
FINAL

**ENVIRONMENTAL ASSESSMENT
FOR BRAC 2005
CLOSURE, DISPOSAL, AND REUSE OF THE BURLINGTON MEMORIAL
UNITED STATES ARMY RESERVE CENTER
MIDDLETOWN, IOWA**



**Prepared for:
U.S. Army Reserve 88th Regional Support Command**

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September 2013

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FINDING OF NO SIGNIFICANT IMPACT

**ENVIRONMENTAL ASSESSMENT FOR
BRAC 2005 RECOMMENDATIONS
CLOSURE, DISPOSAL, AND REUSE OF THE
BURLINGTON MEMORIAL
UNITED STATES ARMY RESERVE CENTER
MIDDLETOWN, IOWA**

On September 8, 2005, the Defense Base Closure and Realignment (BRAC) Commission recommended that the Department of Defense close the Burlington Memorial United States Army Reserve Center (Burlington USARC or the property) in Middletown, Iowa and relocate units to a new Armed Forces Reserve Center with an Organizational Maintenance and Vehicle Storage Facility on Iowa Army Ammunition Plant in Middletown, Iowa. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations.

Pursuant to the Council on Environmental Quality Regulations (40 CFR Parts 1500-1508) for implementing the procedural provisions of the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.) and Environmental Analysis of Army Actions (32 CFR 651), the U.S. Army Corps of Engineers, Mobile District has prepared an Environmental Assessment (EA) for the United States Army Reserve, 88th Regional Support Command (RSC) of the potential environmental and socioeconomic effects associated with the closure, disposal, and reuse of the Burlington USARC.

The EA analyzes the environmental impacts of the proposed closure, disposal, and reuse of the Burlington USARC.

PROPOSED ACTION

The proposed action is the closure and disposal of the Burlington USARC. Redevelopment and reuse of the surplus property made available by the closure of the Burlington USARC would occur as a secondary action resulting from disposal.

Under BRAC law, the Army was required to close the Burlington USARC no later than September 15, 2011. The Burlington USARC was closed on September 13, 2011 and the Army will dispose of the property (USAR 2011). As a part of the disposal process, the Army screened the property for reuse with the Department of Defense and other Federal agencies. No Federal agency expressed an interest in reusing this property for another purpose.

ALTERNATIVES CONSIDERED

Alternative 1 – No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Burlington USARC at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental

impacts of the action alternatives may be evaluated. The Reserve mission at the USARC has ended and it is unlikely that it would ever resume, given the recommendation of the BRAC Commission. Nevertheless, this no action alternative allows comparison of impacts between the prior mission, the current caretaker status, and the proposed reuse. Therefore, the No Action Alternative is evaluated in the EA.

Alternative 2 – Caretaker Status

The Army secured the Burlington USARC after it was closed on September 13, 2011 to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Burlington USARC is not transferred, the Army will reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR §§ 102-75.945 and 102-75.965, and Army Regulation 420-1 (Army Facilities Management).

Alternative 3 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Adult/Community Education Center

For Alternative 3, the Army would transfer the property via a sale to private parties. The property would be transferred in “as-is condition” with approximately 11 acres being used for an adult/community education center.

Potential adult/community education center reuses could include, but are not limited to, centers for vocational training, higher education, or local community outreach. Under this reuse alternative, the analysis assumes the current USARC buildings are to be renovated and reused.

Alternative 4 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Full Build-out as Residential

For Alternative 4, the Army would transfer the property via a sale to private parties. The property would be transferred in “as-is condition” with approximately 11 acres being used for residential development.

Based on the residential land use near the Burlington USARC, residential reuse of the property is likely to range from 1 to 6 dwelling units per acre. Potential residence types include, but are not limited to, single or multi-family homes, townhouses, condominiums/apartment complexes, or mobile/manufactured homes. Under this reuse alternative, the analysis assumes the current USARC buildings are to be demolished and residential dwellings will be constructed.

In the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), Table 4-1: Land Use Intensity Parameters characterizes residential land use by using intensity parameters to evaluate how intensely a site will be reused. For the purposes of this EA, a medium-low intensity (2-6 dwelling units per acre) residential reuse of the property will be analyzed for complete development of the property as residential housing.

Alternative 5 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Full Build-out as Light Commercial/Industrial

For Alternative 5, the Army would transfer the property via a sale to private parties. The property would be transferred in “as-is condition” with approximately 11 acres being used for commercial/industrial use.

Potential light commercial/industrial reuses could include, but are not limited to, retail, child care, early childhood development center, repair services, storage units, warehousing, manufacturing, fabrication, commercial indoor/outdoor recreation, food preparation and sales, or office space (local government or commercial). Under this reuse alternative, it is assumed the current USARC buildings would either be renovated and reused or new facilities constructed.

In the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), Table 4-1: Land Use Intensity Parameters characterizes land use by using intensity parameters to evaluate how intensely a site will be reused. A floor area ratio (FAR) is used to determine the intensity level of a reuse based on how much building development occurs at a site or across an area. Based on the current total building footprint (approximately 18,930 square feet) on the property (11 acres or approximately 479,160 square feet) there is a 0.04 FAR, which is a low intensity level use. For the purposes of this EA, a medium-low intensity level (0.05-0.10 FAR) reuse of the property will be analyzed to allow for the evaluation of complete development of the property for a light commercial/industrial reuse.

Alternative 6 – Traditional Army Disposal and Reuse of the Burlington USARC for Open Space/Recreation

For Alternative 6, the Army would transfer the property to private parties. The property would be transferred in “as-is condition” with approximately 11 acres being used for open space/recreation.

Based on land use near the Burlington USARC and the size of the property, potential open space/recreation uses of the property could include, but are not limited to, agriculture, a public park, athletic fields, playgrounds, community gardens, or picnic areas. Under this reuse alternative, the analysis assumes the current USARC buildings are to be demolished and the property maintained as open space.

According to the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), a reuse that is comprised of undeveloped lands or uses that do not require substantial building or infrastructure improvements have a minimal level of activity and are, therefore, considered low level intensity reuses.

FACTORS CONSIDERED IN DETERMINING THAT NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED

The EA, which is incorporated by reference into this Finding of No Significant Impact, examined potential effects of Alternative 1 (No Action), Alternative 2 (Caretaker Status), Alternative 3 (Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Adult/Community Education Center), Alternative 4 (Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Full Build-out as Residential), Alternative 5 (Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Full Build-out as Light Commercial/Industrial), and Alternative 6 (Traditional Army Disposal and Reuse of the Burlington USARC for Open

Space/Recreation) on 12 resource categories including a detailed analysis of six resource categories: aesthetics and visual resources, land use (current and future development in the region of influence, installation land, and surrounding land), noise, socioeconomics (economic development, environmental justice, housing, protection of children, and public services), transportation (roadways and traffic), and utilities (wastewater/storm water). As documented in the EA, any remaining asbestos-containing material (ACM), lead-based paint (LBP), lead dust from the indoor firing range, and suspected polychlorinated biphenyl (PCB)-containing materials would not present a threat to human health or the environment because the new owner (the Grantee) would covenant and agree to undertake any abatement or remediation due to ACM, LBP, lead dust, or PCB-containing materials that may be required under applicable laws and regulations at no cost to the Army. In addition, the Grantee's use would be in compliance with all applicable laws and regulations relating to asbestos, LBP, lead dust, and PCBs.

PUBLIC AVAILABILITY

Comments on the EA and FNSI were accepted during an extended public review period that began on September 20, 2013 and ended on November 17, 2013 in accordance with requirements specified in 32 CFR Part 651. The review period was initiated by placing a Notice of Availability of the Final EA and Draft FNSI in the *Hawk Eye* on September 20, 2013. Due to a publication error the Notice of Availability was also published in the *Des Moines Register* on October 19, 2013 resulting in an extended public review period. The EA and Draft FNSI were available at the Burlington Public Library (210 Court Street, Burlington, Iowa 52601), the Danville Public Library (112 North Main Street, Danville, Iowa 52632), the Mount Pleasant Public Library (307 East Monroe Street, Mount Pleasant, Iowa 52641) and the Army's BRAC website at: http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.

During the public review period, the 88th RSC received one comment letter from the USEPA Region VII. In the letter, the USEPA Region 7 stated that they have no additional comments to add to the EA. The Army determined no changes in the analysis presented in the EA were necessary. The EA's conclusion that there will be no significant impacts resulting from implementing the Proposed Action's alternatives remains unchanged.

CONCLUSION

Based on the analysis in the Environmental Assessment and comments received, the 88th RSC determined that implementation of any of the Proposed Action's alternatives would have no significant direct, indirect, or cumulative impacts on the quality of the natural or human environment. Because no significant environmental impacts will result from implementation of the Proposed Action's alternatives, issuance of a Finding of No Significant Impact is warranted, and preparation of an Environmental Impact Statement is not required.

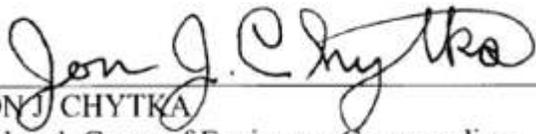


Date 20 Nov 2013

KURT F. WAGNER
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Director, Public Works
88th Regional Support Command

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FOR BRAC 2005
CLOSURE, DISPOSAL, AND REUSE OF THE
BURLINGTON MEMORIAL
UNITED STATES ARMY RESERVE CENTER
MIDDLETOWN, IOWA

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Date 12 SEP 2013

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EXECUTIVE SUMMARY

ES 1 Introduction

On September 8, 2005, the Defense Base Closure and Realignment (BRAC) Commission recommended that the Department of Defense close the Burlington Memorial United States Army Reserve Center (Burlington USARC or the property) in Middletown, Iowa and relocate units to a new Armed Forces Reserve Center with an Organizational Maintenance and Vehicle Storage Facility on the Iowa Army Ammunition Plant in Middletown, Iowa. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations.

This Environmental Assessment (EA) analyzes the environmental impacts of the proposed closure, disposal, and reuse of the Burlington USARC. This EA was developed in accordance with the National Environmental Policy Act (NEPA) [42 United States Code (U.S.C.) § 4321 et seq.]; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 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 EA addresses the potential environmental, cultural, and socioeconomic effects of the Burlington USARC closure, disposal, and reuse. A NEPA document was prepared by the Army National Guard that identified, evaluated, and documented the environmental effects of the construction of and relocation of units to a new Armed Forces Reserve Center in Middletown, Iowa.

ES 2 Proposed Action

The proposed action is the closure and disposal of surplus property made available by the realignment and closure of the Burlington USARC. Redevelopment and reuse of the surplus Burlington USARC property would occur as a secondary action under disposal.

Under BRAC law, the Army was required to close the Burlington USARC not later than September 15, 2011. The Burlington USARC was closed on September 13, 2011 and the Army will dispose of the property. As a part of the disposal process, the Army screened the property for reuse with the Department of Defense and other Federal agencies. No Federal agency expressed an interest in reusing this property for another purpose.

ES 3 Alternatives Considered

ES 3.1 Alternative 1 - No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Burlington USARC at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations for implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. The Reserve mission at the USARC has ended and it is unlikely that it would ever resume, given the recommendation of the BRAC Commission. Nevertheless, this No Action Alternative allows comparison of impacts between the prior mission, the caretaker alternative, and the proposed action's alternatives. Therefore, the No Action Alternative is evaluated in the EA.

ES 3.2 Alternative 2 - Caretaker Status Alternative

The Army secured the Burlington USARC after it was closed on September 13, 2011 to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Burlington USARC is not transferred, the Army will reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR §§ 102-75.945 and 102-75.965, and Army Regulation 420-1 (Army Facilities Management).

ES 3.3 Alternative 3 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Adult/Community Education Center

For Alternative 3, the Army would transfer the property via a sale to private parties. The property would be transferred in “as-is condition” with approximately 11 acres being used for an adult/community education center.

Potential adult/community education center reuses could include, but are not limited to, centers for vocational training, higher education, or local community outreach. Under this reuse alternative the current USARC buildings are assumed to be renovated and reused.

ES 3.4 Alternative 4 – Traditional Army Disposal and Reuse of the Burlington USARC– Sale for Full Build-out as Residential

For Alternative 4, the Army would transfer the property via a sale to private parties. The property would be transferred in “as-is condition” with approximately 11 acres being used for residential development.

Based on the current residential land use near the Burlington USARC, residential reuse intensity of the property is likely to range from 1 to 6 dwelling units per acre. Potential residential types include, but are not limited to, single or multi-family homes, townhouses, condominiums/apartment complexes, or mobile/manufactured homes. Under this reuse alternative, the analysis assumes the current USARC buildings are to be demolished and residential dwellings would be constructed.

In the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), Table 4-1: Land Use Intensity Parameters characterizes residential land use by using intensity parameters to evaluate how intensely a site will be reused. For the purposes of this EA, a medium-low intensity (2-6 dwelling units per acre) residential reuse of the property will be analyzed for complete development of the property as residential housing.

ES 3.5 Alternative 5 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Full Build-out as Light Commercial/Industrial

For Alternative 5, the Army would transfer the property via a sale to private parties. The property would be transferred in “as-is condition” with approximately 11 acres being used for commercial/industrial use.

Potential light commercial/industrial reuses could include, but are not limited to, retail, child care, early childhood development center, repair services, storage units, warehousing, manufacturing, fabrication, commercial indoor/outdoor recreation, food preparation and sales, or

office space (local government or commercial). Under this reuse alternative, the analysis assumes the current USARC buildings are either to be renovated and reused or that new facilities would be constructed.

In the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), Table 4-1: Land Use Intensity Parameters characterizes land use by using intensity parameters to evaluate how intensely a site will be reused. A floor area ratio (FAR) is used to determine the intensity level of a reuse based on how much building development occurs at a site or across an area. Based on the current total building footprint (approximately 18,930 square feet) on the property (11 acres or approximately 479,160 square feet) there is a 0.04 FAR, which is a low intensity level use. For the purposes of this EA, a medium-low intensity level (0.05-0.10 FAR) reuse of the property will be analyzed for complete development of the property for a light commercial/industrial reuse.

ES 3.6 Alternative 6 – Traditional Army Disposal and Reuse of the Burlington USARC for Open Space/Recreation

For Alternative 6, the Army would transfer the property to private parties. The property would be transferred in “as-is condition” with approximately 11 acres being used for open space and recreation.

Based on land use near the Burlington USARC and the size of the property, potential open space and recreation uses of the property could include, but are not limited to, agriculture, a public park, athletic fields, playgrounds, community gardens, or picnic areas. Under this reuse alternative, the analysis assumes the current USARC buildings are to be demolished and the property maintained as open space.

In the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), a reuse that is comprised of undeveloped lands or uses that do not require substantial building or infrastructure improvements have a minimal level of activity and are, therefore, considered a low level intensity reuse.

ES 4 Environmental Consequences

Table ES-1 lists each of the environmental resource categories and subcategories and it documents which resources are present and the potential environmental consequences. The range of potential impacts discussed in this EA and listed in Table ES-1 are characterized as follows:

- No Impact - a resource is not present;
- No Impact - a resource is present, but is not affected;
- Negligible - the impact is minimally detectable;
- Minor - the impact is slight, but detectable;
- Moderate - the impact is readily apparent; and
- Significant - the impact is severely adverse, major, and highly noticeable.

Table ES-1 Summary of Resource Category Impact Analysis for the Burlington USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
AESTHETICS AND VISUAL RESOURCES Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation	4.2.1	Present, no impacts Present, not significant, negligible impacts Present, not significant, negligible impacts Present, not significant, minor impacts Present, not significant, minor impacts Present, not significant, minor impacts
AIR QUALITY	4.1.3	Present; not significant, negligible/minor impacts
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	Not present, no impacts
Threatened and Endangered Species (State and Federal)	4.1.1	Not present, no impacts
Vegetation	4.1.3	Present; not significant, negligible/minor impacts
Wildlife	4.1.3	Present; not significant, negligible/minor impacts
Wilderness Areas and Wildlife Refuges	4.1.1	Not present, no impacts
CULTURAL RESOURCES		
Archaeological Resources	4.1.1	Not present, no impacts
Historic Buildings	4.1.1	Not present, no impacts
Historic Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	Not present, no impacts
GEOLOGY AND SOIL	4.1.3	Present; not significant, negligible/minor impacts
HAZARDOUS AND TOXIC SUBSTANCES		
Asbestos-Containing Material	4.1.2	Present, no impacts
Lead	4.1.2	Present, no impacts
Lead-Based Paint	4.1.2	Present, no impacts
Munitions and Explosives of Concern	4.1.1	Not present, no impacts
Past Uses and Operations	4.1.2	Present, no impacts
Polychlorinated Biphenyls	4.1.2	Present, no impacts
Radioactive Materials	4.1.1	Not present, no impacts
Radon	4.1.2	Present; no impacts
Storage, Use, Release of Chemicals/Hazardous Substances	4.1.2	Present, no impacts
Underground Storage Tank/Aboveground Storage Tank	4.1.1	Not present, no impacts
Waste Disposal Sites	4.1.2	Present, no impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Burlington USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
LAND USE		
Current and Future Development in the Region of Influence Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation	4.2.2	Present, no impacts Present, no impacts Present, not significant, negligible impacts Present, not significant, negligible impacts Present, not significant, minor impacts Present, not significant, negligible impacts
Installation Land/Airspace Use Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation	4.2.2	Present, no impacts Present, no impacts Present, not significant, negligible impacts Present, not significant, negligible impacts Present, not significant, minor impacts Present, not significant, negligible impacts
National and State Parks	4.1.1	Not present, no impacts
Prime and Unique Farmland	4.1.1	Not present, no impacts
Surrounding Land Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation	4.2.2	Present, no impacts Present, no impacts Present, not significant, negligible impacts Present, not significant, negligible impacts Present, not significant, minor impacts Present, not significant, negligible impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Burlington USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
NOISE Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation	4.2.3	Present, no impacts Present; not significant, negligible impacts Present; not significant, negligible impacts Present; not significant, minor impacts Present; not significant, negligible/minor impacts Present, not significant, negligible/minor impacts
SOCIOECONOMICS		
Demographics	4.1.2	Present; no impacts
Economic Development Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation	4.2.4	Present; no impacts Present; not significant, minor impacts Present; not significant, negligible/minor impacts Present; not significant, moderate impacts Present; not significant, minor/moderate impacts Present, not significant, minor impacts
Environmental Justice Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation	4.2.4	Present; no impacts Present; not significant, no impacts Present; not significant, negligible impacts Present; not significant, moderate impacts Present; not significant, minor impacts Present, not significant, minor impacts
Housing Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation	4.2.4	Present; no impacts Present; no impacts Present; not significant, no impacts Present; not significant, minor impacts Present; no impacts Present, not significant, no impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Burlington USARC.

Resource Category (Alphabetical)	Document Section	Analysis
<p>Protection of Children</p> <p>Alternative 1 – No Action Alternative</p> <p>Alternative 2 – Caretaker Status</p> <p>Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center</p> <p>Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential</p> <p>Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial</p> <p>Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation</p>	4.2.4	<p>Present; no impacts</p> <p>Present; no impacts</p> <p>Present; not significant, no impacts</p>
<p>Public Services</p> <p>Alternative 1 – No Action Alternative</p> <p>Alternative 2 – Caretaker Status</p> <p>Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center</p> <p>Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential</p> <p>Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial</p> <p>Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation</p>	4.2.4	<p>Present; no impacts</p> <p>Present; no impacts</p> <p>Present; not significant, negligible impacts</p> <p>Present; not significant, negligible impacts</p> <p>Present; not significant, minor impacts</p> <p>Present, not significant, minor impacts</p>
TRANSPORTATION		
<p>Roadways and Traffic</p> <p>Alternative 1 – No Action Alternative</p> <p>Alternative 2 – Caretaker Status</p> <p>Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center</p> <p>Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential</p> <p>Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial</p> <p>Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation</p>	4.2.5	<p>Present; no impacts</p> <p>Present; not significant, negligible impacts</p> <p>Present; not significant, minor impacts</p> <p>Present, not significant, minor/moderate impacts</p> <p>Present, not significant, minor/moderate impacts</p> <p>Present, not significant, negligible impacts</p>
Public Transportation	4.1.1	Not present, no impacts
UTILITIES		
Communications	4.1.2	Present; no impacts
Energy Sources (Electrical, Gas, etc)	4.1.2	Present; no impacts
Potable Water Supply	4.1.2	Present; no impacts
Solid Waste	4.1.2	Present; no impacts
<p>Wastewater/Storm Water System</p> <p>Alternative 1 – No Action Alternative</p> <p>Alternative 2 – Caretaker Status</p> <p>Alternative 3 – Traditional Disposal and Reuse</p>	4.2.6	<p>Present; no impacts</p> <p>Present; not significant, negligible impacts</p> <p>Present; not significant, no impacts</p>

Table ES-1 Summary of Resource Category Impact Analysis for the Burlington USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation		Present, not significant, moderate impacts Present, not significant, minor impacts Present, not significant, minor impacts
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.1	Not present, no impacts
Hydrology/Groundwater	4.1.2	Present; no impacts
National Wild and Scenic Rivers	4.1.1	Not present, no impacts
Surface Water (Streams, Ponds, etc.)	4.1.1	Not present, no impacts
Wetlands	4.1.1	Not present, no impacts

ES 5 CONCLUSIONS

This EA was conducted in accordance with the requirements of NEPA, the Council on Environmental Quality regulations implementing NEPA (40 CFR 1500), and Environmental Analysis of Army Actions (32 CFR 651). As analyzed and discussed in the EA, direct, indirect, and cumulative impacts of the each of the implementation alternatives and the No Action Alternative have been considered.

The EA performed an analysis of 12 resource categories including a detailed analysis of six resource categories: aesthetics and visual resources, land use (current and future development in the region of influence, installation land, and surrounding land), noise, socioeconomics (economic development, environmental justice, housing, protection of children, and public services), transportation (roadways and traffic), and utilities (storm water/wastewater). The analyses in the EA concluded there would be no significant adverse or significant beneficial environmental impacts resulting from any of the Proposed Action alternatives. Therefore, issuance of a Finding of No Significant Impact (FNSI) is warranted, and preparation of an Environmental Impact Statement (EIS) is not required.

