADMINISTRATION

EIS Rating

EPA's "environmental concerns" (EC) -1 rating acknowledges the fact that the proposed action is the McPherson Planning Local Redevelopment Authority's (MPLRA) preferred alternative, and after Sept. 15, 2011, it ceases being a significant federal action. EPA's review has identified potential environmental impacts that should be avoided and the enclosed comments identify suggestions for the addition of clarifying language and information into the final EIS. The concerns are outlined below and discussed in greater detail in the enclosed comments.

Air Quality Concerns

The analysis indicates neither the demolition, construction, or the future projected emissions for PM_{2.5} are expected to exceed threshold emissions.² However, the demolition and construction emissions calculations assume 55% reduction due to twice-daily watering of haul roads and exposed surfaces, which assumes this will be done and will be an option should construction occur during a severe drought period.

Water Supply Concerns

The EIS does not indicate whether the City of Atlanta's assurance of potable-water capacity accounts for the extended drought cycles known to occur in the southeast such as the current one originating in 2006, which followed the previous 1998 – 2002 drought cycle.

Storm-Water Runoff/Water Quality Concerns

The State of Georgia has identified the South Utoy Creek as failing to meet its designated uses due to urban runoff; yet, this status has not been identified or discussed in the EIS. Moreover, Lake 1's important storm-water-detention function for capturing runoff from the adjacent MARTA station and surrounding parking facilities does not appear to have been identified. In light of the anticipated increase in impervious surface area associated new construction and roadway improvements, increased storm-water issues are reasonably foreseeable, which raises the concern regarding increased secondary and cumulative pollutant loads and exacerbated storm-water problems.

Environmentally Sustainable Redevelopment Encumbrances

The disposal of the Fort will result in nonfederal ownership and potentially a reduced emphasis on natural resource management and conservation previously governed by the existing

² Referencing Tables 4.4-7 and 4.4-8, pages 4-54 and 4-55.

Integrated Natural Resources Management Plan and Army policies and regulations.³ EPA supports the identified use of encumbrances to ensure important environmental values are maintained in the future, and in the enclosed comments, offers encumbrance-language recommendations for use in the final conveyance agreements.

Conclusion

In recognition of the fact that the property will be transferred out of DOA's control to third-party entities, we offer and respectfully request DOA consider the enclosed comments to assist in achieving federal environmental protection and environmental justice policies. Thank you for the opportunity to review and provided comments. If you wish to discuss this matter further, please contact Beth Walls (404-562-8309 or walls.beth@epa.gov) of my staff.

Sincerely,



Heinz J. Mueller, Chief
NEPA Program Office
Office of Policy and Management

Enclosures

³ P. 4-80

The McPherson Planning Local Redevelopment Authority (MPLRA) preferred alternative and after Sept. 15, 2011, it ceases being a significant federal action. However, EPA's review has identified potential environmental impacts of implementing the proposed action that should be avoided and minimized. The comments below identify suggestions for clarifying language and adding information for inclusion in the final EIS.

Background

DOA's real property interests involve a 487-acre property, with 2.3 million square feet of building space, and a 200-acre, 18-hole golf course. DOA's property disposal methods include: transfer to another federal agency, public-benefit conveyance, economic-development conveyance, negotiated sale, competitive sale, military-construction exchanges, conservation conveyance, and environmental-remediation cost conveyance. The transfer of six buildings, including the Lawrence Joel Army Health and Dental Clinic will be made to the U.S. Dept. of Veteran's Affairs per their expressed interest. Additionally both of the onsite Credit Unions have requested a conveyance of their currently leased property.

Regarding reuse of the Fort, the MPLRA was an appointed agency, with a Board of Directors, for planning oversight and coordination. Its purpose was to investigate the needs of the local communities, plan the reuse and economic development of the real estate, and to serve as the sole point of contact regarding base reuse planning with the DOA. The EIS communicated the expectation that an economic development conveyance for a portion of the property would be sought by the MPLRA.¹

The MPLRA's preferred alternative divides the Fort into six districts: 1) a 35-acre High-Density Mixed Use area near the Metropolitan Atlanta Rapid Transit Authority (MARTA) station, 2) a 55-acre Park Residential District, 3) a 115-acre Employment Center, 4) a 65-acre Historic District, 5) an 82-acre Cambellton Residential District, and 6) a 150-acre Green and Event Space. According to the December 4, 2008, public meeting, each district will be conveyed individually to a private developer, potentially different developers, at varying times. The communicated intent was not for the whole property to be conveyed as one parcel, all at the same time to one developer.

The High-Density Mixed Use District entails 750 units of 8-10 story midrise residential buildings, street-level retail, and 1.16 million ft² of office space, grocery, hotel, and amenities with a mass-transit friendly design and the provision of multiple modes of transportation. Additionally, the Park Residential District is also proposed to be high-density residential with 1,200 units of multifamily buildings ranging in height from four to six stories with limited ground-floor retail space.

The Employment Center is the "anchor" consisting of 2.4 million ft² office, research, and lab space "centerpieced" with a proposed "Global Bioscience Center," with

¹ P. 1-13. However would the MILRA be the appropriate entity to make this request? Or Fulton County since the 12/4/08 public meeting indicated that Fulton County would be the conveyance recipient?

240,000 ft² of retail space and 1,925 residential units. The Historic District is the existing 12-acre parade ground, with 40 National Register Historic Preservation listed buildings and several additional buildings proposed for historic designation. While the focus will be on preservation, adaptive reuse is planned in the form of ground-level retail and restaurant space, professional office space, cultural amenities – galleries, an events space, boutique lodging, and some single-family residences with two buildings identified for homeless-assistance.

The Cambellton Residential District is designated to be an extension to the existing historic Oakland City Neighborhood and to consist of a mix of housing densities, from 100 single-family units to 550 four or five-story multifamily housing units, and the reuse of 41 existing historic housing units and community facilities, including several units reserved for homeless providers scattered throughout.

The proposed Green & Event Space includes a 25-acre "event" space and a linear park formed by the day-lighting and restoration of the Utoy Creek headwaters, which are currently enclosed in underground culverts. Here, the Georgia Department of Transportation (GDOT) proposes to restore approximately 4,000 ft of the original stream and provide a 300' wide buffer – 150' on each side, forming a 27-acre backbone to the linear park to the North. The EIS mentions that the Eastern Branch could benefit from the same treatment but is unclear whether it would be included in GDOT's proposal.² Natural storm-water control features are proposed at various points with a large basin in the area prone to flooding at the existing outflow.

Georgia's Governor created the McPherson Implementing Local Redevelopment Authority (MILRA) to succeed the MPLRA as the implementing authority for reuse/redevelopment.³ Unlike the MPLRA, the MILRA has the authority to receive, purchase, lease, or otherwise acquire land from the federal government, to develop all projects and the ability to borrow money, issue revenue bonds, and perform other necessary actions. The December 4, 2008, public hearing indicated that Fulton County would be the entity receiving the conveyance of the Fort real estate.

A 2007 Environmental Condition of Property Report found past operations resulted in the release of contaminants at localized on-site areas.⁴ Approximately 65 acres have been classified as areas are not suitable for transfer by deed until further evaluation and/or remedial action has occurred and the parcels are reclassified suitable for transfer or lease, subject to applicable qualifiers, which may include notification requirements or use restrictions due to the presence of non-CERCLA materials such as asbestos or lead paint as appropriate. According to the December 4, 2008, public-meeting presentations, all contaminated sites are expected to be clean prior to the September 15, 2011 conveyance deadline.

Air Quality Concerns

² P. 42 of the Fort McPherson Outreach & Land Use Plan (September 2007).

³ P. 2-7.

⁴ P. 2-11.

The analysis indicates neither the demolition, construction, or the future projected emissions for PM_{2.5} are expected to exceed threshold emissions.⁵ However, the demolition and construction emissions calculations assume 55% reduction due to twice-daily watering of haul roads and exposed surfaces, which assumes this will be done and will be an option should construction occur during a severe drought period, e.g., the "exceptional" (defined as the 100-year) drought the southeast USA is currently experiencing.

EPA noted the seven other ongoing planning efforts underway for areas surrounding the Fort⁶ and encourages the plan for a proposed streetcar line to terminate at the Fort in addition to plans for transit-oriented development. EPA recommends that pedestrian-friendly improvements be considered in the Fort's proposed reuse plans.

EPA also noted the expectation for significant adverse effects for transportation and significant adverse cumulative effects for air quality and land use has been identified,⁷ which may also translate into future water-quality concerns. Additionally, the proposed redevelopment may increase regional economic growth, which in turn may result in detrimental regional air quality effects,⁸ water-quality impairment, and increased water demands upon a finite water resource subject to cyclical droughts of varying severities.⁹

Water Supply Concerns

The current potable water supply system is projected to be adequate for a projected water-use increase of 1.4 million gallons per day¹⁰ over baseline conditions.¹¹ The City of Atlanta anticipates it will be able to supply water for the projected growth within its service area through 2035 and beyond.¹² However, potable water is drawn directly from the City of Atlanta and City of East Point systems, which draw from the Chattahoochee River.¹³

The EIS does not indicate whether the City of Atlanta's assurance of potable-water capacity accounts for the extended drought cycles known to occur in the southeast such as the current one originating in 2006, which followed the previous 1998 – 2002 drought cycle. For example back in October 2007, State officials were issuing warnings concerning the City's primary water source, Lake Lanier being less than three months

⁵ Referencing Tables 4.4-7 and 4.4-8, pages 4-54 and 4-55.

⁶ P. 4-160.

⁷ P. ES-9.

⁸ P. 4-55.

⁹ U.S.G.S. Open-File Report 00-380 (October 2000) available at <http://ga.water.usgs.gov/publications/ofr00-380.pdf>

¹⁰ Assumes 55 gpd for each resident and 0.23 gft²d for commercial and retail space.

¹¹ P. 4-174.

¹² Id.

¹³ Id.

from depletion at the same time the City of Atlanta's secondary water source, Lake Allatoona was 16 feet lower than normal and losing a foot of water per week.

Moreover water withdrawals from two Georgia river basins: the Appalachian - Chattahoochee - Flint River basin and the Alabama - Coosa - Tallapoosa River basin, have been the subject of an unresolved, 18-year dispute between Georgia and its two downstream neighbors: Alabama and Florida. Furthermore, 13 long-term, severe droughts impacting the State of Georgia have been documented during the past 325 years. Consequently the State's Climatologist has recommended that water management and drought mitigation plans should take known natural variability in the climate system, which for Georgia means a drought of two years or more at least once every 25 years independent of population-growth associated water demands.¹⁴ The EIS appears not to have incorporated these recommendations into its water-availability analysis.

Storm-Water Runoff/Water Quality Concerns

The State of Georgia has identified the South Utoy Creek as failing to meet its designated uses due to urban runoff; yet, this status has not been identified or discussed in the EIS. Moreover, Lake 1's important storm-water-detention function for capturing runoff from the adjacent MARTA station and surrounding parking facilities does not appear to have been identified.

In light of the anticipated increase in impervious surface area associated new construction and roadway improvements, increased storm-water issues are reasonably foreseeable, which raises the concern regarding increased secondary and cumulative pollutant loads and exacerbated storm-water problems.

This anticipated increase also raises the need for a permanent water quality pond of approximately 10 acres plus additional 10-acre temporary retention capacity to ensure the increased storm-water runoff is captured on site to achieve and maintain water-quality standards.¹⁵ Furthermore, the use of wastewater-treatment controls to address storm-water-associated pollution is very energy intensive and increases the carbon footprint of the wastewater treatment plant.¹⁶

Environmentally Sustainable Redevelopment Encumbrances

The disposal of the Fort will result in nonfederal ownership and potentially a reduced emphasis on natural resource management and conservation previously governed by the existing Integrated Natural Resources Management Plan and Army policies and regulations.¹⁷ The importance of encumbrances to ensure environmentally sustainable

¹⁴ *Historical Droughts in Georgia and Drought Assessment and Management* (2003) David Stooksbury, State Climatologist and Assistant Professor of Engineering and Atmospheric Sciences, The University of Georgia. Available at <http://cms.ce.gatech.edu/gwri/uploads/proceedings/2003/Stooksbury.pdf>

¹⁵ P. 4-172.

¹⁶ <http://www.eenews.net/Greenwire/2008/12/16/23/>

¹⁷ P. 4-80

redevelopment of the Fort, including the preservation and promotion of environmental values in property transfer and reuse planning were identified.¹⁸ EPA supports this approach, and to ensure important environmental values are maintained in the future, offers the following recommendations for both inclusion in encumbrance language of the final conveyance agreements and for implementing by the implementing entities, e.g., Fulton County and the MILRA.

Air Quality/Sustainable Development

Land use impacts on travel demand and vehicle emissions have emerged as an important topic regarding the Metro Atlanta Area's ability to conform to the CAA requirements. Residential and employment density, intermixing of uses, and street connectivity have been found in the literature to be predictors of modal choice, trip duration, vehicle miles traveled (VMT), cold-start trip generation, and mean trip speed. Empirical data show that compact, mixed-use, transit- and pedestrian-accessible infill development does lead to less driving than the development typical in Atlanta.

Given the Metro Atlanta Area's current nonattainment status and potential impacts to local and regional emissions from a project of this magnitude and scope, encumbrance language to facilitate achievement of the EIS-assumed minimum ten percent transit mode split is recommended. This language should speak to a comprehensive alternative transportation program, especially for employees and residents of the new development, and promote transit-oriented development, biking and walking paths, telecommuting, the use of mass transit, and car pooling. Such a comprehensive program could provide incentives including:

- Transit discounts for on-site employees.
- Increased provision of shuttle bus service or other transit service.
- Increased parking rates, by time of day, by facility, and by parking type, as needed.
- Reduction of available parking facilities or spaces.
- Carpool/vanpool matching services.
- Providing free or highly discounted annual regional transit passes with each residential unit (included in leases and property covenants).
- Addition of traffic calming measures, such as raised pedestrian crosswalks, sidewalk bump outs, diagonal on street parking, or pedestrian islands.
- Provisions and support for neighborhood car rental, car sharing systems, and real time ridesharing services for residents and visitors.
- Provision of additional facilities and amenities such as bus shelters, bike racks and lockers, sidewalks, bike paths, park and ride facilities, telephones at shelters, newsstands, convenience retail, and daycare facilities.
- Provision of guidance for telecommuting and alternative work schedules.

¹⁸ P. 3-8.

- Employee Commuter Choice incentives employees would be given the opportunity to purchase employer discounted transit passes and vanpool benefits using pre-tax dollars.

Moreover, the implementation of comprehensive alternative transportation program could assist the Metro Atlanta Area maintain, possibly improve air quality, and improve level-of-service problems at key intersections. Moreover both the environment and the surrounding community would benefit.

Construction and Demolition Debris and Wastes

According to a Georgia Department of Natural Resources (GDNR) survey, the Department of Defense is the State's largest employer and one of Georgia's largest generators of waste.¹⁹ According to GDNR, of those surveyed, 76 percent believed there was an opportunity to increase recycling of construction and demolition debris. Construction and demolition debris includes waste from building and transportation-related construction, renovation, and removal including land-clearing debris.

Encumbrance language is recommended to reduce the generation of waste and environmental degradation associated with land filling construction and demolition debris by recycling usable construction and demolition debris, e.g., promoting the use of recycled materials in lieu of raw. Furthermore the use of recycled construction and debris waste materials in the proposed new construction projects is to be encouraged. Moreover, recycled materials are energy efficient, e.g., recycled polystyrene and wood block building products have energy efficiency ratings above that of conventional insulation and building materials. Use of recycled building products in new construction will reduce landfill demand. For example, plastics that would otherwise go into a landfill can be recycled and turned into building blocks, reducing the need to harvest lumber from forests.

And for roads and parking lots, green asphalt is a product based on a process that reclaims or recycles up to 50-percent of the existing asphalt pavement and mixes it with new materials at a lower temperature than previously achievable in the industry, which also facilitates reduced green house gas emissions.

Green Building

Buildings in the United States account for 40-percent of total energy use, 12-percent of the total water consumption, 68-percent of total electrical consumption, 38-percent of total CO₂ emissions, and 60-percent of total non-industrial waste generation. On average, green buildings reduce energy use by approximately 30-percent, CO₂ emissions by 35-percent, water use by 30 to 50-percent, and results in a waste cost savings of 50 to 90-percent.²⁰

¹⁹ http://www.p2ad.org/documents/govt_dod_solid1.html

²⁰ <http://climateintel.com/?s=Greening+of+affordable+housing>

Building design and construction practices do not appear to be discussed in the EIS for the proposed new construction. EPA recommends encumbrance language facilitating the use of Leadership in Energy and Environmental Design (LEED) Green Building Rating System, which is also consistent with DOA's policy.²¹ The LEED program promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. EPA recommends indoor environmental quality should be a priority in the design and construction of these buildings. EPA's Indoor Air Quality website (www.epa.gov/iaq) provides suggestions for how to reduce indoor pollution.

Regarding water conservation, EPA encourages all federal agencies to include *WaterSense*²² products and services in their implementation strategies.²³ EPA launched the *WaterSense* program in 2007 to promote water-efficiency and protect the future of the nation's water supply. For example, toilets account for nearly 30 percent of residential indoor water consumption and are a major source of wasted water due to leaks and/or design inefficiency. *WaterSense* is helping consumers identify high performance, water-efficient toilets. All water savings realized through the use of *WaterSense*-labeled products and services have a corresponding reduction in energy consumption, associated greenhouse gas emissions and energy and water costs.

Other energy efficiency suggestions include reducing heat flow in and out of buildings, using windows to maximize solar lighting and reducing the need for electrical lighting, incorporating a heat-reflecting roof (or green roof) and windows, in addition to using self-dimming lights, energy-efficient light bulbs when natural lighting is unavailable, and other energy efficient products and practices, e.g., the ENERGY STAR program.²⁴

Environmental Justice

The area surrounding the Fort is generally developed and characterized primarily by minority and low-income single-family, mixed, and low density residential interspersed with commercial and industrial uses. Industrial land use is located directly to the east and south west of the Fort. Commercial uses are located to the northwest and southeast and south of the MARTA station. Low density and mixed residential uses are located directly to the southeast, northeast, and west of the Fort.²⁵ The Fort is surrounded by several historic neighborhoods including Oakland City (north), Sylvan Hills (east), and City of East Point.

²¹ January 5, 2006 memorandum, "Sustainable Design and Development Policy Update – SpiRiT to LEED Transition.

²² <http://www.epa.gov/watersense/>

²³ National Water Program Strategy: Response to Climate Change, Office of Water, U.S. EPA, September 2008, see: <http://www.epa.gov/water/climatechange/index.html>

²⁴ ENERGY STAR is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy, see: http://www.energystar.gov/index.cfm?c=about.ab_index

²⁵ P. 4-13.

The proposed action may create disproportionate adverse impacts in the form of increased traffic, noise, and air quality upon the surrounding minority and low-income populations.²⁶ Given the potential for these impacts and the need to comply with Executive Order 12898, EPA recommends encumbrance language requiring adoption of all available and practicable means for avoiding or minimizing these impacts.

Additionally, all conveyance agreements should require significant and adequate public outreach and notification to allow the surrounding communities to be adequately notified and their concerns heard, and addressed as part of the redevelopment. EPA recommends the encumbrance language require negotiation with the community officials on mutually agreeable and appropriate public outreach measures, including timely coordination with the local community leaders, and provision of notices in the appropriate local community networks, e.g., churches, grocery stores, local newsletters, etc., in lieu of publication in journals that are not used or relied upon as a community resource, e.g., the Atlanta Journal Constitution, Fulton County Daily Report, or the an Internet Web Page. The surrounding community may not have regular access to or skills to use the Internet and its associated infrastructure, e.g., computer access and associated skills. For example, District 12 Councilmember Joyce M. Sheperd's December 11, 2007, letter taking issue with the three day notice of a December 6, 2007 public comment meeting on the EIS and objecting to using the newspaper as a venue for communication.²⁷

Event Space

The proposed 25-acre event-space is envisioned as a regionally significant special events venue where the Cities of Atlanta and East Point would share maintenance and hosting of events.²⁸ This proposed feature's impacts upon the surrounding communities, beyond concert noise - the band shell designed to direct the sound of concerts away from existing off-post residential areas,²⁹ does not appear to have been analyzed.

It is reasonably foreseeable that significant adverse impacts associated with increased traffic, noise, air quality, and overflow parking demands will impact the surrounding communities during scheduled events. No analysis appears to have been done to model potential increased noise, traffic, and parking levels associated with "typical" events. The potential for increased traffic and traffic backlogs raises concerns for potential localized carbon monoxide (CO) hot-spots. Furthermore, the reliance upon a qualitative comparison with Chastain Park for describing the impacts of this facility is inappropriate. Chastain Park is significantly smaller than the proposed 25-acre "event-space."

Consequently, EPA recommends a more robust analysis of the potential impacts associated with the proposed event space despite their temporary character. Additionally,

²⁶ P. 4-128.

²⁷ Contained in Appendix G.

²⁸ P. 42 of the Fort McPherson Outreach & Land Use Plan (September 2007).

²⁹ P. 4-65.

encumbrance language providing relief for the above identified reasonably foreseeable impacts is recommended. For example, prohibiting the removal of and requiring the maintenance of the existing tree buffer along the southern border of the base would provide a noise buffer with potentially significant noise attenuation benefits and wildlife habitat.

Water Conservation

Since drought is a normal component of the Southeastern US climate system,³⁰ the proposed action should take the opportunity to install a drought-tolerant or water conservation infrastructure, e.g., collecting and using storm-water runoff, using reclaimed water for uses not requiring potable water quality. For example, at the December 4, 2008, public meeting it was noted that the onsite lakes provided for all of the Fort's irrigation needs without tapping into any potable water supplies. EPA has prepared *Guidelines for Water Reuse*³¹ that examines opportunities for substituting reclaimed (or grey) water where potable water quality is not required. Consequently, EPA recommends encumbrance language to address the need for a drought-tolerant or water conservation infrastructure.

Water Quality

As a mechanism to ensure appropriate long-term protection of water quality, EPA recommends encumbrance language requiring maintenance of important existing storm-water management features, e.g., Lake 1, and the use of Low Impact Development (LID) practices in the engineering, design, and construction of new facilities, including parking structures.

LID practices are designed to replicate pre-development hydrologic characteristics and prevent an increase in pollutant loads above pre-development conditions. LID uses existing site characteristics to facilitate infiltration, evaporation, and retention of storm-water runoff.

EPA recommends encumbrance language requiring integration of storm-water control features in the future redevelopment to prevent impervious surfaces from compounding storm-water-related issues in South Utoy Creek and other neighboring surface waters. Moreover the use of LID practices, e.g., pervious parking lots, storm-water ponds, rain gardens, and other water-retention devices are appropriate for maintaining hydrographic conditions and lessening environmental-quality deterioration, particularly downstream aquatic and riparian habitats. Information on low-impact development is available at: www.lowimpactdevelopment.org.

³⁰ *Historical Droughts in Georgia and Drought Assessment and Management* (2003) David Stooksbury, State Climatologist and Assistant Professor of Engineering and Atmospheric Sciences, The University of Georgia. Available at <http://cms.ce.gatech.edu/gwri/uploads/proceedings/2003/Stooksbury.pdf>

³¹ These guidelines are available in PDF format at two locations: <http://www.epa.gov/ord/NRMRL/pubs/625r04108/625r04108.pdf> and <http://www.epa.gov/region09/water/recycling/index.html>

· Lastly with regard to the proposed "day-lighting" and restoration of the Utoy Creek headwaters, while this action is beneficial to the aquatic habitat it also exposes the headwaters to storm-water runoff pollution. Consequently, EPA recommends encumbrance language that institutionalizes the GDOT's proposed 300' wide stream buffer to protect the stream's water quality. EPA would also recommend similar language for all the Fort's surface water features.