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SECTION 1.0 INTRODUCTION

1.1 Purpose and Need of the Proposed Action

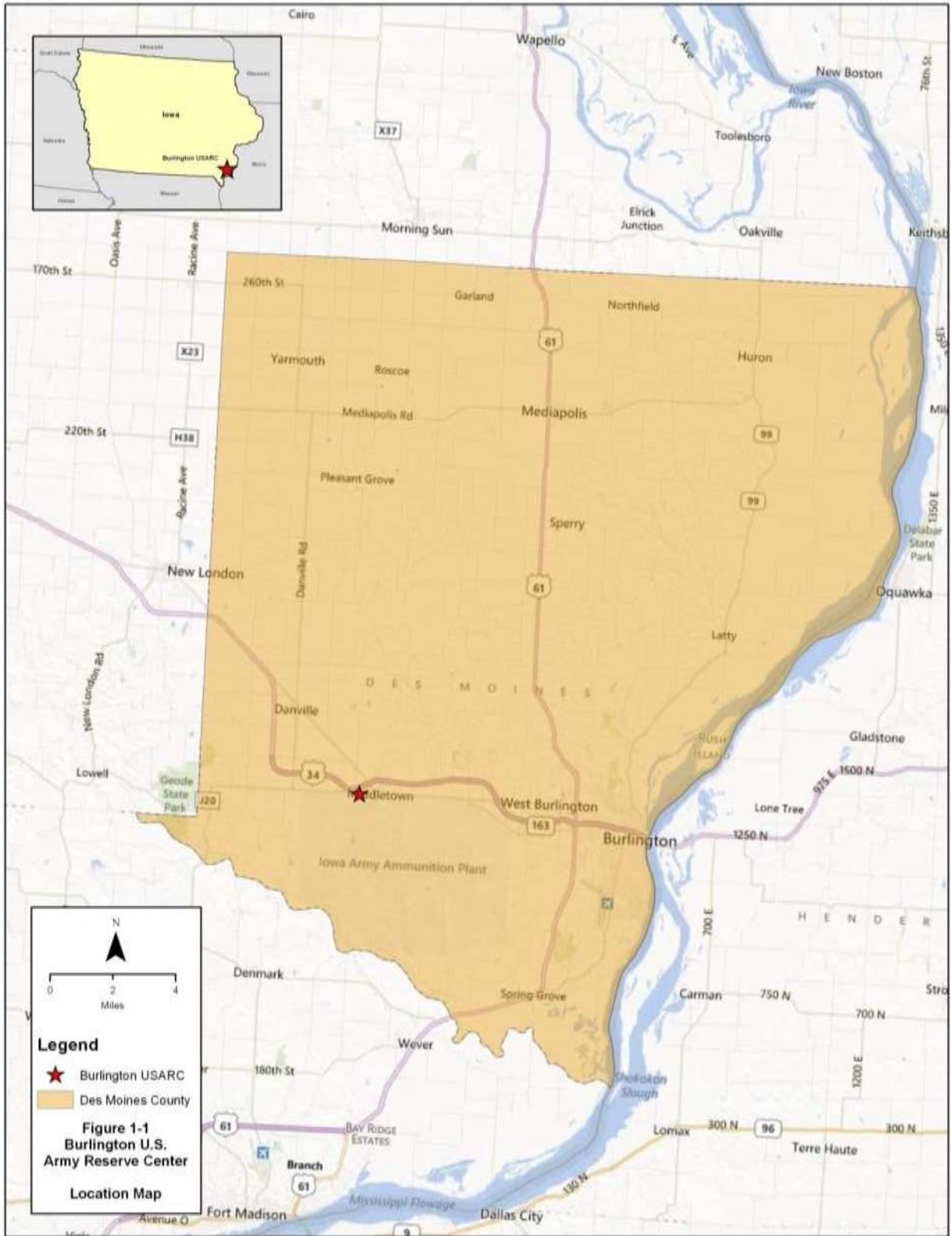
On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the Burlington USARC (Figure 1-2) and relocation of units to a new Armed Forces Reserve Center (AFRC) with an organizational maintenance and vehicle storage facility in Middletown, Iowa. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations. Hence, the purpose and need of the proposed action is the closure, disposal, and reuse of the Burlington USARC.

1.2 Public Involvement

The Army is committed to open decision-making. The collaborative involvement of other agencies, organizations, and individuals in the NEPA process enhances issue identification and problem solving. In preparing this EA, the Army consulted or coordinated with the United States (U.S.) Environmental Protection Agency, U.S. Department of the Interior, U.S. Department of Housing And Urban Development, U.S. Fish and Wildlife Service, the Iowa Department of Natural Resources, the Iowa Department of Agriculture and Land Stewardship, the Southeast Iowa Regional Planning Commission, the Des Moines County Local Redevelopment Authority (LRA), the City of Middletown, the City of Burlington, the State Historical Society of Iowa, appropriate Native American tribes, and others as appropriate.

The 30-day public review period begins by publishing a Notice of Availability of the final EA and a draft Finding of No Significant Impact (FNSI) in two newspapers, The Hawk Eye and the Des Moines Register. The EA and draft FNSI are made available during the public review period at the Burlington Public Library (210 Court Street, Burlington, Iowa 52601), the Danville Public Library (112 North Main Street, Danville, Iowa 52623), the Mount Pleasant Public Library (307 East Monroe Street, Mount Pleasant, Iowa 52641), and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. The Army invites the public and all interested and affected parties to review and comment on this EA and the draft FNSI. Written comments and requests for information should be submitted to the BRAC Environmental Coordinator of the U.S. Army Reserve (USAR) 88th Regional Support Command (RSC), Lisa Gulbranson at 506 Roeder Circle, Fort Snelling, Minnesota 55111-4009, 612-713-3752, or lisa.r.gulbranson.ctr@mail.mil.

At the end of the public review period, the Army will review all comments received; compare environmental impacts associated with reasonable alternatives; revise the FNSI or the EA, if necessary; supplement the EA, if needed; and make a decision. If potential impacts are found to be significant, the Army can decide to (1) not proceed with the proposed action, (2) proceed with the proposed action after committing, in the Final FNSI, to mitigation reducing the anticipated impact to a less than significant impact, or (3) publish a Notice of Intent to prepare an Environmental Impact Statement (EIS) in the Federal Register.





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SECTION 2.0 DESCRIPTION OF THE PROPOSED ACTION

The proposed action is the disposal of surplus property made available by the realignment and closure of the Burlington USARC. Redevelopment and reuse of the surplus Burlington USARC property (the property) would occur as a secondary action under disposal.

Under BRAC law, the Army was required to close the Burlington USARC not later than September 15, 2011. The Burlington USARC was closed on September 13, 2011 and the Army will dispose of the property (USAR 2011). As a part of the disposal process, the Army screened the property for reuse with the Department of Defense (DoD) and other Federal agencies. No Federal agency expressed an interest in reusing this property for another purpose.

2.1 BRAC Commission's Recommendation

The BRAC Commission's recommendation is to:

“Close the United States Army Reserve Center and the Area Maintenance Support Activity in Middletown, IA and relocate units into a new Armed Forces Reserve Center (AFRC) with an Organizational Maintenance and Vehicle Storage Facility on Iowa Army Ammunition Plant, IA. The new AFRC shall have the capability to accommodate units from the Burlington Army National Guard Readiness Center located in Burlington, IA, if the state decides to relocate those National Guard Units.”

A NEPA document was prepared by the Army National Guard that identified, evaluated, and documented the environmental effects of the construction of, and relocation of units to, the new Armed Forces Reserve Center in Middletown, Iowa.

2.2 Local Redevelopment Authority's Reuse Plan

On May 23, 2006, the Des Moines County LRA was officially recognized by the Department of Defense Office of Economic Adjustment as the planning entity for the purpose of formulating a recommendation for the reuse of the Burlington USARC. In accordance with provisions in the Federal Property Administrative Services Act of 1949 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, the LRA screened this Federal government surplus property by soliciting notices of interest (NOIs) from state and local governments, representatives of the homeless, and other interested parties. The LRA published a request for NOIs in the Hawk Eye on June 7, 2006. The deadline for receiving NOIs was December 1, 2006. In addition, the LRA hosted tours of the Burlington USARC facility, giving individuals from interested organizations an opportunity to view the property. A workshop was held at the USARC on September 7, 2006 for the purpose of advising any interested parties of the requirements and procedures regarding a notice of interest. Prior to the December 1, 2006 deadline, the LRA received one NOI from the City of Middletown.

After reviewing the City of Middletown's reuse proposal, recommendations, and all public comments, the LRA prepared the *Des Moines County Local Redevelopment Authority BRAC Redevelopment Plan for the Army Reserve Center, Middletown, Iowa* (LRA 2007). That Plan recommended the transfer of the property to the City of Middletown via a purchase agreement for the following uses: City Hall operations, Post Office, emergency storm shelter, law enforcement outpost for the Des Moines Country Sheriff's Department, E911 Board office space, museum, meeting space, branch library, equipment storage for Iowa Department of

Transportation and Des Moines County Secondary Roads, and community social events. The ability of the City of Middletown to purchase the property was dependent on the value established in the Federal government's appraisal of the property. Since that appraisal had not been completed at the time of the LRA's submission of its redevelopment plan to the Department of Housing and Urban Development (HUD) for approval, the City indicated that it reserved the ability to withdraw interest to purchase the property if the appraised value set by the Federal government was too high.

The original Redevelopment Plan was submitted to the DoD and HUD on October 1, 2007, with supplemental information submitted on February 14, 2008 and May 22, 2009. HUD approved the plan on June 23, 2009. However, the City of Middletown and the LRA submitted a letter to the Army on September 12, 2012 ceding interest in the property due to a lack of anticipated resources needed for acquisition, renovation, operations, and also lack of interest from local governments. For these reasons, the LRA's Redevelopment Plan has been rendered moot and the Army is moving forward with the disposal process with the intent of disposing of the property via public sale.

For additional information regarding the redevelopment of the Burlington USARC property contact:

- Herb Dannenberg, 88th RSC Base Transition Coordinator, 60 South O Street, Fort McCoy, Wisconsin 54656, 608-388-0713.

2.3 Description of the Burlington USARC

The property is located at 17879 Iowa 79 (Historical) just west of Middletown, Iowa and occupies approximately 11 acres. The U.S. Government acquired the property in 1941. Prior to construction of the USARC, the property was used for agriculture and was part of the adjacent Iowa Army Ammunition Plant (IAAAP) property. In 1973, the Burlington USARC was constructed on the site.

Figure 1-2 shows the Burlington USARC site layout. The property contains two permanent structures, a small shed used for training purposes, military equipment parking (MEP) area, and a privately owned vehicle (POV) parking area. The one-story 16,000 square-foot main administration building and 2,930 square-foot organizational maintenance shop (OMS) were constructed in 1973. Both the main building and OMS are constructed on slab foundations with a steel frame, masonry infill, and a brick veneer. The roofs of the main building and OMS have been replaced with a membrane system. The training shed is located behind (south) the administration building and is constructed of wood framing with a built up shingle roof.

The main building's interior consists of office space, classrooms, a kitchen area, an assembly hall, storage, boiler room, a former indoor firing range (IFR), and an arms vault. The OMS includes two service bays for vehicle maintenance, office space, and storage (USACE 2007).

A paved POV parking area is located west of the administration building and a large, mostly paved MEP area is located south of the administration building and west of the OMS. Chain-link security fencing topped with barbed wire encloses the MEP area and OMS. Access to the MEP area is through a single gate located at the southeast corner of the POV parking area.

Approximately 30 percent of the property is impervious surface features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remainder and majority of the property is grass covered.

The Burlington USARC was most recently occupied by the 389th Engineer Company. The Burlington USARC previously consisted of 3-5 full time staff and 55-164 reservists that trained on weekends.



Photograph 1. Burlington USARC, front entrance, northwest side of main building.



Photograph 2. Burlington USARC, northwest side of OMS.



Photograph 3. Burlington USARC, training shed located at the southwest corner of the main building.



Photograph 4. Burlington USARC, view facing southwest within MEP parking area.



Photograph 5. Burlington USARC, southeast side of main building.

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SECTION 3.0 ALTERNATIVES

3.1 Non-Disposal Alternatives

3.1.1 Alternative 1 – No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Burlington USARC at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. The Reserve mission at the USARC has ended and it is unlikely that it would ever resume, given the recommendation of the BRAC Commission. Nevertheless, this no action alternative allows comparison of impacts between the prior mission, the current caretaker status, and the proposed reuse. Therefore, the No Action Alternative is evaluated in the EA.

3.1.2 Alternative 2 – Caretaker Status Alternative

The Army secured the Burlington USARC after it was closed on September 13, 2011 to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Burlington USARC is not transferred, the Army will reduce maintenance levels to the minimum level for surplus government property as required by 41 CFR §§ 102-75.945 and 102-75.965, and Army Regulation 420-1 (Army Facilities Management).

3.2 Disposal and Reuse Alternatives

The primary action evaluated is disposal of the excess property made available by the Congressionally mandated closure. This is an action for which the Army has responsibility, and both the authority and ability to control. The secondary action is reuse development of the property after ownership is transferred, an action taken by others as a result of the Army's decision to dispose of the property. Because reuse is a "secondary action" to the Army's "primary action" of disposal and involves decisions ultimately made by others, the Army does not identify a preferred reuse alternative.

Methods available to the Army for property disposal include public benefit conveyances, which are authorized by Federal statute, and are transfers of surplus Federal government property to State and local governments and certain non-profit organizations for specific public purposes, such as schools, parks, airports, ports, prisons, self-help housing, and public health facilities. Public benefit conveyances can take place for less than fair market value. For each of these public purposes, there is a sponsoring Federal agency (such as the U.S. Department of Education for conveyances for school purposes) with regulations that set forth the criteria it uses for determining whether an applicant is eligible for a PBC and whether the applicant has a need for the property.

Other methods available to the Army for property disposal include negotiated sale (where the Army would negotiate the sale of the property to state or local government entities or private parties at fair market value), and competitive sale (where sale to the public would occur through either an invitation for bids or an auction). The reuse planning process is dynamic and often

dependent on market, economic, and other conditions beyond the control of the reuse planning authority.

Recognizing the uncertainty that accompanies 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, instead of trying to predict exactly what will occur at a site, the Army establishes ranges or levels of activity that might occur. These levels of activity, referred to as reuse intensities; provide a flexible framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects.

Zoning restrictions can play a role in determining the type of redevelopment that can occur on a BRAC parcel and aids in the development of appropriate reuse alternatives. In the case of the Burlington USARC site, the property is not zoned and is located in unincorporated Des Moines County; therefore, there are no zoning restrictions that would affect redevelopment of the property. Because the LRA's Redevelopment Plan has been rendered moot and the Army is moving forward with the disposal process with the intent of disposing of the property via public sale, the following alternatives evaluate a reasonable and likely range of reuse and disposal possibilities for the Burlington USARC site. Although these reuse alternatives are hypothetical, they have been established to portray likely reuses of the property.

3.2.1 Alternative 3 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Adult/Community Education Center

For Alternative 3, the Army would transfer the property via a sale to private parties. The property would be transferred in “as-is condition” with approximately 11 acres being used for an adult/community education center.

Potential adult/community education center reuses could include, but are not limited to, centers for vocational training, higher education, or local community outreach. Under this reuse alternative, the analysis assumes the current USARC buildings are to be renovated and reused.

3.2.2 Alternative 4 – Traditional Army Disposal and Reuse of the Burlington USARC - Sale for Full Build-out As Residential

For Alternative 4, the Army would transfer the property via a sale to private parties. The property would be transferred in “as-is condition” with approximately 11 acres being used for residential development.

Based on the residential land use near the Burlington USARC, residential reuse intensity of the property is likely to range from one to six dwelling units per acre. Potential residential types include, but are not limited to, single or multi-family homes, townhouses, condominiums/apartment complexes, or mobile/manufactured homes. Under this reuse alternative, the analysis assumes the current USARC buildings are to be demolished and residential dwellings constructed.

In the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), Table 4-1: Land Use Intensity Parameters characterizes residential land use by using intensity parameters to evaluate how intensely a site will be reused. For the purposes of this EA, a medium-low intensity (two-six dwelling units per acre) residential reuse of the property was analyzed for complete development of the property as residential housing.

3.2.3 Alternative 5 – Traditional Army Disposal and Reuse of the Burlington USARC - Sale for Full Build-out As Light Commercial/Industrial

For Alternative 5, the Army would transfer the property via a sale to private parties. The property would be transferred in “as-is condition” with approximately 11 acres being used for commercial/industrial use.

Potential light commercial/industrial reuses could include, but are not limited to, retail, child care, early childhood development center, repair services, storage units, warehousing, manufacturing, fabrication, commercial indoor/outdoor recreation, food preparation and sales, or office space (local government or commercial). Under this reuse alternative, the analysis assumes the current USARC buildings are to be either renovated and reused or new facilities constructed.

In the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), Table 4-1: Land Use Intensity Parameters characterizes land use by using intensity parameters to evaluate how intensely a site will be reused. A floor area ratio (FAR) is used to determine the intensity level of a reuse based on how much building development occurs at a site or across an area. Based on the current total building footprint (approximately 18,930 square feet) on the property (11 acres or approximately 479,160 square feet) there is a 0.04 FAR, which is a low intensity level use. For the purposes of this EA, a medium-low intensity level (0.05-0.10 FAR) reuse of the property will be analyzed for complete development of the property for a light commercial/industrial reuse.

3.2.4 Alternative 6 – Traditional Army Disposal and Reuse of the Burlington USARC for Open Space/Recreation

For Alternative 6, the Army would transfer the property to private parties. The property would be transferred in “as-is condition” with approximately 11 acres being used for open space and recreation.

Based on land use near the Burlington USARC and the size of the property, potential open space and recreation uses of the property could include, but are not limited to, agriculture, a public park, athletic fields, playgrounds, community gardens, or picnic areas. Under this reuse alternative, the analysis assumes the current USARC buildings are to be demolished and the property maintained as open space.

In the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), a reuse that is comprised of undeveloped lands or uses that do not require substantial building or infrastructure improvements have a minimal level of activity and are, therefore, considered a low level intensity reuse.

3.3 Alternatives Considered and Eliminated From Further Analysis

3.3.1 Early Transfer and Reuse before Cleanup is Completed

Under this alternative, the Army would take advantage of various property transfer and disposal methods that allow the reuse of contaminated property to occur before all remedial actions have been completed. One method is to transfer the property to a new owner who agrees to perform, or to allow the Army to perform, all remedial actions required under applicable Federal and state requirements. Allowing the property to be transferred before cleanup is complete requires

concurrence of environmental regulatory authorities and the governor of the affected state. The property must be suitable for the new owner's intended use and the intended use must be consistent with protection of human health and the environment. This alternative was not carried forward for further analysis because the Environmental Condition of Property (ECP) Update Report classifies the property as Type 2, one of seven U.S. Department of Defense (DoD) Environmental ECP categories (USACE 2011). A Type 2 classification is defined as an area or parcel of real property where the release or disposal of only petroleum products or their derivatives has occurred. Because there is no evidence of significant impact to soil or shallow groundwater in the vicinity of the suspected petroleum leak on the property and no remediation required, the Burlington USARC does not meet the criteria for the early transfer prior to cleanup alternative.

3.3.2 Other Disposal Options

The LRA screened this Federal government surplus property by soliciting NOIs from state and local governments, representatives of the homeless, and other interested parties, as required by the Federal Property Administrative Services Act of 1949, the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, and Redevelopment and Homeless Assistance Act of 1994. Only the City of Middletown responded to the requests. As noted above, the LRA and the City of Middletown have since ceded interest in the property, rendering their development plan moot. Therefore, this alternative was not carried forward for further analysis..

SECTION 4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

The affected environment is a description of the existing environment potentially affected by the proposed action (40 CFR 1502.15). This section analyzes the significance of direct, indirect, and cumulative impacts of the proposed action and alternatives on the affected environment. An impact is defined as a consequence from modification to the affected environment due to a proposed action or alternative.

Impact

An environmental consequence or impact (referred to in this document as an impact) is defined as a noticeable change in a resource from the existing environmental baseline conditions caused by or resulting from the proposed action. As noted in Section 3, the baseline is the operations level at the Burlington USARC and existing environment present immediately prior to the BRAC Commission's recommendations for closure becoming final. The terms "impact" and "effect" are synonymous as used in this EA. Impacts may be determined to be beneficial or adverse and may apply to the full range of natural, aesthetic, cultural, and economic resources of the installation and its surrounding environment.

Direct Versus Indirect Impacts

Where applicable, analysis of impacts associated with each course of action has been further divided into direct and indirect impacts. Definitions and examples of direct and indirect impacts as used in this document are as follows:

- **Direct Impacts.** Direct impacts are caused by the action and occur at the same time and place. Both short- and long-term direct impacts can be applicable.
- **Indirect Impacts.** Indirect impacts are caused by the action and are later in time or farther removed in distance, but are still reasonably foreseeable. Indirect effects may include growth inducing effects and other effects related to induced changes in the pattern of land use, population density or growth rate, and related effects on air and water and other natural systems, including ecosystems.
- **Application of Direct Versus Indirect Impacts.** For direct impacts to occur, a resource must be present in a particular area. For example, if highly erodible soil were disturbed due to construction, there would be a direct impact to soil from erosion at the development site. Sediment-laden runoff might indirectly affect surface water quality in adjacent areas downstream from the development site.

Indirect impacts are described for the resource category in which indirect impacts are anticipated to occur. For those resource categories with no anticipated indirect impacts, no further discussion on indirect impacts will be included in the Consequences sections.

Long-Term versus Short-Term Impacts

Impacts to resources may occur in a relatively short period of time or may be permanent. In this EA, the estimated time durations during which impacts may be perceived or measured are described as short- or long-term.

Short-term impacts are generally realized just after or as a result of implementation of the alternative. Short-term impacts may result from preparation of the site for construction, actual

construction, and renovation of existing facilities. Some resources may exhibit short-term impacts as they recover from any disturbances.

Long-term impacts are realized later in time after implementation of the alternative. The longer duration may be resource specific (e.g., soil impacts from increased impervious surfaces) or may be a result of the persistence of the cause of the impact (e.g., increased traffic during weekdays without traffic calming measures).

Significance

The term “significant,” as defined in Section 1508.27 of the Regulations for Implementing NEPA (40 CFR 1500), <http://ceq.hss.doe.gov/nepa/regs/ceq/1508.htm#1508.27>, requires consideration of both the context and intensity of the impact evaluated.

Context Significance can vary in relation to the context of the action. This means that the significance of an action must be analyzed in several contexts such as society as a whole (human, national), the affected region, the affected interests, and the locality. Significance varies with the setting of the proposed action. For instance, in the case of a site-specific action, significance would usually depend on the effects in the locale rather than in the world as a whole. Both short- and long-term effects may be relevant.

Intensity In accordance with the CEQ implementing guidance, impacts are also evaluated in terms of their intensity or severity. Factors contributing to the evaluation of the intensity of an impact are listed in Section 1508.27 of the Regulations for Implementing NEPA.

The ranges of intensity of potential impacts discussed in this EA are characterized as follows:

- No Impact - a resource is not present;
- No Impact - a resource is present, but is not affected;
- Negligible - the impact is minimally detectable;
- Minor - the impact is slight, but detectable;
- Moderate - the impact is readily apparent; and
- Significant - the impact is severely adverse, major, and highly noticeable.

Resource Categories Analyzed

Twelve resource areas were considered for potential impacts resulting from the Proposed Action alternatives including aesthetics and visual resources, air quality, biological resources, cultural resources, geology and soils, hazardous and toxic substances, land use, noise, socioeconomics, transportation, utilities, and water resources. Some resources were eliminated from detailed analysis as described below. Table 4-1 lists each of the environmental resource categories and subcategories, documents which resources are present and the environmental consequences, and references the document section containing each discussion.

As noted in the following analysis, none of the potential impacts identified in this EA are significant.

Table 4-1 Summary of Resource Category Impact Analysis for the Burlington USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
AESTHETICS AND VISUAL RESOURCES Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation	4.2.1	Present, no impacts Present, not significant, negligible impacts Present, not significant, negligible impacts Present, not significant, minor impacts Present, not significant, minor impacts Present, not significant, minor impacts
AIR QUALITY	4.1.3	Present; not significant, negligible/minor impacts
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	Not present, no impacts
Threatened and Endangered Species (State and Federal)	4.1.1	Not present, no impacts
Vegetation	4.1.3	Present; not significant, negligible/minor impacts
Wildlife	4.1.3	Present; not significant, negligible/minor impacts
Wilderness Areas and Wildlife Refuges	4.1.1	Not present, no impacts
CULTURAL RESOURCES		
Archaeological Resources	4.1.1	Not present, no impacts
Historic Buildings	4.1.1	Not present, no impacts
Historic Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	Not present, no impacts
GEOLOGY AND SOIL	4.1.3	Present; not significant, negligible/minor impacts
HAZARDOUS AND TOXIC SUBSTANCES		
Asbestos-Containing Material	4.1.2	Present, no impacts
Lead	4.1.2	Present, no impacts
Lead-Based Paint	4.1.2	Present, no impacts
Munitions and Explosives of Concern	4.1.1	Not present, no impacts
Past Uses and Operations	4.1.2	Present, no impacts
Polychlorinated Biphenyls	4.1.2	Present, no impacts
Radioactive Materials	4.1.1	Not present, no impacts
Radon	4.1.2	Present; no impacts
Storage, Use, Release of Chemicals/Hazardous Substances	4.1.2	Present; no impacts
Underground Storage Tank/Aboveground Storage Tank	4.1.1	Not present, no impacts
Waste Disposal Sites	4.1.2	Present, no impacts

Table 4-1 Summary of Resource Category Impact Analysis for the Burlington USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
LAND USE		
Current and Future Development in the Region of Influence Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation	4.2.2	Present, no impacts Present, no impacts Present, not significant, negligible impacts Present, not significant, negligible impacts Present, not significant, minor impacts Present, not significant, negligible impacts
Installation Land/Airspace Use Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation	4.2.2	Present, no impacts Present, no impacts Present, not significant, negligible impacts Present, not significant, negligible impacts Present, not significant, minor impacts Present, not significant, negligible impacts
National and State Parks	4.1.1	Not present, no impacts
Prime and Unique Farmland	4.1.1	Not present, no impacts
Surrounding Land Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation	4.2.2	Present, no impacts Present, no impacts Present, not significant, negligible impacts Present, not significant, negligible impacts Present, not significant, minor impacts Present, not significant, negligible impacts

Table 4-1 Summary of Resource Category Impact Analysis for the Burlington USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
NOISE Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation	4.2.3	Present, no impacts Present; not significant, negligible impacts Present; not significant, negligible impacts Present; not significant, minor impacts Present; not significant, negligible/minor impacts Present, not significant, negligible/minor impacts
SOCIOECONOMICS		
Demographics	4.1.2	Present; no impacts
Economic Development Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation	4.2.4	Present; no impacts Present; not significant, minor impacts Present; not significant, negligible/minor impacts Present; not significant, moderate impacts Present; not significant, minor/moderate impacts Present, not significant, minor impacts
Environmental Justice Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation	4.2.4	Present; no impacts Present; not significant, no impacts Present; not significant, negligible impacts Present; not significant, moderate impacts Present; not significant, minor impacts Present, not significant, minor impacts
Housing Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation	4.2.4	Present; no impacts Present; no impacts Present; not significant, no impacts Present; not significant, minor impacts Present; no impacts Present, not significant, no impacts

Table 4-1 Summary of Resource Category Impact Analysis for the Burlington USARC.

Resource Category (Alphabetical)	Document Section	Analysis
Protection of Children Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation	4.2.4	Present; no impacts Present; no impacts Present; not significant, no impacts Present; not significant, no impacts Present; not significant, no impacts Present; not significant, no impacts
Public Services Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation	4.2.4	Present; no impacts Present; no impacts Present; not significant, negligible impacts Present; not significant, negligible impacts Present; not significant, minor impacts Present, not significant, minor impacts
TRANSPORTATION		
Roadways and Traffic Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation	4.2.5	Present; no impacts Present; not significant, negligible impacts Present; not significant, minor impacts Present, not significant, minor/moderate impacts Present, not significant, minor/moderate impacts Present, not significant, negligible impacts
Public Transportation	4.1.1	Not present, no impacts
UTILITIES		
Communications	4.1.2	Present; no impacts
Energy Sources (Electrical, Gas, etc)	4.1.2	Present; no impacts
Potable Water Supply	4.1.2	Present; no impacts
Solid Waste	4.1.2	Present; no impacts
Wastewater/Storm Water System Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse	4.2.6	Present; no impacts Present; not significant, negligible impacts Present; not significant, no impacts

Resource Category (Alphabetical)	Document Section	Analysis
as a Adult/Community Education Center Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Light Commercial/Industrial Alternative 6 – Traditional Disposal and Reuse as Open Space/Recreation		Present, not significant, moderate impacts Present, not significant, minor impacts Present, not significant, minor impacts
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.1	Not present, no impacts
Hydrology/Groundwater	4.1.2	Present; no impacts
National Wild and Scenic Rivers	4.1.1	Not present, no impacts
Surface Water (Streams, Ponds, etc.)	4.1.1	Not present, no impacts
Wetlands	4.1.1	Not present, no impacts

4.1 Environmental Resources Eliminated from Further Considerations

Army NEPA Regulations (32 CFR § 651.14) state the NEPA analysis should reduce or eliminate discussion of minor issues to help focus analysis. This approach minimizes unnecessary analysis and discussion during the NEPA process. CEQ regulations for implementing NEPA (40 CFR § 1500.4(g)) emphasize the use of the scoping process, not only to identify significant environmental issues deserving of study, but also to deemphasize insignificant issues, narrowing the scope of the environmental assessment process.

Resource categories with more than one component (e.g., Hazardous and Toxic Substances), may have certain subcategories that can be deemphasized due to insignificance and other subcategories that should be analyzed in more detail. These resource categories will, therefore, be discussed in multiple subsections throughout Section 4.

4.1.1 Environmental Resource Categories That Are Not Present

None of the alternatives would have direct, indirect, or cumulative impacts on certain subcategories of the resource categories, because these resources do not exist on or near the property:

- **Critical Habitat** - The property is in an urban setting, is disturbed, and nearly 30 percent of the property is covered by impervious features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining land cover is primarily maintained grass and, therefore, lacks natural habitat. The U.S. Fish and Wildlife Service (USFWS) has not designated critical habitat on or in the vicinity of the property (Appendix A).
- **Threatened and Endangered Species (State and Federal)** – No listed species are known to be present on the property, nor is there suitable habitat for any of the federally listed, proposed, or candidate species listed for Des Moines County. Coordination was conducted with the USFWS (Appendix A). The USFWS agreed that a no effect

determination is appropriate for this Federal action, and the USFWS has no concerns for listed species.

- **Wilderness Areas and Wildlife Refuges** – There are no national wilderness areas in Iowa. The nearest national wildlife refuges (NWR) are Port Louisa NWR and Neal Smith NWR, which are located approximately 41 and 144 miles from the property, respectively. These resources would not be affected by the proposed action.
- **Archaeological Resources** – No archaeological sites are known to occur on the Burlington USARC property. In a letter dated August 16, 2006 to the State Historic Preservation Office (SHPO), the 89th Regional Readiness Command (RRC) determined that no historic properties, including archaeological resources, would be affected by the closure of the Burlington USARC. The SHPO concurred with this determination in a response letter dated August 16, 2006 (Appendix A). However, should artifacts or archaeological features be encountered during construction activities, work shall cease and the SHPO and appropriate Tribes shall be consulted immediately. The 88th RSC re-initiated consultation with the SHPO in a letter dated June 19, 2013 recommending that no historic properties would be affected by the proposed BRAC closure (Appendix A). In a letter dated July 16, 2013, the SHPO concurred with the 88th RSC's determination (Appendix A).
- **Historic Buildings** – The Burlington USARC in Middletown, Iowa was constructed in 1973 and consists of a one-story brick building and a vehicle maintenance building. These buildings are less than 50 years old and were recommended as not eligible for the National Register of Historic Places (NRHP) by the 89th RRC in a letter dated August 16, 2006 to the SHPO (Appendix A). The SHPO concurred that no historic buildings would be affected by the closure of the Burlington USARC in a response letter documenting receipt of the 89th RRC's August 16, 2006 letter (Appendix A). The 88th RSC re-initiated consultation with the SHPO in a letter dated June 19, 2013 recommending that no historic properties would be affected by the proposed BRAC closure (Appendix A). In a letter dated July 16, 2013, the SHPO concurred with the 88th RSC's determination (Appendix A).
- **Historic Properties of Religious or Cultural Significance to Native Americans and Tribes** – No properties of religious or cultural significance to the Iowa Tribe of Kansas and Nebraska, the Iowa Tribe of Oklahoma, the Sac and Fox Nation of Missouri in Kansas and Nebraska, the Sac and Fox Tribe of the Mississippi in Iowa, or the Assiniboine and Sioux Tribes of the Fort Peck Indian Reservation have been identified through consultation. Native American coordination is presented in Appendix A.
- **Munitions and Explosives of Concern** – There was no evidence found during the ECP site reconnaissance or from USAR personnel interviews of the past presence of munitions and explosives of concern on the Burlington USARC property (USACE 2007). The property is adjacent to the IAAAP which makes, packs, and tests munitions. However, the operational areas of the IAAAP are separate from the USARC property.
- **Radioactive Materials** – During the ECP site reconnaissance, one storage cage was marked to contain radioactive material in the main building. Based on interviews with USAR personnel, the placard on the cage referred to low level radioactive material that had been among the supplies and material that were deployed and were not present at the time of the site visit. No indications were found of the improper use, storage, or

release of radiological materials at the USARC during the site visit and records review process (USACE 2007). The Burlington USARC radiological clearance survey report was completed in July 2012 (Cabrera Services 2012). The report provides an evaluation of radiological materials used and the summary of findings and results. The report concluded that no further action is required with respect to radiological devices or materials identified (OACSIM 2012). The USARC buildings are suitable for unrestricted use.

- **Underground Storage Tanks /Aboveground Storage Tanks** – The property does not have any underground storage tanks (USTs) or aboveground storage tanks (ASTs). No evidence was obtained during the ECP site reconnaissance or records review process that USTs or ASTs have historically existed on the property (USACE 2007).
- **National and State Parks** – The property does not contain and is not near any national or state parks. The nearest national parks are the Herbert Hoover National Historic Site and the Effigy Mounds National Monument, which are located approximately 88 and 194 miles from the property, respectively. The nearest state parks are the Geode State Park and the Delabar State Park, which are located approximately 5 and 28 miles from the property, respectively.
- **Prime and Unique Farmland** – The property is not prime or unique farmland as defined by 7 CFR 658.2(a), because the definition of farmland does not include land already in or committed to urban development.
- **Public Transportation** – The property is situated in a rural setting, away from public transportation and community services. There is no public transportation system (bus or train) within the City of Middletown. The nearest cities with public transportation services are Burlington, Iowa and Mount Pleasant, Iowa, which are approximately 10 and 20 miles from the property, respectively.
- **Floodplains/Coastal Barriers and Zones** – According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panels 19057CIND0A and 19057C0234E, the property is not located within a 100-year or 500-year flood prone area. The property is not in a coastal zone management area (USACE 2007).
- **National Wild and Scenic Rivers** – There are no designated Wild and Scenic Rivers in Iowa. The nearest Wild and Scenic River is the Vermilion River (Middle Fork) in Illinois, which is approximately 180 miles from the property.
- **Surface Water (Streams, Ponds, etc.)** – The site reconnaissance revealed that no streams, ponds, or other surface water features are present on the property.
- **Wetlands** – A site reconnaissance was conducted by a qualified wetland biologist. Despite hydric soils being present at the property, the property does not meet the criteria to be classified as a wetland. Neither wetland vegetation nor wetland hydrology is present on the property.

4.1.2 Environmental Resources that are Present, but Not Impacted

The alternatives would have no significant direct, indirect, or cumulative impacts on certain subcategories of the environmental categories, because no demolition or new construction activities are planned that would alter or affect these resources:

-
- **Asbestos-Containing Material (Hazardous and Toxic Substances)** – There would be no direct, indirect, or cumulative impacts from the presence of asbestos on the implementation of the alternatives because the Grantee would covenant and agree to be responsible for any future asbestos remediation or abatement that may be required under applicable laws and regulations at no cost to the Army. In addition, the Grantee's use would be in compliance with all applicable laws and regulations relating to asbestos. A 2007 asbestos inspection report concluded that confirmed asbestos-containing material (ACM) is located in the main building and the OMS in the form of both friable and non-friable ACM (AH Environmental Consultants 2007). The primary asbestos concerns identified in the report were ACM tank insulation in the main building and ACM cloth lagging material in the OMS.
 - **Lead** – There would be no direct, indirect, or cumulative impacts from the presence of lead on the implementation of the alternatives because the Grantee would covenant and agree to be responsible for any future lead dust remediation or abatement that may be required under applicable laws and regulations at no cost to the Army. In addition, the Grantee's use would be in compliance with all applicable laws and regulations relating to lead dust. Historically, an IFR was located in the main building. The former IFR was cleaned and clearance sampling conducted in 2001. All wipe sample results indicated that residual lead levels in the range concrete were below the clearance level of 200 micrograms per square foot (IT Corporation 2002). However, the range cleanup report did not disclose if the air handling system serving the former IFR was assessed, cleaned, or removed.
 - **Lead-Based Paint (Hazardous and Toxic Substances)** – There would be no direct, indirect, or cumulative impacts from the presence of lead-based paint (LBP) on the alternatives because the Grantee would be responsible for complying with all applicable Federal, state, and local laws and regulations pertaining to LBP and/or LBP hazards. The Grantee would also agree to perform, at its sole expense, any lead abatement requirements. A LBP survey was completed in July 2006 (USACE 2007). LBP was identified on two painted surfaces on the exterior of the OMS, and two positive readings were located on metal columns and beams within the OMS. Seven positive readings were taken on the stair railings, treads, risers, and deck of the mechanical room and four positive readings were located within the main building on lockers, a duct, and a concrete floor in the drill hall.
 - **Past Uses and Operations (Hazardous and Toxic Substances)** – The property is classified as an ECP category Type 2, an area or parcel of real property where only the release or disposal of petroleum products or their derivatives has occurred. This classification is based on two investigations of the oil-water separator (OWS) located south of the OMS (USACE 2007). In 2003, three groundwater monitoring wells were installed to determine whether groundwater had been affected by the operation of the OWS and the study concluded that although the OWS appeared to be leaking, no impact was discovered to the soils or groundwater (USACE 2007). Because no remedial action is required, past uses and operations on the property regarding hazardous and toxic substance would have no direct, indirect, or cumulative impacts on the implementation of the alternatives.

Historically, the property primarily functioned as an administrative, logistical, and educational facility, and was used by reservists for drill activities on various weekends

throughout the year. An IFR formerly existed in the main building, but was cleaned and clearance sampling conducted in 2001 (IT Corporation 2002). The OMS was used to perform limited maintenance activities on military equipment and vehicles. Maintenance activities included checking and changing fluids and repair and replacement of tires, brakes, and track. Any equipment or vehicles requiring heavier maintenance activities were sent offsite to an Area Maintenance Support Activity (AMSA) shop located Washington, Iowa.

There are two wash racks on the property that were used for vehicle washing. Both wash racks have OWSs that discharge to the sanitary sewer. At the time of the ECP site reconnaissance, neither wash rack was being used (USACE 2007). Historically, a grease rack used to access the underside of large equipment was located south of the OMS. The grease rack was reportedly removed prior to 1999 and filled (USACE 2007). Additionally, the property was maintained by a lawn care company that used herbicide for weed control.

- **Polychlorinated Biphenyls** – There would be no direct, indirect, or cumulative impacts from the presence of polychlorinated biphenyls (PCBs) on the implementation of the alternatives because any suspected PCB-containing materials would be managed by the Grantee in accordance with applicable local, state, and Federal regulations. One pad-mounted transformer is located near the entrance driveway from Iowa 79 (Historical) on the north side of the property. The transformer was unlabeled as to PCB content or owner and appeared to be in good condition with no obvious evidence of leakage or disrepair. PCBs may also be contained in light ballasts in older type fluorescent light fixtures. At the time of the site reconnaissance visit, the ballasts appeared to be in good condition and no leaking dielectric fluid was observed (USACE 2007). As such, they are in compliance with Federal and state regulations and have not negatively affected environmental conditions on the property. If any ballasts that are not marked “No PCBs” are encountered and begin to leak or are removed from service, then they should be assumed to contain PCBs.
- **Radon** – There would be no direct, indirect, or cumulative impacts from the presence of radon on the implementation of the alternatives because radon levels found at the Burlington USARC were below the U. S. Environmental Protection Agency’s (USEPA) accepted action level of 4.0 picocuries per liter (USAR 1990).
- **Storage, Use, Release of Chemicals/Hazardous Substances** – The property is classified as an ECP category Type 2, an area or parcel of real property where the release or disposal of only petroleum products or their derivatives has occurred. This classification is based on two investigations of the OWS located south of the OMS (USACE 2007). In 2003, three groundwater monitoring wells were installed to determine whether groundwater had been impacted by the operation of the OWS and the study concluded that although the OWS appeared to be leaking, no impact was discovered to the soils or groundwater (USACE 2007). Therefore, the property is considered uncontaminated and there was no storage, use, or release of chemicals/hazardous substances on the property that would have direct, indirect, or cumulative impacts on the implementation of the alternatives. Activities associated with past uses involved storage and use of chemicals associated with equipment and facility maintenance activities, and janitorial services. Vehicle maintenance products, including petroleum, oils, and lubricants (POL), solvents, antifreeze, cleaning fluids,

and tires were stored on the property in and around the OMS. Any remaining small quantities of hazardous and toxic substances would be disposed of in accordance with Federal, state, local, and DoD requirements. The reduction in the use of these hazardous and toxic substances would result in a negligible short-term beneficial impact.

- **Waste Disposal Sites** – There would be no direct, indirect, or cumulative impacts from waste disposal sites at the Burlington USARC on the implementation of the alternatives because waste disposal activities on the property were conducted in accordance with local, state, and Federal regulations. In addition, the Grantee would properly dispose of waste generated from the reuse, including demolition and construction waste, in accordance with local, state, and Federal regulations. The Burlington USARC is a RCRA (Resource Conservation and Recovery Act) conditionally exempt small quantity generator (CESQG). CESQGs are defined as facilities generating less than 100 kilograms (kg) of hazardous waste, or less than 1 kg of acutely hazardous waste per month. No violations are associated with the USARC’s hazardous waste generator permit. At the time of the ECP site reconnaissance, two areas within the MEP area had been used to burn scrap, reported to be wood waste from shipping crates. The IAAAP site, adjacent to the property, was identified on several databases as having experienced releases into the environment (USACE 2007). Due to reported contamination of soil and groundwater at the IAAAP and its proximity to other properties, the IAAAP is classified as “High Risk.” “High Risk” properties are defined as those that exhibit major environmental conditions that have the probability of adversely affecting the environmental conditions at another site. However, there is no available information that releases at the IAAAP have affected groundwater beneath the Burlington USARC (USACE 2007).
- **Demographics** – The alternatives would have no direct, indirect, or cumulative impacts on demographics because the proposed action would not alter the composition of the population in the region of influence (ROI).
- **Communications** – The alternatives would have no direct, indirect, or cumulative impacts on communications because the communications services available at the USARC have the capacity to provide service for any of the alternatives and any change in demand and usage would be non-significant.
- **Energy Sources** – The alternatives would have no direct, indirect, or cumulative impacts on energy sources because the energy sources available at the USARC have the capacity to provide service for any of the alternatives and any changes in demand and usage would be non-significant.
- **Potable Water Supply** – The alternatives would have no direct, indirect, or cumulative impacts on the potable water supply because the water utility services available at the USARC have the capacity to provide service for any of the alternatives and any changes in demand and usage would be non-significant.
- **Solid Waste** - The alternatives would have no direct, indirect, or cumulative impacts from solid waste because solid waste disposal services available at the USARC have the capacity to provide service for any of the alternatives and any changes in demand and usage would be non-significant.
- **Hydrology/Groundwater** - The alternatives would have no direct, indirect, or cumulative impacts on hydrology or groundwater because demolition or new

construction associated with the proposed action would not affect surface hydrology or occur deep enough to affect groundwater.

4.1.3 Environmental Resources are Present, but Not Significant, Negligible/Minor Environmental Impacts

The resources discussed below are present at the Burlington USARC and impacts may occur to these resources as a result of implementing the proposed action. Because these impacts would have little to no measureable environmental effect on the resource, the impacts will not be discussed in detail.

- **Air Quality** –The alternatives would have negligible direct, indirect, and no cumulative impacts to air quality in the region. The status of the air quality in a given area is determined by the concentrations of various pollutants in the atmosphere. The Federal Clean Air Act (CAA) (42 USC 7401-7671q) required the USEPA to establish a series of National Ambient Air Quality Standards (NAAQS) for air quality pollutant levels throughout the United States. The General Conformity Rule (40 CFR 51.850-860 and CFR 93.150-160), requires any Federal agency responsible for an action in a non-attainment area to determine that the action is either exempt from the General Conformity Rule’s requirements and complete a Record of Non-applicability (RONA) or positively determine that the action conforms to the provisions and objectives of the State Implementation Plan (SIP). The proposed action for the Burlington USARC will occur within Des Moines County, Iowa, which is designated as “in attainment” for all USEPA NAAQS criteria pollutants; therefore, it is not subject to 40 CFR, Part 93 Federal General Conformity Rule regulations. The Iowa SIP was reviewed and the project actions would be in accordance with all regulations within or referenced by the plan (EPA 2013). All applicable construction and operation permits would be obtained as required by Iowa Department of Natural Resources Environmental Protection Commission Regulations (Chapter 33.3). Permits would be obtained before the project begins. No further analysis and no further documentation are required.
- **Vegetation** – The alternatives would have negligible direct, indirect, or cumulative impacts on the vegetation present at the Burlington USARC because the USARC is developed and urbanized. Over 30 percent of the property is covered by impervious features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining land cover is primarily maintained grass.
- **Wildlife** – The alternatives would have minor direct, indirect, or cumulative impacts on wildlife present at the Burlington USARC. Existing wildlife consists of few species found in typical urban environments such as songbirds, small mammals, and invertebrates. Although demolition or new construction activities would temporarily displace any individuals utilizing the area for habitat, there would be minor environmental effects.
- **Geology and Soil** – The alternatives would have minor direct, indirect, or cumulative impacts on the geology or soil at the Burlington USARC because the soils present at the property have been compacted and disturbed from previous development and urban activities. Demolition or new construction activities may involve excavation, grading, and movement of heavy equipment at the Burlington USARC. These activities would disturb the surface soil, increasing the potential for soil erosion by wind or runoff. Impacts would be minor because appropriate sediment control measures would be

applied in accordance with local regulations to reduce erosion. Geological hazards such as sinkholes, caves, mines, or quarries do not exist on or adjacent to the property. Seismic risk is relatively small.

4.2 Environmental Resources Analyzed in Detail

Five resource areas, aesthetic and visual resources, land use, noise, socioeconomics and transportation, were identified for detailed analysis. The focus of detailed analysis is on those environmental resource areas that have the potential to be adversely impacted, could require new or revised permits, or have the potential for public concern.

4.2.1 Aesthetics and Visual Resources

4.2.1.1 Affected Environment

The Burlington USARC property occupies approximately 11 acres with two permanent structures and a small shed used for training purposes. Both the main building and OMS were built in 1973 and are single-story structures that were built on slab foundations with steel frame, masonry infill, and an exterior brick veneer. The roofs for both the main building and OMS have been replaced with a membrane system. The training shed is located south of the administration building and is constructed of wood framing with a built up shingle roof. On-site parking includes a MEP and a POV parking area. Approximately 30 percent of the property is impervious surface features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remainder and majority of the property is maintained grass with a few trees.

The view from the property is dominated by an agricultural landscape. Agricultural fields border the property to the east, south, and west. Iowa 79 (Historical) borders the property to the north with agricultural fields just north of the highway. U.S. Highway 34 is also in view from the property and is approximately 500 feet north of Iowa 79 (Historical). To the east, Drulis Park is approximately 330 feet from the property and can be seen across the agricultural fields.

4.2.1.2 Consequences

Potential impacts to aesthetic and visual resources are considered significant if the proposed action would:

- Have a substantial adverse effect on a scenic vista;
- Substantially damage scenic resources, including, but not limited to, primary/secondary ridgelines, trees, rock outcroppings, and historic buildings within a state scenic highway;
- Substantially degrade the existing visual character or quality of the site and its surroundings; or
- Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

After performing an analysis of aesthetic and visual resources, it was determined that no significant impacts would occur under any alternative. Detailed analysis of each alternative is described in the subsections below.

4.2.1.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for aesthetic and visual resources are anticipated. Because the Burlington USARC would not close and personnel would not be realigned, no direct impacts to these resources are anticipated.

Indirect Impacts. No changes to the existing baseline conditions for aesthetic and visual resources are anticipated. Because the Burlington USARC would not close and personnel would not be realigned, no indirect impacts to these resources are anticipated.

4.2.1.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. There would be negligible direct adverse impacts under this alternative. Although the caretaker would insure public safety and security of the remaining government property, long-term caretaker status creates potential for a decrease in the frequency of mowing, weeding, and visual maintenance that may have a negligible adverse impact on aesthetic resources.