United States Department of the Interior



OFFICE OF THE SECRETARY
Office of Environmental Policy and Compliance
Richard B. Russell Federal Building
75 Spring Street, S.W.
Atlanta, Georgia 30303

ER 08/1057
9043.1

December 17, 2008

OPTIONAL FORM 89 (7-90)

FAX TRANSMITTAL

of pages: 1

To: Elizabeth Copley	From: Victor Bonilla
Dept./Agency: AECOM	Phone: 404-469-3559
Fax: 510-350-7388	Fax: 404-469-3565
NGN 7540-01-317-7388	5099-101 GENERAL SERVICES ADMINISTRATION

Victor Bonilla
BRAC Environmental Division
2053 North D Avenue, Building 400
Fort Gillem, GA 30297-5161

RE: Review of the Draft Environmental Impact Statement for Disposal and Reuse of Fort McPherson, Fulton County, GA

Dear Mr. Bonilla:

The Department of the Interior (DOI) has reviewed the Draft Environmental Impact Statement for Disposal and Reuse of Fort McPherson. We have no comments at this time.

Let me know if you have questions or concerns. I can be reached on (404) 331-4524 or emailed at gregory_hogue@ios.doi.gov.

Sincerely,

Gregory Hogue
Regional Environmental Officer

cc:
FWS, R4
NPS, R4
OEPC, Wash



United States Department of the Interior

U.S. FISH AND WILDLIFE SERVICE

105 West Park Drive, Suite D
Athens, Georgia 30606West Georgia Sub Office
P.O. Box 52560
Ft. Benning, Georgia 31995-2560

DEC 16 2008

Coastal Sub Office
4270 Norwich Street
Brunswick, Georgia 31520BRAC Environmental Division
2053 North D Avenue, Building 400
Fort Gillem, Georgia 30297-5161
Attn: Victor Bonilla

RE: FWS File Log No. 2009-FA-0237

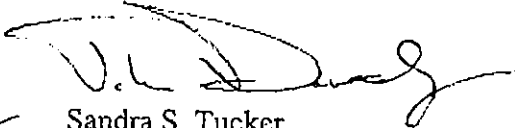
Dear Mr. Bonilla:

The U.S. Fish and Wildlife Service (Service) has reviewed your October 10, 2008, letter requesting our assessment of the Environmental Impact Statement (EIS) for Disposal and Reuse of Fort McPherson, Georgia. Our comments are provided in accordance with the Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661 *et seq.*), section 7(a)(2) of the Endangered Species Act of 1973 (ESA), as amended (16 U.S.C. 1531 *et seq.*), and the Sikes Act (111 Stat. 2017-2019, as amended, 16 U.S.C. 670a *et seq.*).

Based on the information provided, the requirements of the ESA have been fulfilled relative to this action, and no further consultation is necessary. However, obligations under section 7 of the ESA must be reconsidered if (1) new information reveals that the proposed project may affect listed species in a manner or to an extent not previously considered, (2) the proposed project is subsequently modified to include activities which were not considered during this consultation; or (3) new species are listed or critical habitat designated that might be affected by the proposed project.

On behalf of Sandy Tucker, USFWS, GA ES, Field Supervisor, we appreciate the opportunity to comment on the EIS document, and if you have any questions, comments or require additional information regarding this letter, please contact Jim Bates at (706) 544-6422.

Sincerely,


Sandra S. Tucker
Field Supervisorcc: file
GDNR



OFFICE OF PLANNING AND BUDGET

Sonny Perdue
Governor

Trey Childress
Director

GEORGIA STATE CLEARINGHOUSE MEMORANDUM EXECUTIVE ORDER 12372 REVIEW PROCESS

TO: Victor Bonilla
BRAC Environmental Division
2053 North D Ave., Bldg. 400
Fort Gillem, GA 30297-5161

FROM: Barbara Jackson *BJ*
Georgia State Clearinghouse

DATE: 12/16/2008

APPLICANT: Dept. of the Army

PROJECT: Draft EIS: Disposal and Reuse of Fort McPherson, GA

STATE ID: GA081017001

OPTIONAL FORM 99 (7-00)

FAX TRANSMITTAL

of pages = 9

To: <i>Elizabeth Copley</i>	From: <i>VICTOR BONILLA</i>
Dept./Agency: <i>AEL04</i>	Phone: <i>404-469-3557</i>
Fax #: <i>570-350-9988</i>	Fax #: <i>404-469-3565</i>
NSN 7540-01-317-7368 5098-101 GENERAL SERVICES ADMINISTRATION	

The applicant/sponsor is advised that the Atlanta Regional Commission and the Soil & Water Conservation Commission were included in this review but did not comment within the review period. Should they submit comments within the next two weeks, we will forward to you.

The applicant/sponsor is advised to note important comments from DNR's Environmental Protection Division.

The applicant/sponsor is advised to note additional comments from DNR's Historic Preservation Division.

/bj

- Enc.: DCA, Oct. 23, 2008
- DOT, Oct. 31, 2008
- DNR/EPD, Dec. 15, 2008
- DNR/HPD, Nov. 5, 2008

Form NCC
Oct. 2008

**GEORGIA STATE CLEARINGHOUSE MEMORANDUM
EXECUTIVE ORDER 12372 REVIEW PROCESS**

TO: Barbara Jackson
Georgia State Clearinghouse
270 Washington Street, SW, Eighth Floor
Atlanta, Georgia 30334

FROM: MR. PHIL FOIL
DEPARTMENT OF COMMUNITY AFFAIRS

APPLICANT: Dept of the Army

PROJECT: Draft EIS: Disposal and Reuse of Fort McPherson, GA

STATE ID: GA081017001

FEDERAL ID:

DATE: *October 23, 2008*

This notice is considered to be consistent with those state or regional goals, policies, plans, fiscal resources, criteria for developments of regional impact, environmental impacts, federal executive orders, acts and/or rules and regulations with which this organization is concerned.

This notice is not consistent with:

- The goals, plans, policies, or fiscal resources with which this organization is concerned. (Line through inappropriate word or words and prepare a statement that explains the rationale for the inconsistency. (Additional pages may be used for outlining the inconsistencies. Be sure to put the GA State ID number on all pages).
- The criteria for developments of regional impact, federal executive orders, acts and/or rules and regulations administered by your agency. Negative environmental impacts or provision for protection of the environment should be pointed out. (Additional pages may be used for outlining the inconsistencies. Be sure to put the GA State ID number on all pages).
- This notice does not impact upon the activities of the organization.

NOTE: Should you decide to FAX this form (and any attached pages), it is not necessary to mail the originals to us. [404-656-7916]

RECEIVED

OCT 23 2008

GEORGIA
STATE CLEARINGHOUSE

Form SC-3
Oct. 2008

**GEORGIA STATE CLEARINGHOUSE MEMORANDUM
EXECUTIVE ORDER 12372 REVIEW PROCESS**

TO: Barbara Jackson
Georgia State Clearinghouse
270 Washington Street, SW, Eighth Floor
Atlanta, Georgia 30334

FROM: MS. ANGELA ALEXANDER
GA DOT OFC OF TRANSPORTATION PLANNING

APPLICANT: Dept of the Army

PROJECT: Draft EIS: Disposal and Reuse of Fort McPherson, GA

STATE ID: GA081017001

FEDERAL ID:

DATE:

This notice is considered to be consistent with those ~~state or regional goals, policies, plans, fiscal resources, criteria for developments of regional impact, environmental impacts, federal executive orders, acts and/or rules and regulations~~ with which this organization is concerned.

This notice is not consistent with:

- The goals, plans, policies, or fiscal resources with which this organization is concerned. (Line through inappropriate word or words and prepare a statement that explains the rationale for the inconsistency. (Additional pages may be used for outlining the inconsistencies. Be sure to put the GA State ID number on all pages).
- The criteria for developments of regional impact, federal executive orders, acts and/or rules and regulations administered by your agency. Negative environmental impacts or provision for protection of the environment should be pointed out. (Additional pages may be used for outlining the inconsistencies. Be sure to put the GA State ID number on all pages).
- This notice does not impact upon the activities of the organization.

NOTE: Should you decide to FAX this form (and any attached pages), it is not necessary to mail the originals to us. [404-656-7916]

RECEIVED
OCT 31 2008
STATE CLEARINGHOUSE

Form SC-3
Oct. 2008

Georgia Department of Natural Resources

Noel Holcomb, Commissioner

Historic Preservation Division

W. Ray Luce, Division Director and Deputy State Historic Preservation Officer
34 Peachtree Street, NW, Suite 1600, Atlanta, Georgia 30303
Telephone (404) 656-2840 Fax (404) 657-1040 <http://www.dnr.state.ga.us>

MEMORANDUM

TO: Barbara Jackson
Georgia State Clearinghouse
270 Washington Street, SW, Eighth Floor
Atlanta, Georgia 30334

FROM: Elizabeth Shirk *ES*
Environmental Review Coordinator

RE: **BRAC: Dispose of Fort McPherson, East Point**
Applicant: Department of the Army
Fulton County, Georgia
GA-081017-001

DATE: October 31, 2008

The Historic Preservation Division (HPD) has received information concerning this undertaking directly from the applicant, in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended. The previously received file is HP-070302-007. All HPD review comments concerning this undertaking have been submitted directly to the Department of the Army.

ES:mav

RECEIVED

NOV 05 2008

GEORGIA
STATE CLEARINGHOUSE

Georgia Department of Natural Resources

2 Martin Luther King, Jr. Drive, SE, Suite 1152 East, Atlanta, Georgia 30334-9000

Noel Holcomb, Commissioner
Environmental Protection Division
Carol A. Couch, Ph.D., Director
Office: (404) 656-4713
FAX: (404) 651-5778

December 15, 2008

Mr. Victor Bonilla
Environmental Engineer
BRAC Environmental Division
2053 North D Avenue
Building 400
Fort Gillem, Georgia 30297-5161

OPTIONAL FORM 88 (7-80)

FAX TRANSMITTAL		# of pages 6
To ELIZABETH Copley	From VICTOR BONILLA	
Dept./Agency AECOM	Phone 404-469-3557	
Fax # 570-350-9988	Fax # 404-469-3565	
NSN 7540-01-317-7368	5089-101	GENERAL SERVICES ADMINISTRATION

Re: Draft Environmental Impact Statement for Disposal
and Reuse of Fort McPherson, Georgia

Dear Mr. Bonilla:

The Environmental Protection Division (EPD) has completed review of the *Draft Environmental Impact Statement for Disposal and Reuse of Fort McPherson, Georgia* (DEIS), dated September 2008 and submitted by the Department of the Army. We have the following comments on the document:

- Solid Waste.** The DEIS states that there will be no adverse effects from the additional solid wastes generated from the disposal and reuse of the property. However, no calculations were provided to quantify the potential impacts to solid waste due to the increased population or associated construction debris. All construction and demolition debris should be recycled to the greatest extent feasible, including possible reuse of materials on-site. Future plans for development should include quantification of, and a proposed waste management plan for, demolition debris generated by repair and expansion of infrastructure. Markets for local processors and on-site uses for materials should be identified for each material.

There is no discussion in the DEIS of how recovered materials would be handled during the transition. Considering the tonnage that could potentially be recovered at Fort McPherson during transition and redevelopment, a recovered materials management plan describing how and where the materials (by commodity) will be stored and processed is critical to ensuring the materials will not be landfilled during the transition and redevelopment phase. EPD's Waste Reduction and Abatement Program (Contact Lon Revall, Program Manager at 404-363-7026) would be available to assist in identifying businesses to collect and process the material in the interim.

Section 4.14.3.5 (page 4-133) states that, "The reduction, recycling and reuse of solid waste would reduce the long-term adverse effects to solid waste disposal capacity and extend the life span of regional sanitary landfills." The DEIS does not address how the goal of waste reduction and recycling will be accomplished.

Mr. Victor Bonilla
Fort McPherson DEIS Comments
December 15, 2008
Page 2

The planners should be commended for encouraging sustainable design practices in future development. For example, page 4-139 includes use of building materials that meet both high performance and high recycled material content; and implementing a construction waste management system that diverts 50 percent or more of construction waste from landfills for reuse and recycling. Additionally, the redevelopment plan in Appendix A lists the goals of the project including "a goal to promote sound environmental and energy efficient concepts."

We strongly encourage the opportunities to further promote the use of environmentally preferable products, especially those made in Georgia. The purchase of an environmentally preferable product supports the recycling infrastructure and job creation in Georgia. There are also opportunities to encourage the use of uncontaminated compost and mulch as part of mitigation measures to minimize adverse impacts to soils as well as during building and road construction and maintenance. Potential opportunities might exist to use compost to control runoff.

Until closure is complete, Fort McPherson should continue to partner with local communities to support their recycling efforts and continue to follow Department of Defense directives for solid waste reduction and recycling.

2. **Lead Paint and Asbestos.** Many structures are likely to contain and/or are contaminated with Lead-based paint (LBP) and/or asbestos-containing materials (ACM). The DEIS does not provide information regarding possible abatement methods or consider the economic impact of such abatement. The abatement of these regulated materials is required by state and federal law if the buildings are disturbed in certain ways. *The Base Redevelopment and Realignment Manual (BRRM)* published by the Office of the Deputy Under Secretary of Defense (Installations and Environment) requires that Fort McPherson acquire information regarding the extent of ACM and LBP at the installation, which is specifically being accomplished by surveys as described in the DEIS. The report indicates that LBP and ACM surveys to date have not been fully completed for all buildings on the installation. The report does state that ACM and LBP surveys are planned for fiscal year 2010; however, the scope of work for those surveys is not known or described in the report. Once completed for all applicable buildings, these surveys should be disclosed to prospective purchasers and the Fort McPherson Local Redevelopment Authority (LRA) in accordance with real estate law. If ACM and LBP identified at the installation requires abatement, each owner or operator of a demolition and/or renovation activity must provide the Environmental Protection Division, Lead-Based Paint and Asbestos Program, with a written notice, delivered by the U.S. Postal Service, of their intent. Additional information is available at <http://www.gaeprd.org/Documents/asbnotify.html>.

It is important to correct Section 3.2.3.2, page 3.7, to include the necessity of an asbestos survey conducted by an Accredited Asbestos Inspector for buildings that are scheduled for demolition. During abatement, asbestos and ACM that may become friable during

Mr. Victor Bonilla
Fort McPherson DEIS Comments
December 15, 2008
Page 3

demolition must be removed and packaged by a Georgia licensed asbestos abatement contractor using Asbestos Hazard Emergency Response Act (AHERA) Accredited Asbestos Supervisors and Accredited Asbestos Workers. The ACM must be transported and disposed of properly in asbestos designated landfill(s). Demolition does not remove the requirement of an asbestos survey and asbestos abatement. As a standard practice, an Accredited Asbestos Inspector must inspect a facility to determine the presence of asbestos prior to maintenance, renovation, or demolition.

The soils surrounding the structures that were painted with LBP may have become contaminated with Lead from previous dry scraping and sandblasting of surfaces, especially under the water tower previously located near the former Patton Gate. Soils underlying the former tower must be investigated to determine the presence of Lead contamination. Please re-evaluate the property to determine if there are any other structures like the former water tower near the former Patton Gate, which will require investigation to determine if soils have been impacted by LBP removal. All structures constructed prior to 1978 should be identified and evaluated to determine whether that structure contains LBP (which may have been painted over by non-LBP), and whether surrounding soils have been contaminated by the removal of LBP.

3. ***Underground Storage Tanks.*** Underground Storage Tank (UST) closure and remediation appears to be properly considered at this point; however, future funding for the cleanup of UST sites is a continuing concern.
4. ***Munitions.*** Section 3.2.3.2 states, "Buried MEC [munitions and explosives of concern] may be encountered at Fort McPherson during excavation. Two World War I era artillery shells were uncovered near the 17th fairway of the Fort McPherson golf course during the installation of a drainage system and during maintenance operations (one in 1985 and one in 1989) (Malcolm & Pirnie 2002). No historical evidence exists to suggest that this area was ever used as an artillery range. No official investigations have been conducted to determine the presence or extent of MEC in this area. The presence of MEC in this or other areas could present a hazard to numerous types of activities, such as construction and some types of landscaping operations. Prior to transfer or conveyance, the Army may establish administrative or other land use controls to ensure safety and protection of human health and the environment." The first two (2) sentences of referenced text appear to be contradictory. The fact that no documents or reports have been found which suggest the property was ever used as an artillery range is not sufficient evidence that an artillery range did not operate at that location. On the contrary, the finding of two (2) artillery shells within the golf course area is evidence that this area may once have operated as an artillery range. The Fort McPherson reuse plan indicates this area will undergo extensive excavation activities to redevelop the golf course into a park and event space. These excavation activities could result in the unearthing and possible explosion of unexploded ordnance (UXO) left in the ground, leading to injury or death. The Army should investigate this area and all open spaces at the installation using ground-proofing techniques to determine the presence and extent of

Mr. Victor Bonilla
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December 15, 2008
Page 4

MEC/UXO. Land use controls and administrative controls on this portion of the property will be necessary until the property is investigated and cleared of any MEC/UXO. Please note that any land use controls imposed on the property due to the possible presence of MEC/UXO will prohibit extensive redevelopment (land disturbance) of the property. Please revise the DEIS to state that the Army will conduct investigations to determine the presence and extent of MEC/UXO, and if necessary, conduct clearance activities.

Table 4.13-4 "Ranges" in Section 4.13 "Hazardous and Toxic Substances" provides a list of ten (10) ranges. The text prior to the Table 4.13-4 states that no munitions have been used at five (5) of the ranges. The identification of non-ammunition ranges in this table is confusing. It is recommended that only ranges where ammunition has been used be included in Table 4.13-4, unless the others have a potential for a release of hazardous substances. Additionally, the report discusses the investigation of two (2) of the small arms ranges, but does not discuss if the other three (3) ranges will be investigated. Environmental sampling will be necessary at these ranges to determine if soils, sediments, and surface waters have been impacted by hazardous substances. Additionally, previous munitions storage bunkers should be identified and investigated to determine if a release of hazardous substances has occurred.

5. **Installation Restoration Program (IRP) Sites.** In the third paragraph on page 4-119, the text states that eight (8) sites listed in Table 4.13-3 "*Sites Considered No Further Action (NFA)*" have been identified by the Army as NFA sites and that further investigation of these sites is necessary before an NFA is granted by EPD. This statement and the table are confusing and misleading. It is premature to assume that a NFA will be issued on these sites when EPD has yet to receive investigative results from the Site Inspection for these sites. It is recommended that the title of Table 4.13-3 be revised to identify these sites as requiring further investigation. Additionally, only seven (7) sites are listed in Table 4.13-3 when the text states that eight sites are listed in the table. Site FTMP-11, which was not included in the table, and is only discussed in the text of this section, should be added to the Table 4.13-3 since this site requires further investigation.

During its 119-year history, Fort McPherson has been used as a major military training center, a prisoner of war camp, a separation center, a motor vehicle overhaul center, motor transport school, command control center, and a major military hospital. Given this history, and history of waste disposal activities at other Department of Defense installations, it is highly likely that legacy waste disposal activities have occurred over the last 100+ years. A thorough site investigation is essential to knowing where contaminated areas are and how they might be redeveloped in the future. Without proper sampling, we are concerned that the 389-acres identified in the Community Environmental Response Facilitation Act (CERFA) Report (Appendix B of the DEIS) as Category 1 (defined as "areas where no release or disposal of hazardous substances or petroleum products has occurred, including no migration of these substances from adjacent areas") may not be truly uncontaminated.

Mr. Victor Bonilla
Fort McPherson DEIS Comments
December 15, 2008
Page 5

As with UST sites, the future funding for the cleanup of IRP sites is a continuing concern.

6. ***Disposal of Remaining Chemical Products and Radioactive Materials at Closure.*** Any chemical products located at the installation at closure should be either transferred to another Department of Defense facility for use or disposed of in accordance with the Georgia Rules for Hazardous Waste Management.

Any licensed radioactive materials remaining at the installation at closure should be returned or disposed of according to U.S. Nuclear Regulatory Commission's (NRC's) procedures, and that areas using radioactive materials be decommissioned per NRC procedures.

The following contacts are provided if you have specific questions or require assistance from the following EPD branches/programs:

Solid Waste Management: Jeff Cown, Program Manager – (404) 362-3906
Underground Storage Tanks: William Logan, Advanced Geologist – (404) 362-4529
Lead Based Paint and Asbestos: Lon Revall, Program Manager – (404) 363-7026
Munitions and Cleanup of IRP Sites: Amy Potter, Unit Coordinator – (404) 657-8675
Radioactive Materials: Ted Jackson, Program Manager – (404) 463-7600

Thank you for the opportunity to comment on the DEIS. If you have any questions regarding our comments, please contact Amy Potter at 404-657-8675.

Sincerely,



Carol A. Couch
Director

CAC:ap
File: Ft McPherson (G)
C: Jack Sprott, MPLRA
C:\Documents and Settings\APotter\My Documents\McPherson DEIS Comments.doc



1601 Blake Street, Suite 200
Denver, CO 80202
303-572-0200 (Tel)
303-226-7878 (Fax)
www.matrixdesigngroup.com

Memorandum

To: Frank Tyboroski, Matrix and Tom Williams, PBS&J
From: Julie Carver and Chad Coker
Date: November 5, 2008
Subject: Review Comments on the Draft Environmental Impact Statement (DEIS) for Disposal and Reuse of Fort McPherson, Georgia dated September 2008

As requested by Mr. Jack Sprott at the McPherson Planning Local Redevelopment Authority, Matrix Environmental Services (Matrix) personnel have completed a technical review of the subject DEIS focused on Section 4.13 Affected Environment and Consequences: Hazardous and Toxic Substances. We primarily reviewed the DEIS to determine if information contained within the document was different from what we were provided or collected for the McPherson Infrastructure and Operating Analysis. The information presented in this memo is organized into the following categories: General Overall Comments on the DEIS, Specific Comments on the DEIS, Section 4.13, and Other Potential Environmental Contamination Issues. The information presented in the DEIS, with one exception, which is noted as Item #2 under the "Other Potential Environmental Contamination Issues" discussion presented at the end of this memo, does not provide any substantive updates or additional information with respect to what was already presented in the Operating and Infrastructure Analysis

General Overall Comments on the DEIS:

1. Although our primary focus in the review of the DEIS was on Section 4.13, from a general perspective, it is not clear to us why the US Army did not specifically and directly evaluate the reuse alternative adopted in the Reuse Plan as one of the Reuse Alternatives presented in the DEIS. While a Medium-High Intensity Reuse Alternative is presented in the DEIS as "similar to what is expected for the Reuse Plan," in our opinion this could lead to some confusion on whether the alternative considered were complete.
2. The overall narrative presented in the DEIS regarding Section 4.13, Hazardous and Toxic Substances is quite brief and would benefit from inclusion of additional data to make the discussion more complete. For example, while the fact is presented that there are underground storage tanks (USTs) and leaking USTs (LUSTs) at Fort McPherson, there is little additional information included in the text, such as the associated building location at which USTs and LUSTs are present, size of tanks, content of tanks, or the status of the tanks (i.e., where historical tanks were removed or are still potentially in place.).

Specific Comments on the DEIS/Section 4.13

1. Page 4-117, §4.13.1.4, Site Contamination and Cleanup. Text in this paragraph (lines 25 and 26) indicates there are 11 active Installation Restoration Program (IRP) sites, which are listed in Table 4.13-2. In the same § (page 4-119, line 20) an additional site, FTMP-11, is called out. Based on this narrative, it is unclear if there are 11 or 12 IRP sites and what the implication is to the public or the MPLRA if the one of the sites is something other than an IRP site.
2. Page 4-119, Table 4.13-3, Sites Considered No Further Action (NFA). Information presented in this table is conclusory without supporting evidence. Specifically, the State has not issued a NFA for many of the sites. Text included in Line 20 on the same page actually indicates that these sites would need additional work before an NFA is granted by the State. The information presented in the DEIS could be viewed as misleading and we recommend that it be clarified.
3. Page 4-122, §4.13.1.5, Storage Tanks Underground and Aboveground. This section only provides a very brief description of the USTs and ASTs at the base. Because a large part of the environmental issues site-wide concern USTs and possible contamination, we would recommend adding text which clarifies the information presented in this text, such as a table which includes a list of tanks, size of tanks, content of tanks, and the status of the tanks (i.e., whether the tanks are leaking or known to have leaked and where historical tanks were removed or are still potentially in place.).
4. Page 4-122, §4.13.1.5, Pesticides and Herbicides. This section does not include historical locations with known pesticide operations, leaking pesticide drums, and where mixing and storage was historically undertaken, etc. Because contamination is often present at historical pesticide operations and storage areas and could affect transfer and redevelopment, we recommend adding additional text to make the information presented on pesticides and herbicides more complete. Former pesticide mixing facilities at McPherson include Buildings 363, 341, 343, and 456; some of these sites are currently being investigated by the US Army under the IRP.

Other Potential Environmental Contamination Issues

1. Page 4-119, Table 4.13-3 indicates the Bldg 363 Paint Shop is an NFA site. Although this is not a comment that needs to be considered by the US Army during the finalization of the EIS, we strongly recommend that the MPLRA consider the US Army's position on this site and move forward soonest with a request to obtain additional environmental investigation data for Building 363. Based on the history of Bldg 363 and the fact that extensive redevelopment is planned throughout the area in which Building 363 is located, we recommend additional investigation for all areas of the building. Historical workshops and maintenance facilities at the building included: DOL Work Area, electronic communications workshop, vehicle maintenance, oil servicing, solvent degreasing of parts, brake repair, engine tune-ups, hydraulic fluid replacement, minor electrical repair, paint shop, DEH pesticide storage and mixing area (1970 to 1979), print/reproduction shop, film processing, furniture repair, small arms gunsmithing, electronics, communications repair, storage area for mortar and tools, woodworking, personnel serviced heat system piping - activities included removal of asbestos insulation. In addition, there was an OWS and a diesel AST onsite. Ideally, all of these concerns should be addressed with the US Army and the GAEPD prior to an NFA being issued for this location.
2. Page 4-121, lines 22-24. This information was not available to Matrix during the development of the Infrastructure and Operating Analysis. If there is indeed lead contamination from sandblasting operations at this historical water tower location, then the area should be investigated and remediated if necessary.

**Response to DEIS Comments
Fort McPherson, Fulton County, Georgia**

Comment Topic	Page Number	Section/ Figure/ Table/Appendix	Line Number	Commentor	Org	Comment	Response By	Response
		EPA Rating		Heinz Mueller	US EPA	EPA's "environmental concerns" (EC)-1 rating acknowledges the fact that the proposed action is the MPLRA's preferred alternative, and after Sept. 15, 2011, it ceases being a significant federal action. EPA's review has identified potential environmental impacts that should be avoided and the enclosed comments identify suggestions for the addition of clarifying language and information into the final EIS. The concerns are outlined below.	Copley	Details addressed below.
		Air Quality Concerns		Heinz Mueller	US EPA	The analysis indicates that neither the demolition, construction, nor the future projection emissions for PM 2.5 are expected to exceed threshold emissions. However, the demolition and construction emissions calculations assume 55% reduction due to twice-daily watering of haul roads and exposed surfaces, which assumed this will be done and will be an option should construction occur during a severe drought period.	Copley	<p>Twice-daily watering of haul roads and exposed surfaces is a general standard regularly applied to construction impacts analyses conducted when the specifics of actions assumed to be the responsibility of redevelopers are unknown. The 55% reduction is derived from the input into the URBEMIS model used to conduct the air emissions analysis. URBEMIS does not have the option of only watering once per day. The fugitive dust mitigation options are:</p> <ul style="list-style-type: none"> • Applying soil stabilizers to inactive areas (69% control) • Watering twice (55% control) or three times per day (61% control) • Replace ground cover in disturbed areas (5% control) • Equipment loading/unloading (69% control) <p>http://www.aqmd.gov/ceqa/handbook/mitigation/fugitive/tablexi-a.doc</p> <p>Another option is wind screens. South Coast Air Quality Management District in California (SCAQMD), notes that wind screens provide 75% control for fugitive dust.</p> <p>Text has been added to Section 4.4.2.5.</p>
		Transportation		Heinz Mueller		EPA noted the seven other ongoing planning efforts underway for areas surrounding the Fort and encourages the plan for a proposed street car line to terminate at the Fort in addition to plans for transit-oriented development. EPA recommends that pedestrian-friendly improvements be considered in the Fort's proposed reuse plans.	Copley	We have inserted language in Section 4.11.2.5 with these recommendations.

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		Cumulative Effects to Air Quality, Land Use, Water Quality, Economic Growth, Water Supply				EPA also noted the expectation for significant adverse effects for transportation and significant adverse cumulative effects for air quality and land use has been identified, which may also translate into future water-quality concerns. Additional, the proposed redevelopment may increase regional economic growth, which in turn may result in detrimental regional air quality effects, water-quality impairment, and increased water demands upon finite water resources subject to cyclical droughts of varying severities.	Copley	Text has been added to page ES-9 and Section 4.7.2.5.
		Water Supply Concerns		Heinz Mueller	US EPA	<p>The EIS does not indicate whether the City of Atlanta's assurance of potable water capacity accounts for the extended drought cycles known to occur in the southeast such as the current one originating in 2006, which followed the previous 1998-2002 drought cycle</p> <p>.....the State's Climatologist has recommended that water management and drought mitigation plans should take known natural variability in the climate system, which for Georgia means a drought of two years or more at least once every 25 years independent of population-growth associated water demands. The EIS appears not to have incorporated these recommendations into its water-availability analysis.</p>	Copley	<p>Text has been clarified in Section 4.12.1.1. The City has privatized water supply and there's no assurance but they have a mandate to provide water and are required to consider droughts in their plans. There are also GW wells on Fort McPherson – Lakes 1, 2, 3 to offset irrigation needs to mitigate water needs.</p> <p>These recommendations have been added to the FEIS in Section 4.12.2.5. They will be the responsibility of those in charge of future reuse.</p>
		Stormwater Runoff/Water Quality Concerns		Heinz Mueller	US EPA	<p>The State of Georgia has identified the South Utoy Creek as failing to meet its designated uses due to urban runoff; yet, this status has not been identified or discussed in the EIS. Moreover, Lake 1's important storm-water-detention function for capturing runoff from the adjacent MARTA station and surrounding parking facilities does not appear to have been identified. In light of the anticipated increase in impervious surface area associated new construction and roadway improvements, increased storm-water issues are reasonably foreseeable, which raises the concern regarding increased secondary and cumulative pollutant loads and exacerbated storm-water problems.</p> <p>This anticipated increase also raises the need for a permanent water quality pond of approximately 10 acres plus additional 10-acre temporary retention capacity to ensure the increased storm-water runoff is captured on site to achieve and maintain water-quality standards. Furthermore, the use of wastewater-treatment controls to address storm water-associated pollution is very energy intensive and increases the carbon footprint of the wastewater treatment plant.</p>	Copley	<p>Section 4.12.1.3 has been revised to reflect the information provided in this comment. Section 4.7.1.1 has been revised to include reference to Lake 1's important role in storm water detention.</p> <p>These management measures are planned by the MPLRA. Any issues associated with increasing the carbon footprint of the wastewater treatment plant are appropriately addressed in the detailed design of such a system or less energy-intensive alternative at the time proposed for approvals and permitting.</p>

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		Environmentally Sustainable Redevelopment Encumbrances		Heinz Mueller	US EPA	The disposal of the Fort will result in nonfederal ownership and potentially a reduced emphasis on natural resource management and conservation previously governed by the existing INRMP and Army policies and regulations. EPA supports the identified use of encumbrances to ensure important environmental values are maintained in the future, and in the enclosed comments, offers encumbrance-language recommendations for use in the final conveyance agreements.	Copley	Thank you for your comment.

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		Air Quality/Sustainable Development			US EPA	<p>Given the Metro Atlanta Area's current nonattainment status and potential impacts to local and regional emissions from a project of this magnitude and scope, encumbrance language to facilitate achievement of the EIS-assumed minimum ten percent transit mode split is recommended. This language should speak to a comprehensive alternative transportation program, especially for employees and residents of the new development, and promote transit-oriented development, biking and walking paths, telecommuting, the use of mass transit and car pooling. Such a comprehensive program could provide incentives including:</p> <ul style="list-style-type: none"> • Transit discounts for on-site employees • Increased provision of shuttle bus service or other transit service. • Increased parking rates, by time of day, by facility, and by parking type, as needed. • Reduction of available parking facilities or spaces. • Carpool/vanpool matching services. • Providing free or highly discounted annual regional transit passes with each residential unit (included in leases and property covenants). • Addition of traffic calming measures, such as raised pedestrian crosswalks, sidewalk bump outs, diagonal on on-street parking, or pedestrian islands. • Provisions and support for neighborhood car rental, car sharing systems, and real time ridesharing services for residents and visitors. • Provision of additional facilities and amenities such as bus shelters, bike racks and lockers, sidewalks, bike paths, park and ride facilities, telephones at shelters, newsstands, convenience retail, and daycare facilities. • Provision of guidance for telecommuting and alternative work schedules. • Employee Commuter Choice incentives employees would be given the opportunity purchase employer discounted transit passes and vanpool benefits using pre-tax dollars. <p>Moreover, the implementation of comprehensive alternative transportation program could assist the Metro Atlanta Area maintain, possibly improve air quality, and improve level-of-service problems at key intersections. Moreover both the environment and the surrounding community would benefit.</p>	Copley	<p>The Army's policy generally is to create encumbrances only when required by a specific statute or as a result of final negotiations with regulatory agencies. For example, the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120, requires deeds to include a right of the United States to re-enter the property to undertake remedial action. In other cases, statutes may impose restrictions on all owners. In such cases, a specific encumbrance is not required. A deed restriction runs with the land forever. Because of this, the Army wants to be careful in using encumbrances in situations that are not by their nature perpetual. In these cases, the Army will identify conservation and other requirements to the transferee. This allows the new owner flexibility in determining which mitigation measure(s) to use in ensuring that the resource is adequately protected, when taking into account the potential re-uses of the property.</p> <p>The measures listed in the comment have been included in the text of 4.11.2.5 as recommendations to be implemented by those responsible for reuse of the property.</p>

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Comment Topic	Page Number	Section/ Figure/ Table/Appendix	Line Number	Commentor	Org	Comment	Response By	Response
		Construction and Demolition Debris and Wastes			USEPA	<p>Encumbrance language is recommended to reduce the generation of waste and environmental degradation associated with land filling construction and demolition debris by recycling usable construction and demolition debris, e.g., promoting the use of recycled materials in lieu of raw. Furthermore the use of recycled construction and debris waste materials in the proposed new constructions projects is to be encouraged. Moreover, recycled materials are energy efficient, e.g., recycled polystyrene and wood block building products have energy efficiency ratings above that of conventional insulation and building materials. Use of recycled building projects in new construction will reduce landfill demand. For example, plastics that would otherwise go into a landfill can be recycled and turned into building blocks, reducing the need to harvest lumber from forests.</p> <p>And for roads and parking lots, green asphalt is a product based on a process that reclaims or recycles up to 50-percent of the existing asphalt pavement and mixes it with new materials at a lower temperature than previously achievable in the industry, which also facilitates reduced green house gas emissions.</p>	Copley	<p>The Army's policy generally is to create encumbrances only when required by a specific statute or as a result of final negotiations with regulatory agencies. For example, the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120, requires deeds to include a right of the United States to re-enter the property to undertake remedial action. In other cases, statutes may impose restrictions on all owners. In such cases, a specific encumbrance is not required. A deed restriction runs with the land forever. Because of this, the Army wants to be careful in using encumbrances in situations that are not by their nature perpetual. In these cases, the Army will identify conservation and other requirements to the transferee. This allows the new owner flexibility in determining which mitigation measure(s) to use in ensuring that the resource is adequately protected, when taking into account the potential re-uses of the property.</p> <p>The measures listed in the comment have been included in the text of 4.12.2.5 as recommendations to be implemented by those responsible for reuse of the property.</p>
		Green Building			US EPA	<p>Building design and construction practices do not appear to be discussed in the EIS for the proposed new construction. EPA recommends encumbrance language facilitating the use of Leadership in Energy and Environmental Design (LEED) Green Building Rating System, which is also consistent with DOA's policy. The LEED program promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. EPA recommends indoor environmental quality should be a priority in the design and construction of these buildings.</p> <p>Regarding water conservation, EPA encourages all federal agencies to include <i>Water Sense</i> products and services in their implementation strategies.... Other energy efficiency suggestions include reducing heat flow in and out of buildings, using windows to maximize solar lighting and reducing the need for electrical lighting, incorporating a heat-reflecting roof (or green roof) and windows, in addition to using self-dimming lights, energy-efficient light bulbs when natural lighting is unavailable, and other energy efficient products and practices, e.g. the ENERGY STAR program.</p>	Copley	<p>The Army's policy generally is to create encumbrances only when required by a specific statute or as a result of final negotiations with regulatory agencies. For example, the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120, requires deeds to include a right of the United States to re-enter the property to undertake remedial action. In other cases, statutes may impose restrictions on all owners. In such cases, a specific encumbrance is not required. A deed restriction runs with the land forever. Because of this, the Army wants to be careful in using encumbrances in situations that are not by their nature perpetual. In these cases, the Army will identify conservation and other requirements to the transferee. This allows the new owner flexibility in determining which mitigation measure(s) to use in ensuring that the resource is adequately protected, when taking into account the potential re-uses of the property.</p> <p>The measures listed in the comment have been included in the text of 4.12.2.5 as recommendations to be implemented by those responsible for reuse of the property.</p>

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Comment Topic	Page Number	Section/ Figure/ Table/Appendix	Line Number	Commentor	Org	Comment	Response By	Response
		Environmental Justice			US EPA	<p>The proposed action may create disproportionate adverse impacts in the form of increased traffic, noise, and air quality upon the surrounding minority and low-income populations. Given the potential for these impacts and the need to comply with EO 12898, EPA recommends encumbrance language requiring adoption of all available and practicable means for avoiding or minimizing these impacts.</p> <p>Additionally, all conveyance agreements should require significant and adequate public outreach and notification to allow the surrounding communities to be adequately notified and their concerns heard, and addressed as part of the redevelopment. EPA recommends the encumbrance language require negotiation with the community officials on mutually agreeable and appropriate public outreach measures, including timely coordination with the local community leaders, and provision of notices in the appropriate local community networks, e.g. churches, grocery stores, local newsletters, etc., in lieu of publication in journals that are not used or relied upon as a community resource, e.g., the Atlanta Journal Constitution, Fulton County Daily Report, or the an Internet Web page.</p>	Copley	<p>The Army's policy generally is to create encumbrances only when required by a specific statute or as a result of final negotiations with regulatory agencies. For example, the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120, requires deeds to include a right of the United States to re-enter the property to undertake remedial action. In other cases, statutes may impose restrictions on all owners. In such cases, a specific encumbrance is not required. A deed restriction runs with the land forever. Because of this, the Army wants to be careful in using encumbrances in situations that are not by their nature perpetual. In these cases, the Army will identify conservation and other requirements to the transferee. This allows the new owner flexibility in determining which mitigation measure(s) to use in ensuring that the resource is adequately protected, when taking into account the potential re-uses of the property.</p> <p>The measures listed in the comment have been included in the text of 4.10.2.5 as recommendations to be implemented by those responsible for reuse of the property.</p>

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Comment Topic	Page Number	Section/ Figure/ Table/Appendix	Line Number	Commentor	Org	Comment	Response By	Response
		Event Space			US EPA	<p>It is reasonably foreseeable that significant adverse impacts associated with increased traffic, noise, air quality, and overflow parking demands will impact the surrounding communities during scheduled events. No analysis appears to have been done to model potential increased noise, traffic, and parking levels associated with "typical" events. The potential for increased traffic and traffic backlogs raises concerns for potential localized CO hot-spots.</p> <p>Furthermore, the reliance upon a qualitative comparison with Chastain Park for describing the impacts of this facility is inappropriate. Chastain Park is significantly smaller than the proposed 25-acre "event-space." Consequently, EPA recommends a more robust analysis of the potential impacts associated with the proposed event space despite their temporary character.</p> <p>Additionally, encumbrance language providing relief for the above identified reasonably foreseeable impacts is recommended. For example, prohibiting the removal of and requiring the maintenance of the existing tree buffer along the southern border of the base would provide a noise buffer with potentially significant noise attenuation benefits and wildlife habitat.</p>	Copley	<p>The Army's policy generally is to create encumbrances only when required by a specific statute or as a result of final negotiations with regulatory agencies. For example, the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120, requires deeds to include a right of the United States to re-enter the property to undertake remedial action. In other cases, statutes may impose restrictions on all owners. In such cases, a specific encumbrance is not required. A deed restriction runs with the land forever. Because of this, the Army wants to be careful in using encumbrances in situations that are not by their nature perpetual. In these cases, the Army will identify conservation and other requirements to the transferee. This allows the new owner flexibility in determining which mitigation measure(s) to use in ensuring that the resource is adequately protected, when taking into account the potential re-uses of the property.</p> <p>The analysis performed for the DEIS was qualitative, since the actions to be analyzed are considered the responsibility of those responsible for reuse. The details of the proposed Event Space are not available at this time and are appropriately conducted by those who become proponents of the facility. The EIS includes an analysis of offsite impacts for a range of reuse intensities, which could include an Event Space, and the analyses presented in the EIS bracket a high level of intensity of reuse considered reasonable and foreseeable, which addresses the worst case environmental impacts. Text in Section 4.11.2.5 has been added noting that, if/when an Event Space is proposed, that a detailed analysis of impacts should be conducted, particularly with regard to Environmental Justice populations.</p> <p>Text has been revised to include the recommendations identified in the comment to Section 4.5.2.5 (Noise).</p>
		Water Conservation			US EPA	<p>Since drought is a normal component of the Southeastern U.S. climate system, the proposed action should take the opportunity to install a drought-tolerant or water conservation infrastructure, e.g., collecting and using storm-water runoff, using reclaimed water for uses not requiring potable water quality. ...EPA recommends encumbrance language to address the need for a drought-tolerant or water conservation infrastructure.</p>	Copley	<p>The Army's policy generally is to create encumbrances only when required by a specific statute or as a result of final negotiations with regulatory agencies. For example, the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120, requires deeds to include a right of the United States to re-enter the property to undertake remedial action. In other cases, statutes may impose restrictions on all owners. In such cases, a specific encumbrance is not required. A deed restriction runs with the land forever. Because of this, the Army wants to be careful in using encumbrances in situations that are not by their nature perpetual. In these cases, the Army will identify conservation and other requirements to the transferee. This allows the new owner flexibility in determining which mitigation measure(s) to use in ensuring that the resource is adequately protected, when taking into account the potential re-uses of the property.</p> <p>The measures listed in the comment have been included in the text of Section 4.12.2.5 as recommendations to be implemented by those responsible for reuse of the property.</p>

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		Water Quality			US EPA	<p>As a mechanism to ensure appropriate long-term protection of water quality, EPA recommends encumbrance language requiring maintenance of important existing storm-water management features, e.g., Lake 1, and the use of LID practices in the engineering, design, and construction of new facilities, including parking structures.</p> <p>EPA recommends encumbrance language requiring integration of storm-water control features in the future redevelopment to prevent impervious surfaces from compounding storm-water-related issues in South Utoy Creek and other neighboring surface waters. Moreover, the use of LID practices, e.g., pervious parking lots, storm water ponds, rain gardens, and other water-retention devices are appropriate for maintaining hydrographic conditions and lessening environmental quality deterioration, particularly downstream aquatic and riparian habitats.</p> <p>Lastly, with regard to the proposed “day-lighting” and restoration of the Utoy Creek headwaters, while this action is beneficial to the aquatic habitat it also exposes the headwaters to storm water runoff pollution. Consequently, EPA recommends encumbrance language that institutionalizes the GDOT’s proposed 300’ wide stream buffer to protect the stream’s water quality. EPA would also recommend similar language for all the Fort’s surface water features.</p>	Copley	<p>The Army’s policy generally is to create encumbrances only when required by a specific statute or as a result of final negotiations with regulatory agencies. For example, the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120, requires deeds to include a right of the United States to re-enter the property to undertake remedial action. In other cases, statutes may impose restrictions on all owners. In such cases, a specific encumbrance is not required. A deed restriction runs with the land forever. Because of this, the Army wants to be careful in using encumbrances in situations that are not by their nature perpetual. In these cases, the Army will identify conservation and other requirements to the transferee. This allows the new owner flexibility in determining which mitigation measure(s) to use in ensuring that the resource is adequately protected, when taking into account the potential re-uses of the property.</p> <p>The measures listed in the comment have been included in the text of Section 4.12.2.5 as recommendations to be implemented by those responsible for reuse of the property.</p> <p>Text of Section 4.12.2.5 includes these recommendations, to be implemented by those responsible for reuse of the property.</p>
		Biological Resources			US DOI	The DOI had reviewed the Draft EIS for Disposal and Reuse of Fort McPherson. We have no comments at this time.	Copley	Thank you.
		Biological Resources		Sandra Tucker	US FWS	Based on the information provided, the requirements of the ESA have been fulfilled relative to this action, and no further consultation is necessary.	Copley	Thank you.
		Land Use and Socioeconomics			GA Clearinghouse— Department of Community Affairs	This notice is considered to be consistent with those state or regional goals, policies, plans, fiscal resources, criteria for developments of regional impact, environmental impacts, federal executive orders, acts and/or rules and regulations with which this organization is concerned.	Copley	Thank you.
		Regional Planning			GA State Clearinghouse EO 12372 Review Process, Office of PIng and Budget	The applicant/sponsor is advised that the Atlanta Regional Commission and the Soil & Water Conservation Commission were included in this review but did not comment within the review period	Copley	Thank you.