Indirect Impacts. There are no known indirect impacts to aesthetics and visual resources that would either occur later in time or farther removed in distance under this alternative.

4.2.1.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Adult/Community Education Center

Direct Impacts. There would be negligible, short- and long-term, direct impacts to aesthetics and visual resources under this alternative. Negligible, short-term adverse impacts would occur from the renovation activities of the existing USARC buildings because of construction activities, vehicles, and equipment on the property. However, these impacts would be temporary and once renovation is complete, these visual impacts would be gone. Any modifications to existing buildings, and landscaping would be consistent with surrounding land uses and would result in negligible long-term direct impacts to the visual character of the property.

Indirect Impacts. There are no known indirect impacts to aesthetics and visual resources that would either occur later in time or farther removed in distance under this alternative.

4.2.1.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Full Build-out As Residential

Direct Impacts. There would be minor, short- and long-term, direct impacts to aesthetics and visual resources under this alternative. The Army used the property at a low intensity level; the reuse of the property as full build-out residential would most likely increase the intensity level to medium. To accommodate the higher intensity level, demolition of the existing buildings and construction of residential dwellings would occur on the Burlington USARC property. Ground disturbance, tree clearing, demolition, and construction activities would result in minor, short-term adverse impacts to aesthetics and visual resources. An increase in new building and landscaping would result in a minor, long-term impact to the visual character of the property.

Indirect Impacts. There are no known indirect impacts to aesthetics and visual resources that would either occur later in time or farther removed in distance under this alternative.

4.2.1.2.5 Alternative 5 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Full Build-out As Light Commercial/Industrial

Direct Impacts. There would be minor, short- and long-term, direct impacts to aesthetics and visual resources under this alternative. The Army used the property at a low intensity level; the reuse of the property as light commercial/industrial would most likely increase the intensity level to medium. To accommodate the higher intensity level, additional construction would occur on the Burlington USARC property. Ground disturbance, tree clearing, demolition, and construction activities would result in minor, short-term adverse impacts to aesthetics and visual resources. An increase in new building and landscaping would result in minor, long-term impacts to the visual character of the property. There is also a likelihood that under this alternative there would be more signage on buildings or at the entrance points to the property. In addition, depending on the types of businesses incorporated in the final design, there is the potential that businesses may remain open later in the evening requiring more parking lot and/or building lighting. Both of these elements would change the existing visual landscape of the area.

Indirect Impacts. There are no known indirect impacts to aesthetics and visual resources that would either occur later in time or farther removed in distance

4.2.1.2.6 Alternative 6 - Traditional Army Disposal and Reuse of the Burlington USARC for Open Space/Recreation

Direct Impacts. There would be minor, short- and long-term, direct impacts to aesthetics and visual resources under this alternative. The Army used the property at a low intensity level; the reuse of the property as open space and recreation would most likely have a minimal level of activity and would likely remain at a relatively low intensity level use. To develop the property as open space and recreation, the existing facilities would most likely be demolished. Ground disturbance, tree clearing, demolition, and construction activities would result in minor, short-term adverse impacts to aesthetics and visual resources. A decrease in building area and an increase in vegetation would result in minor, long-term impacts to the visual character of the property.

Indirect Impacts. There are no known indirect impacts to aesthetics and visual resources that would either occur later in time or farther removed in distance

4.2.2 Land Use

4.2.2.1 Affected Environment

The Burlington USARC is located in an unincorporated area of Des Moines County, on the western side of the City of Middletown, Iowa (Figures 1-1 and 1-2). The property occupies approximately 11 acres and is located on the USGS 7.5-Minute Danville Quadrangle map. The property is not zoned and does not have development restrictions (City of Middletown 2013a). The site is located in a predominantly agricultural or undeveloped area; the property bordering the USARC to the east, south, and west is owned by the IAAAP and leased for agriculture. Drulis Park and a residential area are located east of the property.

4.2.2.1.1 Current and Future Development in the Region of Influence

According to the Southeast Iowa Regional Planning Commission there are no current or planned development projects within the vicinity of the Burlington USARC (SEIRPC 2013).

4.2.2.1.2 Installation Land

The Burlington USARC contains two permanent structures and a small shed used for training purposes. The two permanent structures are a one-story 16,000 square-foot main administration building and a one-story 2,930 square-foot OMS. Approximately 30 percent of the property is covered by impervious surfaces such as asphalt parking areas, driveways, concrete walkways, and buildings. On-site parking includes a MEP and a POV parking area. The remainder and majority of the property is grass covered.

The Burlington USARC was most recently occupied by the 389th Engineer Company. The main administration building was used mainly for administrative, logistical, and educational purposes with office space, classrooms, a kitchen area, an assembly hall, storage, a former IFR, and an arms vault. The USARC was also used by reservists for training and drill activities on various weekends throughout the year. The OMS includes two service bays for vehicle maintenance, office space, and storage. The OMS and MEP area are enclosed by chain-link security fencing topped with barbed wire.

4.2.2.1.3 Surrounding Land

The land use surrounding the Burlington USARC is primarily agricultural. Bordering the property to the north is Iowa 79 (Historical) with agricultural fields just north of the highway. Bordering the USARC property to the east, south, and west is land owned by the IAAAP that is leased and used for agriculture. Drulis Park and a residential area are located approximately 330 and 990 feet east of the Burlington USARC property's border, respectively.

4.2.2.2 Consequences

Potential impacts to land use are considered significant if the Proposed Action would:

- Conflict with applicable ordinances and/or permit requirements;
- Cause nonconformance with the current general plans and land use plans, or preclude adjacent or nearby properties from being used for existing activities; or
- Conflict with established uses of an area requiring mitigation.

After performing an analysis of land use, it was determined that no significant impacts would occur under any alternative. Detailed analysis of each alternative is described in the subsections below.

4.2.2.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions of land use are anticipated. Because the Burlington USARC would not close and personnel would not be realigned, no direct impacts to land use are anticipated.

Indirect Impacts. No changes to the existing baseline conditions of land use are anticipated. Because the Burlington USARC would not close and personnel would not be realigned, no indirect impacts to land use are anticipated.

4.2.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. There are no known direct impacts to land use under this alternative. The Burlington USARC property would continue to contain two permanent structures, a small shed, two parking areas, and maintained grass under this alternative. The current occupants of the USARC property have been relocated, but this would have no impacts on land use in the area.

Indirect Impacts. There are no known indirect impacts to land use under this alternative as maintenance activities are expected to continue for the current facilities. There would be no changes to land use under this alternative.

4.2.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Adult/Community Education Center

Direct Impacts. There would be negligible beneficial direct impacts to land use under this alternative. The surrounding properties have mostly agricultural and residential land uses. An adult/community education center adjacent to residential neighborhoods would result in beneficial impacts to the surrounding area by providing a place for training, education, and/or community support. Land use would change from training and administrative activities associated with national defense to actions associated with adult education/community support functions.

Based on the Land Use Intensity Parameters as defined in the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), the Army used the property at a low intensity. Under Alternative 3, the intensity level would likely remain at a low intensity use.

Indirect Impacts. No indirect impacts on land use are anticipated, as there would be no changes to land use on adjacent properties as a result of this action.

4.2.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Full Build-out As Residential

Direct Impacts. There would be negligible beneficial direct impacts to land use under this alternative. The surrounding properties have mostly agricultural and residential land uses. Therefore, residential reuse would be consistent with adjacent uses.

Land use would change from training and administrative activities associated with national defense to full build-out as residential. Based on the Land Use Intensity Parameters as defined in the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), the Army used the property at a low intensity. Under Alternative 4, the intensity level would likely change to a medium-low intensity. Although the land use intensity would increase, the reuse of the site would result in a beneficial use of the land for local residents and the community by providing additional residential housing options and a new neighborhood for the community.

Indirect Impacts. No indirect impacts on land use are anticipated, as there would be no changes to land use on adjacent properties as a result of this action.

4.2.2.2.5 Alternative 5 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Full Build-out As Light Commercial/Industrial

Direct Impacts. There would be minor beneficial direct impacts to land use under this alternative. The surrounding properties have mostly agricultural and residential land uses. Light commercial/industrial development adjacent to residential neighborhoods would result in beneficial impacts to the community including the expansion of employment and retail activities in the area.

Land use would change from training and administrative activities associated with national defense to full build-out as light commercial/industrial. Based on the Land Use Intensity Parameters as defined in the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), the Army used the property at a low intensity. Under Alternative 5, the intensity level would likely change to a medium-low intensity. Although the land use intensity would likely increase, the reuse of the site would result in a beneficial use of the land for local residents and the community.

Indirect Impacts. No indirect impacts on land use are anticipated, as there would be no changes to land use on adjacent properties as a result of this action.

4.2.2.2.6 Alternative 6 - Traditional Army Disposal and Reuse of the Burlington USARC for Open Space/Recreation

Direct Impacts. There would be negligible beneficial direct impacts to land use under this alternative. Based on the Land Use Intensity Parameters as defined in the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), the Army used the property at a low intensity. Under Alternative 6, there would likely be a minimal level of activity associated with the reuse and therefore the land use would remain at a low intensity. Land use would change from training and administrative activities associated with national defense to activities associated with open space/recreation. The reuse of the site would result in a beneficial use of the land for local residents and the community.

The surrounding properties have mostly agricultural and residential land uses. Therefore, reuse as open space and recreation would be consistent with adjacent land uses.

Indirect Impacts. No indirect impacts on land use are anticipated, as there would be no changes to land use on adjacent properties as a result of this action.

4.2.3 Noise

4.2.3.1 Affected Environment

Sounds that disturb people or make it difficult to hear wanted sounds are commonly called noises. Human response to noise can be subjective and varied depending on the distance from noise source, time of day, receptor sensitivity, and the type and characteristic of the noise.

Noise can vary in terms of frequency and intensity and can span several orders of magnitude. The human response to noise is a function not only of the maximum level of the sound, but also the duration of the event. Sounds that occur over a long period of time are more likely to be an annoyance or cause environmental stress. A decibel (dB) is the unit commonly used to measure and describe sound levels. Sound measurement is further refined by using an “A-weighted”

decibel (dBA) scale that emphasizes the audio frequency range audible to humans. Thus, the dBA measurement more closely describes how a person perceives sound. For example, typical noise levels include: a quiet urban nighttime (40 dBA), an air conditioner operating 100 feet away (55 dBA), and a heavy truck moving 50 feet away (85 dBA).

Equipment noise is normally measured over an 8-hour time period, using the equivalent sound level (Leq). The Leq is obtained by averaging dBA sound levels over a selected time period. Another descriptor of a noise environment over extended periods of hours or days is the day-night average sound level (DNL). To compute a DNL, single noise events are measured using an A-weighted scale with allowances added for the number of events and the time of day. A 10-dB penalty is added for noise that occurs between the hours of 10 p.m. and 7 a.m. because nighttime noise events are considered more annoying than noise occurring during daytime. The DNL descriptor is accepted by Federal agencies as a standard for estimating noise impact and establishing guidelines for compatible land uses. Table 4.2 shows noise levels for various human activities.

Sound Level (dBA)	Maximum Exposure Limits	Source of Noise	Subjective Impression
10			Threshold of hearing
20		Still recording studio; Rustling leaves	
30		Quiet bedroom	
35		Soft whisper at 5 feet (ft) ; Typical library	
40		Quiet urban setting (nighttime); Normal level in home	Threshold of quiet
45		Large transformer at 200 ft	
50		Private business office; Light traffic at 100 ft; Quiet urban setting (daytime)	
55		Window air conditioner; Men's clothing department in store	Desirable limit for outdoor residential area use (EPA)
60		Conversational speech; Data processing center	
65		Busy restaurant; Automobile at 100 ft	Acceptable level for residential land use
70		Vacuum cleaner in home; Freight train at 100 ft	Threshold of moderately loud
75		Freeway at 10 ft	
80		Ringling alarm clock at 2 ft; Kitchen garbage disposal; Loud orchestral music in large room	Most residents annoyed

Table 4-2 Typical Decibel Levels Encountered in the Environment and Industry

Sound Level (dBA)	Maximum Exposure Limits	Source of Noise	Subjective Impression
85		Printing press; Boiler room; Heavy truck at 50 ft	Threshold of hearing damage for prolonged exposure
90	8 hr	Heavy city traffic	
95	4 hr	Freight train at 50 ft; Home lawn mower	
100	2 hr	Pile driver at 50 ft; Heavy diesel equipment at 25 ft	Threshold of very loud
105	1 hr	Banging on steel plate; Air hammer	
110	0.5 hr	Rock music concert; Turbine condenser	
115	0.25 hr	Jet plane overhead at 500 ft	
120	< 0.25 hr	Jet plane taking off at 200 ft	Threshold of pain
135	< 0.25 hr	Civil defense siren at 100 ft	Threshold of extremely loud

Source: U.S. Army, 1978

The Noise Control Act (NCA) of 1972 directs Federal agencies to comply with Federal, state, and local noise control regulations. While primary responsibility for control of noise rests with State and local governments, EPA is directed by Congress to coordinate the programs of all Federal agencies relating to noise research and noise control. Noise issues are typically handled at the state and local level.

Neither the State of Iowa nor Des Moines County has a noise regulation ordinance. When in operation, the major sources of noise at the Burlington USARC were automobiles, trucks, and vehicle maintenance and repair activities. Surrounding noise is generated by residential development and the IAAP activities. Vehicle noise can be attributed to Iowa 79 (Historical), a moderately used two-lane highway, running east to west on the north side of the USARC. The nearest sensitive noise receptors are individual private residences east of the USARC.

Consequences

Effects to the noise environment are considered significant if the proposed action would:

- Conflict with applicable federal, state, interstate, or local noise control regulations; or
- Result in continuous and long-term noise levels that area at 85 and above dB, which is the threshold of hearing damage with prolonged exposure.

After performing an analysis of noise, it was determined that no significant impacts would occur under any alternative. Detailed analysis of each alternative is described in the subsections below.

4.2.3.1.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions of noise are anticipated. Because the Burlington USARC would not close and personnel would not be realigned, no direct

impacts to noise are anticipated. Noise levels from vehicle operations would continue at existing baseline levels.

Indirect Impacts. No changes to the existing baseline conditions of noise are anticipated. Because the Burlington USARC would not close and personnel would not be realigned, no indirect impacts to noise are anticipated. Noise levels from vehicle operations would continue at existing baseline levels.

4.2.3.1.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. No direct impacts to noise would occur under this alternative. If the Army finds it necessary to place the Burlington USARC in caretaker status for an indefinite period, the Army would ensure public safety and security of the remaining government property. Maintenance activities are expected to continue for the buildings, grounds, and paved areas. It is likely caretaker activities would result in noise levels below baseline levels. Reduced noise levels would occur throughout the period of caretaker status. Any maintenance activities required under caretaker status would be similar to activities taking place at the Burlington USARC.

Indirect Impacts. No indirect impacts due to noise are anticipated as compared to baseline conditions as changes in noise levels would be limited to on-site caretaker activities, which would not occur at a later time or farther removed in distance.

4.2.3.1.3 Alternative 3 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Adult/Community Education Center

Direct Impacts. There would be negligible short-term adverse and negligible long-term adverse impacts to noise due to the change in noise levels associated with the reuse of the Burlington USARC as an adult/community education center. Negligible short-term adverse direct impacts would be expected from the renovation of the existing building. Construction noise, including equipment noise, is expected to be minimal under this alternative. The renovation would be mainly interior work that includes, but is not limited to, painting, new carpeting, new drywall, updates to bathrooms, updates and repairs to electrical and heating, ventilation, and air conditioning (HVAC) systems.

Negligible long-term adverse direct impacts would occur based on the future use of the Burlington USARC property as a community education center. The USARC was previously occupied by 3-5 people on a daily basis during normal business hours and 55 people one weekend a month. During the reuse, there is the potential for additional people and vehicles during the day as well as more weekend and evening use.

Indirect Impacts. No indirect impacts on noise are anticipated, as there would be no changes to noise levels on adjacent properties or at a distance from the reuse as a result of this action.

4.2.3.1.4 Alternative 4 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Full Build-out As Residential

Direct Impacts. Under Alternative 4 there would be minor short-term adverse and minor long-term adverse impacts to noise due to the change in noise levels associated with the reuse of the Burlington USARC as multifamily residences. Under the medium-low reuse intensity, there

is the potential for anywhere from 22-66 new residential units on the property. Minor short-term adverse direct impacts would be expected from construction of the units. Construction noise, including equipment noise, typically does not contribute substantially to long-term average noise levels, but consists of frequent, highly intrusive sounds of 87 to 96 dBA (Suter 2002). To reduce impacts associated with noise levels, best management practices (BMPs), including limiting construction activities to normal weekday business hours and ensuring construction equipment mufflers are properly maintained and are in good working condition, would be used.

Minor long-term adverse direct impacts would occur based on the future use of the Burlington USARC property as a multifamily residence. The surrounding properties have mostly agricultural as well as residential land use to the east. Although the residential reuse would be consistent with the noise levels of adjacent properties, there would be more noise from increased use of the property. Future vehicle use would consist primarily of privately owned vehicles.

Indirect Impacts. No indirect impacts on noise are anticipated, as there would be no changes to noise levels on adjacent properties or at a distance from the reuse as a result of this action.

4.2.3.1.5 Alternative 5 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Full Build-out As Light Commercial/Industrial

Under Alternative 5 there would be negligible to minor short- and long-term adverse impacts to noise due to the change in noise levels associated with the reuse of the Burlington USARC for full build-out as businesses. Under this alternative, the reuse may include either the renovation of the existing building or the demolition of the existing building and construction of a new building. If the existing building is renovated, impacts would be negligible. There would be temporary construction noise, but it would be minimal since most of the renovations would be interior.

Negligible to minor short-term adverse direct impacts would be expected if the existing building is demolished and there is new construction of businesses. Under this alternative a full build out light commercial/industrial design under a medium-low intensity would result in approximately 50,000 built SF on an 11 acre site, which is a maximum FAR of 0.10. Depending on the final design, the types of work done and vehicles required could vary. Construction noise, including equipment noise, typically does not contribute substantially to long-term average noise levels, but consists of frequent, highly intrusive sounds of 87 to 96 dBA (Suter 2002). To reduce impacts associated with noise levels, BMPs, including limiting construction activities to normal weekday business hours and ensuring construction equipment mufflers are properly maintained and are in good working condition, would be used.

Minor long-term adverse direct impacts would occur based on the future use of the Burlington USARC property as full build-out as businesses. The surrounding properties have mostly residential and agricultural land uses; therefore, the presence of businesses may increase noise levels due to increased business traffic volume. Traffic noise would be variable throughout the day with possible increased traffic noise during work/commute times, in the evenings, and on weekends.

Indirect Impacts. No indirect impacts on noise are anticipated, as there would be no changes to noise levels on adjacent properties or at a distance from the reuse as a result of this action.

4.2.3.1.6 Alternative 6 - Traditional Army Disposal and Reuse of the Burlington USARC for Open Space/Recreation

Direct Impacts. Under Alternative 6 there would be minor short-term adverse and negligible to minor long-term beneficial impacts to noise due to the change in noise levels associated with the reuse of the property as a park. Minor short-term adverse impacts would be expected due to construction activities to demolish the building and develop the property as open space/recreation. Construction noise, including equipment noise, typically does not contribute substantially to long-term average noise levels, but consists of frequent, highly intrusive sounds of 87 to 96 dBA (Suter 2002). To reduce impacts associated with noise levels, construction activities will be limited to daylight hours.

Negligible to minor long-term beneficial impacts would occur based on the future use of the property as a park. Future vehicle use would consist primarily of privately owned vehicles. The elimination of military equipment use and military vehicle maintenance activities would result in a decrease in noise at the site. However, if the site is converted to athletic fields that have amplified sound for games or events, there is the potential for long-term adverse impacts. Impacts are expected to be minor since events would most likely be limited and the use of amplified sound would be intermittent.

Indirect Impacts. No indirect impacts on noise are anticipated, as there would be no changes to noise levels on adjacent properties or at a distance from the reuse as a result of this action.

4.2.4 Socioeconomics

4.2.4.1 Affected Environment

The following sections discuss the existing economic and social conditions of the Region of Influence (ROI):

- Local and regional economic activity,
- Housing,
- Public services,
- Environmental justice in minority and low-income populations, and
- Protection of children from environmental health risks and safety risks.

The Burlington USARC is located in the Burlington, IA-IL Micropolitan Statistical Area (μ SA), which is the ROI for this socioeconomic analysis. The Burlington μ SA is comprised of Des Moines County, Iowa and Henderson County, Illinois.

4.2.4.1.1 Economic Development

Local Economic Activity

The Burlington USARC was most recently occupied with 3-5 full time employees and 55 part time staff that trained at the facility one weekend a month. Expenditures by employees were spent in the local economy.

Regional Economic Activity

The State of Iowa fared well compared to the rest of the nation during the last recession. Approximately 36 states lost a larger percentage of jobs than Iowa (Hollander 2012). The

nation's unemployment rate in 2011 was 8.9 percent compared to 5.8 percent in Iowa, which is still higher in the state than the pre-recession rate of 4.8 percent in 2006. All of the counties in Iowa have higher unemployment than they did in 2007. The rates range from 2.5 to 8.9 percent (Holander 2012).

Unemployment rates and labor force information for the county, state, and nation are shown in Table 4-3.

Jurisdiction	2011 Labor Force (persons)	2011 Unemployment Rate (%)	2006 Labor Force (persons)	2006 Unemployment Rate (%)
Des Moines County, IA	20,926	7.2	21,062	4.8
Burlington μ SA ¹	24,779	7.6	25,133	4.6
Iowa	2,377,000	5.8	1,678,000	3.6
United States	153,617,000	8.9	144,427,000	4.5

¹: μ SA = micropolitan statistical area
Source: U.S. Department of Labor, Bureau of Labor Statistics, 2006 and 2011

Manufacturing, health services, and retail trade are the region's top industries as shown on Table 4-4.

Industry	2012 Annual Average (persons)	2011 Annual Average (persons)	2011-2012 Percent Change
Ag/Natural and Resources Mining	51	59	(15.7)
Construction	1,132	1,124	0.7
Manufacturing	4,385	4,207	4.1
Trade (Wholesale and Retail)	3,653	3,669	(0.4)
Transportation and Utilities	1,001	944	5.7
Information	229	240	(4.8)
Finance and Insurance	604	641	(6.1)

Table 4-4 Non-Agricultural Wage and Salary Employment by NAICS Industry for the Burlington, IA-IL μSA¹ (Second Quarter 2011, 2012)			
Industry	2012 Annual Average (persons)	2011 Annual Average (persons)	2011-2012 Percent Change
Professional and Business Services	1,459	1,518	(4.0)
Education and Health Services	3,407	3,387	0.6
Leisure and Hospitality	2,449	2,448	<0.1
Other Services	600	574	4.3
Government	2,685	2,710	(0.9)
Total	21,655	21,521	0.6

¹: μ SA = micropolitan statistical area
Source: Iowa Workforce Development 2011, 2012.
() Indicates a Decrease

4.2.4.1.2 Housing

According to the U.S. Census 74 percent of the housing units in the Burlington μ SA are owner-occupied, which is similar to the state and greater than the nation's rate. Median household income in the μ SA is nearly 19 percent lower than the nation, but the housing costs differ by approximately 68 percent. Vacancy rates in both the ROI and the State (approximately 9%) are much lower than the rate in the nation (approximately 12%). Housing information for the region is shown in Table 4-5.

Table 4-5 Housing Characteristics, Burlington USARC Region and Larger Regions, 2010						
Jurisdiction	Total Housing Units 2010	Percent Vacant 2010	Percent Owner Occupied 2010	Median Value Owner Occupied 2009	Median Gross Rent 2010	Median Household Income 2010
Burlington μ SA ¹	22,445	8.5	74.0	\$91,200	\$577	\$43,488
Iowa	1,332,487	8.5	73.0	\$121,300	\$637	\$50,451

Jurisdiction	Total Housing Units 2010	Percent Vacant 2010	Percent Owner Occupied 2010	Median Value Owner Occupied 2009	Median Gross Rent 2010	Median Household Income 2010
United States	131,034,946	12.4	66.1	\$186,200	\$821	\$52,762

¹: μSA = micropolitan statistical area
Source: U.S. Department of Commerce, Bureau of the Census, American Community Survey 5-year Estimates 2006-2010.