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		Transportation			GA DOT Office of Transportation Planning	This notice is considered to be consistent with which this organization is concerned.	Copley	Thank you.
		Cultural Resources			GA SHPO	The Historic Preservation Division (HPD) has received information concerning this undertaking directly from the applicant, in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended. The previously received file is HP-070302-007. All HPD review comments concerning this undertaking have been submitted directly to the Department of the Army.	Copley	The Army is consulting with the SHPO as a separate action.
	4-133	Solid Waste		Carol Couch	Georgia Department of Natural Resources	<p>The DEIS states that there will be no adverse effects from the additional solid wastes generated from the disposal and reuse of the property. However, no calculations were provided to quantify the potential impacts to solid waste due to increased population or associated construction debris.</p> <p>All construction and demolition debris should be recycled to the greatest extent feasible, including possible reuse of materials on-site. Future plans for development should include quantification of, and a proposed waste management plan for, demolition debris generated by repair and expansion of infrastructure. Markets for local processors and on-site uses for materials should be identified for each material. There is no discussion in the DEIS of how recovered materials would be handled during the transition. Considering the tonnage that could potentially be recovered at Fort McPherson during the transition and redevelopment, a recovered materials management plan describing how and where the materials (by commodity) will be stored and processed is critical to ensuring the materials will not be landfilled during the transition and redevelopment phase. EPD's Waste Reduction and Abatement Program (Contact Lon Revall, Program Manager at 404-363-7026) would be available to assist in identifying businesses to collect and process the material in the interim. Section 4.14.3.5 (page 4-133) states that, "The reduction, recycling, and reuse of solid waste would reduce the long-term adverse effects to solid waste disposal capacity and extend the life span of regional sanitary landfills." The DEIS does not address how the goal of waste reduction and recycling will be accomplished.</p>	Copley	<p>The volume of solid waste associated with demolition, new construction and operations will depend on future decisions associated with reuse, which is the responsibility of those implementing the reuse. Future redevelopment will require approvals and contracts for demolition and construction based on specific plans, and these approvals and the market will determine the specific solid waste quantities to be generated by reuse.</p> <p>We have added wording to the document that further emphasizes the need for those who make the decisions on and implement reuse to include methods of waste recovery and recycling to reduce the long-term adverse effects to solid waste disposal capacity in the region. Text has been added in Section 4.12.2.5 that recommends these measures.</p>

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	3.7	Lead Paint and Asbestos: 3.2.3.2		Carol Couch	Georgia Department of Natural Resources	<p>Many structures are likely to contain and/or are contaminated with Lead-based paint (LBP) and/or asbestos containing materials (ACM). The DEIS does not provide information regarding possible abatement methods or consider the economic impact of such abatement. The abatement of these regulated materials is required by state and federal law if the buildings are disturbed in certain ways. The BRRM requires that Fort McPherson acquire information regarding the extent of ACM and LBP at the installation, which is specifically being accomplished by surveys as described in the DEIS. The report indicates that LBP and ACM surveys to date have not been fully completed for all buildings on the installation. The report does not state that ACM and LBP surveys are planned for fiscal year 2010; however, this scope of work for those surveys is not known or described in the report. Once completed for all applicable buildings, these surveys should be disclosed to prospective purchasers and the Fort McPherson LRA in accordance with real estate law.</p> <p>It is important on correct Section 3.2.3.2, page 3.7, to include the necessity of an asbestos survey conducted by an Accredited Asbestos Inspector for buildings that are scheduled for demolition.</p>	Copley	<p>We have updated this section to reflect current status of the surveys to date.</p> <p>In the transfer documents, the Army notifies the Reuse interests of the presence or potential presence of LBP and ACM on the subject property. Abatement and its costs are the responsibility of those who redevelop the property.</p> <p>We have corrected the text as requested (see Section 3.2.3.2) noting that in the implementation of reuse, an Accredited Asbestos Inspector conduct the survey prior to demolition.</p> <p>Yes, LBP (only for family housing) and ACM survey has been programmed 2010-2011 to complete.</p>
		Lead Paint and Asbestos: 3.2.3.2		Carol Couch	Georgia Department of Natural Resources	<p>The soils surrounding the structures that were painted with LBP may have become contaminated with Lead from previous dry scraping and sandblasting of surfaces, especially under the water tower previously located near the former Patton Gate. Soils underlying the former tower must be investigation to determine the presence of Lead contamination.</p> <p>Please re-evaluate the property to determine if there are any other structures like the former water tower near the former Patton Gate, which will require investigation to determine if soils have been impacted by LBP removal.</p> <p>All structures constructed prior to 1978 should be identified and evaluated to determine whether or not that structure contains LBP (which may have been painted over by non-LBP), and whether surrounding soils have been contaminated by the removal of LBP.</p>	Copley	<p>Information on the water tower site has been added to Section 4.13.1.5</p> <p>Information on an additional site (crematory) has also been added to Section 4.13.1.4.</p> <p>The Army has plans in place to complete the LBP surveys by FY 11, as described in the revised text of Section 4.13.1.5.</p>
		Underground Storage Tanks		Carol Couch	Georgia Department of Natural Resources	<p>UST closure and remediation appears to be properly considered at this point; however, future funding for the cleanup of UST sites is a continuing concern.</p>	Copley	<p>Additional information on UST status has been added to Section 4.13.1.5 regarding plans for cleanup of UST sites.</p>

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		Section 3.2.3.2 Munitions		Carol Couch	Georgia Department of Natural Resources	Section 3.2.3.2 states, "Buried MEC may be encountered at Fort McPherson during excavation. Two World War I era artillery shells were uncovered near the 17th fairway of the Fort McPherson golf course during the installation of a drainage system and during maintenance operations (one in 1985 and one in 1989) (Malcolm & Pirnie 2002). No historical evidence exists to suggest that this area was ever used as an artillery range. No official investigations have been conducted to determine the presence of extent of MEC in this area. The presence of MEC in this or other areas could present a hazard to numerous types of activities, such as construction and some types of landscaping operations. Prior to transfer or conveyance, the Army may establish administrative or other land use controls to ensure safety and protection of human health and the environment." The first two sentences of referenced text appear to be contradictory. The fact that no documents or reports have been found which suggest the property was ever used as an artillery range is not sufficient evidence that an artillery range did not operate at that location. On the contrary, the finding of two artillery shells within the golf course area is evidence that this area may have operated as an artillery range. The Fort McPherson reuse plan indicates this area will undergo extensive excavation activities to redevelop the golf course into a park and event space. These excavation activities could result in the unearthing and possible explosion of UXO left in the ground, leading to injury or death. The Army should investigate this area and all open spaces at the installation using ground-proofing techniques to determine the presence and extent of MEC/UXO. Land use controls and administrative controls on this portion of the property will be necessary until the property is investigated and cleared of any MEC/UXO. Please note that any land use controls imposed on the property due to the possible presence of MEC/UXO will prohibit extensive redevelopment (land disturbance) of the property. Please revise the DEIS to state that the Army will conduct investigations to determine the presence and extent of MEC/UXO, and if necessary, conduct clearance activities.	Copley	A discussion has been added to Section 3.2.3.2 and 4.13.1.4 elaborating that the two artillery shells were isolated incidents and that there is no widespread presence of UXO has been added.

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Comment Topic	Page Number	Section/ Figure/ Table/Appendix	Line Number	Commentor	Org	Comment	Response By	Response
		Table 4.13-4 HTRW		Carol Couch	Georgia Department of Natural Resources	<p>Table 4.13-4 "Ranges" in Section 4.13 "Hazardous and Toxic Substances" provides a list of ten (10) ranges. The text prior to Table 4.13-4 states that no munitions have been used at five (5) of the ranges. The identification of non-ammunition ranges in this table is confusing. It is recommended that only ranges where ammunition has been used be included in Table 4.13-4, unless the others have a potential for a release of hazardous substances.</p> <p>Additionally, the report discussed the investigation of two (2) of the small arms ranges, but does not discuss if the other three (3) ranges will be investigated. Environmental sampling will be necessary at these ranges to determine if soils, sediments, and surface waters have been impacted by hazardous substances. Additionally, previous munitions storage bunkers should be identified and investigated to determine if a release of hazardous substances has occurred.</p>	Copley	Information on the Range Inventory and MMRP sites has been clarified.
	4-119	IRP Sites		Carol Couch	Georgia Department of Natural Resources	<p>In the third paragraph on page 4-119, the text states that eight (8) sites listed in Table 4-13.3 "Sites Considered No Further Action" have been identified by the Army as NFA sites and that further investigation of these sites is necessary before NFA is granted by EPD. This statement and the table are confusing and misleading. It is premature to assume that a NFA will be issued on these sites when EPD has yet to receive investigative results from the Site Inspection for these sites. It is recommended that the title of Table 4.13-3 be revised to identify these sites as needing further investigation. Additionally, only seven (7) sites are listed in Table 4.13-3 when the text states that eight sites are listed in the table. Site FTMP-11, which was not included in the table, and is only discussed in the text of this section, should be added to the Table 4.13-3 since this site requires further investigation.</p> <p>During its 119-year history, Fort McPherson has been used as a major military training center, a prisoner of war camp, a separation center, a motor vehicle overhaul center, motor transport school, command control center, and a major military hospital. Given this history, and history of waste disposal activities at other DOD installations, it is highly likely that legacy waste disposal activities have occurred over the last 100+ years. A through site investigation is essential to knowing where contaminated areas are and how they might be redeveloped in the future. Without proper sampling, we are concerned that the 389-acres identified in the CERFA Report as Category 1 may not be truly uncontaminated.</p> <p>As with UST sites, the future funding for the cleanup of IRP sites is a continuing concern.</p>	Copley	Status information for all IRP sites, including FTMP-11, has been added.

**Response to DEIS Comments
Fort McPherson, Fulton County, Georgia**

Comment Topic	Page Number	Section/ Figure/ Table/Appendix	Line Number	Commentor	Org	Comment	Response By	Response
Mitigation	ES-7; ES-8; ES-9; 4-135	ES & 4.15 Mitigation		Sprott	MPLRA	<p>My general comment on the draft DEIS centers on the “no specific mitigation is required” statement on line 20, page ES-7 of the Executive Summary and the language supporting that statement. The statement is repeated on line 8 of Section 4.15 on page 4-135. Given that very little hard data has been presented to the MPLRA and that a Site Investigation report will not be finalized until the spring of 2009, I think that the statement on lines 19, 20 and 21, page ES-7 of the Executive Summary is premature and misleading at best. The statement is:</p> <p>“Beyond the placement of encumbrances on the land to ensure the protection of natural and cultural resources, no specific mitigation is required of the Army to reduce or avoid effects below levels of significance.” It seems that the writer is assuming that the Site Investigation report will produce negative results. It also seems to conflict with the statement on lines 20 and 21 on page ES-8, under an assumed Early Transfer scenario, that states that the Army will “continue to identify, delineate and abate hazardous conditions, where appropriate, in accordance with Army regulations and policies.” That statement is repeated again on lines 1 and 2 on page ES-9 under an assumed Caretaker Status scenario.</p> <p>Under the “Reuse Scenarios” paragraph on lines 21 through 30 on page ES-9, I agree that the majority of mitigation measures that are due to or associated with intensity-based reuse are the responsibility of “those who are redeveloping the property”. However, the stated exception - “those related to federally protected interests, remediation, or other Army concerns” seems to conflict with the statement that “no specific mitigation is required of the Army”.</p>	Copley	<p>The Army’s policy generally is to create encumbrances only when required by a specific statute or as a result of final negotiations with regulatory agencies. For example, the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120, requires deeds to include a right of the United States to re-enter the property to undertake remedial action. In other cases, statutes may impose restrictions on all owners. In such cases, a specific encumbrance is not required. A deed restriction runs with the land forever. Because of this, the Army wants to be careful in using encumbrances in situations that are not by their nature perpetual. In these cases, the Army will identify conservation and other requirements to the transferee. This allows the new owner flexibility in determining which mitigation measure(s) to use in ensuring that the resource is adequately protected, when taking into account the potential re-uses of the property.</p> <p>Text has been revised to include protection of human health in language regarding encumbrances.</p>
	General	HTRW		Carver & Coker	Matrix Environmental Services on behalf of the McPherson LRA (MPLRA)	<p>Although our primary focus in the review of the DEIS was on Section 4.13, from a general perspective, it is not clear to us why the US Army did not specifically and directly evaluate the reuse alternative adopted in the Reuse Plan as one of the Reuse Alternatives presented in the DEIS. While a Medium-High Intensity Reuse Alternative is presented in the DEIS as “similar to what is expected for the Reuse Plan,” in our opinion this could lead to some confusion on whether the alternative considered were complete.</p>	Copley	<p>We conduct our analysis on a level of intensity and mix of uses that is representative of the Reuse Plan because we assume that the Reuse Plan may be subject to adjustment, which is beyond the Army’s control.</p>

**Response to DEIS Comments
Fort McPherson, Fulton County, Georgia**

Comment Topic	Page Number	Section/ Figure/ Table/Appendix	Line Number	Commentor	Org	Comment	Response By	Response
		4.13 HTRW		Carver & Coker	Matrix Environmental Services on behalf of the McPherson LRA (MPLRA)	The overall narrative presented in the DEIS regarding Section 4.13, Hazardous and Toxic Substances, is quite brief and would benefit from inclusion of additional data to make the discussion more complete. For example, while the fact is presented that there are underground storage tanks (USTs) and leaking USTs (LUSTs) at Ft. McPherson, there is little additional information included in the text, such as the associated building location at which USTs and LUSTs are present, size of tanks, content of tanks, or the status of tanks (i.e., where historical tanks were removed or are still potentially in place).	Copley	A complete list of USTs/ASTs, which includes the information requested, has been added as Appendix J.
	4-117	4.13.1.4 HTRW	25-26	Carver & Coker	Matrix Environmental Services on behalf of the McPherson LRA (MPLRA)	Text in this paragraph (lines 25-26) indicates there are 11 active Installation Restoration Program (IRP) sites, which are listed in Table 4.13-2. In the same section (p. 4-119, line 20) an additional site, FTMP-11, is called out. Based on this narrative, it is unclear if there are 11 or 12 IRP sites and what the implication is to the public or the MPLRA if the one site is something other than an IRP site.	Copley	Status of all IRP sites has been clarified.
	4-119	Table 4.13-3 HTRW		Carver & Coker	Matrix Environmental Services on behalf of the McPherson LRA (MPLRA)	Information presented in this table is conclusory without supporting evidence. Specifically, the State has not issued an NFA for many of the sites. Text included in Line 20 on the same page actually indicates that these sites would need additional work before an NFA is granted by the State. The information presented in the DEIS could be viewed as misleading, and we recommend that it be clarified.	Westrum	Status of all IRP sites has been clarified.
	4-122	4.13.1.5 HTRW		Carver & Coker	Matrix Environmental Services on behalf of the McPherson LRA (MPLRA)	This section (Storage Tanks Underground and Aboveground) only provides a very brief description of the USTs and ASTs at the base. Because a large part of the environmental issues site-wide concern USTs and possible contamination, we would recommend adding text which clarifies the information presented in this text, such as a table which includes a list of tanks, size of tanks, content of tanks, and the status of the tanks (i.e., whether the tanks are leaking or known to have leaked and where historical tanks were removed or are still potentially in place).	Copley	A complete list of USTs/ASTs, which includes the information requested, has been added as Appendix J.
	4-122	4.13.1.5 HTRW		Carver & Coker	Matrix Environmental Services on behalf of the McPherson LRA (MPLRA)	This section (Pesticides and Herbicides) does not include historical locations with known pesticide operations, leaking pesticide drums, and where mixing and storage was historically undertaken, etc. Because contamination is often present at historical pesticide operations and storage areas and could affect transfer and redevelopment, we recommend adding additional text to make the information presented on pesticides and herbicides more complete. Former pesticide mixing facilities at McPherson include Buildings 363, 341, and 456; some of these sites are currently being investigated by the US Army under the IRP.	Westrum	Information added.

**Response to DEIS Comments
Fort McPherson, Fulton County, Georgia**

Comment Topic	Page Number	Section/ Figure/ Table/Appendix	Line Number	Commentor	Org	Comment	Response By	Response
		Cultural Resources		Edith Ladigo	Public Meeting	Re: Memorandum of Agreement with SHPO "What's the purpose of that agreement? Content of that agreement? Who is going to be managing that agreement, and what does it involve and entail in terms of the historic resources for this community?"	Copley	This question was addressed at the public meeting (in the transcript). The text of the EIS indicates that the Section 106 process is continuing. The specifics will be worked out through the separate Section 106 process, which runs parallel to the NEPA process.
		Cultural Resources		Edith Ladigo	Public Meeting	"Why did y'all decide to put that section, the historic district up for sale?"	Smith	During the public meeting Mr. Ryan stated that the Federal Agencies didn't need the property. Also, he stated that private owners and private development is the best way to protect the buildings. Transcript page 68.
		Cultural Resources		Edith Ladigo	Public Meeting	Does the public have a chance to review and comment on the SHPO? Who are the stakeholders in the process?	Smith	During the public meeting, Mr. Bonilla stated that the Georgia Trust, East Point Historical Society, Local Development Authority, and the Atlantic Preservation Society are the stakeholders in this process.
		Document preparation – Acronyms List		Flora Tommie	Public Meeting	"Make the acronym list more interactive." Ms. Tommie stated that it was difficult to flip between the acronym list and the text, while you were trying to read the document.	Smith	Acronym sheets had been set to print on an 11x17 sheet on the outside half of the paper. This way, the sheet can be folded out so the reader can view the acronym list can be viewed while reading the document.
		Public Information		Thena Norman	Public Meeting	"How will public notices be given to citizens in this community? Not necessarily formal stakeholders or our political representatives but people who work and invest in this community and who would like to know what's going on as a public sale and that the playing field would be level for everyone who wants to participate."	Smith	At the public meeting, Mr. Terry Smith, public affairs officer, stated that for previous meetings different types of print and TV media were utilized. For the original RAB meeting, mailings were sent to residents within 2 miles of Fort McPherson. The installation is sensitive to the community's need for public information and will continue to work to inform the public of the transition underway at Fort McPherson. The Army is including recommendations within the EIS for the LRA to implement to inform the public.
		Public Information		Councilwoman Sheperd	Public Meeting	It would be beneficial to have direct mailings for every meeting. Different manners of alerting the public need to be utilized with the African-American Community. Suggestions are to submit publications to the Atlanta Voice, Atlanta Daily, West End Neighbors, and MARTA bulletins. Additionally, notices could be places in grocery stores or other noticeable public places.	Copley	At the public meeting, Mr. Terry Smith, public affairs officer, stated that for previous meetings different types of print and TV media were utilized. For the original RAB meeting, mailings were sent to residents within 2 miles of Fort McPherson. The installation is sensitive to the community's need for public information and will continue to work to inform the public of the transition underway at Fort McPherson. The Army is including recommendations within the EIS for the LRA to implement to inform the public.
		Reuse Plan		Edith Ladigo	Public Meeting	Ms. Ladigo commented that she felt that this system was only focused on how the base closure affects the community within the gates of the base. She stated that she "didn't think that the outside community has been protected in this redevelopment plan."	Copley	Garrison Commander Grays emphasized that she is sensitive to how the changes at the installation affect not only those assigned to the Fort but those in the surrounding community. The EIS includes recommendations that the redevelopers of the property include and notify the public as much as possible to ensure their involvement in the redevelopment decisions.

AIR QUALITY

Final Environmental Impact Statement for Disposal and Reuse of
Fort McPherson, Georgia



Appendix H AIR QUALITY

MEMORANDUM FOR FILE

**RECORD ON NON-APPLICABILITY CONCERNING THE
GENERAL CONFORMITY RULE (40 CFR 51)**

The officially stated mission of Fort McPherson is "To command, operate, and administer the use of the resources of Fort McPherson to accomplish assigned missions in accordance with the general orders and directives to provide support Headquarters, First and Third U.S. Armies, and U.S. Army Forces Command assigned attached and tenant units and activities in assigned geographic area." The installation consists of 487-acres, the majority of which is devoted to outdoor recreation and community facilities. The rest is occupied by housing, offices, and maintenance facilities. Recommendations of the 2005 Defense Base Closure and Realignment Commission (BRAC) require the closure of Fort McPherson. Based on the BRAC 05 recommendations, the Army proposes to dispose of all 487 acres that are excess to Army military needs. This proposed action requires that the Army complete a conformity review to determine whether the action is subject to the U.S. Environmental Protection Agency's General Conformity Rule (40 CFR Part 51).

Fort McPherson is located in an area that is in non-attainment status for ozone and PM_{2.5}. The General Conformity Rule provides that actions proposed to occur within non-attainment areas must, unless otherwise exempt, be accompanied by a Conformity Determination. Among the recognized exemptions are "transfers of ownership, interests, and titles in land, facilities, and real and personal properties, regardless of the form or method of the transfer" (40 CFR Part 51.853). Because the Army's proposed disposal action will involve the sale or other title transfer of federal property, it has been determined that the action is exempt from the General Conformity Rule requirement to prepare a full Conformity Determination. Should effects to air quality occur from reuse of the disposed property due to a result of federal agency funding, it will be the responsibility of the new land owners to meet any requirements for ensuring conformity with federal or state air quality plans. Preliminary estimates for the high intensity reuse scenario show impacts above the *de minimus* levels and that mitigation will be required. The medium-high and medium intensity reuse scenarios show impacts below the *de minimus* levels, therefore mitigation would not be required.

Proponent: U.S. Army Corps of Engineers, Mobile District

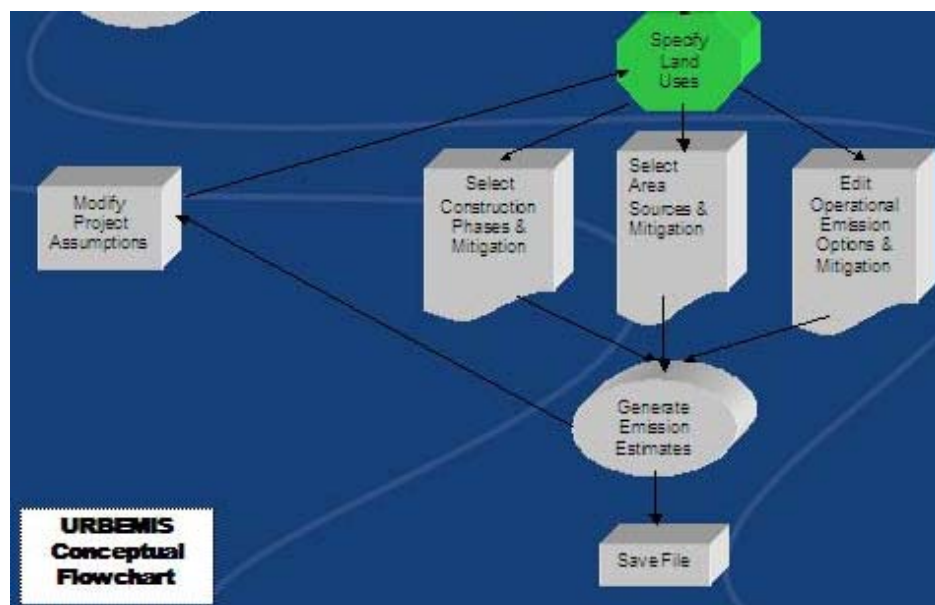
Responsible Official:


BRAC Environmental Coordinator

November 5, 2010

URBEMIS2007 for Windows Version 9.2 is designed to estimate air emissions from land use development projects. The flowchart shown on the following page (Figure 1) provides a conceptual overview of URBEMIS2007. The user enters land use information relevant to the project. Once land use information has been entered, the user must select the relevant construction, area, and operational assumptions that apply to the project. Mitigation measures can also be selected as applicable. Once all information has been selected for a project, the user clicks the Recalc button to obtain the emission estimates. After reviewing the results, the user can either save the project or go back and edit the land use or construction/area/operational module assumptions for the project.

More information can be found in the URBEMIS User's Guide and Appendices located at: <http://www.urbemis.com/support/manual.html>



URBEMIS allows the following land use types: residential; educational; recreational; large retail; retail; commercial; and industrial. The land use definitions are listed in Table 1 of the User's Guide. The percent worker commute assumptions, trip generation rates, and trip percentages are listed in Tables 2 and 3 of the User's Guide.

Table H-1 summarizes the emissions increases and decreases from the three reuse scenarios. Numbers in parentheses are negative (emissions decreases).

Tables H-2 through H-4 show the existing heating equipment usage and emissions calculations for sources at Fort McPherson. Table H-5 shows the MOBILE6 emission factors used to calculate the baseline vehicle emissions estimates from on-post and off-post commuting. Table H-6 shows additional emissions from home heating, landscaping, painting of buildings, and consumer products such as cleaners. These emissions are based on the amount of square footage entered into the model by land use type. Assumptions for these sources are listed in Pages 28 through 32 of the User's Guide.

Tables H-7, H-9, and H-11 summarize the construction related emissions for the three reuse options. The construction is broken down by year through 2025. Pages 18 through 28 in the User's Guide and Appendices A, G, H, and I list the construction emission calculations assumptions based on square footage, schedule, and emission factors.

Tables H-8, H-10, and H-12 summarized the area source and vehicle emissions projections for the year 2025 for each of the three reuse options. Appendices B and C of the URBEMIS User's Guide discuss assumptions for the area and operational (vehicle) emissions.