At the time of this writing, there were approximately 169 single family homes listed for sale in the Burlington area (Burlington, Iowa Board of Realtors 2013). Two of those homes were listed for sale in Middletown, Iowa. Approximately 79 percent of the houses listed were listed at \$200,000 or lower.

4.2.4.1.3 Public Services

Education

The Burlington, IA-IL μSA ROI has approximately 10 elementary schools, 5 middle schools, and 6 high schools with a total student enrollment of 6,507 in grades pre-k through 12. Seventeen schools in the ROI are located in Des Moines County. The Burlington USARC is part of the Burlington Community School District. The district has 9 schools, approximately 4,225 students, 294 teachers, and a student:teacher ratio of 14:1 (Public School Review 2013). The ROI has 3 private schools (all located in Des Moines County) that enroll approximately 567 students (Private School Review 2013). There is one college in the ROI. Southeastern Community College that enrolls approximately 4,000 students and offers approximately 24 degrees is located in West Burlington (SCC 2013). There are no schools in the immediate vicinity of the USARC site. The nearest schools are located to the northwest in Danville or to the east in Burlington.

Health

Local residents are served by the Great River Medical Center in West Burlington. Great River Medical Center is a 378-bed regional hospital that offers a variety of specialty services and is only the second hospital in the state to have its emergency department staffed entirely by physicians who are board-certified in emergency medicine (GRMC 2013). The medical center is located approximately 5 miles to the east of the property.

Law Enforcement

Law enforcement within the ROI is provided by both county and municipal police departments. Middletown does not have its own police department, but it contracts with the county sheriff's office for law enforcement services. Services include patrol, investigations, civil processes, corrections, crime prevention, and river rescue (Des Moines County 2004).

Fire Protection

Middletown does not have a fire department. Des Moines County has five fire departments and two emergency medical departments. In southern Des Moines County, Burlington provides primary emergency medical service as well as fire protection while West Burlington and Danville provide fire service with secondary emergency medical service (Des Moines County 2004). Burlington Fire Department services provided include fire protection, prevention, and rescue; confined space team services; hazardous materials team services; and emergency medical services. West Burlington offers similar services along with limited water rescue services.

Danville Fire Department services Middletown with a 30-member volunteer fire department. Equipment includes pumpers, tankers, brush truck, squad truck, and medical rescue units (Des Moines County 2004).

Recreation

Middletown Community Park is located between Park Street and Iowa Street in the southwest part of town. Drulis Park is just to the east of the USARC. It is an 18-hole Frisbee golf course with a small creek and two bridges (Middletown City Hall 2013). Approximately 6 miles west of the USARC is the 1,640 acre Geode State Park that offers camping, hiking, picnicking, and fishing. The park has a 187-acre lake (Iowa DNR 2013).

4.2.4.1.4 Environmental Justice

On February 11, 1994, President Clinton issued Executive Order (EO) 12898, Federal Actions to Address Environmental Justice in Minority and Low-Income Populations. The purpose of this EO 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.

For environmental justice considerations, these populations are defined as minority or low-income individuals or groups of individuals subject to an actual or potential health, economic, or environmental threat arising from existing or proposed Federal actions and policies. Low-income, i.e., at or below the poverty threshold, is defined as the aggregate annual mean income, which for a family of four was \$22,314 in 2010.

Table 4-6 and Table 4-7 summarize minority and low-income populations for the area. In the past 10 years, despite remaining below the national average, poverty has been increasing in Iowa.

Table 4-6 Low-Income Populations: Burlington USARC Region and Larger Regions, 2010.

Jurisdiction	Total Population	Median Household Income	All People Whose Income is Below Poverty Level (%)
Middletown	258	\$55,250	11.6
Burlington μ SA ¹	47,634	\$43,488	13.9
Iowa	3,032,266	\$50,451	11.9
United States	306,603,772	\$52,762	14.3

¹: μ SA = micropolitan statistical area

Source: U.S. Department of Commerce, U.S. Census Bureau – American Community Survey 5-year Estimates, 2006-2010.

Table 4-7 Minority Populations: Burlington USARC Region and Larger Regions, 2010.

Jurisdiction	Percent Minority	Percent Black or African American	Percent American Indian/Alaska Native	Percent Asian	Percent Native Hawaiian or Other Pacific Islander	Percent Some Other Race	Two or More Races	Percent Ethnicity Hispanic/Latino
Middletown	5.0	0.0	0.0	0.0	0.0	0.0	5.0	2.3
Burlington μ SA ¹	7.8	4.1	0.2	0.9	0.0	0.5	2.0	2.5
Iowa	8.2	2.8	0.3	1.7	0.0	1.6	1.7	4.8
United States	25.9	12.5	0.8	4.7	0.2	5.1	2.5	16.1

¹: μ SA = micropolitan statistical area

Source: U.S. Department of Commerce, U.S. Census Bureau – American Community Survey 5-year Estimates, 2006-2010.

4.2.4.1.5 Protection of Children

On April 21, 1997, President Clinton issued *EO 13045, Protection of Children from Environmental Health Risks and Safety Risks*. This EO recognizes that a growing body of scientific knowledge demonstrates that children may suffer disproportionately from environmental health risks and safety risks.

It is Army policy to fully comply with EO 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.

Within a 1-mile radius of the Burlington USARC, there are no schools or daycare centers. Drulis Park is less than 1/2 mile to the east of the USARC.

4.2.4.2 Consequences

Potential socioeconomic impacts are considered significant if the proposed action would cause:

- Substantial gains or losses in population and/or employment; or
- Disequilibrium in the housing market, such as severe housing shortages or surpluses, resulting in substantial property value changes.

Potential environmental justice impacts are considered significant if the proposed action would cause disproportionate effects on low-income and/or minority populations. Potential impacts of environmental health and safety risks to protection of children are considered significant if the proposed action would cause disproportionate effects on children.

After performing an analysis of socioeconomics, it was determined that no significant impacts would occur under any alternative. Detailed analysis of each alternative is described in the subsections below.

4.2.4.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for socioeconomic resources are anticipated. Because the Burlington USARC would not close and personnel would not be realigned, no direct impacts to these resources are anticipated.

Indirect Impacts. No changes to the existing baseline conditions for socioeconomic resources are anticipated. Because the Burlington USARC would not close and personnel would not be realigned, no indirect impacts to these resources are anticipated.

4.2.4.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. The Burlington USARC has closed and its operations have relocated to a new AFRC 1 mile from the existing USARC. Both of the installations are located within the same ROI; therefore, the impacts on the ROI and regional economy would not differ from baseline conditions. There are no anticipated impacts to the safety of children during the caretaker status phase of the property. Appropriate Federal and state safety measures and health regulations would be followed to protect the health and safety of all residents as well as workers.

Indirect Impacts. Under this alternative, there would be benefits foregone (minor short-term adverse indirect impact) from the delayed reuse of the property. The city would lose potential immediate economic benefits from possible employment and sales from the reuse of the property. Potential private developers of the property would lose the immediate redevelopment opportunity. Residents of the surrounding community would lose any potential immediate employment that may be created through the renovation phase of the property.

4.2.4.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Adult/Community Education Center

Direct Impacts. Recognizing the uncertainty that accompanies reuse planning, instead of trying to predict exactly what will occur at the site, the Army establishes ranges or levels of activity that might occur. These levels of activity, referred to as reuse intensities; provide a flexible

framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects.

Under Alternative 3, minor short-term beneficial direct economic impacts would be realized by the regional and local economy during the renovation phase of the proposed reuse. Employment generated by renovation activities would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies.

The Economic Impact Forecast System (EIFS) model, developed by the U.S. Army Corp of Engineers (USACE) Construction Engineering Research Laboratory, was used to assess the impacts of this alternative on the economy of the ROI. To complete the EIFS model, sample reuse intensity scenarios and costs were estimated for the alternative. The cost used in this analysis is only an estimate of a possible development scenario and is subject to change depending on the final design. Commercial renovation costs can vary widely depending on the type and quality of materials and the amount of detail in the final project. Rough estimates for a commercial renovation may range from \$50 -150 per square foot (Richard Groh Architects 2013; Leiber 2013; DCD 2012). Under this alternative, it is anticipated that the renovations may include painting, repairs, new flooring, and interior updating, so the total renovation costs would be around \$50 per SF, on the lower end of the estimates noted in the previous sentence. For purposes of this analysis, the estimated cost of materials and supplies for renovations to convert the existing buildings to a Adult/Community Education Center under Alternative 3 is approximately \$75/SF or \$1.3 million (2013 dollars). The estimated renovation period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 2.4.

Table 4-8 provides the estimated direct, indirect, and total annual economic impacts of renovation activities on business volume, income, and employment, as estimated by the EIFS model. Table 4-8 also provides the indirect impacts on business volume, income, and employment because of the initial direct impacts of the renovation activities. Appendix B contains a description of the EIFS model and the EIFS reports on impacts.

The EIFS model also includes a Rational Threshold Value (RTV) profile used in conjunction with the forecast models to assess the degree of the impacts of an activity for a specific geographic area. These impacts would be realized over the length of the construction period. The increase in business volume, income, and employment includes capital expenditures, income, and labor directly associated with the renovation activity. Appendix B contains a description of the RTV. Table 4-8 provides the RTV associated with each of the economic impacts resulting from the renovation activity. If the RTV for a variable is less than the historic maximum annual deviation for that variable, then the regional economic impacts are not considered significant. The regional positive RTVs for each economic variable are as follows: sales volume (12.96%) income (8.94%); employment (3.6%); and population (1.07%). Thus, the RTV for each of the variables was found to be considerably less than the respective regional RTV.

Table 4-8 Estimated Annual Economic Impacts from Alternative 3 - Renovation Activities				
Variable	Direct Impacts	Indirect Impacts	Total	Rational Threshold Value
Annual Construction Impacts¹				
Sales (Business) Volume	\$824,330	\$1,154,062	\$1,978,392	0.12%
Income	\$487,836	\$195,489	\$683,325	0.06%
Employment	14	6	20	0.06%
¹ 2013 Dollars.				
<i>Source: Economic Impact Forecast System, U.S. Army Corps of Engineers, Construction Engineering Research Laboratory.</i>				

There would be minor short- and long-term beneficial impacts to the economy during the renovation and reuse of the property by creating new jobs in the local area. There would be temporary jobs for construction workers during the renovation period of the project. Operation of an Adult Community Education Center would create also job opportunities for local workers mainly in the education services sector.

There would not be any impacts to local spending, housing, or community services from the additional short- and long-term workers. It is anticipated that no workers would relocate. Local workers would be utilized for both the temporary construction and permanent education services workers from within the region.

There would also be additional negligible short- and long-term economic impacts to the local jurisdictions and the state from the revenues generated from the renovation and reuse of the building. States often impose sales taxes on materials sold to builders (NAHB 2009). The state would benefit from the additional tax revenue generated during the renovation phase. The county may possibly benefit from the property taxes collected from the reuse. The state of Iowa offers either total or partial exemptions and credits to property taxes for educational institutions (Iowa Department of Revenue 2013).

There are no anticipated potential impacts to public services (i.e. police and fire protection, hospital services) and negligible benefits to education services from the reuse as a community education center. The site is already served by fire and law enforcement and there would be no population changes, so the reuse would not require the extension or addition of services. The reuse as an adult education/community center would provide additional opportunities for educational, vocational, or recreational services to the surrounding population.

There would be negligible short-term adverse impacts to the local population, which includes minority and low income individuals, during the construction and reuse of the site. It is not anticipated that impacts would be any greater or more severe on minorities or individuals below the poverty line than non-minorities and those above the poverty line. Any impacts to the local

population would be temporary. During the reuse, the property would provide long-term minor beneficial impacts the local population, including minority and low income populations. The reuse as an adult education/community center would provide additional opportunities for educational, vocational, or recreational services to the surrounding population.

There are no anticipated impacts to the safety of children during the construction phase of the project. Appropriate Federal and state safety measures and health regulations would be followed to protect the health and safety of all residents as well as workers. Safety measures, barriers, and “no trespassing” signs would be placed around the perimeter of construction sites to deter children from playing in these areas, and construction vehicles and equipment would be secured when not in use.

Indirect Impacts. Employment generated by construction activities would result in additional indirect wages paid; an increase in indirect business volume; and indirect expenditures for local and regional services, materials, and supplies as indicated in Table 4-8. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-8. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximate \$1.1 million increase in indirect business volume; a \$195,489 increase in indirect or induced personal income; and an increase of six indirect jobs created in the construction, retail trade, service, and industrial sectors. These impacts would be realized during the length of the construction period, and would have non-significant short-term impacts on the regional economy.

4.2.4.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Full Build-out As Residential

Direct Impacts. Recognizing the uncertainty that accompanies reuse planning, instead of trying to predict exactly what will occur at the site, the Army establishes ranges or levels of activity that might occur. These levels of activity, referred to as reuse intensities; provide a flexible framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects.

Under Alternative 4, moderate short-term beneficial direct economic impacts would be realized by the regional and local economy during the renovation phase of the proposed reuse. Employment generated by construction activities would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies.

The cost used in this analysis is only an estimate of a possible development scenario and is subject to change depending on the final design. Using RS Means and the National Association of Homebuilder’s data, costs were estimated to construct a variety of residential housing options with a two-six units per acre density. The costs can vary widely depending on the type and quality of materials and the amount of detail in the final project. Rough estimates for a new residential construction ranged from \$4-15 million (RSMeans 2013, NAHB 2010). According to an NAHB study on the impact of homebuilding on the U.S. economy, average single family homes created the most jobs and revenue (NAHB 2008). Thus, the construction cost for this analysis calculated the cost for a maximum build-out of 66 average single family units for a total cost of \$14,685,726 (2013 dollars). The estimated renovation period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 2.4.

Table 4-9 provides the estimated direct, indirect, and total annual economic impacts of renovation activities on business volume, income, and employment, as estimated by the EIFS model. Table 4-9 also provides the RTV associated with each of the economic impacts resulting from the renovation activity. The RTV for each of the variables was found to be considerably less than the respective regional RTV, so the regional economic impacts are considered non-significant.

Table 4-9 Estimated Annual Economic Impacts from Alternative 4 - Residential				
Variable	Direct Impacts	Indirect Impacts	Total	Rational Threshold Value
Annual Construction Impacts¹				
Sales (Business) Volume	\$8,672,611	\$12,141,660	\$20,814,270	1.28
Income	\$5,264,464	\$2,056,696	\$7,321,160	0.64
Employment	153	61	214	0.67
¹ 2013 Dollars. Source: Economic Impact Forecast System, U.S. Army Corps of Engineers, Construction Engineering Research Laboratory.				

There would be moderate short- and long-term beneficial impacts to the economy during the construction of residences on the property by creating new jobs in the local area. Most of the jobs would be for temporary workers that are part of the construction activity. During and following construction, more jobs would be created for real estate agents, brokers, and various other workers that would provide services to home builders and buyers.

There would not be any impacts to local spending, housing, or community services from the additional short- and long-term workers. It is anticipated that no workers would relocate. Local workers from within the ROI would be utilized for both the temporary and permanent jobs.

There would be additional short- and long-term economic impacts to the local jurisdictions and the state from the revenues generated from the renovation and reuse of the building. The state would receive additional tax revenue from the taxes on materials sold to builders. The county would benefit from the impact, permit, and other fees paid by the builders and developers. There would also be long-term benefits from annual property tax payments that residents would pay.

There is the potential for negligible impacts to public services (i.e. police, fire, hospital, and education services) and no impacts to recreation or the safety of children. The construction of new residential housing is not expected to create any influx of populations from outside the region; however, there might be small local moves within the region. This may cause an occasional relocation of a student into a new school. In addition, it may require the fire or law enforcement to redistribute resources, but it would not increase the population they are serving or require any addition of staff or resources.

There would be negligible short-term adverse impacts to the local population, which includes minority and low income individuals, during the construction and reuse of the site. It is not anticipated that impacts would be any greater or more severe on minorities or individuals below the poverty line than non-minorities and those above the poverty line. Any impacts to the local population would be temporary. There would be long-term minor beneficial impacts to housing resources. At the time of this writing, there were only two homes in Middletown listed for sale. In Des Moines County, there were only 169 listed. The addition of homes in the region would create additional housing opportunities for county residents.

Indirect Impacts. Employment generated by construction activities would result in additional indirect wages paid; an increase in indirect business volume; and indirect expenditures for local and regional services, materials, and supplies as indicated in Table 4-9. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-9. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximate \$12.1 million increase in indirect business volume; a \$2.1 million increase in indirect or induced personal income; and an increase of 61 indirect jobs created in the construction, retail trade, service, and industrial sectors. These impacts would be realized during the length of the construction period, and would have non-significant short-term impacts on the regional economy.

4.2.4.2.5 Alternative 5 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Full Build-out As Light Commercial/Industrial

Direct Impacts.

Commercial Reuse Using the Existing Building

Rough estimates for a commercial renovation may range from \$50 -150 per square foot (Richard Groh Architects 2013; Leiber 2013; DCD 2012). Under this Alternative, it is anticipated that the renovations may include extensive interior and exterior renovation. For purposes of this analysis, the estimated cost of materials and supplies for renovations to convert the existing buildings to commercial reuse under Alternative 5 are assumed to be on the upper end of the estimated costs, closer to \$150/SF or \$2.8 million (2013 dollars). The estimated renovation period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 2.4. The RTV for each of the variables was found to be considerably less than the respective regional RTV, so the regional economic impacts are considered non-significant. Table 4-9 provides the estimated direct, indirect, and total annual economic impacts of renovation activities on business volume, income, employment, and RTV values, as estimated by the EIFS model.

Table 4-10 Estimated Annual Economic Impacts from Alternative 3 – Commercial Renovation				
Variable	Direct Impacts	Indirect Impacts	Total	Rational Threshold Value
Annual Construction Impacts¹				
Sales (Business) Volume	\$1,613,650	\$2,259,124	\$3,872,784	0.24
Income	\$969,744	\$382,677	\$1,352,420	0.12
Employment	28	11	40	0.12
¹ 2013 Dollars.				
<i>Source: Economic Impact Forecast System, U.S. Army Corps of Engineers, Construction Engineering Research Laboratory.</i>				

There would be minor short- and long- term beneficial impacts to the economy during the construction of new businesses from creating new jobs in the local area. Most of the jobs would be for temporary workers that are part of the construction activity. During and following construction, more jobs would be created. The type and quantity of these jobs would vary depending on the types of businesses in the final design. Most likely the jobs would be in the services, leisure, and hospitality industry sectors.

There would not be any impacts to housing or community services from the additional short- and long-term workers. It is anticipated that no workers would relocate. Local workers from within the ROI would be utilized for both the temporary and permanent jobs.

There would be minor additional short- and long-term economic impacts to the local jurisdictions and the state from the revenues generated from the renovation and reuse of the building. The state would receive additional tax revenue from the taxes on materials sold to builders. The county would benefit from the impact, permit, and other fees paid by the builders and developers. Depending on the types and quantity of businesses in the final design, there would also be minor to moderate long-term benefits from tax payments from the businesses. There would be additional tax revenues from the sales of goods and services as well as any property taxes paid.

Because there would be no population changes, there are no anticipated impacts to public services (i.e., police, fire, and hospital services) or the safety of children. There would be minor short-term adverse impacts to the local population, which includes minority and low income individuals, during the construction and reuse of the site. It is not anticipated that impacts would be any greater or more severe on minorities or individuals below the poverty line than non-minorities and those above the poverty line. Construction would occur during normal business hours and standards would be in place to minimize dust. Any impacts to the local population would be temporary. There is the potential for long-term minor beneficial impacts to education or recreation services. If the reuse is a daycare center, preschool, or indoor/outdoor

recreation, there would be additional education and recreation opportunities for county residents.

Demolition of Building and New Commercial Construction

Rough estimates for a commercial renovation may range from \$94-220 per square foot (RS Means 2013; Reed Construction Data 2013). Under this Alternative, it is anticipated that the existing USARC would be demolished and light commercial or industrial buildings would be constructed. For purposes of this analysis, the estimated cost of materials and supplies for renovations to convert the existing buildings to commercial reuse under Alternative 5 may reach an upper end cost of \$11,018,608 (2013 dollars). The estimated renovation period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 2.4. The RTV for each of the variables was found to be considerably less than the respective regional RTV, so the regional economic impacts are considered non-significant. Table 4-11 provides the estimated direct, indirect, and total annual economic impacts of renovation activities on business volume, income, employment, and RTV values, as estimated by the EIFS model.

Table 4-11 Estimated Annual Economic Impacts from Alternative 5 – Commercial Construction				
Variable	Direct Impacts	Indirect Impacts	Total	Rational Threshold Value
Annual Construction Impacts¹				
Sales (Business) Volume	\$6,514,071	\$9,119,699	\$15,633,770	0.96
Income	\$3,958,682	\$1,544,801	\$5,503,483	0.48
Employment	115	46	161	0.51
¹ 2013 Dollars. <i>Source: Economic Impact Forecast System, U.S. Army Corps of Engineers, Construction Engineering Research Laboratory.</i>				

Short- and long-term impacts to the economy and tax revenues would be the same as those described under the commercial reuse of existing building scenario, but the impacts would be moderate because the cost and amount of construction is much greater.

There would not be any impacts to housing, or community services from the additional short- and long-term workers. It is anticipated that no workers would relocate. Local workers from within the ROI would be utilized for both the temporary and permanent jobs.

Impacts to public services, the safety of children, populations, and housing would be the same as those described under the commercial renovation of the existing building description.

Indirect Impacts.

Commercial Reuse Using the Existing Building

Employment generated by construction activities would result in additional indirect wages paid; an increase in indirect business volume; and indirect expenditures for local and regional services, materials, and supplies as indicated in Table 4-10. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-10. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximate \$2.3 million increase in indirect business volume; a \$0.38 million increase in indirect or induced personal income; and an increase of 11 indirect jobs created in the construction, retail trade, service, and industrial sectors. These impacts would be realized during the length of the construction period, and would have non-significant short-term impacts on the regional economy.

Demolition of Building and New Commercial Construction

Employment generated by construction activities would result in additional indirect wages paid; an increase in indirect business volume; and indirect expenditures for local and regional services, materials, and supplies as indicated in Table 4-11. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-11. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximate \$9.1 million increase in indirect business volume; a \$1.5 million increase in indirect or induced personal income; and an increase of 46 indirect jobs created in the construction, retail trade, service, and industrial sectors. These impacts would be realized during the length of the construction period, and would have non-significant short-term impacts on the regional economy.

4.2.4.2.6 Alternative 6 - Traditional Army Disposal and Reuse of the Burlington USARC for Open Space/Recreation

Direct Impacts. Under Alternative 6, the building would be demolished and replaced with open space and recreation uses. Playground equipment costs can range from \$8,000 to \$50,000 (Kidstruction 2013). For purposes of this analysis, the estimated cost of materials and supplies for renovations to demolish the building and create a community park with play equipment under Alternative 5 would cost \$75,000 (2013 dollars). The estimated renovation period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 2.4. The RTV for each of the variables was found to be considerably less than the respective regional RTV, so the regional economic impacts are considered non-significant. Table 4-12 provides the estimated direct, indirect, and total annual economic impacts of renovation activities on business volume, income, employment, and RTV values, as estimated by the EIFS model.