Table H-1 Summary of Emissions Increases/Decreases

Base Case	TPY					
Source	VOC	NOx	CO	PM10	PM2.5	SO2
All	89.33	69.47	196.47	15.60	15.47	15.58

Medium Intensity	TPY					
Source	VOC	NOx	CO	PM10	PM2.5	SO2
All	104.66	56.24	572.00	182.85	52.25	1.31

Medium-High Intensity	TPY					
Source	VOC	NOx	CO	PM10	PM2.5	SO2
All	148.35	79.25	807.37	257.85	73.99	1.87

High Intensity	TPY					
Source	VOC	NOx	CO	PM10	PM2.5	SO2
All	467.18	303.65	2,931.55	983.14	250.70	9.35

Summary	TPY					
	VOC	NOx	CO	PM10	PM2.5	SO2
Med-Base Case	15.33	(13.23)	375.53	167.25	36.78	(14.27)
Med High-Base Case	59.02	9.78	610.90	242.25	58.52	(13.71)
High-Base Base	377.85	234.18	2,735.08	967.54	235.23	(6.23)
Threshold	100	100	N/A	100	100	100

Table H-2 Baseline Emissions Information

From	To	Engines and boilers ton NOx	Degrease, fueling, chemical use ton VOC	ft3 NG	Facility wide MMcf NG	G113 MMcf NG	Boilers MMcf NG	ft3 propane	Facility wide 1000 gal propane
Dec-04	Nov-05	5.31	3.76	64,275,120.00	64.275	0.002	64.273	4,407,765.85	119.85

Engine run hours

From	To	G101	G102	G107	G108	G109	G110	G111	G112	G201	G202	G203	G204	G205	G113 (NG)
Dec-04	Nov-05	15.30	13.70	15.60	24.60	9.10	42.90	10.90	56.90	8.30	7.30	7.40	7.70	17.00	11.60
	Rated kW	30	100	100	24	24	33	100	60	850	850	850	850	1000	15
	Rated hp	45	150	150	33	33	50	150	86	1515	1515	1515	1515	1431	21
	HI capacity (MMBtu/hr)	0.3	1.03	1.03	0.22	0.22	0.34	1.03	0.681	11.35	11.35	11.35	11.35	11.2	0.154
	Fuel use (gal/hr)	2.3	7.6	7.60	1.60	1.60	2.50	7.60	4.56	80.40	80.40	80.4	80.4	79	151.4
	NOx Rate (lb/hr)	1.47	4.93	4.93	1.08	1.08	1.63	4.93	2.67	59.9	66.1	68.57	66.98	50.03	0.56

Boilers / Heaters

Unit #	Unit type	Heat input MMBtu/hr	proportion %
H001	boiler	10.5	40.0%
H002	boiler	10.5	40.0%
H003	boiler	5.23	19.9%
	Group Total	26.23	

Table H-3

Boilers / Heater Emission Factors

Natural Gas Combustion

NG NO _x (lb/MMcf) =	100 emission factor from Table 5, Permit 9711-121-0045-S-02-0
NG CO (lb/MMscf) =	84 AP-42 (7/98) Table 1.4-1
NG VOC (lb/MMscf) =	5.5 AP-42 (7/98) Table 1.4-2
NG SO ₂ (lb/MMscf) =	0.6 AP-42 (7/98) Table 1.4-2
NG total PM ₁₀ (lb/MMscf) =	7.6 AP-42 (7/98) Table 1.4-2, includes condensables
NG total PM _{2.5} (lb/MMscf) =	7.6 AP-42 (7/98) Table 1.4-2, includes condensables

Propane Combustion

LPG NO _x (lb/MMcf) =	305 emission factor from Table 5, Permit 9711-121-0045-S-02-0
LPG CO (lb/1000 gal) =	1.9 AP-42 (10/96) Table 1.5-1
LPG VOC (lb/1000 gal) =	0.3 AP-42 (10/96) Table 1.5-1 (total organic compounds minus methane)
LPG SO ₂ (lb/1000 gal) =	0.015 AP-42 (10/96) Table 1.5-1, using 0.15 gr S / 100 cf for commercial propane
LPG total PM ₁₀ (lb/MMscf) =	0.906 EPA WebFIRE (12/06), includes condensables
LPG total PM _{2.5} (lb/MMscf) =	0.906 EPA WebFIRE (12/06), includes condensables
	91502 Btu/gal propane, typical value per NPGA
	2488 Btu/cf propane, typical value per NPGA
	36.78 approximate conversion factor for 1 gal of propane to cf of propane

Diesel Engine Emission Factors

Engines < 600 hp

CO (lb/MMBtu)	0.9 AP-42 (10/96) Table 3.3-1
VOC (lb/MMBtu)	0.36 AP-42 (10/96) Table 3.3-1, emission factor is for total organic compounds
SO ₂ (lb/MMBtu)	0.29 AP-42 (10/96) Table 3.3-1
PM ₁₀ (lb/MMBtu)	0.31 AP-42 (10/96) Table 3.3-1, emission factor is for filterable portion only
PM _{2.5} (lb/MMBtu)	0.31 EPA WebFIRE (12/06), emission factor is for filterable portion only

Engines > 600 hp

CO (lb/MMBtu)	0.85 AP-42 (10/96) Table 3.4-1
VOC (lb/MMBtu)	0.09 AP-42 (10/96) Table 3.4-1, emission factor is for total organic compounds
SO ₂ (lb/MMBtu)	0.505 AP-42 (10/96) Table 3.4-1, 0.5% sulfur diesel
PM ₁₀ (lb/MMBtu)	0.057 AP-42 (10/96) Table 3.4-2, includes condensables
PM _{2.5} (lb/MMBtu)	0.056 AP-42 (10/96) Table 3.4-2, includes condensables

G101	1.47
G102	4.93
G107	4.93
G108	1.08
G109	1.08
G110	1.63
G111	4.93
G112	2.67
G201	59.9
G202	66.1
G203	68.57
G204	66.98
G205	50.03

Engine specific NO_x emission factor (lb/hr) from Permit 9711-121-0045-S-02-0

Natural Gas Engine Emission Factors

NO _x (lb/hr)	6.14 emission factor from Table 5, Permit 9711-121-0045-S-02-0		
CO (lb/MMBtu)	0.386	0.317	0.372
VOC (lb/MMBtu)	0.120	0.118	0.0296
SO ₂ (lb/MMBtu)	5.88E-04	5.88E-04	5.88E-04
PM ₁₀ (lb/MMBtu)	4.83E-02	9.99E-03	1.94E-02
PM _{2.5} (lb/MMBtu)	4.83E-02	9.99E-03	1.94E-02
	2-stroke	4-stroke lean	4-stroke rich
	AP-42 (7/00) Table 3.2-1	AP-42 (7/00) Table 3.2-2	AP-42 (7/00) Table 3.2-3

Table H-4**Facility Wide emissions (ton/yr)**

From	To	NOx	VOC	CO	SO2	PM ₁₀	PM _{2.5}
Dec-04	Nov-05	5.31	4.79	9.54	3.91	0.87	0.85

Boilers / Heaters Group Emissions (ton/yr)

From	To	NOx	VOC	CO	SO2	PM ₁₀	PM _{2.5}
Dec-04	Nov-05	3.89	0.19	2.81	0.02	0.30	0.30

Diesel Engine Group Emissions (ton/yr)

From	To	NOx	VOC	CO	SO2	PM ₁₀	PM _{2.5}
Dec-04	Nov-05	0.17	0.83	6.73	3.89	0.57	0.56

Natural Gas Engine Group Emissions (ton/yr)

From	To	NOx	VOC	CO	SO2	PM ₁₀	PM _{2.5}
Dec-04	Nov-05	0.04	-	-	-	-	-

Fuel filling, fuel storage, degreasing, and chemical usage emissions (ton/yr)

From	To	NOx	VOC	CO	SO2	PM ₁₀	PM _{2.5}
Dec-04	Nov-05	-	3.76	-	-	-	-

Table H-5

Air Emissions Attributable to Housing Residents Commuting

Item	Number of Vehicles	Miles	Total Miles per Year	MOBILE6 Factor for NOx (g/VMT)	MOBILE6 Factor for CO (g/VMT)	MOBILE6 Factor for VOC (g/VMT)	Factor for PM10 (g/VMT)	Annual NOx (tons)	Annual CO (tons)	Annual VOC (tons)	Annual PM10 (tons)
Estimated Daily Commute Distance On-Post	1,093	8	2,623,200	1.568	4.19	1.909	0.3	4.53	12.12	5.52	0.87
Average Daily Commute Distance from Off-Post	3,718	24	32,480,448	1.568	4.19	1.909	0.3	56.15	150.04	68.36	10.74
Total								60.68	162.16	73.88	11.61

Table H-6 Area Source Emissions

Urbemis 2007 Version 9.2.2

Combined Annual Emissions Reports (Tons/Year)

File Name: C:\Documents and Settings\mmkaplan\Application Data\Urbemis\Version9a\Projects\McPhersonBaseline.urb9

Project Name: McPherson Baseline

Summary Report:

AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>
TOTALS (tons/year, unmitigated)	10.66	3.48	24.87	0.06	3.12	3.00

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

<u>Source</u>	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>
Natural Gas	0.23	3.08	2.30	0.00	0.01	0.01
Hearth	3.67	0.36	19.30	0.06	3.10	2.98
Landscape	0.30	0.04	3.27	0.00	0.01	0.01
Consumer Products	3.97					
Architectural Coatings	2.49					
TOTALS (tons/year, unmitigated)	10.66	3.48	24.87	0.06	3.12	3.00

Table H-7 High Intensity Reuse Construction Emissions

Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name: C:\Documents and Settings\mmkaplan\Application Data\Urbemis\Version9a\Projects\McPhersonHighConstruction.urb924

Project Name: McPherson Construction 15Y High

Project Location: California State-wide

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
2009 TOTALS (tons/year unmitigated)	3.41	30.38	15.67	0.00	689.80	1.33	691.13	144.06	1.22	145.28	2,675.88
2009 TOTALS (tons/year mitigated)	3.41	30.38	15.67	0.00	310.41	1.33	311.74	64.83	1.22	66.05	2,675.88
Percent Reduction	0.00	0.00	0.00	0.00	55.00	0.00	54.89	55.00	0.00	54.54	0.00
2010 TOTALS (tons/year unmitigated)	42.67	124.65	371.41	0.36	1,381.33	5.39	1,386.71	288.73	4.86	293.60	43,012.79
2010 TOTALS (tons/year mitigated)	42.67	124.65	371.41	0.36	622.55	5.39	627.94	130.27	4.86	135.13	43,012.79
Percent Reduction	0.00	0.00	0.00	0.00	54.93	0.00	54.72	54.88	0.00	53.97	0.00
2011 TOTALS (tons/year unmitigated)	40.98	114.48	343.98	0.36	1,376.04	4.96	1,381.00	287.63	4.48	292.10	42,857.50
2011 TOTALS (tons/year mitigated)	40.98	114.48	343.98	0.36	620.17	4.96	625.13	129.77	4.48	134.25	42,857.50
Percent Reduction	0.00	0.00	0.00	0.00	54.93	0.00	54.73	54.88	0.00	54.04	0.00
2012 TOTALS (tons/year unmitigated)	39.75	105.46	320.60	0.36	1,381.33	4.62	1,385.95	288.73	4.16	292.89	43,032.12
2012 TOTALS (tons/year mitigated)	39.75	105.46	320.60	0.36	622.55	4.62	627.17	130.27	4.16	134.43	43,032.12
Percent Reduction	0.00	0.00	0.00	0.00	54.93	0.00	54.75	54.88	0.00	54.10	0.00
2013 TOTALS (tons/year unmitigated)	35.69	72.61	284.85	0.36	691.53	3.29	694.82	144.67	2.94	147.61	40,366.43
2013 TOTALS (tons/year mitigated)	35.69	72.61	284.85	0.36	312.14	3.29	315.43	65.44	2.94	68.38	40,366.43
Percent Reduction	0.00	0.00	0.00	0.00	54.86	0.00	54.60	54.77	0.00	53.68	0.00
2014 TOTALS (tons/year unmitigated)	34.58	65.53	263.93	0.36	691.53	3.04	694.56	144.67	2.70	147.37	40,376.17
2014 TOTALS (tons/year mitigated)	34.58	65.53	263.93	0.36	312.14	3.04	315.17	65.44	2.70	68.14	40,376.17
Percent Reduction	0.00	0.00	0.00	0.00	54.86	0.00	54.62	54.77	0.00	53.76	0.00
2015 TOTALS (tons/year unmitigated)	33.58	58.96	244.43	0.36	691.53	2.82	694.34	144.67	2.50	147.17	40,384.30
2015 TOTALS (tons/year mitigated)	33.58	58.96	244.43	0.36	312.14	2.82	314.95	65.44	2.50	67.94	40,384.30
Percent Reduction	0.00	0.00	0.00	0.00	54.86	0.00	54.64	54.77	0.00	53.84	0.00
2016 TOTALS (tons/year unmitigated)	32.71	53.25	227.01	0.36	691.53	2.62	694.15	144.67	2.32	146.99	40,389.58
2016 TOTALS (tons/year mitigated)	32.71	53.25	227.01	0.36	312.14	2.62	314.76	65.44	2.32	67.76	40,389.58
Percent Reduction	0.00	0.00	0.00	0.00	54.86	0.00	54.65	54.77	0.00	53.90	0.00
2017 TOTALS (tons/year unmitigated)	31.72	47.91	209.95	0.36	688.88	2.43	691.31	144.12	2.14	146.26	40,239.81
2017 TOTALS (tons/year mitigated)	31.72	47.91	209.95	0.36	310.94	2.43	313.37	65.19	2.14	67.34	40,239.81
Percent Reduction	0.00	0.00	0.00	0.00	54.86	0.00	54.67	54.77	0.00	53.96	0.00

2018 TOTALS (tons/year unmitigated)	31.07	43.55	195.91	0.36	691.53	2.27	693.80	144.67	2.00	146.67	40,398.97
2018 TOTALS (tons/year mitigated)	31.07	43.55	195.91	0.36	312.14	2.27	314.41	65.44	2.00	67.44	40,398.97
Percent Reduction	0.00	0.00	0.00	0.00	54.86	0.00	54.68	54.77	0.00	54.02	0.00
2019 TOTALS (tons/year unmitigated)	30.41	39.53	182.17	0.36	691.53	2.12	693.65	144.67	1.86	146.54	40,403.10
2019 TOTALS (tons/year mitigated)	30.41	39.53	182.17	0.36	312.14	2.12	314.26	65.44	1.86	67.30	40,403.10
Percent Reduction	0.00	0.00	0.00	0.00	54.86	0.00	54.69	54.77	0.00	54.07	0.00
2020 TOTALS (tons/year unmitigated)	29.89	36.13	169.79	0.36	694.18	2.01	696.18	145.23	1.75	146.98	40,561.83
2020 TOTALS (tons/year mitigated)	29.89	36.13	169.79	0.36	313.34	2.01	315.34	65.69	1.75	67.45	40,561.83
Percent Reduction	0.00	0.00	0.00	0.00	54.86	0.00	54.70	54.77	0.00	54.11	0.00
2021 TOTALS (tons/year unmitigated)	27.91	28.67	121.60	0.36	691.53	1.82	693.35	144.67	1.59	146.26	40,423.80
2021 TOTALS (tons/year mitigated)	27.91	28.67	121.60	0.36	312.14	1.82	313.96	65.44	1.59	67.03	40,423.80
Percent Reduction	0.00	0.00	0.00	0.00	54.86	0.00	54.72	54.77	0.00	54.17	0.00
2022 TOTALS (tons/year unmitigated)	27.80	28.56	121.14	0.36	688.88	1.82	690.69	144.12	1.58	145.70	40,268.92
2022 TOTALS (tons/year mitigated)	27.80	28.56	121.14	0.36	310.94	1.82	312.76	65.19	1.58	66.77	40,268.92
Percent Reduction	0.00	0.00	0.00	0.00	54.86	0.00	54.72	54.77	0.00	54.17	0.00
2023 TOTALS (tons/year unmitigated)	27.80	28.56	121.14	0.36	688.88	1.82	690.69	144.12	1.58	145.70	40,268.92
2023 TOTALS (tons/year mitigated)	27.80	28.56	121.14	0.36	310.94	1.82	312.76	65.19	1.58	66.77	40,268.92
Percent Reduction	0.00	0.00	0.00	0.00	54.86	0.00	54.72	54.77	0.00	54.17	0.00
2024 TOTALS (tons/year unmitigated)	28.02	28.78	122.07	0.36	694.18	1.83	696.01	145.23	1.59	146.82	40,578.68
2024 TOTALS (tons/year mitigated)	28.02	28.78	122.07	0.36	313.34	1.83	315.16	65.69	1.59	67.29	40,578.68
Percent Reduction	0.00	0.00	0.00	0.00	54.86	0.00	54.72	54.77	0.00	54.17	0.00
2025 TOTALS (tons/year unmitigated)	27.91	28.67	121.60	0.36	691.53	1.82	693.35	144.67	1.59	146.26	40,423.80
2025 TOTALS (tons/year mitigated)	27.91	28.67	121.60	0.36	312.14	1.82	313.96	65.44	1.59	67.03	40,423.80
Percent Reduction	0.00	0.00	0.00	0.00	54.86	0.00	54.72	54.77	0.00	54.17	0.00

2025	27.91	28.67	121.60	0.36	312.14	1.82	313.96	65.44	1.59	67.03	40,423.80
Asphalt 01/01/2010-12/31/2025	0.25	1.39	1.32	0.00	0.00	0.11	0.11	0.00	0.10	0.10	211.73
Paving Off-Gas	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	0.22	1.37	1.26	0.00	0.00	0.11	0.11	0.00	0.10	0.10	185.16
Paving On Road Diesel	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.86
Paving Worker Trips	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.71
Building 01/01/2010-12/31/2025	3.98	16.76	113.65	0.36	1.73	1.31	3.04	0.62	1.12	1.73	38,065.48
Building Off Road Diesel	0.22	1.37	1.57	0.00	0.00	0.06	0.06	0.00	0.06	0.06	294.84
Building Vendor Trips	1.31	10.83	15.84	0.09	0.36	0.50	0.86	0.12	0.45	0.58	9,711.05
Building Worker Trips	2.45	4.56	96.25	0.27	1.37	0.74	2.11	0.49	0.60	1.10	28,059.59
Coating 01/01/2010-12/31/2025	22.18	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.52
Architectural Coating	22.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.52
Fine Grading 01/01/2010-12/31/2025	1.50	10.51	6.54	0.00	310.41	0.40	310.81	64.83	0.37	65.20	2,120.07
Fine Grading Dust	0.00	0.00	0.00	0.00	310.41	0.00	310.41	64.83	0.00	64.83	0.00
Fine Grading Off Road Diesel	1.50	10.50	6.38	0.00	0.00	0.40	0.40	0.00	0.37	0.37	2,073.28
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.00	0.01	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46.79

Construction Related Mitigation Measures

The following mitigation measures apply to Phase: Fine Grading 1/1/2010 - 12/31/2025 - Type Your Description Here

For Soil Stabilizing Measures, the Water exposed surfaces 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%

For Unpaved Roads Measures, the Manage haul road dust 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%

The following mitigation measures apply to Phase: Mass Grading 1/1/2009 - 12/31/2012 - Mass Grading

For Soil Stabilizing Measures, the Water exposed surfaces 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%

For Unpaved Roads Measures, the Manage haul road dust 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%

Table H-8 High Intensity Reuse Operational Emissions

Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name: C:\Documents and Settings\mmkaplan\Application Data\Urbemis\Version9a\Projects\McPhersonHigh.urb924

Project Name: McPherson High Reuse

Project Location: California State-wide

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	241.28	52.08	539.08	1.57	81.53	78.48	65,720.18

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	242.88	272.48	2,592.20	5.40	976.67	186.57	547,950.16
TOTALS (tons/year, mitigated)	225.90	251.57	2,392.47	4.98	901.61	172.22	505,812.33
Percent Reduction	6.99	7.67	7.71	7.78	7.69	7.69	7.69

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	484.16	324.56	3,131.28	6.97	1,058.20	265.05	613,670.34

Both Area and Operational Mitigation must be turned on to get a combined mitigated total.

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

<u>Source</u>	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
Natural Gas	3.17	42.57	28.95	0.00	0.08	0.08	52,347.00
Hearth	96.41	9.48	507.41	1.57	81.44	78.39	13,368.80
Landscape	0.38	0.03	2.72	0.00	0.01	0.01	4.38
Consumer Products	104.45						
Architectural Coatings	36.87						
TOTALS (tons/year, unmitigated)	241.28	52.08	539.08	1.57	81.53	78.48	65,720.18

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

<u>Source</u>	<u>ROG</u>	<u>NOX</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM25</u>	<u>CO2</u>
Single family housing	2.36	2.58	25.03	0.05	9.28	1.77	5,229.20
Apartments high rise	15.04	14.86	143.99	0.30	53.40	10.21	30,081.87
Condo/townhouse general	4.05	4.16	40.33	0.08	14.95	2.86	8,424.67
Condo/townhouse high rise	20.48	20.10	194.81	0.40	72.24	13.81	40,698.46
City park	0.21	0.14	1.35	0.00	0.52	0.10	288.48
Regnl shop. center	44.40	53.41	495.89	1.05	190.58	36.36	106,294.57
Office park	129.14	144.71	1,387.61	2.88	519.58	99.30	292,102.43
Medical office building	26.42	31.61	294.64	0.62	112.88	21.54	63,015.18
Hospital	0.78	0.91	8.55	0.02	3.24	0.62	1,815.30
TOTALS (tons/year, unmitigated)	242.88	272.48	2,592.20	5.40	976.67	186.57	547,950.16

Operational Mitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Mitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
Single family housing	2.20	2.39	23.15	0.05	8.59	1.64	4,837.21
Apartments high rise	13.22	12.62	122.34	0.25	45.36	8.67	25,557.21
Condo/townhouse general	3.64	3.66	35.46	0.07	13.15	2.51	7,406.96
Condo/townhouse high rise	17.93	16.98	164.52	0.34	61.01	11.66	34,371.06
City park	0.20	0.14	1.26	0.00	0.48	0.09	269.89
Regnl shop. center	41.62	49.97	463.92	0.98	178.30	34.02	99,443.32
Office park	121.57	135.39	1,298.17	2.69	486.09	92.90	273,274.88
Medical office building	24.78	29.57	275.65	0.58	105.60	20.15	58,953.51
Hospital	0.74	0.85	8.00	0.02	3.03	0.58	1,698.29
TOTALS (tons/year, mitigated)	225.90	251.57	2,392.47	4.98	901.61	172.22	505,812.33

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2025 Season: Annual

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Single family housing	100.00	9.25	dwelling units	374.00	3,459.50	29,577.69
Apartments high rise	25.00	4.61	dwelling units	4,317.00	19,901.37	170,150.75
Condo/townhouse general	25.00	5.74	dwelling units	971.00	5,573.54	47,652.09
Condo/townhouse high rise	25.00	4.46	dwelling units	6,037.00	26,925.02	230,200.85
City park		1.59	acres	139.00	221.01	1,648.18
Regnl shop. center		42.94	1000 sq ft	1,914.19	82,195.31	607,669.94
Office park		11.42	1000 sq ft	17,299.10	197,555.72	1,655,912.03
Medical office building		36.13	1000 sq ft	1,328.00	47,980.64	359,878.80
Hospital		17.57	1000 sq ft	74.55	1,309.84	10,331.39
					385,121.95	3,113,021.72

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	47.8	0.0	100.0	0.0
Light Truck < 3750 lbs	10.9	0.0	99.1	0.9
Light Truck 3751-5750 lbs	22.1	0.0	100.0	0.0
Med Truck 5751-8500 lbs	9.9	0.0	100.0	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.8	0.0	77.8	22.2
Lite-Heavy Truck 10,001-14,000 lbs	0.7	0.0	57.1	42.9
Med-Heavy Truck 14,001-33,000 lbs	1.0	0.0	20.0	80.0
Heavy-Heavy Truck 33,001-60,000 lbs	0.9	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	3.5	34.3	65.7	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	1.1	0.0	90.9	9.1

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	10.8	7.3	7.5	9.5	7.4	7.4
Rural Trip Length (miles)	16.8	7.1	7.9	14.7	6.6	6.6
Trip speeds (mph)	35.0	35.0	35.0	35.0	35.0	35.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
City park				5.0	2.5	92.5
Regnl shop. center				2.0	1.0	97.0
Office park				48.0	24.0	28.0
Medical office building				7.0	3.5	89.5
Hospital				25.0	12.5	62.5

Table H-9 Medium-High Intensity Reuse Construction Emissions

Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name: C:\Documents and Settings\mmkaplan\Application Data\Urbemis\Version9a\Projects\McPhersonMediumHighConstruction.urb924