Table 4-12 Estimated Annual Economic Impacts from Alternative 6 – Open Space/Recreation

Variable	Direct Impacts	Indirect Impacts	Total	Rational Threshold Value
Annual Construction Impacts¹				
Sales (Business) Volume	\$1,841,168	\$2,577,635	\$4,418,802	0.27
Income	\$2,261,807	\$436,630	\$2,698,436	0.24
Employment	65	13	78	0.25
¹ 2013 Dollars.				
<i>Source: Economic Impact Forecast System, U.S. Army Corps of Engineers, Construction Engineering Research Laboratory.</i>				

There would be minor short- and long-term beneficial impacts to the economy from creating new jobs in the local area during the demolition phase of the project. Most of the jobs would be for temporary workers that are part of the construction activity. It is anticipated that no workers would relocate. Local workers from within the ROI would be utilized for the construction. During the reuse, it is anticipated that the owner of the property would be a developer in the existing region that would be responsible for the care and maintenance of the new site. Therefore, no new jobs would be created. There would not be any impacts to housing, or community services from the additional short- and long-term workers.

There would be potential long-term economic impacts to the local jurisdictions and the state from the revenues generated from the reuse of the site. The county may possibly benefit from the property taxes collected from the reuse depending on the specific final reuse. The state of Iowa offers either total or partial exemptions and credits to property taxes for certain open space and recreation uses (Iowa Department of Revenue 2013).

Because there would be no population change, there are no anticipated impacts to public services (i.e., police, fire, hospital, and school services) or the safety of children. There would be minor short-term adverse impacts to the local population, which includes minority and low income individuals, during the construction and reuse of the site. It is not anticipated that impacts would be any greater or more severe on minorities or individuals below the poverty line than non-minorities and those above the poverty line. There would be long-term negligible beneficial impacts to recreation services because a new park would provide additional recreation space for county residents.

Indirect Impacts.

Employment generated by construction activities would result in additional indirect wages paid; an increase in indirect business volume; and indirect expenditures for local and regional services, materials, and supplies as indicated in Table 4-12. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-12. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximate \$1.8 million increase in indirect business volume; a \$0.44 million increase in indirect or induced personal income; and an increase of 13 indirect jobs created in the construction, retail trade, service, and industrial sectors. These impacts would be realized during the length of the construction period, and would have non-significant short-term impacts on the regional economy.

4.2.5 Transportation

4.2.5.1 Affected Environment

This section describes the existing transportation conditions at and surrounding the Burlington USARC.

4.2.5.1.1 Roadways and Traffic

The Burlington USARC is located approximately ½ mile southwest of where Business 34 and U.S. Highway 34 merge. The main roadway accessing the Burlington USARC is Iowa 79 (Historical). It is a two lane major collector that runs east-west. The western terminus is Geode State Park, and the eastern terminus is US 34 in Middletown. US 34 is a principal arterial that runs across southern Iowa and connects Middletown and Burlington.

US 34 passing through Middletown in 2010 had an average annual daily traffic (AADT) of approximately 3,490 at the intersection where traffic either merges north on US 34 or goes straight on Iowa 79 (Historical). The AADT along Iowa 79 (Historical) between the Middletown corporate limits and Danville Road is approximately 1, 630.

4.2.5.2 Consequences

Potential impacts to transportation resources are considered significant if the proposed action would:

- Disrupt or improve current transportation patterns and systems;
- Deteriorate or improve existing levels of service; or
- Change existing levels of safety.

After performing an analysis of transportation resources, it was determined that no significant impacts would occur under any alternative. Detailed analysis of each alternative is described in the subsections below.

4.2.5.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for transportation resources are anticipated. Because the Burlington USARC would not close and personnel would not be realigned, no direct impacts to these resources are anticipated.

Indirect Impacts. No changes to the existing baseline conditions for transportation resources are anticipated. Because the Burlington USARC would not close and personnel would not be realigned, no indirect impacts to these resources are anticipated.

4.2.5.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. Maintenance activities are expected to continue for the grounds and remaining asphalt areas. Negligible beneficial impacts to the community would result from the reduction in employees commuting to the USARC.

Indirect Impacts. No indirect impacts to transportation resources area anticipated as maintenance activities on the property are expected to continue. There would be no changes to transportation resources under this alternative.

4.2.5.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Adult/Community Education Center

Direct Impacts. During the renovation phase, there would be negligible direct adverse impacts to transportation under this alternative. A short-term increase in vehicular traffic on the local roads around the site would occur during the renovation phase of the project from commuting workers.

Reuse of the Burlington USARC would result in negligible adverse impacts to transportation. Potential adult/community education reuse includes centers for vocational training, higher education, or local community outreach. If approximately half of the existing building at the USARC were used for small classroom space, the building could potentially provide space for approximately 367 students who would create approximately 440 weekday trips (University of Iowa 2010; ITE 2003). In the long-term, the reuse as an adult/community education facility would increase traffic in the area and impacts would be moderate. Iowa 79 (Historical) has the capacity to accommodate the increase in traffic. The increased traffic flow of students commuting to and from the site may increase congestion on local roads during daytime and evening hours when classes are in session. Since the area surrounding the site is not densely populated and the site has roads nearby that can accommodate a higher capacity (Iowa 79 [Historical] and U.S. Highway 34), any impacts from increased traffic flow would be minor.

Indirect Impacts. No indirect impacts to transportation are anticipated because of the small scale of this project in relation to the highly developed transportation infrastructure in the region.

4.2.5.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Full Build-out As Residential

Direct Impacts. During the construction phase, there would be minor direct adverse impacts to transportation under this alternative. A short-term increase in vehicular traffic on the local roads around the site would occur during the construction phase of the project. There would be more trucks and heavy equipment traffic delivering and hauling supplies and commuting workers.

Reuse of the Burlington USARC would result in minor to moderate adverse impacts to transportation patterns depending on the final design and type of residential development. Potential residential types for the reuse include single or multi-family homes, townhouses, apartments/condominiums, or mobile/manufactured homes at a medium-low density (two-six

dwelling units per acre). Depending on the number and style of homes in the final design, an additional access point on Iowa 79 (Historical) may need to be added.

In the long-term, the reuse as a residential community would increase traffic in the area. Impacts would be minor to moderate depending on the type and final number of residential units. A residential development with two-six dwelling units per acre would generate from 106-632 trip ends per day (ITE 2003). There may be slightly higher traffic volume around peak work/commute times in and out of the property. The location of the property and the road are in a rural area and it is anticipated that the amount of trips would be on the lower to mid range of trip end estimates. The roads adjacent and near the USARC would be able to accommodate the increase in traffic.

Indirect Impacts. No indirect impacts to transportation are anticipated because of the small scale of this project in relation to the highly developed transportation infrastructure in the region.

4.2.5.2.5 Alternative 5 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Full Build-out As Light Commercial/Industrial

Direct Impacts. Under this alternative, a developer may decide to renovate and reuse the existing buildings on site. Renovation impacts under this alternative would be the same as those described in Alternative 3. If a developer decides to demolish and construct new buildings on-site, construction impacts under this alternative would be the same or similar to those described in Alternative 4.

Reuse of the Burlington USARC would result in minor to moderate adverse impacts to transportation patterns depending on the final design and type of commercial development. If the building undergoes renovation, probable commercial reuses include, but are not limited to, retail, childcare, or office space. Traffic generated for that type of development can range from 11.01 trip ends/per 1,000 SF (TE/KGSF) to 40.67 TE/KGSF (ITE 2003). The reuse of the building could potentially generate 202-748 weekday trip ends. The location of the property and the road are in a rural area, and it is anticipated that the amount of trips would be on the lower to mid range of trip end estimates. The roads adjacent and near the USARC would be able to accommodate the increase in traffic. If the reuse is an office or child care center, there may be slightly higher traffic volume in and out of the property around peak work/commute times. If reuse is some kind of retail/shopping area, there would be additional traffic on nights and weekends compared to current conditions.

If the building is demolished and there are new buildings constructed, the uses may include, but are not limited to industrial, warehousing, manufacturing, retail, childcare, repair services, storage units, fabrication, indoor/outdoor recreation, or food preparation and sales. The development has the potential to be up to 50,000 SF. Potential TE/KGSF generated for probable commercial or industrial development for the property could range from a low of 1.5 TE/KGSF for warehousing to a high of 716 TE/KGSF for a fast food restaurant. The location of the property and the road are in a rural area, and it is anticipated that the amount of trips would be on the lower range of trip end estimates. The roads adjacent and near the USARC would be able to accommodate the increased traffic. Depending on the amount and type of development that occurs, a light or other traffic control devices may be needed.

Indirect Impacts. No indirect impacts to transportation are anticipated because of the small scale of this project in relation to the highly developed transportation infrastructure in the region.

4.2.5.2.6 Alternative 6 - Traditional Army Disposal and Reuse of the Burlington USARC for Open Space/Recreation

Direct Impacts. The existing buildings would be demolished. During the demolition phase, there would be negligible direct adverse impacts to transportation under this alternative. There would be construction equipment for the demolition and truck traffic for hauling debris.

Reuse of the Burlington USARC would result in negligible adverse impacts to transportation patterns. In the long-term, the reuse as open space and recreation would increase traffic in the area. An open space and recreation use would generate anywhere from 6 trip ends per picnic table or 31 trip ends per tennis court or field (ITE 2003). A park with 8 picnic tables, 2 tennis courts, and 1 basketball court would generate approximately 140 trip ends per day. The roads adjacent and near the USARC would be able to accommodate the increase in traffic. There would be additional traffic on nights and weekends compared to current conditions.

Indirect Impacts. No indirect impacts to transportation are anticipated because of the small scale of this project in relation to the highly developed transportation infrastructure in an urbanized region.

4.2.6 Utilities

4.2.6.1 Affected Environment

Storm Water System

Topographically, the Burlington USARC property is relatively flat and contains little relief. Site drainage appears to flow off site at the southeast corner of the property into a swale in the adjoining agriculture field. Storm water culverts located within the MEP and POV parking area also discharge to this area (USACE 2007). Drainage on the north side of the property flows into a ditch with culverts along Iowa 79 (Historical) and follows a swale located east of the property. Both swales meet up with a drainage way that drains south towards a reservoir located within the IAAAP property.

Wastewater System

The City of Middletown provides sanitary sewer service to the Burlington USARC property. The City of Middletown Wastewater Treatment Facility serves all the sewers of the City of Middletown. The Burlington USARC property was grandfathered into the City of Middletown's sewer district in 1997 when land adjacent to the USARC property was deeded to the City (City of Middletown 2013b). Due to additional sewer hookups, a lift station was installed to handle the added demand (City of Middletown 2013b).

4.2.6.2 Consequences

Effects on infrastructure are considered in terms of increases in demands on systems and the ability of existing systems to meet those demands. Potential effects to the environment could occur if the existing systems are insufficient to handle the increased demands requiring construction and operation of a new system. Utility demands include both construction and operations usage. The storm water and wastewater systems are discussed below.

Potential impacts to storm water systems are considered significant if the Proposed Action would:

- Cause flow obstructions and increases to the storm water drainage system;

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- Cause a post-development stormwater release rate exceeding the capacity of the existing storm water drainage system; or
 - Cause long-term interruptions of storm water drainage system components.

Potential impacts to the wastewater systems are considered significant if the Proposed Action would:

- Cause additional inflow and infiltration and increased loads on the wastewater treatment that cannot be adequately treated; or
- Change wastewater composition that would alter wastewater treatment processes or consistently cause upsets of the wastewater treatment system.

4.2.6.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for utilities are anticipated. Because the Burlington USARC would not close and personnel would not be realigned, no direct impacts to these resources are anticipated.

Indirect Impacts. No changes to the existing baseline conditions for utilities are anticipated. Because the Burlington USARC would not close and personnel would not be realigned, no indirect impacts to these resources are anticipated.

4.2.6.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. Negligible beneficial impacts are anticipated to utilities due to decreased utilities usage during the Army's caretaking period. No missions or training would take place at the USARC.

Indirect Impacts. No indirect impacts are anticipated to utilities during the Army's caretaking period due to decreased utilities usage. All utility needs under caretaker status would be within the capacity of current utility providers.

4.2.6.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Adult/Community Education Center

Direct Impacts. No direct impacts to the stormwater and waste water systems that serve the Burlington USARC property are anticipated under this alternative. No impacts are anticipated because the existing USARC facilities, including paved areas, are anticipated to be renovated and reused as part of this alternative. Therefore, additional infrastructure to accommodate an increase in stormwater runoff or an increase in sewer usage is not anticipated.

Indirect Impacts. There are no known indirect impacts to the stormwater and waste water systems that would either occur later in time or farther removed in distance under this alternative.

4.2.6.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Full Build-out As Residential

Direct Impacts. There are potential moderate adverse impacts to the stormwater and waste water systems that serve the Burlington USARC property under this alternative. Based on the land use intensity parameters as defined in the Base Realignment and Closure Manual for

Compliance with the National Environmental Policy Act (2006), the Army used the property at a low intensity. Under this alternative the intensity level would likely change to a medium-low intensity resulting in an increase in impervious surfaces such as driveways, sidewalks, and residential dwellings. An increase in impervious surfaces would result in increased stormwater runoff due to a decrease in vegetated areas. Additional storm water culverts would potentially need to be incorporated into the development of the property for a full build-out of residential use.

The development of the property as full build-out residential would also potentially require additional wastewater system hookups. However, the wastewater system infrastructure that serves the Burlington USARC property may be limited on its ability to provide wastewater services to the property under this alternative (City of Middletown 2013b). The existing wastewater system infrastructure could potentially accommodate a medium-low intensity residential development, but the system's ability to handle wastewater would be dependent on the number of residential dwellings constructed and number of individuals occupying the dwellings. Additionally, the property lies outside the City of Middletown's boundary and the City Council would have to approve additional hookups to its wastewater system (City of Middletown 2013b). In the event that the existing wastewater infrastructure is determined to be unable to handle additional hookups or additional hookups are not approved by the City Council, a private sewage system (e.g. septic system) would be needed to accommodate wastewater from residential dwellings on the property.

Indirect Impacts. There are no known indirect impacts to the stormwater and waste water systems that would either occur later in time or farther removed in distance under this alternative.

4.2.6.2.5 Alternative 5 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Full Build-out As Light Commercial/Industrial

Direct Impacts. There are potential minor adverse impacts to the stormwater and waste water systems that serve the Burlington USARC property under this alternative. Based on the land use intensity parameters as defined in the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), the Army used the property at a low intensity. Under this alternative the intensity level would likely change to a medium-low intensity resulting in an increase in impervious surfaces such as driveways, sidewalks, parking lots, and commercial/industrial buildings. An increase in impervious surfaces would result in increased stormwater runoff due to a decrease in vegetated areas. Additional storm water culverts would potentially need to be incorporated into the development of the property for a full build-out as commercial/industrial use.

The development of the property as full build-out light commercial/industrial would also potentially require additional wastewater system hookups. The existing wastewater infrastructure could potentially accommodate a medium-low intensity light commercial/industrial development, but the system's ability to handle wastewater would be dependent on the number of facilities and number of individuals utilizing the wastewater system on the property (City of Middletown 2013b). Additionally, the property lies outside the City of Middletown's boundary and the City Council would have to approve additional hookups to its wastewater system (City of Middletown 2013b). In the event that the existing wastewater system infrastructure is determined to be unable to handle an increase in usage or additional hookups or additional hookups are not approved by the City Council, a private sewage system

(e.g. large capacity septic system) would be needed to accommodate wastewater from a light commercial/industrial development on the property.

Indirect Impacts. There are no known indirect impacts to the stormwater and waste water systems that would either occur later in time or farther removed in distance under this alternative.

4.2.6.2.6 Alternative 6 - Traditional Army Disposal and Reuse of the Burlington USARC for Open Space/Recreation

Direct Impacts. There would be minor long-term beneficial impacts to the stormwater and waste water systems that serve the Burlington USARC property under this alternative. Beneficial impacts are anticipated because the existing USARC facilities including paved areas are anticipated to be demolished. A decrease in impervious surfaces and an increase in vegetation would result in decreased stormwater runoff on the property. Facilities that currently have sewer hookups would also be eliminated resulting in a decrease in sewer usage.

Indirect Impacts. There are no known indirect impacts to the stormwater and waste water systems that would either occur later in time or farther removed in distance under this alternative.

4.3 Cumulative Effects

The cumulative impact analysis evaluates the incremental effects of implementing any of the alternatives when added to past, present, and reasonably foreseeable future USAR actions at the Burlington USARC and the actions of other parties in the surrounding area, where applicable. The cumulative impact analysis has been prepared at a level of detail that is reasonable and appropriate to support an informed decision by the USAR in selecting a preferred alternative. The cumulative impact discussion is presented according to each of the implementation alternatives listed.

The key components of the cumulative impact analysis include the following categories.

Cumulative Impact Analysis Area. The cumulative impact analysis area includes the area that has the potential to be affected by implementation of the proposed action at the Burlington USARC. This includes the installation and the area proximate to the installation boundary and varies by resource category being considered. Analysis areas are defined in Section 4.3.2 for each resource category analyzed in detail.

Past and Present Actions. Past and present actions, other than the proposed action, are defined as actions within the cumulative analysis area under consideration that occurred before or during September 2011 (The original environmental baseline for the Environmental Assessment). These include past and present actions at the property and past and present demographic, land use, and development trends in the surrounding area. In most cases, the characteristics and results of these past and present actions are described in the Affected Environment sections under each of the resource categories covered in this EA.

The area surrounding the USARC remains relatively undeveloped. The site is bounded by Iowa 79 (Historical) on the north, a sewer easement, corn field and a park beyond on the east, a large corn field which is part of the IAAP reportedly leased for agriculture on both the south and west. A former road, now a gravel drive, is located along a portion of the west boundary. Commercial enterprises are located closer to downtown Middletown, which is approximately 1 mile east of the USARC.

Development along the Iowa 79 corridor near the Burlington USARC includes the new Armed Forces Reserve Center and Area Maintenance Support Facility, which is approximately 1 mile to the east of the USARC between Middletown and West Burlington. A NEPA document was prepared by the Army National Guard that identified, evaluated, and documented the environmental effects of the construction of and relocation of units to a new Armed Forces Reserve Center in Middletown, Iowa.

Reasonably Foreseeable Future Actions. Reasonably foreseeable future actions are mainly limited to those that have been approved and that can be identified and defined with respect to timeframe and location.

Reasonably foreseeable future actions that have been identified and considered in the analysis of cumulative impacts, both on the USARC property and off the USARC property, are: Continuation of typical activities and development trends in a community of 318 residents and its surrounding area.

4.3.1 Potential Cumulative Impacts

4.3.1.1 No Impacts to Resources

As documented in Section 4.0 of this EA, there are several resource categories that were eliminated from discussion in the cumulative impacts section. The resource categories that are not discussed in detail include:

- Air Quality,
- Biological Resources,
- Cultural Resources,
- Geology and Soil,
- Hazardous and Toxic Substances, and
- Water Resources.

4.3.1.2 Alternative 1 – No Action Alternative

Under Alternative 1 it is anticipated that past and present development trends on the Burlington USARC and in the surrounding civilian community would continue. However, for the closure action directed by the BRAC Commission, it is noted that for the No Action Alternative, maintenance of current conditions is not feasible because the BRAC actions are Federal law.

4.3.1.3 Alternative 2 – Caretaker Status Alternative

Cumulative impacts under Alternative 2 by resource category are as follows:

- **Aesthetic and Visual Resources.** The cumulative impact analysis area for aesthetic and visual resources includes a ½ mile radius around the property. The impacts of the Caretaker Status Alternative when combined with impacts of the past, current, and reasonably foreseeable projects would not cause significant cumulative impacts to the environment. The aesthetics of the area are expected to remain consistent with current conditions.
- **Land Use.** The cumulative impact analysis area for land use includes a ½ mile radius around the property. There are no anticipated cumulative impacts because there would be no changes to land use or zoning under this alternative.

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- **Noise.** The cumulative impact analysis area for noise includes a ½ mile radius around the property. It is likely caretaker activities would result in noise levels below baseline levels. Lower noise levels would occur throughout the period of caretaker status. Any maintenance activities required under caretaker status would be similar to activities currently taking place at the Burlington USARC. These activities when combined with impacts of the past, current, and reasonably foreseeable activities would not cause significant cumulative impacts to the noise environment.
 - **Socioeconomics.** The cumulative impact analysis area for socioeconomics includes the Burlington, Iowa μSA. Under this alternative, the Burlington USARC would close and relocate its operations to a new Armed Forces Reserve Center near the IAAP. The facility is located within Des Moines County; therefore, the impacts on the ROI and regional economy would not differ from baseline conditions. There are no anticipated cumulative impacts.
 - **Transportation.** The cumulative impact analysis area for transportation includes a ½ mile radius around the property. Under this alternative, the elimination of a military presence at the site would cause a long-term decrease in traffic and on the property. The impacts of the Caretaker Status Alternative when combined with impacts of the past, current, and reasonably foreseeable activities would not cause significant cumulative impacts to the environment.
 - **Utilities.** The cumulative impact analysis area for utilities includes a 1 mile radius around the property. Under this alternative, the elimination of a military presence at the site would cause a long-term decrease in utility usage on the property. The impacts of the Caretaker Status Alternative when combined with impacts of the past, current, and reasonably foreseeable activities would not cause significant cumulative impacts to the environment.

4.3.1.4 Alternative 3 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Adult/Community Education Center

Cumulative impacts under Alternative 3 by resource category are as follows:

- **Aesthetic and Visual Resources.** Impacts to aesthetics and visual resource would occur during the construction phase of the reuse. When combined with impacts of the past, current, and reasonably foreseeable projects, it would not cause significant cumulative impacts to the environment. The aesthetics of the area are expected to remain consistent with current conditions.
- **Land Use.** The reuse as an education facility would result in a use similar to baseline levels. These activities when combined with impacts of the past, current, and reasonably foreseeable activities would not cause significant cumulative impacts to land use.
- **Noise.** It is likely reuse as an educational facility would result in noise levels similar to or below baseline levels. Lower noise levels would occur throughout the period of caretaker status. Any maintenance activities required under caretaker status would be similar to activities currently taking place at the Burlington USARC. These activities when combined with impacts of the past, current, and reasonably foreseeable activities would not cause significant cumulative impacts to the noise environment.
- **Socioeconomics.** Employment generated by the reuse of the Burlington USARC would result in wages paid; an increase in sales (business) volume; and expenditures for

local and regional services, materials, and supplies. These beneficial impacts combined with the employment and economic opportunities of future development that is expected throughout the region would have non-significant short- and long-term beneficial cumulative impacts to the local and regional community.

- **Transportation.** The reuse of the Burlington USARC as an education reuse would result in a minor adverse impact to traffic within the analysis area. There may be more traffic in nights and weekend compared to current conditions. The roads adjacent and near the USARC would be able to accommodate the increase in traffic. This in combination with traffic from other past, present, and reasonably foreseeable future activities associated would have non-significant cumulative impacts to transportation.
- **Utilities.** No impacts are anticipated because the existing USARC facilities including paved areas are anticipated to be renovated and reused as part of this alternative. This in combination with other utility usage from other past, present, and reasonably foreseeable future activities associated would have non-significant cumulative impacts to utilities.

4.3.1.5 Alternative 4 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Full Build-out As Residential

Cumulative impacts under Alternative 4 by resource category are as follows:

- **Aesthetic and Visual Resources.** An increase in residential development with new buildings and landscaping would result in a long-term beneficial impact to the visual character of the landscape associated with this project in combination with other past, present, and reasonably foreseeable future activities. The aesthetics of the area are expected to remain consistent with current zoning ordinances. The cumulative impact would be non-significant.
- **Land Use.** Non-significant impacts associated with this project in combination with other past, present, and reasonably foreseeable future activities would include potential land use changes for new housing and a higher intensity reuse. These land use changes are compatible with surrounding land uses in the city.
- **Noise.** Noise under Alternative 4 would consist of construction noise and privately owned vehicle noise. Residential reuse would be consistent with the noise levels of adjacent properties. This in combination with noise from other past, present, and reasonably foreseeable future activities would have non-significant cumulative impacts to the environment.
- **Socioeconomics.** Employment generated by the construction phase of the reuse of the Burlington USARC would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies. These beneficial impacts combined with the employment and economic opportunities of the future development that is expected throughout the region would have non-significant short- and long-term beneficial cumulative impacts to the local and regional community.
- **Transportation.** The reuse of the Burlington USARC as residences would result in a minor to moderate adverse impact to traffic within the analysis area. Congestion would vary throughout the day, typically higher around peak working and commuting times in the morning and evening. The roads adjacent and near the USARC would be able to accommodate the increase in traffic. This in combination with traffic from other past,

present, and reasonably foreseeable future activities would have non-significant cumulative impacts to transportation.