Project Name: McPherson Construction MedHigh

Project Location: California State-wide

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
2009 TOTALS (tons/year unmitigated)	2.83	24.53	12.86	0.00	226.26	1.13	227.40	47.25	1.04	48.30	2,165.72
2009 TOTALS (tons/year mitigated)	2.83	24.53	12.86	0.00	101.82	1.13	102.95	21.26	1.04	22.31	2,165.72
Percent Reduction	0.00	0.00	0.00	0.00	55.00	0.00	54.73	55.00	0.00	53.81	0.00
2010 TOTALS (tons/year unmitigated)	16.58	67.71	128.38	0.11	453.06	3.16	456.22	94.70	2.88	97.58	15,909.42
2010 TOTALS (tons/year mitigated)	16.58	67.71	128.38	0.11	204.17	3.16	207.33	42.72	2.88	45.60	15,909.42
Percent Reduction	0.00	0.00	0.00	0.00	54.93	0.00	54.55	54.89	0.00	53.27	0.00
2011 TOTALS (tons/year unmitigated)	15.83	62.68	119.25	0.11	451.32	2.92	454.24	94.33	2.66	96.99	15,851.36
2011 TOTALS (tons/year mitigated)	15.83	62.68	119.25	0.11	203.39	2.92	206.31	42.55	2.66	45.21	15,851.36
Percent Reduction	0.00	0.00	0.00	0.00	54.93	0.00	54.58	54.89	0.00	53.38	0.00
2012 TOTALS (tons/year unmitigated)	15.28	58.25	111.54	0.11	453.06	2.71	455.77	94.70	2.46	97.16	15,915.32
2012 TOTALS (tons/year mitigated)	15.28	58.25	111.54	0.11	204.17	2.71	206.88	42.72	2.46	45.18	15,915.32
Percent Reduction	0.00	0.00	0.00	0.00	54.93	0.00	54.61	54.89	0.00	53.50	0.00
2013 TOTALS (tons/year unmitigated)	12.44	34.63	93.44	0.11	226.79	1.66	228.46	47.44	1.50	48.94	13,752.66
2013 TOTALS (tons/year mitigated)	12.44	34.63	93.44	0.11	102.35	1.66	104.01	21.45	1.50	22.95	13,752.66
Percent Reduction	0.00	0.00	0.00	0.00	54.87	0.00	54.47	54.78	0.00	53.10	0.00
2014 TOTALS (tons/year unmitigated)	12.00	31.55	86.83	0.11	226.79	1.52	228.32	47.44	1.37	48.81	13,755.63
2014 TOTALS (tons/year mitigated)	12.00	31.55	86.83	0.11	102.35	1.52	103.87	21.45	1.37	22.82	13,755.63
Percent Reduction	0.00	0.00	0.00	0.00	54.87	0.00	54.51	54.78	0.00	53.24	0.00
2015 TOTALS (tons/year unmitigated)	11.60	28.60	80.67	0.11	226.79	1.41	228.20	47.44	1.26	48.71	13,758.11
2015 TOTALS (tons/year mitigated)	11.60	28.60	80.67	0.11	102.35	1.41	103.76	21.45	1.26	22.72	13,758.11
Percent Reduction	0.00	0.00	0.00	0.00	54.87	0.00	54.53	54.78	0.00	53.36	0.00
2016 TOTALS (tons/year unmitigated)	11.24	26.00	75.18	0.11	226.79	1.30	228.09	47.44	1.16	48.61	13,759.73
2016 TOTALS (tons/year mitigated)	11.24	26.00	75.18	0.11	102.35	1.30	103.65	21.45	1.16	22.62	13,759.73
Percent Reduction	0.00	0.00	0.00	0.00	54.87	0.00	54.56	54.78	0.00	53.47	0.00

Fine Grading 01/01/2010-12/31/2025	1.13	7.80	5.37	0.00	101.82	0.31	102.13	21.26	0.28	21.55	1,609.90
Fine Grading Dust	0.00	0.00	0.00	0.00	101.82	0.00	101.82	21.26	0.00	21.26	0.00
Fine Grading Off Road Diesel	1.13	7.80	5.24	0.00	0.00	0.31	0.31	0.00	0.28	0.28	1,569.79
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.00	0.01	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.11

Construction Related Mitigation Measures

The following mitigation measures apply to Phase: Fine Grading 1/1/2010 - 12/31/2025 - Default Fine Site Grading Description

For Soil Stabilizing Measures, the Water exposed surfaces 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%

For Unpaved Roads Measures, the Manage haul road dust 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%

The following mitigation measures apply to Phase: Mass Grading 1/1/2009 - 12/31/2012 - Type Your Description Here

For Soil Stabilizing Measures, the Water exposed surfaces 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%

For Unpaved Roads Measures, the Manage haul road dust 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%

Table H-10 Medium-High Intensity Reuse Operational Emissions

Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name: C:\Documents and Settings\mmaplan\Application Data\Urbemis\Version9a\Projects\McPhersonMediumHigh.urb924

Project Name: McPherson Medium High Reuse

Project Location: California State-wide

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	90.92	16.21	209.35	0.62	32.05	30.85	20,702.15

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	64.08	71.23	676.11	1.41	255.17	48.74	143,070.36
TOTALS (tons/year, mitigated)	57.43	63.04	598.02	1.25	225.80	43.14	126,587.41
Percent Reduction	10.38	11.50	11.55	11.35	11.51	11.49	11.52

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	155.00	87.44	885.46	2.03	287.22	79.59	163,772.51

Both Area and Operational Mitigation must be turned on to get a combined mitigated total.

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

<u>Source</u>	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
Natural Gas	0.93	12.46	7.78	0.00	0.02	0.02	15,442.17
Hearth	37.90	3.73	199.51	0.62	32.02	30.82	5,256.56
Landscape	0.23	0.02	2.06	0.00	0.01	0.01	3.42
Consumer Products	41.07						
Architectural Coatings	10.79						
TOTALS (tons/year, unmitigated)	90.92	16.21	209.35	0.62	32.05	30.85	20,702.15

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

<u>Source</u>	<u>ROG</u>	<u>NOX</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM25</u>	<u>CO2</u>
Single family housing	0.96	1.06	10.25	0.02	3.80	0.73	2,140.90
Apartments high rise	6.61	6.70	64.91	0.13	24.07	4.60	13,561.37
Condo/townhouse general	1.86	1.97	19.07	0.04	7.07	1.35	3,984.14
Condo/townhouse high rise	9.21	9.32	90.35	0.19	33.50	6.41	18,875.06
Elementary school	1.42	1.62	15.28	0.03	5.81	1.11	3,249.44
Library	2.63	3.18	29.63	0.06	11.37	2.17	6,343.69
City park	0.21	0.14	1.34	0.00	0.51	0.10	285.99
Strip mall	9.28	11.16	103.62	0.22	39.83	7.60	22,211.92
General office building	25.25	28.15	267.68	0.56	100.90	19.27	56,608.25
Medical office building	5.87	7.02	65.43	0.14	25.07	4.78	13,994.30
Hospital	0.78	0.91	8.55	0.02	3.24	0.62	1,815.30
TOTALS (tons/year, unmitigated)	64.08	71.23	676.11	1.41	255.17	48.74	143,070.36

Operational Mitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Mitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
Single family housing	0.87	0.95	9.21	0.02	3.42	0.65	1,924.13
Apartments high rise	5.61	5.47	53.02	0.11	19.66	3.76	11,077.32
Condo/townhouse general	1.64	1.69	16.39	0.03	6.08	1.16	3,424.64
Condo/townhouse high rise	7.81	7.61	73.71	0.15	27.33	5.23	15,397.99
Elementary school	1.30	1.47	13.85	0.03	5.27	1.01	2,946.43
Library	2.39	2.89	26.87	0.06	10.31	1.97	5,752.13
City park	0.20	0.13	1.21	0.00	0.46	0.09	259.32
Strip mall	8.44	10.12	93.96	0.20	36.11	6.89	20,140.63
General office building	23.12	25.52	242.72	0.51	91.49	17.48	51,329.48
Medical office building	5.34	6.37	59.33	0.12	22.73	4.34	12,689.32
Hospital	0.71	0.82	7.75	0.02	2.94	0.56	1,646.02
TOTALS (tons/year, mitigated)	57.43	63.04	598.02	1.25	225.80	43.14	126,587.41

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2025 Season: Annual

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Single family housing	49.33	9.57	dwelling units	148.00	1,416.36	12,109.45
Apartments high rise	27.35	5.29	dwelling units	1,696.00	8,971.84	76,706.54
Condo/townhouse general	23.88	6.90	dwelling units	382.00	2,635.80	22,535.30
Condo/townhouse high rise	37.09	5.26	dwelling units	2,374.00	12,487.24	106,762.16
Elementary school		14.49	1000 sq ft	164.20	2,379.26	18,510.63
Library		54.00	1000 sq ft	90.00	4,860.00	36,243.45
City park		1.59	acres	137.80	219.10	1,633.95
Strip mall		42.94	1000 sq ft	400.00	17,176.00	126,982.16
General office building		11.01	1000 sq ft	3,605.08	39,691.93	321,603.88
Medical office building		36.13	1000 sq ft	294.92	10,655.46	79,921.28
Hospital		17.57	1000 sq ft	74.55	1,309.84	10,331.39
					101,802.83	813,340.19

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	47.8	0.0	100.0	0.0
Light Truck < 3750 lbs	10.9	0.0	99.1	0.9
Light Truck 3751-5750 lbs	22.1	0.0	100.0	0.0
Med Truck 5751-8500 lbs	9.9	0.0	100.0	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.8	0.0	77.8	22.2
Lite-Heavy Truck 10,001-14,000 lbs	0.7	0.0	57.1	42.9
Med-Heavy Truck 14,001-33,000 lbs	1.0	0.0	20.0	80.0
Heavy-Heavy Truck 33,001-60,000 lbs	0.9	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	3.5	34.3	65.7	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	1.1	0.0	90.9	9.1

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	10.8	7.3	7.5	9.5	7.4	7.4
Rural Trip Length (miles)	16.8	7.1	7.9	14.7	6.6	6.6
Trip speeds (mph)	35.0	35.0	35.0	35.0	35.0	35.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
Elementary school				20.0	10.0	70.0
Library				5.0	2.5	92.5
City park				5.0	2.5	92.5
Strip mall				2.0	1.0	97.0
General office building				35.0	17.5	47.5
Medical office building				7.0	3.5	89.5
Hospital				25.0	12.5	62.5

Table H-11 Medium Intensity Reuse Construction Emissions

Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name: C:\Documents and Settings\mmkaplan\Application Data\Urbemis\Version9a\Projects\McPhersonMediumConstruction.urb924

Project Name: McPherson Construction Medium

Project Location: California State-wide

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
2009 TOTALS (tons/year unmitigated)	2.32	19.64	10.59	0.00	159.89	0.96	160.85	33.39	0.88	34.27	1,743.26
2009 TOTALS (tons/year mitigated)	2.32	19.64	10.59	0.00	71.95	0.96	72.91	15.03	0.88	15.91	1,743.26
Percent Reduction	0.00	0.00	0.00	0.00	55.00	0.00	54.67	55.00	0.00	53.59	0.00
2010 TOTALS (tons/year unmitigated)	12.36	51.93	93.37	0.08	320.16	2.56	322.72	66.92	2.34	69.26	11,624.39
2010 TOTALS (tons/year mitigated)	12.36	51.93	93.37	0.08	144.28	2.56	146.84	30.19	2.34	32.53	11,624.39
Percent Reduction	0.00	0.00	0.00	0.00	54.93	0.00	54.50	54.89	0.00	53.03	0.00
2011 TOTALS (tons/year unmitigated)	11.78	48.10	86.88	0.08	318.93	2.37	321.30	66.66	2.16	68.82	11,581.90
2011 TOTALS (tons/year mitigated)	11.78	48.10	86.88	0.08	143.73	2.37	146.10	30.07	2.16	32.23	11,581.90
Percent Reduction	0.00	0.00	0.00	0.00	54.93	0.00	54.53	54.89	0.00	53.16	0.00
2012 TOTALS (tons/year unmitigated)	11.35	44.73	81.41	0.08	320.16	2.20	322.35	66.92	2.00	68.92	11,628.56
2012 TOTALS (tons/year mitigated)	11.35	44.73	81.41	0.08	144.28	2.20	146.47	30.19	2.00	32.19	11,628.56
Percent Reduction	0.00	0.00	0.00	0.00	54.93	0.00	54.56	54.89	0.00	53.30	0.00
2013 TOTALS (tons/year unmitigated)	9.05	26.05	67.24	0.08	160.26	1.32	161.58	33.53	1.19	34.72	9,887.46
2013 TOTALS (tons/year mitigated)	9.05	26.05	67.24	0.08	72.33	1.32	73.64	15.16	1.19	16.35	9,887.46
Percent Reduction	0.00	0.00	0.00	0.00	54.87	0.00	54.42	54.78	0.00	52.90	0.00
2014 TOTALS (tons/year unmitigated)	8.72	23.78	62.57	0.08	160.26	1.20	161.47	33.53	1.09	34.61	9,889.55
2014 TOTALS (tons/year mitigated)	8.72	23.78	62.57	0.08	72.33	1.20	73.53	15.16	1.09	16.25	9,889.55
Percent Reduction	0.00	0.00	0.00	0.00	54.87	0.00	54.46	54.78	0.00	53.06	0.00
2015 TOTALS (tons/year unmitigated)	8.42	21.57	58.22	0.08	160.26	1.11	161.38	33.53	1.00	34.53	9,891.30
2015 TOTALS (tons/year mitigated)	8.42	21.57	58.22	0.08	72.33	1.11	73.44	15.16	1.00	16.16	9,891.30
Percent Reduction	0.00	0.00	0.00	0.00	54.87	0.00	54.49	54.78	0.00	53.19	0.00
2016 TOTALS (tons/year unmitigated)	8.15	19.60	54.35	0.08	160.26	1.01	161.28	33.53	0.91	34.44	9,892.44
2016 TOTALS (tons/year mitigated)	8.15	19.60	54.35	0.08	72.33	1.01	73.34	15.16	0.91	16.07	9,892.44
Percent Reduction	0.00	0.00	0.00	0.00	54.87	0.00	54.53	54.78	0.00	53.33	0.00

2017 TOTALS (tons/year unmitigated)	7.85	17.75	50.54	0.08	159.65	0.92	160.58	33.40	0.83	34.23	9,855.61
2017 TOTALS (tons/year mitigated)	7.85	17.75	50.54	0.08	72.05	0.92	72.97	15.10	0.83	15.93	9,855.61
Percent Reduction	0.00	0.00	0.00	0.00	54.87	0.00	54.55	54.78	0.00	53.45	0.00
2018 TOTALS (tons/year unmitigated)	7.64	16.20	47.45	0.08	160.26	0.85	161.11	33.53	0.76	34.29	9,894.47
2018 TOTALS (tons/year mitigated)	7.64	16.20	47.45	0.08	72.33	0.85	73.17	15.16	0.76	15.92	9,894.47
Percent Reduction	0.00	0.00	0.00	0.00	54.87	0.00	54.58	54.78	0.00	53.56	0.00
2019 TOTALS (tons/year unmitigated)	7.43	14.75	44.40	0.08	160.26	0.77	161.04	33.53	0.69	34.22	9,895.36
2019 TOTALS (tons/year mitigated)	7.43	14.75	44.40	0.08	72.33	0.77	73.10	15.16	0.69	15.85	9,895.36
Percent Reduction	0.00	0.00	0.00	0.00	54.87	0.00	54.61	54.78	0.00	53.67	0.00
2020 TOTALS (tons/year unmitigated)	7.25	13.52	41.69	0.08	160.88	0.72	161.59	33.65	0.64	34.29	9,934.12
2020 TOTALS (tons/year mitigated)	7.25	13.52	41.69	0.08	72.60	0.72	73.32	15.22	0.64	15.86	9,934.12
Percent Reduction	0.00	0.00	0.00	0.00	54.87	0.00	54.63	54.78	0.00	53.76	0.00
2021 TOTALS (tons/year unmitigated)	6.82	11.82	31.29	0.08	160.26	0.67	160.94	33.53	0.60	34.12	9,899.83
2021 TOTALS (tons/year mitigated)	6.82	11.82	31.29	0.08	72.33	0.67	73.00	15.16	0.60	15.76	9,899.83
Percent Reduction	0.00	0.00	0.00	0.00	54.87	0.00	54.64	54.78	0.00	53.82	0.00
2022 TOTALS (tons/year unmitigated)	6.79	11.77	31.17	0.08	159.65	0.67	160.32	33.40	0.60	33.99	9,861.90
2022 TOTALS (tons/year mitigated)	6.79	11.77	31.17	0.08	72.05	0.67	72.72	15.10	0.60	15.70	9,861.90
Percent Reduction	0.00	0.00	0.00	0.00	54.87	0.00	54.64	54.78	0.00	53.82	0.00
2023 TOTALS (tons/year unmitigated)	6.79	11.77	31.17	0.08	159.65	0.67	160.32	33.40	0.60	33.99	9,861.90
2023 TOTALS (tons/year mitigated)	6.79	11.77	31.17	0.08	72.05	0.67	72.72	15.10	0.60	15.70	9,861.90
Percent Reduction	0.00	0.00	0.00	0.00	54.87	0.00	54.64	54.78	0.00	53.82	0.00
2024 TOTALS (tons/year unmitigated)	6.85	11.86	31.41	0.08	160.88	0.67	161.55	33.65	0.60	34.26	9,937.76
2024 TOTALS (tons/year mitigated)	6.85	11.86	31.41	0.08	72.60	0.67	73.28	15.22	0.60	15.82	9,937.76
Percent Reduction	0.00	0.00	0.00	0.00	54.87	0.00	54.64	54.78	0.00	53.82	0.00
2025 TOTALS (tons/year unmitigated)	6.82	11.82	31.29	0.08	160.26	0.67	160.94	33.53	0.60	34.12	9,899.83
2025 TOTALS (tons/year mitigated)	6.82	11.82	31.29	0.08	72.33	0.67	73.00	15.16	0.60	15.76	9,899.83
Percent Reduction	0.00	0.00	0.00	0.00	54.87	0.00	54.64	54.78	0.00	53.82	0.00

Fine Grading 01/01/2010-12/31/2025	1.18	9.53	5.29	0.00	159.89	0.43	160.32	33.39	0.40	33.79	1,187.37
Fine Grading Dust	0.00	0.00	0.00	0.00	159.89	0.00	159.89	33.39	0.00	33.39	0.00
Fine Grading Off Road Diesel	1.18	9.51	5.02	0.00	0.00	0.43	0.43	0.00	0.40	0.40	1,153.99
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.01	0.01	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.37
2015	8.42	21.57	58.22	0.08	160.26	1.11	161.38	33.53	1.00	34.53	9,891.30
Asphalt 01/01/2010-12/31/2025	0.32	1.93	1.43	0.00	0.00	0.16	0.16	0.00	0.15	0.15	204.13
Paving Off-Gas	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	0.31	1.91	1.30	0.00	0.00	0.16	0.16	0.00	0.15	0.15	185.16
Paving On Road Diesel	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.29
Paving Worker Trips	0.00	0.01	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.69
Building 01/01/2010-12/31/2025	2.25	10.89	51.69	0.08	0.37	0.55	0.93	0.13	0.49	0.62	8,494.15
Building Off Road Diesel	0.35	2.11	1.67	0.00	0.00	0.13	0.13	0.00	0.12	0.12	294.84
Building Vendor Trips	0.60	6.53	6.51	0.02	0.08	0.26	0.34	0.03	0.24	0.26	2,238.69
Building Worker Trips	1.31	2.24	43.51	0.06	0.29	0.16	0.45	0.11	0.13	0.23	5,960.62
Coating 01/01/2010-12/31/2025	4.73	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.65
Architectural Coating	4.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.65
Fine Grading 01/01/2010-12/31/2025	1.11	8.75	5.06	0.00	159.89	0.40	160.29	33.39	0.36	33.76	1,187.38
Fine Grading Dust	0.00	0.00	0.00	0.00	159.89	0.00	159.89	33.39	0.00	33.39	0.00
Fine Grading Off Road Diesel	1.10	8.74	4.82	0.00	0.00	0.39	0.39	0.00	0.36	0.36	1,153.99
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.01	0.01	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.38
2016	8.15	19.60	54.35	0.08	160.26	1.01	161.28	33.53	0.91	34.44	9,892.44
Asphalt 01/01/2010-12/31/2025	0.30	1.80	1.41	0.00	0.00	0.15	0.15	0.00	0.14	0.14	204.13
Paving Off-Gas	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	0.29	1.79	1.29	0.00	0.00	0.15	0.15	0.00	0.14	0.14	185.16
Paving On Road Diesel	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.29
Paving Worker Trips	0.00	0.01	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.69
Building 01/01/2010-12/31/2025	2.07	9.76	48.02	0.08	0.37	0.51	0.88	0.13	0.44	0.58	8,495.27
Building Off Road Diesel	0.32	1.94	1.65	0.00	0.00	0.11	0.11	0.00	0.11	0.11	294.84
Building Vendor Trips	0.54	5.76	6.06	0.02	0.08	0.23	0.31	0.03	0.21	0.24	2,238.84
Building Worker Trips	1.20	2.06	40.31	0.06	0.29	0.16	0.45	0.11	0.13	0.23	5,961.60

Fine Grading 01/01/2010-12/31/2025	0.82	5.59	4.28	0.00	159.89	0.23	160.12	33.39	0.21	33.60	1,187.42
Fine Grading Dust	0.00	0.00	0.00	0.00	159.89	0.00	159.89	33.39	0.00	33.39	0.00
Fine Grading Off Road Diesel	0.81	5.58	4.16	0.00	0.00	0.22	0.22	0.00	0.21	0.21	1,153.99
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.00	0.01	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.42
2022	6.79	11.77	31.17	0.08	159.65	0.67	160.32	33.40	0.60	33.99	9,861.90
Asphalt 01/01/2010-12/31/2025	0.23	1.38	1.31	0.00	0.00	0.11	0.11	0.00	0.10	0.10	203.37
Paving Off-Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	0.22	1.37	1.26	0.00	0.00	0.11	0.11	0.00	0.10	0.10	184.45
Paving On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.28
Paving Worker Trips	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.65
Building 01/01/2010-12/31/2025	1.04	4.83	25.57	0.08	0.37	0.34	0.71	0.13	0.29	0.42	8,470.03
Building Off Road Diesel	0.22	1.36	1.56	0.00	0.00	0.06	0.06	0.00	0.06	0.06	293.71
Building Vendor Trips	0.30	2.50	3.62	0.02	0.08	0.12	0.20	0.03	0.10	0.13	2,231.38
Building Worker Trips	0.52	0.97	20.39	0.06	0.29	0.16	0.45	0.10	0.13	0.23	5,944.94
Coating 01/01/2010-12/31/2025	4.71	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.63
Architectural Coating	4.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.63
Fine Grading 01/01/2010-12/31/2025	0.81	5.57	4.26	0.00	159.28	0.22	159.50	33.26	0.21	33.47	1,182.87
Fine Grading Dust	0.00	0.00	0.00	0.00	159.28	0.00	159.28	33.26	0.00	33.26	0.00
Fine Grading Off Road Diesel	0.81	5.56	4.15	0.00	0.00	0.22	0.22	0.00	0.21	0.21	1,149.57
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.00	0.01	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.29
2023	6.79	11.77	31.17	0.08	159.65	0.67	160.32	33.40	0.60	33.99	9,861.90
Asphalt 01/01/2010-12/31/2025	0.23	1.38	1.31	0.00	0.00	0.11	0.11	0.00	0.10	0.10	203.37
Paving Off-Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	0.22	1.37	1.26	0.00	0.00	0.11	0.11	0.00	0.10	0.10	184.45
Paving On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.28
Paving Worker Trips	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.65
Building 01/01/2010-12/31/2025	1.04	4.83	25.57	0.08	0.37	0.34	0.71	0.13	0.29	0.42	8,470.03
Building Off Road Diesel	0.22	1.36	1.56	0.00	0.00	0.06	0.06	0.00	0.06	0.06	293.71
Building Vendor Trips	0.30	2.50	3.62	0.02	0.08	0.12	0.20	0.03	0.10	0.13	2,231.38
Building Worker Trips	0.52	0.97	20.39	0.06	0.29	0.16	0.45	0.10	0.13	0.23	5,944.94

Building 01/01/2010-12/31/2025	1.05	4.85	25.67	0.08	0.37	0.34	0.71	0.13	0.29	0.43	8,502.60
Building Off Road Diesel	0.22	1.37	1.57	0.00	0.00	0.06	0.06	0.00	0.06	0.06	294.84
Building Vendor Trips	0.30	2.51	3.63	0.02	0.08	0.12	0.20	0.03	0.10	0.13	2,239.96
Building Worker Trips	0.52	0.97	20.47	0.06	0.29	0.16	0.45	0.11	0.13	0.23	5,967.81
Coating 01/01/2010-12/31/2025	4.73	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.66
Architectural Coating	4.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.66
Fine Grading 01/01/2010-12/31/2025	0.82	5.59	4.28	0.00	159.89	0.23	160.12	33.39	0.21	33.60	1,187.42
Fine Grading Dust	0.00	0.00	0.00	0.00	159.89	0.00	159.89	33.39	0.00	33.39	0.00
Fine Grading Off Road Diesel	0.81	5.58	4.16	0.00	0.00	0.22	0.22	0.00	0.21	0.21	1,153.99
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.00	0.01	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.42