- **Utilities.** There are potential moderate adverse impacts to the stormwater and waste water systems that serve the Burlington USARC property under this alternative. There would be an increase in impervious which would result in increased stormwater runoff. The development of the property as full build-out residential would also potentially require additional wastewater system hookups. In the event that the existing wastewater infrastructure is determined to be unable to handle additional hookups or additional hookups are not approved by the City Council a private sewage system would more than likely be used to accommodate wastewater from residential dwellings on the property. This in combination with utility usage from other past, present, and reasonably foreseeable future activities would have non-significant cumulative impacts to utilities.

4.3.1.6 Alternative 5 – Traditional Army Disposal and Reuse of the Burlington USARC – Sale for Full Build-out As Light Commercial/Industrial

Cumulative impacts under Alternative 5 by resource category are as follows:

- **Aesthetic and Visual Resources.** An increase in commercial development with new buildings and landscaping would result in a long-term beneficial impact to the visual character of the landscape associated with this project in combination with other past, present, and reasonably foreseeable future activities. The cumulative impact would be non-significant.
- **Land Use.** Non-significant impacts associated with this project in combination with other past, present, and reasonably foreseeable future activities would include potential land use changes for new commercial facilities and potentially a higher intensity reuse. These land use changes are compatible with surrounding land uses and zoning ordinances in the city.
- **Noise.** Noise under Alternative 5 would consist of construction noise and privately owned vehicle noise. The surrounding properties have mostly agricultural and residential land uses, and therefore, the presence of businesses may increase noise levels due to increased traffic volume frequenting the property. Traffic noise would be variable throughout the day with possible increased traffic noise during working and commuting times, in the evenings, and on weekends. This in combination with noise from other past, present, and reasonably foreseeable future activities would have non-significant cumulative impacts to the environment.
- **Socioeconomics.** Employment generated by the reuse of the Burlington USARC would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies. These beneficial impacts combined with the employment and economic opportunities of future development that is expected throughout the region would have non-significant short- and long-term beneficial cumulative impacts to the local and regional community.
- **Transportation.** In the long-term, reuse as a business development would have minor to moderate impacts resulting from an increase in the traffic volume in the area. Congestion would be variable throughout the day, being potentially higher around peak working commuting times in the morning and evening during the weekday, later in the

evening, and on weekends. The roads adjacent and near the USARC would be able to accommodate the increase in traffic. This in combination with traffic from other past, present, and reasonably foreseeable future activities would have non-significant cumulative impacts to transportation.

- **Utilities.** There are potential minor adverse impacts to the stormwater and waste water systems that serve the Burlington USARC property under this alternative. There would be an increase in impervious surface that would result in increased stormwater runoff. The development of the property as full build-out residential would also potentially require additional wastewater system hookups. In the event that the existing wastewater infrastructure is determined to be unable to handle additional hookups or additional hookups are not approved by the City Council, a private sewage system would be needed to accommodate wastewater from residential dwellings on the property. This in combination with utility usage from other past, present, and reasonably foreseeable future activities would have non-significant cumulative impacts to utilities.

4.3.1.7 Alternative 6 - Traditional Army Disposal and Reuse of the Burlington USARC for Open Space/Recreation

Cumulative impacts under Alternative 6 by resource category are as follows:

- **Aesthetic and Visual Resources.** A decrease in building footprints and an increase in vegetation associated with open space and recreation would result in a non-significant long-term beneficial impact to the visual character of the landscape associated with this project in combination with other past, present, and reasonably foreseeable future activities.
- **Land Use.** Development of the property as open space and recreation uses in combination with other past, present, and reasonably foreseeable future activities would result in non-significant long-term beneficial impacts to land use. These land use changes are compatible with surrounding land uses in the city.
- **Noise.** Noise under Alternative 6 would consist of construction noise and privately owned vehicle noise. Noise generated from open space/recreation use would be less than the noise levels of adjacent properties. The reuse as an athletic field may have slightly higher negligible, intermittent noise. This in combination with noise from other past, present, and reasonably foreseeable future activities would have non-significant cumulative impacts to the noise environment.
- **Socioeconomics.** Employment generated by the construction phase of the reuse of the Burlington USARC would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies. These beneficial impacts combined with the employment and economic opportunities of future development that is expected throughout the region would have non-significant short- and long-term beneficial cumulative impacts to the local and regional community.
- **Transportation.** The reuse of the Burlington USARC as open space and recreation uses would result in a negligible adverse impact to traffic within the analysis area. Although there would be fewer vehicles using the site on a daily basis, there would likely be more use of the site on evenings and weekends. This in combination with traffic from other past, present, and reasonably foreseeable future activities would have non-significant cumulative impacts to traffic.

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- **Utilities.** There are potential minor beneficial impacts to the stormwater and waste water systems that serve the Burlington USARC property under this alternative. A decrease in impervious surfaces and an increase in vegetation would result in decreased stormwater runoff on the property. Facilities that currently have sewer hookups would also be eliminated resulting in a decrease in sewer usage. This in combination with utility usage from other past, present, and reasonably foreseeable future activities would have non-significant cumulative impacts to utilities.

4.4 Best Management Practices

As discussed in Sections 4.1 through 4.3 above, no significant adverse or significant beneficial impacts have been identified or are anticipated as a result of implementing any of the proposed action alternatives or the No Action Alternative.

Local, state, and Federal regulations for noise, air, water, and soil resources will be adhered to during all phases of construction, as appropriate to minimize impacts associated with implementing the proposed action.

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SECTION 5.0 FINDINGS AND CONCLUSIONS

This EA was conducted in accordance with the requirements of NEPA, the Council on Environmental Quality regulations implementing NEPA (40 CFR 1500), and Environmental Analysis of Army Actions (32 CFR 651). As analyzed and discussed in the EA, direct, indirect, and cumulative impacts of the disposal and reuse alternatives, the Caretaker Status Alternative, and the No Action Alternative have been considered and no significant impacts (either beneficial or adverse) have been identified. Therefore, issuance of a Finding of No Significant Impact is warranted and preparation of an EIS is not required.

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SECTION 6.0 LIST OF PREPARERS

This EA was prepared under the direction of the 88TH RSC and USACE. Individuals who assisted in issue resolution and provided guidance for this document are:

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Contractor personnel involved in the development of this EA include the following:

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Susan Bupp	B.A. Anthropology, M.A. Anthropology. 33 years of experience in environmental assessment and impact studies, Section 106 coordination, and cultural resources investigations.	Cultural Resources Specialist; responsible for preparation of cultural resources affected environment and consequences.
Richard Hall	B.S. Environmental Biology, M.S. Zoology. Over 24 years of experience in environmental assessment and impact studies, biological community investigations, and ecosystem restoration.	Project Manager/Senior Project Planner; data collection and key participant in description of proposed action, alternatives formulation, and related environmental analyses.
Michael Kulik	B.S. Environmental Biology, M.S. Environmental Science, Masters of Public Affairs, LEED AP BD+C. Over 7 years experience in environmental compliance and hazardous materials assessment and remediation.	Senior Environmental Scientist, key participant in site visit, data collection, analysis, and preparation of EA text and supporting sections.

Name	Education and Experience	Primary Responsibilities
Rachael E. Mangum	B.A. Anthropology, M.A., Anthropology. Over 11 years experience in cultural resources management under the NHPA and documentation under NEPA.	Cultural Resources Specialist. Responsible for preparation of cultural resources affected environment and consequences.
Darren Mitchell	B.S. Biology, M.S. Biology. Over 6 years experience in working on environmental compliance, wildlife management, wetland delineations, and NEPA planning.	Senior Environmental Scientist, data collection, analysis, and preparation of EA text and supporting sections.
Amanda Molsberry	B.A. Geography, M.S. Environmental Science and Policy. Over 8 years experience in conservation design, environmental planning, and socioeconomic analysis.	Senior Environmental Scientist, data collection, analysis, and key participant in preparation of EA text and supporting sections.
Randy Norris	B.S. Plant and Soil Science, Master of Urban Planning/Environmental Planning. Over 22 years experience in environmental impact assessment, environmental management, and planning.	Project Scientist; description of proposed action, alternatives formulation, and environmental impact analyses.
Rebecca Porath	B.S. Fisheries and Wildlife Management, M.S. Zoology. Over 14 years experience in environmental, biological, and natural resource planning projects.	Senior Environmental Scientist, data collection, analysis, and key participant in preparation of EA text and supporting sections.

SECTION 7.0 DISTRIBUTION LIST

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Burlington Public Library
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Danville Public Library
112 North Main Street
Danville, IA 52632

Mount Pleasant Public Library
307 East Monroe Street
Mount Pleasant, IA 52640

Electronic Availability

The BRAC Website at:

http://www.hqda.army.mil/acsim/brac/env_ea_review.htm

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SECTION 9.0 PERSONS CONSULTED

Information was solicited and collected from the following individuals or organizations in preparation of this document:

- USARC installation personnel
- Members of the LRA
- USEPA, Region 7
- US Fish and Wildlife Service
- Iowa Department of Natural Resources
- Iowa Department of Agriculture and Land Stewardship
- Department of Housing and Urban Development, Office of Special Needs Assistance Programs
- City of Middletown
- City of Burlington
- Southeast Regional Planning Commission
- Office of Environmental Policy and Compliance, US Department of Interior
- State Historical Society of Iowa

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SECTION 10.0 ACRONYMS

A

AADT	Annual Average Daily Traffic
ACM	Asbestos-Containing Material
AFRC	Armed Forces Reserve Center
AMSA	Area Maintenance Support Activity
AST	Aboveground Storage Tank

B

BMPs	Best Management Practices
BRAC Commission	Base Closure and Realignment Commission

C

CAA	Clean Air Act
CEQ	Council on Environmental Quality
CESQG	Conditionally Exempt Small Quantity Generator
CFR	Code of Federal Regulations

D

dB	Decibel
dBA	A-Weighted Noise Levels
DoD	Department of Defense
DNL	Day-Night Average Sound Level

E

EA	Environmental Assessment
ECP	Environmental Condition of Property
EIFS	Economic Impact Forecast System
EIS	Environmental Impact Statement
EO	Executive Order

F

FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FNSI	Finding of No Significant Impact
Ft	feet

G

H

HVAC	Heating, Ventilation, and Air Conditioning
HUD	Housing and Urban Development

I

IAAP	Iowa Army Ammunition Plant
IFR	Indoor Firing Range

J

K

kg	kilogram
----	----------

L

LBP	Lead-Based Paint
Leq	equivalent sound level
LQG	Large Quantity Generator
LRA	Local Redevelopment Authority

M

MEP	Military Equipment Parking
μSA	Micropolitan Statistical Area

N		T	
NAAQS	National Ambient Air Quality Standards	TE/KGS	Trip-ends/1,000 SF
NCA	Noise Control Act	U	
NEPA	National Environmental Policy Act	US	United States
NOI	Notice of Interest	USACE	United States Army Corps of Engineers
NRHP	National Register of Historic Places	USAR	United States Army Reserve
NWR	National Wildlife Refuge	USARC	United States Army Reserve Center
O		USC	United States Code
OMS	Organizational Maintenance Shop	USEPA	United States Environmental Protection Agency
OWS	Oil-Water Separator	USFWS	United States Fish and Wildlife Service
P		UST	Underground Storage Tank
PARA	Park and Recreation Authority	V	
PCB	Polychlorinated biphenyls	W	
POL	Petroleum, Oils, and Lubricants	X	
POV	Privately Owned Vehicle	Y	
Q		Z	
R			
RCRA	Resource Conservation and Recovery Act		
ROI	Region of Influence		
RONA	Record of Non-Applicability		
RRC	Regional Readiness Command		
RSC	Regional Support Command		
RTV	Rational Threshold Values		
S			
SFHA	Special Flood Hazard Area		
SIP	State Implementation Plan		
SHPO	State Historic Preservation Officer		

APPENDIX A – PUBLIC AND AGENCY COORDINATION

A.1 Scoping Coordination	A-3
A.2 Cultural Resources Consultation	A-17
A.3 USFWS Consultation	A-37
A.4 Agency and Public Notices	A-41

Environmental Assessment Public and Agency Scoping

Agencies and organizations having a potential interest in the Proposed Action are provided the opportunity to participate in the decision making process. The Army invites public participation in the NEPA process. Consideration of the views and information provided by all interested persons promotes open communication and enables better decision making. Initial scoping letters were sent to Federal, state, and local agencies as well as other interested parties to request comments on the proposed scope of the Burlington USARC EA. A 30-day comment period was initiated from the date of the letters. Information obtained during the scoping process could be used to develop the scope of the EA. All of the comment responses that were received within the 30-day public comment period are included in Section A.1.2 and are summarized in Section A.1.3.

Public and Agency Comments on the Final Environmental Assessment and Draft FNSI

As noted in Section 1.2, public involvement includes public comment on the final EA and draft FNSI. Agencies, organizations, Native American groups, and members of the public having a potential interest in the Proposed Action, including minority, low-income, and disadvantaged persons, are urged to participate in the NEPA process.

Per requirements specified in 40 CFR 1500-1508, the final EA was available for public and agency comment for a 30-calendar-day review period (starting with the publication of the NOA) to provide agencies, organizations, and individuals with the opportunity to comment on the EA and draft FNSI. Public notices were published in local newspapers to inform the public that the EA and draft FNSI were available for review. The notices identified a point of contact to obtain more information regarding the NEPA process, identified means of obtaining a copy of the EA and draft FNSI for review, listed public libraries where paper copies of the EA and draft FNSI could be reviewed, and advised the public that an electronic version of the EA and draft FNSI were available for download at the following Web site:

http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.

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A.1 Scoping Coordination

Appendix A.1 contains the following correspondence associated with the preparation of the Environmental Assessment

<u>Agency</u>	<u>Date</u>
Des Moines County Local Redevelopment Authority	April 26, 2013
Mr. Gary VanSant, Mayor of Middletown, IA	April 26, 2013
Mr. Jim Davidson, Mayor of Burlington, IA	April 26, 2013
Mr. Mike Norris, Southeast Iowa Regional Planning Commission	April 26, 2013
Dr. Willie R. Taylor, Office of Environmental Protection and Compliance	April 26, 2013
Mr. Joe Cothem, Region 7 NEPA Coordinator	April 26, 2013
Ms. Linda R. Charest, BRAC Coordinator	April 26, 2013
Mr. Dennis Ostwinckle, Iowa Department of Natural Resources	April 26, 2012
Mr. James Gillespie, Iowa Department of Agriculture and Land Stewardship	April 26, 2013

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April 26, 2013

Des Moines County Local Redevelopment Authority
c/o Des Moines County Board of Supervisors
Des Moines County Courthouse
513 North Main
Burlington, IA 52601

Reference: National Environmental Policy Act Environmental Assessment for the Disposal and Reuse of the Burlington Memorial US Army Reserve Center in Middletown, Iowa.

Des Moines County LRA:

The United States Army Reserve 88th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of disposal and reuse of the Burlington Memorial US Army Reserve Center (Burlington USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

The purpose and need of the disposal and reuse of the Burlington USARC is to meet the requirements of the Base Realignment and Closure Act. The Burlington USARC is located at 17879 Highway 79, Middletown, Des Moines County, Iowa. The site is approximately 11 acres in size and contains two permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Six alternatives are being considered for the proposed action and all would occur at the current location of the Burlington USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Burlington USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army would provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Local Redevelopment Authority's Redevelopment Plan was unable to identify a viable reuse alternative and the Army is moving forward with the disposal process with the intent of disposing of the Property via public sale. Therefore, alternatives were developed to evaluate a reasonable and likely range of reuse and disposal possibilities for the Burlington USARC site. Recognizing the uncertainty that accompanies 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, instead

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April 26, 2013

Mayor Gary VanSant
City of Middletown
City Hall
120 Mechanic St.
Middletown, IA 52638

Reference: National Environmental Policy Act Environmental Assessment for the Disposal and Reuse of the Burlington Memorial US Army Reserve Center in Middletown, Iowa.

Mayor VanSant:

The United States Army Reserve 88th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of disposal and reuse of the Burlington Memorial US Army Reserve Center (Burlington USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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The purpose and need of the disposal and reuse of the Burlington USARC is to meet the requirements of the Base Realignment and Closure Act. The Burlington USARC is located at 17879 Highway 79, Middletown, Des Moines County, Iowa. The site is approximately 11 acres in size and contains two permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Six alternatives are being considered for the proposed action and all would occur at the current location of the Burlington USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Burlington USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army would provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

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April 26, 2013

Mayor Jim Davidson
City of Burlington
City Council Second Floor
City Hall
400 Washington St.
Burlington, IA 52601

Reference: National Environmental Policy Act Environmental Assessment for the Disposal and Reuse of the Burlington Memorial US Army Reserve Center in Middletown, Iowa.

Mayor Davidson:

The United States Army Reserve 88th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of disposal and reuse of the Burlington Memorial US Army Reserve Center (Burlington USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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The purpose and need of the disposal and reuse of the Burlington USARC is to meet the requirements of the Base Realignment and Closure Act. The Burlington USARC is located at 17879 Highway 79, Middletown, Des Moines County, Iowa. The site is approximately 11 acres in size and contains two permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

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The Local Redevelopment Authority's Redevelopment Plan was unable to identify a viable reuse alternative and the Army is moving forward with the disposal process with the intent of disposing of the Property via public sale. Therefore, alternatives were developed to evaluate a reasonable and likely range of reuse and disposal possibilities for the Burlington USARC site. Recognizing the uncertainty that accompanies reuse planning, the Army uses intensity-based probable reuse scenarios to identify the range

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April 26, 2013

Mr. Mike Norris, Executive Director
Southeast Iowa Regional Planning Commission
211 N. Gear Ave., Suite 100
West Burlington, Iowa 52655

Reference: National Environmental Policy Act Environmental Assessment for the Disposal and Reuse of the Burlington Memorial US Army Reserve Center in Middletown, Iowa.

Mr. Norris:

The United States Army Reserve 88th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of disposal and reuse of the Burlington Memorial US Army Reserve Center (Burlington USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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The purpose and need of the disposal and reuse of the Burlington USARC is to meet the requirements of the Base Realignment and Closure Act. The Burlington USARC is located at 17879 Highway 79, Middletown, Des Moines County, Iowa. The site is approximately 11 acres in size and contains two permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

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April 26, 2013

Dr. Willie R. Taylor, Director
Office of Environmental Policy and Compliance
U.S. Department of the Interior 1849 C Street, NW (MS 2462)
Washington, DC 20240

Reference: National Environmental Policy Act Environmental Assessment for the Disposal and Reuse of the Burlington Memorial US Army Reserve Center in Middletown, Iowa.

Dr. Taylor:

The United States Army Reserve 88th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of disposal and reuse of the Burlington Memorial US Army Reserve Center (Burlington USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

The purpose and need of the disposal and reuse of the Burlington USARC is to meet the requirements of the Base Realignment and Closure Act. The Burlington USARC is located at 17879 Highway 79, Middletown, Des Moines County, Iowa. The site is approximately 11 acres in size and contains two permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Six alternatives are being considered for the proposed action and all would occur at the current location of the Burlington USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Burlington USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army would provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

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April 26, 2013

Mr. Joe Cothorn
Region 7 NEPA Coordinator
U.S. Environmental Protection Agency
901 North 5th Street
Kansas City, KS 66101

Reference: National Environmental Policy Act Environmental Assessment for the Disposal and Reuse of the Burlington Memorial US Army Reserve Center in Middletown, Iowa.

Mr. Cothorn:

The United States Army Reserve 88th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of disposal and reuse of the Burlington Memorial US Army Reserve Center (Burlington USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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The purpose and need of the disposal and reuse of the Burlington USARC is to meet the requirements of the Base Realignment and Closure Act. The Burlington USARC is located at 17879 Highway 79, Middletown, Des Moines County, Iowa. The site is approximately 11 acres in size and contains two permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

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The Local Redevelopment Authority's Redevelopment Plan was unable to identify a viable reuse alternative and the Army is moving forward with the disposal process with the intent of disposing of the Property via public sale. Therefore, alternatives were developed to evaluate a reasonable and likely range of reuse and disposal possibilities for the Burlington USARC site. Recognizing the uncertainty that accompanies 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, instead

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April 26, 2013

Ms. Linda R. Charest, BRAC Coordinator
Office of Special Needs Assistance Programs
Dept. of Housing and Urban Development
451 7th Street, SW., Room #7266
Washington, DC 20410

Reference: National Environmental Policy Act Environmental Assessment for the Disposal and Reuse of the Burlington Memorial US Army Reserve Center in Middletown, Iowa.

Ms. Charest:

The United States Army Reserve 88th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of disposal and reuse of the Burlington Memorial US Army Reserve Center (Burlington USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

The purpose and need of the disposal and reuse of the Burlington USARC is to meet the requirements of the Base Realignment and Closure Act. The Burlington USARC is located at 17879 Highway 79, Middletown, Des Moines County, Iowa. The site is approximately 11 acres in size and contains two permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Six alternatives are being considered for the proposed action and all would occur at the current location of the Burlington USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Burlington USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army would provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Local Redevelopment Authority's Redevelopment Plan was unable to identify a viable reuse alternative and the Army is moving forward with the disposal process with the intent of disposing of the Property via public sale. Therefore, alternatives were developed to evaluate a reasonable and likely range of reuse and disposal possibilities for the Burlington USARC site. Recognizing the uncertainty that accompanies 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, instead

PARSONS

400 Woods Mill Road South, Suite 330 • Chesterfield, Missouri 63017 • (314) 576-7330 • Fax: (314) 576-2702 • www.parsons.com

April 26, 2013

Mr. Dennis Ostwinkle, Supervisor
Iowa Department of Natural Resources
Washington Field Office #6, Southeast Iowa
1023 West Madison Street
Washington, Iowa 52353-1623

Reference: National Environmental Policy Act Environmental Assessment for the Disposal and Reuse of the Burlington Memorial US Army Reserve Center in Middletown, Iowa.

Mr. Ostwinkle:

The United States Army Reserve 88th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of disposal and reuse of the Burlington Memorial US Army Reserve Center (Burlington USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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The purpose and need of the disposal and reuse of the Burlington USARC is to meet the requirements of the Base Realignment and Closure Act. The Burlington USARC is located at 17879 Highway 79, Middletown, Des Moines County, Iowa. The site is approximately 11 acres in size and contains two permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Six alternatives are being considered for the proposed action and all would occur at the current location of the Burlington USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Burlington USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army would provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

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April 26, 2013

Mr. James Gillespie, Division Director
Iowa Dept. of Agriculture and Land Stewardship
Division of Soil Conservation
Wallace State Office Building
502 E. 9th Street
Des Moines, IA 50319

Reference: National Environmental Policy Act Environmental Assessment for the Disposal and Reuse of the Burlington Memorial US Army Reserve Center in Middletown, Iowa.

Mr. Gillespie:

The United States Army Reserve 88th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of disposal and reuse of the Burlington Memorial US Army Reserve Center (Burlington USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

The purpose and need of the disposal and reuse of the Burlington USARC is to meet the requirements of the Base Realignment and Closure Act. The Burlington USARC is located at 17879 Highway 79, Middletown, Des Moines County, Iowa. The site is approximately 11 acres in size and contains two permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Six alternatives are being considered for the proposed action and all would occur at the current location of the Burlington USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Burlington USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army would provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Local Redevelopment Authority's Redevelopment Plan was unable to identify a viable reuse alternative and the Army is moving forward with the disposal process with the intent of disposing of the Property via public sale. Therefore, alternatives were developed to evaluate a reasonable and likely range of reuse and disposal possibilities for the Burlington USARC site. Recognizing the uncertainty that

accompanies 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, instead of trying to predict exactly what will occur at a site, the Army establishes ranges or levels of activity that might occur. These levels of activity, referred to as reuse intensities, provide a flexible framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects.