Phase Assumptions

Phase: Demolition 1/1/2009 - 12/31/2012 - Type Your Description Here

Building Volume Total (cubic feet): 0

Building Volume Daily (cubic feet): 0

On Road Truck Travel (VMT): 0

Off-Road Equipment:

3 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day

2 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 8 hours per day

Phase: Fine Grading 1/1/2010 - 12/31/2025 - Default Fine Site Grading Description

Total Acres Disturbed: 245.04

Maximum Daily Acreage Disturbed: 61.26

Fugitive Dust Level of Detail: Default

20 lbs per acre-day

On Road Truck Travel (VMT): 0

Off-Road Equipment:

1 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day

1 Graders (174 hp) operating at a 0.61 load factor for 8 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 8 hours per day

3 Scrapers (313 hp) operating at a 0.72 load factor for 8 hours per day

3 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Mass Grading 1/1/2009 - 12/31/2012 - Type Your Description Here

Total Acres Disturbed: 245.04

Maximum Daily Acreage Disturbed: 61.26

Fugitive Dust Level of Detail: Default

20 lbs per acre-day

On Road Truck Travel (VMT): 0

Off-Road Equipment:

1 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day

1 Graders (174 hp) operating at a 0.61 load factor for 8 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 8 hours per day

3 Scrapers (313 hp) operating at a 0.72 load factor for 8 hours per day

3 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Paving 1/1/2010 - 12/31/2025 - Default Paving Description

Acres to be Paved: 61.26

Off-Road Equipment:

1 Pavers (100 hp) operating at a 0.62 load factor for 8 hours per day

2 Paving Equipment (104 hp) operating at a 0.53 load factor for 8 hours per day

2 Rollers (95 hp) operating at a 0.56 load factor for 6 hours per day

Phase: Building Construction 1/1/2010 - 12/31/2025 - Default Building Construction Description

Off-Road Equipment:

1 Cranes (399 hp) operating at a 0.43 load factor for 7 hours per day

3 Forklifts (145 hp) operating at a 0.3 load factor for 8 hours per day

1 Generator Sets (49 hp) operating at a 0.74 load factor for 8 hours per day

3 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

1 Welders (45 hp) operating at a 0.45 load factor for 8 hours per day

Phase: Architectural Coating 1/1/2010 - 12/31/2025 - Default Architectural Coating Description

Rule: Residential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Residential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Fine Grading 01/01/2010-12/31/2025	1.18	9.53	5.29	0.00	71.95	0.43	72.38	15.03	0.40	15.42	1,187.37
Fine Grading Dust	0.00	0.00	0.00	0.00	71.95	0.00	71.95	15.03	0.00	15.03	0.00
Fine Grading Off Road Diesel	1.18	9.51	5.02	0.00	0.00	0.43	0.43	0.00	0.40	0.40	1,153.99
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.01	0.01	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.37
2015	8.42	21.57	58.22	0.08	72.33	1.11	73.44	15.16	1.00	16.16	9,891.30
Asphalt 01/01/2010-12/31/2025	0.32	1.93	1.43	0.00	0.00	0.16	0.16	0.00	0.15	0.15	204.13
Paving Off-Gas	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	0.31	1.91	1.30	0.00	0.00	0.16	0.16	0.00	0.15	0.15	185.16
Paving On Road Diesel	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.29
Paving Worker Trips	0.00	0.01	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.69
Building 01/01/2010-12/31/2025	2.25	10.89	51.69	0.08	0.37	0.55	0.93	0.13	0.49	0.62	8,494.15
Building Off Road Diesel	0.35	2.11	1.67	0.00	0.00	0.13	0.13	0.00	0.12	0.12	294.84
Building Vendor Trips	0.60	6.53	6.51	0.02	0.08	0.26	0.34	0.03	0.24	0.26	2,238.69
Building Worker Trips	1.31	2.24	43.51	0.06	0.29	0.16	0.45	0.11	0.13	0.23	5,960.62
Coating 01/01/2010-12/31/2025	4.73	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.65
Architectural Coating	4.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.65
Fine Grading 01/01/2010-12/31/2025	1.11	8.75	5.06	0.00	71.95	0.40	72.35	15.03	0.36	15.39	1,187.38
Fine Grading Dust	0.00	0.00	0.00	0.00	71.95	0.00	71.95	15.03	0.00	15.03	0.00
Fine Grading Off Road Diesel	1.10	8.74	4.82	0.00	0.00	0.39	0.39	0.00	0.36	0.36	1,153.99
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.01	0.01	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.38
2016	8.15	19.60	54.35	0.08	72.33	1.01	73.34	15.16	0.91	16.07	9,892.44
Asphalt 01/01/2010-12/31/2025	0.30	1.80	1.41	0.00	0.00	0.15	0.15	0.00	0.14	0.14	204.13
Paving Off-Gas	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	0.29	1.79	1.29	0.00	0.00	0.15	0.15	0.00	0.14	0.14	185.16
Paving On Road Diesel	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.29
Paving Worker Trips	0.00	0.01	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.69
Building 01/01/2010-12/31/2025	2.07	9.76	48.02	0.08	0.37	0.51	0.88	0.13	0.44	0.58	8,495.27
Building Off Road Diesel	0.32	1.94	1.65	0.00	0.00	0.11	0.11	0.00	0.11	0.11	294.84
Building Vendor Trips	0.54	5.76	6.06	0.02	0.08	0.23	0.31	0.03	0.21	0.24	2,238.84
Building Worker Trips	1.20	2.06	40.31	0.06	0.29	0.16	0.45	0.11	0.13	0.23	5,961.60

Fine Grading 01/01/2010-12/31/2025	0.82	5.59	4.28	0.00	71.95	0.23	72.18	15.03	0.21	15.23	1,187.42
Fine Grading Dust	0.00	0.00	0.00	0.00	71.95	0.00	71.95	15.03	0.00	15.03	0.00
Fine Grading Off Road Diesel	0.81	5.58	4.16	0.00	0.00	0.22	0.22	0.00	0.21	0.21	1,153.99
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.00	0.01	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.42
2022	6.79	11.77	31.17	0.08	72.05	0.67	72.72	15.10	0.60	15.70	9,861.90
Asphalt 01/01/2010-12/31/2025	0.23	1.38	1.31	0.00	0.00	0.11	0.11	0.00	0.10	0.10	203.37
Paving Off-Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	0.22	1.37	1.26	0.00	0.00	0.11	0.11	0.00	0.10	0.10	184.45
Paving On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.28
Paving Worker Trips	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.65
Building 01/01/2010-12/31/2025	1.04	4.83	25.57	0.08	0.37	0.34	0.71	0.13	0.29	0.42	8,470.03
Building Off Road Diesel	0.22	1.36	1.56	0.00	0.00	0.06	0.06	0.00	0.06	0.06	293.71
Building Vendor Trips	0.30	2.50	3.62	0.02	0.08	0.12	0.20	0.03	0.10	0.13	2,231.38
Building Worker Trips	0.52	0.97	20.39	0.06	0.29	0.16	0.45	0.10	0.13	0.23	5,944.94
Coating 01/01/2010-12/31/2025	4.71	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.63
Architectural Coating	4.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.63
Fine Grading 01/01/2010-12/31/2025	0.81	5.57	4.26	0.00	71.68	0.22	71.90	14.97	0.21	15.18	1,182.87
Fine Grading Dust	0.00	0.00	0.00	0.00	71.67	0.00	71.67	14.97	0.00	14.97	0.00
Fine Grading Off Road Diesel	0.81	5.56	4.15	0.00	0.00	0.22	0.22	0.00	0.21	0.21	1,149.57
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.00	0.01	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.29
2023	6.79	11.77	31.17	0.08	72.05	0.67	72.72	15.10	0.60	15.70	9,861.90
Asphalt 01/01/2010-12/31/2025	0.23	1.38	1.31	0.00	0.00	0.11	0.11	0.00	0.10	0.10	203.37
Paving Off-Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	0.22	1.37	1.26	0.00	0.00	0.11	0.11	0.00	0.10	0.10	184.45
Paving On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.28
Paving Worker Trips	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.65
Building 01/01/2010-12/31/2025	1.04	4.83	25.57	0.08	0.37	0.34	0.71	0.13	0.29	0.42	8,470.03
Building Off Road Diesel	0.22	1.36	1.56	0.00	0.00	0.06	0.06	0.00	0.06	0.06	293.71
Building Vendor Trips	0.30	2.50	3.62	0.02	0.08	0.12	0.20	0.03	0.10	0.13	2,231.38
Building Worker Trips	0.52	0.97	20.39	0.06	0.29	0.16	0.45	0.10	0.13	0.23	5,944.94

Building 01/01/2010-12/31/2025	1.05	4.85	25.67	0.08	0.37	0.34	0.71	0.13	0.29	0.43	8,502.60
Building Off Road Diesel	0.22	1.37	1.57	0.00	0.00	0.06	0.06	0.00	0.06	0.06	294.84
Building Vendor Trips	0.30	2.51	3.63	0.02	0.08	0.12	0.20	0.03	0.10	0.13	2,239.96
Building Worker Trips	0.52	0.97	20.47	0.06	0.29	0.16	0.45	0.11	0.13	0.23	5,967.81
Coating 01/01/2010-12/31/2025	4.73	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.66
Architectural Coating	4.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.66
Fine Grading 01/01/2010-12/31/2025	0.82	5.59	4.28	0.00	71.95	0.23	72.18	15.03	0.21	15.23	1,187.42
Fine Grading Dust	0.00	0.00	0.00	0.00	71.95	0.00	71.95	15.03	0.00	15.03	0.00
Fine Grading Off Road Diesel	0.81	5.58	4.16	0.00	0.00	0.22	0.22	0.00	0.21	0.21	1,153.99
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.00	0.01	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.42

Construction Related Mitigation Measures

The following mitigation measures apply to Phase: Fine Grading 1/1/2010 - 12/31/2025 - Default Fine Site Grading Description

For Soil Stabilizing Measures, the Water exposed surfaces 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%

For Unpaved Roads Measures, the Manage haul road dust 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%

The following mitigation measures apply to Phase: Mass Grading 1/1/2009 - 12/31/2012 - Type Your Description Here

For Soil Stabilizing Measures, the Water exposed surfaces 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%

For Unpaved Roads Measures, the Manage haul road dust 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%



Appendix I ECONOMIC IMPACT FORECAST SYSTEM (EIFS)

Economic Impact Forecast System (EIFS) – Modeling Results

The EIFS Model

The primary metric used to determine significance of changes in socioeconomic activity under the three reuse intensity scenarios at Fort McPherson is the U.S. Army's Economic Impact Forecast System (EIFS) model. The basis of the EIFS analytical capabilities is the calculation of multipliers that are used to estimate the impacts resulting from Army-related changes in local expenditures or employment. In calculating the multipliers, EIFS uses the economic base model approach, which relies on the ratio of total economic activity to basic economic activity. Basic economic activity, in this context, is defined as the production or employment engaged to supply goods and services outside the ROI or by federal activities (such as military installations and their employees). According to economic base theory, the ratio of total income to base income is measurable and sufficiently stable so that future changes in economic activity can be forecasted. This technique is especially appropriate for estimating aggregate impacts and makes the economic base model ideal for the estimation and analysis of sustainability thresholds.

The multiplier is interpreted as the total impact on the economy of the region resulting from a unit change in its base sector; for instance, a dollar increase in local expenditures due to an expansion of its military installation. EIFS estimates its multipliers using a location quotient approach based on the concentration of industries within the region relative to the industrial concentrations for the nation.

The user inputs into the model the data elements that describe the Army action: the change in expenditures; change in civilian or military employment; average annual income of affected citizens or military employees; the percent of civilians expected to relocate due to the Army's action; and the percent of the military living on-post. From these inputs, the EIFS model provides projected changes in sales volume, income, employment, and population in the local economy. These variables are then used to measure and evaluate projected socioeconomic impacts. Sales volume is the direct and indirect change in local business activity and sales (total retail and wholesale trade sales, total selected service receipts, and value-added by manufacturing). Employment is the total change in local employment due to the proposed action, including not only the direct and secondary changes in local employment, but also those personnel who are initially affected by the military action. Income is the total change in local wages and salaries due to the proposed action, which includes the sum of the direct and indirect wages and salaries, plus the income of the civilian and military personnel affected by the proposed action. Population is the increase or decrease in the local population as a result of the proposed action.

Evaluation of Socioeconomic Impacts

The basis of EIFS analytical capabilities is the calculation of multipliers that are used to estimate the impacts resulting from Army-related changes in local expenditures or employment. Once EIFS model projections are obtained, the Rational Threshold Values (RTV) profile allows evaluation of the context and intensity of the impacts. The RTV profile reviews the historical trends for the defined region, based on U.S. Census data, and develops measures of local historical fluctuations in sales volumes, employment,

income, and population. These evaluations indicate the intensity of the positive and negative changes of a project.

The RTV provides boundaries (threshold values) to assess the magnitude of an action's impacts. The largest historical change (both increases and decreases) define the boundaries. These values thus provide a basis for comparing an action's impact to the historical fluctuations in a particular area. As such, the assignment of thresholds is made on a region-specific basis. Specifically, EIFS sets the boundaries by multiplying the maximum historical deviation of the following variables:

	<u>Increase</u>	<u>Decrease</u>
Sales Volume	100%	75%
Income	100%	67%
Employment	100%	67%
Population	100%	50%

The percentage allowances are arbitrary but sensible. The maximum positive historical fluctuation is allowed with expansion because of the positive connotations of economic growth. While cases of damaging economic growth have been cited, and although the zero-growth concept is being accepted by many local planning groups, the effects of reductions and closures are generally more controversial than expansions.

The major strengths of the RTV criteria are its specificity to the region under analysis and its basis on actual historical time-series data for the defined region. The EIFS impact model, in combination with the RTV, has proven successful in addressing perceived

socioeconomic impacts. The EIFS model and the RTV technique for measuring significance are theoretically sound and have been reviewed on numerous occasions.

The severity of conceivable impacts accelerates in the following order: total sales volume, total personal income, total employment, and total population. Sales volume impacts may be alleviated by manipulation of variables such as inventory and new equipment. Impacts on workers or proprietors are not easily or immediately assessed. Changes in employment and income are of primary interest. Employment and income impacts are followed by changes in personal income, directly affecting individuals within the region. Population threshold indicators are extremely important because they reflect the effects on local government revenues, housing, education, infrastructure, and other social services. They should be weighted accordingly.

Calculation of Model Input Parameters

The following presents the calculations and assumptions made in determining input parameters for the EIFS analysis for the closure of Fort McPherson. These statistics were derived to reflect a reasonable maximum year change in economic activity over the 20 year build-out period anticipated in the LRA's Fort McPherson Strategic Reuse Plan. Thus, these estimates are considered to exceed the "average" annual change in economic activity, but are well below the cumulative 20 year effect as EIFS is based on an assessment of annual changes in economic activity.

Change in Local Expenditures: Data on Fort McPherson 2005 local expenditures and conservative assumptions were used to estimate the potential change in local expenditures in the ROI for each of the reuse scenarios for a maximum annual change

in expenditures (e.g., initiation of large, multi-year construction projects averaged over a five year period). The reuse scenarios reasonably and conservatively estimate an upper-bound projection.

Because the installation's local expenditures are compiled with the expenditures from Fort Gillem, it was conservatively estimated that Fort McPherson, as the larger of the two installations, was responsible for approximately 70 percent of the total expenditures listed.

Predicted expenditure data for the reuse scenarios were not provided, so the following assumptions were made to calculate the change from 2005 baseline expenditures.

Estimated predicted local expenditures under caretaker status assumed total discontinuation of Fort McPherson expenditures. Estimated predicted local expenditures under reuse for the 20 year phased build-out period were extrapolated from expected reuse acreage and expected employment presented in the LRA's reuse plan, with expenditure per employee calculations, per reuse area, based on approximate NAICS economic sector industrial categories and total operating expenses from the 2002 U.S. Census Business Expenditures Survey.

Predicted expenditures for Retail under reuse are conservatively based on expenditures and employee numbers for NAICS Retail Trade (NAICS 44-45). Office and Commercial space expenditures are conservatively based on expenditures and employee numbers for NAICS Scientific Research & Development Services (NAICS 5417).

Predicted expenditures for the year(s) of maximum economic change during peak construction were based on data from the reuse plan. The estimated local expenditures and construction projects were expected to be phased over a 5 year time frame, and the year(s) of maximum growth was determined as within this time frame.

Change in Civilian Employment: Job losses from Fort McPherson closure reflect the change in civilian employment under caretaker status. According to the BRAC Commission Report, 1,881 civilian jobs will be lost due to the Fort McPherson closure. Due to the size of the three intensity-based reuse scenarios, it is assumed that although there will be an initial loss of civilian jobs, this loss will eventually be surpassed by the employment gained with reuse beyond the first year, so the calculations in the EIFS modeling do not include the loss in civilian employment. The initial effects of the civilian job losses (which would happen in the first year) would be commensurate with caretaker status levels.

Reuse scenario employment projections were used to arrive at changes in civilian employment over the 20 year phased build-out period. Conservative assumptions were used to estimate the maximum annual change in employment, in consideration of both short-term construction activities and redevelopment intensity. These figures represent the net increase in a maximum year in consideration. The employment projections are commensurate with the assumptions previously discussed for the HIR, MHIR, and MIR scenarios.

Average Income of Affected Civilians: Average wage under caretaker status was estimated according to the lost civilian jobs at Fort McPherson. For the 20-year phased build-out reuse scenarios and the year(s) of maximum economic change, an average was taken of the current average income for civilian employees (\$36,000) and the expected average salaries for the proposed reuse alternatives (\$40,700), resulting in an average wage of \$38,350.

Percent Expected to Relocate: The percent expected to relocate is uncertain. For the model runs for the 20 year phased build-out, 50 percent were conservatively assumed to relocate, given the level of unemployment and work force in the ROI.

Change in Military Employment: According to the BRAC Commission Report, 2,260 military jobs will be lost from the Fort McPherson closure. This employment number was used to calculate the impacts from the caretaker status alternative. Due to the size of the three intensity-based reuse scenarios, it is assumed that although there will be an initial loss of military jobs. This loss will eventually be surpassed by the employment gained with reuse beyond the first year, so the calculations in the EIFS modeling do not include the change in military employment. The initial effects of the military job losses (which would happen in the first year) would be commensurate with caretaker status levels.

Average Income of Affected Military: Average wage was estimated according to the military jobs lost at Fort McPherson. For the 20 year phased build-out reuse scenarios and the year(s) of maximum economic change, \$36,000 was used as the broadly representative average wage.

Percent of Military Living on Post: According to installation data, approximately 25 percent of the military personnel are living on post.

Sensitivity Analysis

In addition to running EIFS based the ROI as defined in Section 4.10 and the model runs below (i.e., the Atlanta Metropolitan area), the model was also run on a much smaller sub-ROI area to evaluate the economic change on the local area defined as the four

counties in the immediate vicinity of Fort McPherson (i.e., Clayton, Fayette, Fulton, and Henry Counties). This sensitivity analysis was conducted to determine whether RTV metrics would be exceeded if a small ROI was evaluated. Results of this analysis indicate that none of the RTV metrics were exceeded even when assuming that all of the economic activity occurred within the sub-ROI area alone. Therefore, the overall conclusions discussed in Section 4.10 would not be appreciably different.

EIFS REPORT

PROJECT NAME

Fort McPherson Caretaker Status

STUDY AREA

13013 Barrow, GA	13097 Douglas, GA	13199 Meriwether, GA
13015 Bartow, GA	13113 Fayette, GA	13217 Newton, GA
13035 Butts, GA	13117 Forsyth, GA	13223 Paulding, GA
13045 Carroll, GA	13121 Fulton, GA	13227 Pickens, GA
13057 Cherokee, GA	13135 Gwinnett, GA	13231 Pike, GA
13063 Clayton, GA	13143 Haralson, GA	13247 Rockdale, GA
13067 Cobb, GA	13149 Heard, GA	13255 Spalding, GA
13077 Coweta, GA	13151 Henry, GA	13297 Walton, GA
13085 Dawson, GA	13159 Jasper, GA	
13089 De Kalb, GA	13171 Lamar, GA	

FORECAST INPUT

Change In Local Expenditures	(\$50,000,000)
Change In Civilian Employment	-1881
Average Income of Affected Civilian	\$36,000
Percent Expected to Relocate	50
Change In Military Employment	-2260
Average Income of Affected Military	\$36,000
Percent of Military Living On-post	25

FORECAST OUTPUT

Employment Multiplier	4.38
Income Multiplier	4.38
Sales Volume - Direct	(\$139,896,300)
Sales Volume - Induced	(\$472,849,500)
Sales Volume - Total	(\$612,745,700) -0.19%
Income - Direct	(\$156,634,100)
Income - Induced)	(\$71,476,660)
Income - Total(place of work)	(\$228,110,700) -0.21%
Employment - Direct	-4594
Employment - Induced	-1532
Employment - Total	-6126 -0.25%
Local Population	-7969
Local Off-base Population	-6562 -0.21%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	10.55 %	10.1 %	4.29 %	1.45 %
Negative RTV	-9.59 %	-6.91 %	-6.35 %	-1.38 %

EIFS REPORT

PROJECT NAME

Fort McPherson HIR Scenario

STUDY AREA

13013 Barrow, GA	13097 Douglas, GA	13199 Meriwether, GA
13015 Bartow, GA	13113 Fayette, GA	13217 Newton, GA
13035 Butts, GA	13117 Forsyth, GA	13223 Paulding, GA
13045 Carroll, GA	13121 Fulton, GA	13227 Pickens, GA
13057 Cherokee, GA	13135 Gwinnett, GA	13231 Pike, GA
13063 Clayton, GA	13143 Haralson, GA	13247 Rockdale, GA
13067 Cobb, GA	13149 Heard, GA	13255 Spalding, GA
13077 Coweta, GA	13151 Henry, GA	13297 Walton, GA
13085 Dawson, GA	13159 Jasper, GA	
13089 De Kalb, GA	13171 Lamar, GA	

FORECAST INPUT

Change In Local Expenditures	\$862,908,700
Change In Civilian Employment	14,460
Average Income of Affected Civilian	\$38,350
Percent Expected to Relocate	50
Change In Military Employment	0
Average Income of Affected Military	\$36,000
Percent of Military Living On-post	25

FORECAST OUTPUT

Employment Multiplier	4.38
Income Multiplier	4.38
Sales Volume - Direct	\$1,308,760,000
Sales Volume - Induced	\$4,423,608,000
Sales Volume - Total	\$5,732,368,000 1.81%
Income - Direct	\$684,979,600
Income - Induced	\$668,679,400
Income - Total(place of work)	\$1,353,659,000 1.26%
Employment - Direct	18,700
Employment - Induced	14,330
Employment - Total	33,029 1.33%
Local Population	18,003
Local Off-base Population	18,003 0.46%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	10.55 %	10.1 %	4.29 %	1.45 %
Negative RTV	-9.59 %	-6.91 %	-6.35 %	-1.38 %

EIFS REPORT

PROJECT NAME

Fort McPherson MHIR Scenario

STUDY AREA

13013 Barrow, GA	13097 Douglas, GA	13199 Meriwether, GA
13015 Bartow, GA	13113 Fayette, GA	13217 Newton, GA
13035 Butts, GA	13117 Forsyth, GA	13223 Paulding, GA
13045 Carroll, GA	13121 Fulton, GA	13227 Pickens, GA
13057 Cherokee, GA	13135 Gwinnett, GA	13231 Pike, GA
13063 Clayton, GA	13143 Haralson, GA	13247 Rockdale, GA
13067 Cobb, GA	13149 Heard, GA	13255 Spalding, GA
13077 Coweta, GA	13151 Henry, GA	13297 Walton, GA
13085 Dawson, GA	13159 Jasper, GA	
13089 De Kalb, GA	13171 Lamar, GA	

FORECAST INPUT

Change In Local Expenditures	\$182,245,900
Change In Civilian Employment	3,050
Average Income of Affected Civilian	\$38,350
Percent Expected to Relocate	50
Change In Military Employment	0
Average Income of Affected Military	\$36,000
Percent of Military Living On-post	25

FORECAST OUTPUT

Employment Multiplier	4.38
Income Multiplier	4.38
Sales Volume - Direct	\$276,287,800
Sales Volume - Induced	\$933,852,800
Sales Volume - Total	\$1,210,141,000 0.38%
Income - Direct	\$144,516,100
Income - Induced	\$141,162,600
Income - Total(place of work)	\$285,678,700 0.26%
Employment - Direct	3,945
Employment - Induced	3,025
Employment - Total	6,970 0.28%
Local Population	3,797
Local Off-base Population	3,797 0.1%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	10.55 %	10.1 %	4.29 %	1.45 %
Negative RTV	-9.59 %	-6.91 %	-6.35 %	-1.38 %

EIFS REPORT

PROJECT NAME

Fort McPherson MIR Scenario

STUDY AREA

13013 Barrow, GA	13097 Douglas, GA	13199 Meriwether, GA
13015 Bartow, GA	13113 Fayette, GA	13217 Newton, GA
13035 Butts, GA	13117 Forsyth, GA	13223 Paulding, GA
13045 Carroll, GA	13121 Fulton, GA	13227 Pickens, GA
13057 Cherokee, GA	13135 Gwinnett, GA	13231 Pike, GA
13063 Clayton, GA	13143 Haralson, GA	13247 Rockdale, GA
13067 Cobb, GA	13149 Heard, GA	13255 Spalding, GA
13077 Coweta, GA	13151 Henry, GA	13297 Walton, GA
13085 Dawson, GA	13159 Jasper, GA	
13089 De Kalb, GA	13171 Lamar, GA	

FORECAST INPUT

Change In Local Expenditures	\$161,956,500
Change In Civilian Employment	2,140
Average Income of Affected Civilian	\$38,350
Percent Expected to Relocate	50
Change In Military Employment	0
Average Income of Affected Military	\$36,000
Percent of Military Living On-post	25

FORECAST OUTPUT

Employment Multiplier	4.38
Income Multiplier	4.38
Sales Volume - Direct	\$227,940,000
Sales Volume - Induced	\$770,437,300
Sales Volume - Total	\$998,377,300 0.32%
Income - Direct	\$106,550,600
Income - Induced	\$116,460,500
Income - Total(place of work)	\$223,011,100 0.21%
Employment - Direct	2,878
Employment - Induced	2,496
Employment - Total	5,374 0.22%
Local Population	2,664
Local Off-base Population	2,664 0.07%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	10.55 %	10.1 %	4.29 %	1.45 %
Negative RTV	-9.59 %	-6.91 %	-6.35 %	-1.38 %



**Appendix J COMPENDIUM OF ON-SITE UNDERGROUND
STORAGE TANKS**

**Comprehensive Underground Storage Tanks
Fort McPherson, Fulton County, Georgia**

GUST Tank Facility ID	Location	Latitude Longitude	Tank type	Tank Size	Use	Status of Tank	Removed	Closed in Place	Reg Auth	Closure Report	Closure Report NFA'd	Work Included in SI WP	Army Required Actions	Is Closure Anticipated after SI activities?	Notify LRA/Remarks	Legend	Work Required by UST Contractor	Work Required by ECP Contractor
	FM-Bld. 40	N33 42 48.9 W84 25 40.3	UST	10,000-gal.	Heating Oil	Unknown	Unknown	No	HWMB	No	No	Yes	Requires Closure Report	Yes	Excavation area identified NFA recommended	2	Nothing	Prepare & Submit Closure Report
9060123	FM-Bld. 41 Hardee Ave.	N33 42 47.2 W84 25 42.8	UST	5,000-gal.	Heating Oil	Closed, Contaminated Noted	Removed 11/6/1991	No	HWMB	No	No	No	Nothing	No	Yes, GW services submitted a closure report in 1992 recommending NFA and GAEPD concurred in 2002.	3	Nothing	Nothing
9060261	FM-Bld. 101 Lewis Circle	N33 42 38.4 W84 25 39.2	UST Spill	None	Diesel Fuel	Spill No Tank	No Tank	N/A	GUST	No/ Spill Report 1993	No NFA'd 2002	Yes	Verify that no tank is present	No	Yes	6	Sampling and if no contamination found prepare a Closure Report. If contaminated delineate the extent and initiate the CAP A & B process.	Nothing
	FM-Bld. 104 Old Paint Shop	N33 42 34.9 W84 25 40.1	UST	500-gal.	Solvent	Unknown	Yes	N/A	HWMB	No	No	Yes	Waiting SI Report	Yes	Excavation area identified NFA recommended	2	Nothing	Prepare & Submit Closure Report
9000521	FM-Bld. 105 Veterinary Center Former Gas Station in 1958	N33 42 33.9 W84 25 40.3	UST	10,000-gal.	Gasoline	Closed 1991	Yes	N/A	GUST	No	No	No	Required CAP Part B & Removal of free product	No	IRP Site/FTMP-10	4	Nothing/(AEROSTAR working the CAP Part B process)	Nothing
9000521	FM-Bld. 105 Veterinary Center Former Gas Station in 1958	N33 42 33.9 W84 25 40.3	UST	500-gal.	Waste Oil	Closed 1991	No	Yes	GUST	No	No	No	Requires Closure Report	No	To be added to the FTMP-10 site CAP Part B.	4	Nothing/(To be added to the FTMP-10 CAP Part B Contract with AEROSTAR)	Nothing
	FM-Bld. 106	N33 42 31.5 W84 25 41.1	UST	3,000-gal.	Waste Oil	Closed	Removed in 1992	No	GUST	No	No	Yes	Requires Closure Report. Soil data available	No	NFA recommended	6	1 GW sample and if no contamination detected, prepare & submit a closure report. If contamination found, delineate the extent and initiate the CAP A&B process.	Nothing
9060005	FM-Bld. 143 Service Stn.	N33 42 35.7 W84 25 56.4	UST	All pulled/3 USTs, 10,000 gals each	Gasoline	Contamination Noted	Yes	No	GUST	No	No	No	Requires CAP Part B	No	IRP Site/FTMP-09	4	Nothing/(AEROSTAR working the CAP Part B process)	Nothing
9060105	FM-Bld. 160 Boiler Plant North side	N33 42 38.9 W84 25 46.1	UST	25,000-gal.	Heating Oil	Removed in 1991	Removed in 1991	N/A	HWMB	No	No	Yes	Requires Closure Report	Yes	NFA recommended	2	Nothing	Prepare & Submit letter report recommending NFA.
9060105	FM-Bld. 160 Boiler Plant North side	N33 42 39.5 W84 25 46.6	UST	25,000-gal.	Heating Oil	Removed 1991	N/A	N/A	HWMB	No	No	Yes	Requires Closure Report	Yes	NFA recommended	2	Nothing	Prepare & Submit letter report recommending NFA.
9060105	FM-Bld. 160 Boiler Plant	In area of above two	UST	300-gal.	Heating Oil (Overflow Tank)	Removed in 1991	Removed in 1991	N/A	HWMB	No	No	Yes	Requires Closure Report	Yes	NFA recommended	2	Nothing	Prepare & Submit letter report recommending NFA.

**Comprehensive Underground Storage Tanks
Fort McPherson, Fulton County, Georgia**

GUST Tank Facility ID	Location	Latitude Longitude	Tank type	Tank Size	Use	Status of Tank	Removed	Closed in Place	Reg Auth	Closure Report	Closure Report NFA'd	Work Included in SI WP	Army Required Actions	Is Closure Anticipated after SI activities?	Notify LRA/Remarks	Legend	Work Required by UST Contractor	Work Required by ECP Contractor
9060105	FM-Bld. 160 Boiler Plant	In area of first two	UST	10,000-gal.	Heating Oil	Removed in 1992	Removed in 1992	No	HWMB	No	No	Yes	Requires Closure Report	Yes	Closure /NFA recommended	2	Nothing	Prepare & Submit letter report recommending NFA.
9060105	FM-Bld. 160 Boiler Plant	In area of first two	UST	10,000-gal.	Heating Oil	Removed in 1992	Removed in 1992	No	HWMB	No	No	Yes	Requires Closure Report	Yes	Closure/NFA recommended	2	Nothing	Prepare & Submit letter report recommending NFA.
9060105	FM-Bld. 160 Boiler Plant	In area of first two	UST	12,000-gal.	Heating Oil	Removed in 1992	Removed in 1992	No	HWMB	No	No	Yes	Requires Closure Report	Yes	Closure/NFA recommended	2	Nothing	Prepare & Submit letter report recommending NFA.
	FM-Bld. 160 Boiler Plant		UST	15,000-gal.	Heating Oil	Temporary Out of Use (TOU)	No	No	HWMB	No	No	No		No	Closure In Place/NFA recommended	6	Steam clean, fill with foam, prepare & submit Closure Rpt. Product has been removed.	Nothing
	FM-Bld. 160 Boiler Plant		UST	15,000-gal.	Heating Oil	Temporary Out of Use (TOU)	No	No	HWMB	No	No	No		No	Closure In Place/NFA recommended	6	Steam clean, fill with foam, prepare & submit Closure Rpt. Product has been removed.	Nothing
	FM-Bld. 160 Boiler Plant		AST	250-gal.	Diesel	Active	No	N/A	HWMB	N/A	N/A	No Action	Remove product prior to disposal of the property.		Yes	5	Nothing	Nothing
9060106	FM-Bld. 164 Cumming Dr.	N33 42 37.6 W84 25 45	UST	300-gal.	Gasoline	Closed, Contam. Noted	Removed in 1991	No	GUST	No	No	Yes	Requires Closure Report	No	Yes	6	Sample 1 GW & 1 Soil and if contamination found delineate and initiate the CAP A & B process. If no contamination found, then prepare and submit a closure report.	Nothing
	FM Bldg 183		UST	7,000-gal	Heating Oil	Removed 1992	Removed 1992	N/A	HWMB	No	No	No	Requires Closure	No	No records	6	Sample 3 GW & 3 Soil and determine GW gradient. If contamination found delineate and initiate the CERCLA process. If no contamination found, prepare a letter report recommending NFA.	Nothing
9060107	FM – BLd 200 FORSCOM HQ	N33 42 25.5 W84 25 51.4	UST	10,000-gal	Diesel	Active	N/A	N/A	GUST	No	No	No	Tank Registration	No	Yes	1	Owner/operator empty the tank, prepare and Submit EPA Form 7530 with TOU Status after installation closure.	Nothing

**Comprehensive Underground Storage Tanks
Fort McPherson, Fulton County, Georgia**

GUST Tank Facility ID	Location	Latitude Longitude	Tank type	Tank Size	Use	Status of Tank	Removed	Closed in Place	Reg Auth	Closure Report	Closure Report NFA'd	Work Included in SI WP	Army Required Actions	Is Closure Anticipated after SI activities?	Notify LRA/Remarks	Legend	Work Required by UST Contractor	Work Required by ECP Contractor
9060108	FM-Bld. 205 210 Lee St. NW Communication Bldg	N33 42 20.2 W84 25 44.2	UST	500-gal.	Gasoline	Closed	Removed in 1992	No	GUST	No	No	Yes	1 GW sample, we already have soil data	No	Closure/NFA recommended	6	1 GW sample and if no contamination detected, prepare & submit a closure report. If contamination found, delineate the extent and initiate the CAP A&B process.	Nothing
9060109	FM-Bld. 207 Hardee Ave.	N33 42 20.8 W84 25 44.0	UST	500-gal.	Diesel	In-Place	No	No	GUST	No	No	Yes	Requires Closure Report	No	Further evaluation required	6	Sample and if contamination found delineate and initiate the CAP A & B process.	Nothing
	FM-Bld. 208 Old Former Laundromat	N33 42 19.4 W84 25 44.2	UST	25,000-gal.	Heating Oil	Closed	No	No	HWMB	No	No	Yes	Submit SI Report	No	Further evaluation required/To be added to FTMP-13	6	Nothing/ (To be investigated and close beginning in FY09 during the CERCLA Contract to do the SSI/RI/BLRA for FTMP-13.)	Nothing
	FM-Bld. 208 Old Former Laundromat	N33 42 19.4 W84 25 44.2	UST	25,000-gal.	Heating Oil	Closed	No	No 1993	HWMB	No	No	Yes	Submit SI Report	No	Further evaluation required/To be added to FTMP-13	6	Nothing/ (To be investigated and close beginning in FY09 during the CERCLA Contract to do the SSI/RI/BLRA for FTMP-13.)	Nothing
	FM-Bld. 208 Old Former Laundromat	N33 42 19.4 W84 25 44.2	UST	25,000-gal.	Heating Oil	Closed	No	No	HWMB	No	No	Yes	Submit SI Report	No	Further evaluation required/To be added to FTMP-13	6	Nothing/ (To be investigated and close beginning in FY09 during the CERCLA Contract to do the SSI/RI/BLRA for FTMP-13.)	Nothing
	FM-Bld. 208 Old Former Laundromat	N33 42 19.4 W84 25 44.2	UST	25,000-gal.	Heating Oil	Closed	No	No	HWMB	No	No	Yes	Submit SI Report	No	Further evaluation required/To be added to FTMP-13	6	Nothing/ (To be investigated and close beginning in FY09 during the CERCLA Contract to do the SSI/RI/BLRA for FTMP-13.)	Nothing
	FM-Bld. 208 Old Former Laundromat	N33 42 19.4 W84 25 44.2	UST	300-gal.	Heating Oil	Closed	No	No	HWMB	No	No	Yes	Submit SI Report	No	Further evaluation required/To be added to FTMP-13	6	Nothing/ (To be investigated and close beginning in FY09 during the CERCLA Contract to do the SSI/RI/BLRA for FTMP-13.)	Nothing
9060111	FM-Bld. 214	N37 42 19.7 W84 25 50.6	UST	500-gal.	Diesel	Temporary Out of Use (TOU)	No	No	GUST	No	No	Yes	Requires Closure Report	No	Further evaluation required	6	If tank still present and non-leaker, steam clean, fill with foam, prepare & submit Closure Rpt. If leaker, removed, sample GW/soil, and prepare CAP A & B, Closure Rpt	Nothing

**Comprehensive Underground Storage Tanks
Fort McPherson, Fulton County, Georgia**

GUST Tank Facility ID	Location	Latitude Longitude	Tank type	Tank Size	Use	Status of Tank	Removed	Closed in Place	Reg Auth	Closure Report	Closure Report NFA'd	Work Included in SI WP	Army Required Actions	Is Closure Anticipated after SI activities?	Notify LRA/Remarks	Legend	Work Required by UST Contractor	Work Required by ECP Contractor
9060111	FM-Bld. 214	N37 42 19.7 W84 25 50.6	UST	300-gal.	Diesel	Temporary Out of Use (TOU)	NO	No	GUST	No	No	Yes	Requires Closure Report	No	Further evaluation required	6	If tank still present and non-leaker, steam clean, fill with foam, prepare & submit Closure Rpt. If leaker, removed, sample GW/soil, and prepare CAP A & B, Closure Rpt	Nothing
9060112 older laundry	FM-Bld. 302 Patton Plaza Lee Street	N33 42 15.6 W84 25 43.6	UST	300-gal.	Solvents (Naphtha)	Contamination Noted	Removed in 1991	No	HWMB	No	No	Yes	Submit SI Report	No	Further evaluation required/IRP Site/FTMP-13	4	Nothing/ (To be investigated and close beginning in FY09 during the CERCLA Contract to do the SS/RI/BLRA for FTMP-13.)	Nothing
9060549	FM-Bld. 302 Patton Plaza Lee Street	N33 42 15.6 W84 25 43.6	UST	300-gal.	N-1 Naphtha	Contamination Noted	Yes	NO	HWMB	No	No	Yes	Submit SI Report	No	Further evaluation required/IRP Site/FTMP-13	4	Nothing/ (To be investigated and close beginning in FY09 during the CERCLA Contract to do the SS/RI/BLRA for FTMP-13.)	Nothing
9060549	FM-Bld. 302	N33 42 15.6 W84 25 43.6	UST	500-gal	N-2 Naphtha	Contamination Noted	Yes	No	HWMB	No	No	Yes	Submit SI Report	No	Further evaluation required/IRP Site/FTMP-13	4	Nothing/ (To be investigated and close beginning in FY09 during the CERCLA Contract to do the SS/RI/BLRA for FTMP-13.)	Nothing
9060549	FM-Bld. 302 Patton Plaza Lee Street	N33 42 15.6 W84 25 43.6	UST	Unknown	Gasoline	Contamination Noted	Yes	No	HWMB	No	No	Yes	Submit SI Report	No	Further evaluation required/IRP Site/FTMP-13	4	Nothing/ (To be investigated and close beginning in FY09 during the CERCLA Contract to do the SS/RI/BLRA for FTMP-13.)	Nothing
9060549	FM-Bld. 302 Patton Plaza Lee Street	N33 42 15.6 W84 25 43.6	UST	Unknown	Waste Oil	Contamination Noted	Yes	No	HWMB	No	No	Yes	Submit SI Report	No	Further evaluation required/IRP Site/FTMP-13	4	Nothing/ (To be investigated and close beginning in FY09 during the CERCLA Contract to do the SS/RI/BLRA for FTMP-13.)	Nothing
9060113	FM-Bld. 326 Wilson Ave.	Identified through Geophysics	UST	300-gal.	Diesel	Temporary Out of Use (TOU)	No	No	GUST	No	No	Yes	Submit SI Report	No	Tank identified by the geophysical survey Further evaluation required	6	If tank still present and non-leaker, steam clean, fill with foam, prepare & submit Closure Rpt. If leaker, removed, sample GW, soil, prepare CAP A & B, Closure Rpt	Nothing
9060113	Bldg 326	Identified through Geophysics	UST	Unknown	Unknown	Temporary Out of Use (TOU)	No	No	GUST	No	No	Yes	Submit SI Report	No	Tank identified by the geophysical survey Further evaluation required	6	If tank still present and non-leaker, steam clean, fill with foam, prepare & submit Closure Rpt. If leaker, removed, sample GW, soil, prepare CAP A & B, Closure Rpt	Nothing

**Comprehensive Underground Storage Tanks
Fort McPherson, Fulton County, Georgia**

GUST Tank Facility ID	Location	Latitude Longitude	Tank type	Tank Size	Use	Status of Tank	Removed	Closed in Place	Reg Auth	Closure Report	Closure Report NFA'd	Work Included in SI WP	Army Required Actions	Is Closure Anticipated after SI activities?	Notify LRA/Remarks	Legend	Work Required by UST Contractor	Work Required by ECP Contractor
9060114	FM-Bld. 345/ 346 Walker Dr.	N33 42 14.7 W84 26 03.6	UST	10,000-gal.	Gasoline	Closed	Removed in 1991	No	GUST	No	No	No	Requires Closure Report	No	Yes	6	Sample and if contamination found delineate and initiate the CAP A & B process.	Nothing
	FM-Bld. 345/ 346 Walker Dr	N33 42 14.7 W84 26 03.6	UST	12,000-gal.	Gasoline	Closed	Removed in 1991	No	GUST	No	No	No	Requires Closure Report	No	Yes	6	Sample and if contamination found delineate and initiate the CAP A & B process.	Nothing
	FM-Bld. 345/ 346 Walker Dr	N33 42 14.7 W84 26 03.6	UST	10,000-gal.	Diesel	Closed	Removed in 1991	No	GUST	No	No	No	Requires Closure Report	No	Yes	6	Sample and if contamination found delineate and initiate the CAP A & B process.	Nothing
	FM-Bld. 345/ 346 Walker Dr	N33 42 14.7 W84 26 03.6	AST	550-gal	Motor Oil	Active	No	No	HWMB	No	No	No	No action required	No	Yes	5	Nothing	Nothing
	FM- Bld. 346 (also 350)	N33 42 14.7 W84 26 03.6	UST	2,000 gal.	Waste Oil	Closed	Removed in 1991	No	GUST	No	No	Yes	Requires Closure Report	No	Yes	6	Sample and if contamination found delineate and initiate the CAP A & B process.	Nothing
	Bldg 350 (DPW Gasoline Station)		UST	10,000-gal	Gasoline	Active	No	No	GUST	N/A	N/A	No	Nothing	N/A	Yes	1	Owner/operator empty tank, prepare & submit EPA Form 7530 with TOU Status after installation closure.	Nothing
	Bldg 350 (DPW Gasoline Station)		UST	10,000-gal	Diesel	Active	No	No	GUST	N/A	N/A	No	Nothing	N/A	Yes	1	Owner/operator empty tank, prepare & submit EPA Form 7530 with TOU Status after installation closure.	Nothing
	FM – Bld. 368 (AAFES Gas Stn.)	N33 42 15.3 W84 25 59.7	UST	12,000-gal	Gasoline	Active			GUST			No	Nothing		Yes	1	Owner/operator empty tank, prepare & submit EPA Form 7530 with TOU Status after installation closure.	Nothing
	FM – Bld. 368 (AAFES Gas Stn.)	N33 42 15.3 W84 25 59.7	UST	12,000-gal	Gasoline	Active	No	No	GUST	N/A	N/A	No	Nothing	N/A	Yes	1	Owner/operator empty tank, prepare & submit EPA Form 7530 with TOU Status after installation closure.	Nothing
	FM – Bld. 368 (AAFES Gas Stn.)	N33 42 15.3 W84 25 59.7	UST	12,000-gal	Gasoline	Active	No	No	GUST	N/A	N/A	No	Nothing	N/A	Yes	1	Owner/operator empty tank, prepare & submit EPA Form 7530 with TOU Status after installation closure.	Nothing
9060115	FM- Bld. 370 Walker St.	N33 42 17.5 W84 26 01.5	UST	500-gal.	Waste Oil	Closed	Removed in 1993	No	GUST	No	No	Yes	Requires Closure Report	Yes	Closure/NFA recommended/IRP Site FTMP-08	2	Nothing	Prepare & Submit Closure Report
	FM-Bld. 370 Walker St.	N33 42 17.0 W84 26 01.3	AST	500-gal	Waste Oil	Active	NA	NA	HWMB	NA	NA	No	Nothing		Yes	5	Owner/operator empty tank, runs a TCLP analysis and dispose the waste before property disposal.	Nothing

**Comprehensive Underground Storage Tanks
Fort McPherson, Fulton County, Georgia**

GUST Tank Facility ID	Location	Latitude Longitude	Tank type	Tank Size	Use	Status of Tank	Removed	Closed in Place	Reg Auth	Closure Report	Closure Report NFA'd	Work Included in SI WP	Army Required Actions	Is Closure Anticipated after SI activities?	Notify LRA/Remarks	Legend	Work Required by UST Contractor	Work Required by ECP Contractor
9060550	FM-Bld. 454 Miller Drive	N33 42 08.4 W84 26 32.7	UST	500-gal.	Gasoline	Closed	Removed in 1993	No	GUST	No	Yes	Yes	Include info in SI Report	Yes	NFA'd 12/6/1996	3	Nothing	Nothing
	FM-Bld. 454 Miller Drive	N33 42 08.4 W84 26 32.7	AST	Unknown	MG-1	Removed	Yes	No	HWMB	No	No	No	No action required	N/A	Yes	3	Nothing	Nothing
	FM-Bld. 454 Miller Drive	N33 42 08.4 W84 26 32.7	AST	Unknown	Diesel	Removed	Yes	No	HWMB	No	No	No	No action required	N/A	Yes	3	Nothing	Nothing
	FM-Bld. 650/651/Miller Drive	N33 42 29.3 W84 26 27.2	UST	1,000-gal.	Gasoline/	Unknown	Yes	No	GUST	No	No	Yes	Requires Registration and Closure Report	Yes	No tank, contamination, or excavation area was identified by the geophysical survey Closure/NFA recommended	2	Nothing	Registration & Closure Report
	Bld 49/Stovall		AST	30,000	Liquid Propane	Active	N/A	N/A	HWMB	N/A	No	No	No action required	N/A	Yes	5	Letter to notify GA EPD ASTs are In-Place & Active.	Nothing
	Bld 49/Stovall		AST	30,000	Liquid Propane	Active	N/A	N/A	HWMB	N/A	No	No	No action required	N/A	Yes	5	Letter to notify GA EPD ASTs are In-Place & Active.	Nothing

Legend		
(1) Registered	=	6
(2) Closure anticipated after SI	=	10
(3) Already closed	=	4
(4) Under IRP Program	=	8
(5) AST No Action Required (In-Compliance)	=	5
(6) Further evaluation required	=	21

Number of Tanks = 54

Summary of Tanks:

Number of Tanks = 54