In the case of the Burlington USARC site, the Property is not zoned and is located in unincorporated Des Moines County; therefore, there are no zoning restrictions that would affect redevelopment of the Property. Alternatives 3 through 6 are hypothetical reuse alternatives and they have been established to include likely reuses of the Property.

- Alternative 3 – Sale for Adult/Community Education Center
- Alternative 4 – Sale for Full Build-out As Residential
- Alternative 5 – Sale for Full Build-out As Light Commercial/Industrial
- Alternative 6 – Open Space/Recreation

As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

- Issues of concern within your regulatory jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Lisa Gulbranson, 88th RSC, ATTN: AFRC-CMN-EN (Gulbranson), 506 Roeder Circle, Ft. Snelling, MN 55111-4009 or by email at lisa.r.gulbranson.ctr@mail.mil. If you have any questions, please contact Ms. Gulbranson at 612-713-3752.

Sincerely,

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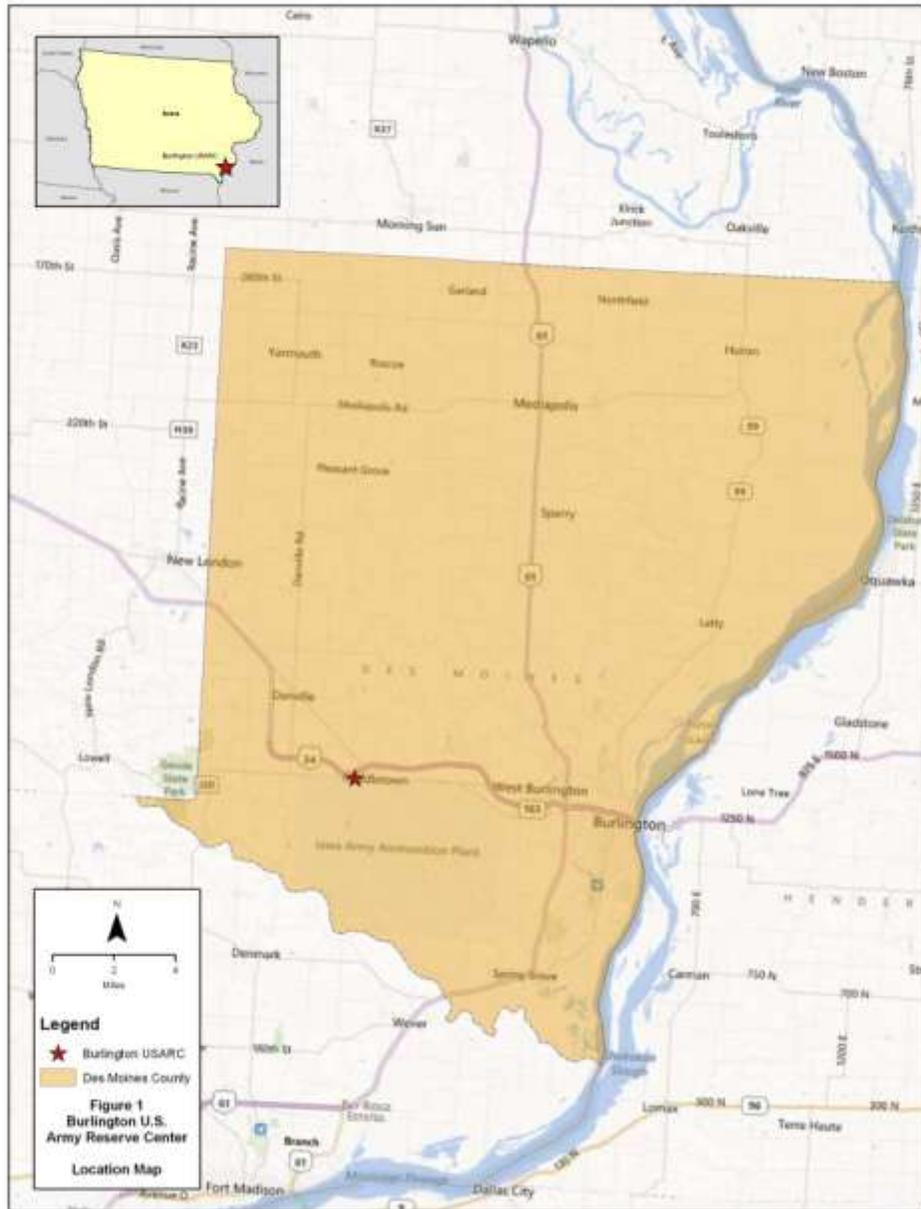


Mr. Richard Hall
Project Manager

Enclosures:

Figure 1: Location Map

Figure 2: Site Layout





A.2 SHPO – Cultural Resources Consultation

Appendix A.2 contains the following correspondence associated with the preparation of the Environmental Assessment and coordination with the State Historic Preservation Officer (SHPO) and Native American tribes

<u>Agency/Tribe</u>	<u>Date</u>
Mr. Lowell Soike, State Historical Society of Iowa	August 16, 2006
State Historical Society of Iowa (Response)	August 30, 2006
Mr. Jerome Thompson, State Historical Society of Iowa	June 19, 2013
State Historical Society of Iowa (Response)	July 16, 2013
Mr. Alan Kelley, THPO, Iowa Tribe of Kansas and Nebraska	June 24, 2013
Chairperson Janice Rowe-Kurak, Iowa Tribe of Oklahoma	June 24, 2013
Chairperson Twen Barton, Sac and Fox Nation of Missouri in Kansas and Nebraska	June 24, 2013
Chief Gailey Wanatee, Sac and Fox Tribe of the Mississippi in Iowa	June 24, 2013
Mr. Darrell “Curly” Youpee, THPO, Assiniboine and Sioux Tribes of the Fort Peck Indian Reservation	June 24, 2013

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REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
HEADQUARTERS, UNITED STATES ARMY 89TH REGIONAL READINESS COMMAND
3130 GEORGE WASHINGTON BOULEVARD
Wichita, Kansas 67210-1598

August 16, 2006

Engineering/Environmental

State Historical Society of Iowa
Mr. Lowell Soike
Deputy SHPO & Bureau Chief
600 East Locust Street
Des Moines, IA 50319-0290

Dear Mr. Soike:

The U.S. Army 89th Regional Readiness Command (RRC) will be affected by the Defense Base Closure and Realignment Act (BRAC) of 1990. Three U.S. Army Reserve Training Centers (USARTC) in Iowa will be closing: Cedar Rapids, Middletown, and Muscatine. The Burlington Memorial U.S. Army Reserve Training Center (USARTC), located at 17879 Highway 79 in Middletown, Des Moines County (see quad map), is closing. The Burlington Memorial USARTC was built in 1972. It consists of a one-story brick building (15,000 SF), and a vehicle maintenance building (3000 SF). It is located adjacent to the Iowa Army Ammunition Plant on the west edge of Middletown, with no buildings older than fifty years within its viewshed (see photographs).

In accordance with the BRAC legislation, the 89th RRC will be terminating the lease, and a new joint owned facility (Iowa Army National Guard and USAR) will be constructed in Middletown. The Iowa Army National Guard is taking the lead on the new construction. The 89th RRC has determined that no historic properties will be affected by the closure of the Middletown USARTC.

Please respond within 30 days of receipt of this letter. If you have any questions, please contact Ms. Kate Ellison, 89th RRC Cultural Resources Coordinator at phone: 402-977-4400, extension 4473, or email: EllisonKJ@usar.army.mil.

Sincerely,


John A. Fenili
Facility Management Officer

Enclosures



Middletown USARTC-front of facility



Middletown USARTC-front doors



Middletown USARTC-side of building



Middletown USARTC-back door by drill hall



A Division of the Iowa Department of Cultural Affairs

Your request for comment by the State Historic Preservation Officer has been received.

Date Received: **8/30/2006**

End of 30 Day Period: **9/29/2006**

Agency: **ARMY**

SHPO R&C #: **060829185**

**U.S. ARMY 89TH REGIONAL READINESS COMMAND - PROPOSING TO CLOSE
BURLINGTON MEMORIAL U.S. ARMY RESERVE TRAINING CENTER - 17879 HIGHWAY 79 -
DETERMINATION OF EFFECT**

In accord with federal regulations, our office will respond **ONLY** when:

- The SHPO has received incomplete information or inadequate documentation under 36CFR800 11(a), (d), and (e) **OR**
- The SHPO objects to your definition of the Area of Potential Effect (APE) for the undertaking **OR**
- The SHPO objects to your finding of whether a property is or is not eligible for listing on the National Register of Historic Places **OR**
- The SHPO objects to your finding of the project's effect on an historic property **OR**
- The project is proposed to have a "No Adverse Effect," with or without conditions, and where the SHPO disagrees with the finding **OR**
- The project is determined to have an "Adverse Effect" on an historic property and the federal agency is consulting with SHPO on how to resolve such "Adverse Effects"

Otherwise, after 30 days from the above referenced date you should consider that your obligations to consult with the SHPO have been concluded and the State agrees with your finding.

Be advised the successful conclusion of consultation with the SHPO does not fulfill the agency's responsibility to consult with other parties who may have an interest in properties that may be affected by this project. Nor does it override the sovereign status of federally recognized American Indian Tribes in the Section 106 consultation process.

We have made these comments and recommendations according to our responsibility defined by Federal law pertaining to the Section 106 process. The responsible federal agency does not have to follow our comments and recommendations to comply with the Section 106 process. It also remains the responsible federal agency's decision on how you will proceed from this point for this project.

Should you have any questions please contact me at the number or email below, **referencing the R&C # above.**

SHPO Review & Compliance Coordinator
(515) 281-8743

600 EAST LOCUST STREET, DES MOINES, IA 50319-0290 P: (515) 281-5111



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
HEADQUARTERS, 88TH REGIONAL SUPPORT COMMAND
60 SOUTH O STREET
FORT MCCOY, WISCONSIN 54656

June 19, 2013

Directorate of Public Works

Mr. Jerome Thompson
State Historic Preservation Officer
State Historical Society of Iowa
600 East Locust Street
Des Moines, IA 50319-0290

Dear Mr. Thompson:

Per previous correspondence under SHPO R&C#: 060829185 in August 2006, the U.S. Army Reserve (USAR) has determined that the Burlington Memorial United States Army Reserve Center (USARC) in Middletown, Iowa, will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report (Enclosure 1). The property will be sold via General Service Administration (GSA) public sale. Please note that the previous consultation was completed by the 89th Regional Readiness Command (RRC) formerly headquartered at Wichita, Kansas. In 2009, the 89th RRC was realigned into the 88th Regional Support Command (RSC) headquartered at Fort McCoy, Wisconsin.

The 88th RSC has identified an error in prior consultation. The two buildings and 11 acres of land that comprise the Burlington Memorial USARC located at 17879 Highway 79, Middletown, Des Moines County, Iowa, 52638-9701 are owned by the government, not leased as identified in SHPO R&C#: 060829185. The facility is used for administrative services, classroom training, and light vehicle maintenance. Surrounding land use is agricultural. A file search conducted at the State Historical Society of Iowa identified no previously recorded archaeological resources within the Burlington Memorial USARC. In addition, a file search conducted at the State Historical Society of Iowa identified four archaeological sites (13DM618, 13DM619, 13DM966, and 13DM972), five architectural resources, and one historic district located within a one-half mile radius of the Burlington Memorial USARC (Enclosure 2).

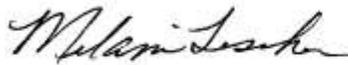
The 88th RSC concurs with the 89th RSC consultation determination that no historic properties will be affected by the proposed BRAC closure of the Burlington Memorial USARC. We have determined that the area of potential effect (APE) for the proposed undertaking is within Burlington Memorial USARC enclave.

We propose to enter into consultation with the federally recognized Native American Tribes and Tribal Historic Preservation Offices who may be culturally affiliated with the project site, representatives of local governments, and the interested public, in accordance with 36CFR § 800.2(d) and § 800.3(c)(3). In the course of our study we would also seek to identify Native American groups whom we may need to consult pursuant to the Native American Graves

Protection and Repatriation Act pending positive identification of any recovered artifacts as human remains of prehistoric origin.

Pursuant to 36 CFR 800.4(a)(ii), we would appreciate your comments on our determination for this undertaking. If we do not hear from you within thirty (30) days, we will assume that you concur with our determination and will proceed as discussed above. If you require additional information, please contact our Cultural Resources Specialist, Ms. Carrie Schafer, at (612) 713-3825 or by email at carrie.l.schafer3.ctr@mail.mil. Please address and mail written correspondence to: FT. SNELLING USARC, 88TH RSC DPW, ATTN: CARRIE SCHAFFER, 506 ROEDER CIRCLE, FT. SNELLING, MN, 55111.

Sincerely,



Melani Tescher
Environmental Protection Specialist
Public Works- Environmental Division

Enclosures



A Division of the Iowa Department of Cultural Affairs

Your request for comment by the State Historic Preservation Officer has been received.

Date Received: **8/30/2006**

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Agency: **ARMY**

SHPO R&C #: **060829185**

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Otherwise, after 30 days from the above referenced date you should consider that your obligations to consult with the SHPO have been concluded and the State agrees with your finding.

Be advised the successful conclusion of consultation with the SHPO does not fulfill the agency's responsibility to consult with other parties who may have an interest in properties that may be affected by this project. Nor does it override the sovereign status of federally recognized American Indian Tribes in the Section 106 consultation process.

We have made these comments and recommendations according to our responsibility defined by Federal law pertaining to the Section 106 process. The responsible federal agency does not have to follow our comments and recommendations to comply with the Section 106 process. It also remains the responsible federal agency's decision on how you will proceed from this point for this project.

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SHPO Review & Compliance Coordinator
(515) 281-8743

600 EAST LOCUST STREET, DES MOINES, IA 50319-0290 P: (515) 281-5111



REPLY TO
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HEADQUARTERS, UNITED STATES ARMY 89TH REGIONAL READINESS COMMAND
3130 GEORGE WASHINGTON BOULEVARD
Wichita, Kansas 67210-1698

August 16, 2006

Engineering/Environmental

State Historical Society of Iowa
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Deputy SHPO & Bureau Chief
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Des Moines, IA 50319-0290

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In accordance with the BRAC legislation, the 89th RRC will be terminating the lease, and a new joint owned facility (Iowa Army National Guard and USAR) will be constructed in Middletown. The Iowa Army National Guard is taking the lead on the new construction. The 89th RRC has determined that no historic properties will be affected by the closure of the Middletown USARTC.

Please respond within 30 days of receipt of this letter. If you have any questions, please contact Ms. Kate Ellison, 89th RRC Cultural Resources Coordinator at phone: 402-977-4400, extension 4473, or email: EllisonKJ@usar.army.mil.

Sincerely,


John A. Fenili
Facility Management Officer

Enclosures

JUN 20 2013 *HA 060829185*



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
HEADQUARTERS, 88TH REGIONAL SUPPORT COMMAND
60 SOUTH O STREET
FORT MCCOY, WISCONSIN 54656

June 19, 2013

Directorate of Public Works

Mr. Jerome Thompson
State Historic Preservation Officer
State Historical Society of Iowa
600 East Locust Street
Des Moines, IA 50319-0290

Dear Mr. Thompson:

Per previous correspondence under SHPO R&C#: 060829185 in August 2006, the U.S. Army Reserve (USAR) has determined that the Burlington Memorial United States Army Reserve Center (USARC) in Middletown, Iowa, will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report (Enclosure 1). The property will be sold via General Service Administration (GSA) public sale. Please note that the previous consultation was completed by the 89th Regional Readiness Command (RRC) formerly headquartered at Wichita, Kansas. In 2009, the 89th RRC was realigned into the 88th Regional Support Command RSC headquartered at Fort McCoy, Wisconsin.

The 88th RSC has identified an error in prior consultation. The two buildings and 11 acres of land that comprise the Burlington Memorial USARC located at 17879 Highway 79, Middletown, Des Moines County, Iowa 52638-~~2000~~ are owned by the government, not leased as identified in the SHPO R&C#: 060829185. The facility is used for administrative services, classroom training, and light vehicle maintenance. Surrounding land use is agricultural. A file search conducted at the State Historical Society of Iowa identified no previously recorded archaeological resources within the Burlington Memorial USARC. In addition, a file search conducted at the State Historical Society of Iowa identified four archaeological sites (13DM618, 13DM619, 13DM966, and 13DM972), five architectural resources, and one historic district located within a one-half mile radius of the Burlington Memorial USARC (Enclosure 2).

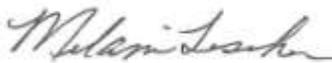
The 88th RSC concurs with the 89th RSC consultation determination that no historic properties will be affected by the proposed BRAC closure of the Burlington Memorial USARC. We have determined that the area of potential effect (APE) for the proposed undertaking is within Burlington Memorial USARC enclave.

We propose to enter into consultation with the federally recognized Native American Tribes and Tribal Historic Preservation Offices who may be culturally affiliated with the project site, representatives of local governments, and the interested public, in accordance with 36CFR § 800.2(d) and § 800.3(c)(3). In the course of our study we would also seek to identify Native American groups whom we may need to consult pursuant to the Native American Graves

Protection and Repatriation Act pending positive identification of any recovered artifacts as human remains of prehistoric origin.

Pursuant to 36 CFR 800.4(a)(ii), we would appreciate your comments on our determination for this undertaking. If we do not hear from you within thirty (30) days, we will assume that you concur with our determination and will proceed as discussed above. If you require additional information, please contact our Cultural Resources Specialist, Ms. Carrie Schafer, at (612) 713-3825 or by email at carrie.l.schafer3.ctr@mail.mil. Please address and mail written correspondence to: FT. SNELLING USARC, 88TH RSC DPW, ATTN: CARRIE SCHAFER, 506 ROEDER CIRCLE, FT. SNELLING, MN, 55111.

Sincerely,



Melani Tescher
Environmental Protection Specialist
Public Works- Environmental Division

Enclosures

CONCUR

NAME Douglas W. Jones
INT. DEPUTY STATE HISTORIC PRESERVATION OFFICER
DATE 7/16/2013



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
HEADQUARTERS, 88TH REGIONAL SUPPORT COMMAND
60 SOUTH O STREET
FORT MCCOY, WISCONSIN 54656

June 24, 2013

Directorate of Public Works

Iowa Tribe of Kansas and Nebraska
Alan Kelley, THPO
3345 Thrasher Rd.
White Cloud, KS 66094

Dear Mr. Kelley:

The U.S Army Reserve (USAR) 88th Regional Support Command has determined that the Burlington Memorial United States Army Reserve Center (USARC) in Middletown, Iowa, will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report. The property will be sold via General Service Administration (GSA) public sale. The 14,765 SF administrative building, 3,036 SF maintenance building, and 11 acres of land that comprise the Burlington Memorial USARC located at 17879 Highway 79, Middletown, Des Moines County, Iowa, 52638-9701 are owned and managed by the federal government. The facility is used for administrative services, classroom training, and light vehicle maintenance. Surrounding land use is agricultural (Enclosure 1).

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The USAR 88th RSC, as the lead Federal agency for Section 106 compliance, has determined no historic properties affected by the proposed undertaking as per 36 CFR 899.4(d)(1). We have determined that the area of potential effect (APE) for the proposed undertaking is within the Burlington Memorial USARC enclave.

Please accept this correspondence as notification, as required by the National Historic Preservation Act (NHPA), as amended, the Archaeological Resources Protection Act of 1979 (ARPA), the Native American Graves Protection and Repatriation Act of 1990 (NAGPRA), and the Presidential Executive Order 13175 Consultation and Coordination with Indian Tribal Governments. Per the above regulations, we are assessing what information we need in order to further identify culturally affiliated properties that may be affected by our proposed undertaking.

If 88th RSC activities were to impact cultural resources not previously identified, we will immediately proceed to inform you of the discovery and to invite you to assist the 88th RSC in the development of procedures for minimizing adverse impacts to the newly discovered cultural resources. If there are specific individuals that you prefer we contact,



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
HEADQUARTERS, 88TH REGIONAL SUPPORT COMMAND
60 SOUTH O STREET
FORT MCCOY, WISCONSIN 54656

June 24, 2013

Directorate of Public Works

Iowa Tribe of Oklahoma
Janice Rowe-Kurak, Chairperson
Rt. 1, Box 721
Perkins, OK 74059

Dear Chairperson Rowe-Kurak:

The U.S Army Reserve (USAR) 88th Regional Support Command has determined that the Burlington Memorial United States Army Reserve Center (USARC) in Middletown, Iowa, will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report. The property will be sold via General Service Administration (GSA) public sale. The 14,765 SF administrative building, 3,036 SF maintenance building, and 11 acres of land that comprise the Burlington Memorial USARC located at 17879 Highway 79, Middletown, Des Moines County, Iowa, 52638-9701 are owned and managed by the federal government. The facility is used for administrative services, classroom training, and light vehicle maintenance. Surrounding land use is agricultural (Enclosure 1).

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HEADQUARTERS, 88TH REGIONAL SUPPORT COMMAND
60 SOUTH O STREET
FORT MCCOY, WISCONSIN 54656

June 24, 2013

Directorate of Public Works

Sac and Fox Nation of Missouri in Kansas and Nebraska
Twen Barton, Chairperson
305 N. Main Street
Reserve, KS 66434

Dear Chairperson Barton:

The U.S Army Reserve (USAR) 88th Regional Support Command has determined that the Burlington Memorial United States Army Reserve Center (USARC) in Middletown, Iowa, will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report. The property will be sold via General Service Administration (GSA) public sale. The 14,765 SF administrative building, 3,036 SF maintenance building, and 11 acres of land that comprise the Burlington Memorial USARC located at 17879 Highway 79, Middletown, Des Moines County, Iowa, 52638-9701 are owned and managed by the federal government. The facility is used for administrative services, classroom training, and light vehicle maintenance. Surrounding land use is agricultural (Enclosure 1).

A file search conducted at the State Historical Society of Iowa identified no previously recorded archaeological resources within the Burlington Memorial USARC. In addition, a file search conducted at the State Historical Society of Iowa identified four archaeological sites (13DM618, 13DM619, 13DM966, and 13DM972), five architectural resources, and one historic district located within a one-half mile radius of the Burlington Memorial USARC.

The USAR 88th RSC, as the lead Federal agency for Section 106 compliance, has determined no historic properties affected by the proposed undertaking as per 36 CFR 899.4(d)(1). We have determined that the area of potential effect (APE) for the proposed undertaking is within the Burlington Memorial USARC enclave.

Please accept this correspondence as notification, as required by the National Historic Preservation Act (NHPA), as amended, the Archaeological Resources Protection Act of 1979 (ARPA), the Native American Graves Protection and Repatriation Act of 1990 (NAGPRA), and the Presidential Executive Order 13175 Consultation and Coordination with Indian Tribal Governments. Per the above regulations, we are assessing what information we need in order to further identify culturally affiliated properties that may be affected by our proposed undertaking.

If 88th RSC activities were to impact cultural resources not previously identified, we will immediately proceed to inform you of the discovery and to invite you to assist the 88th RSC in the development of procedures for minimizing adverse impacts to the newly discovered cultural resources. If there are specific individuals that you prefer we contact,



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
HEADQUARTERS, 88TH REGIONAL SUPPORT COMMAND
60 SOUTH O STREET
FORT MCCOY, WISCONSIN 54656

June 24, 2013

Directorate of Public Works

Sac and Fox Tribe of the Mississippi in Iowa
Gailey Wanatee, Chief
349 Meskwaki Road
Tama, IA 52339

Dear Chief Wanatee:

The U.S Army Reserve (USAR) 88th Regional Support Command has determined that the Burlington Memorial United States Army Reserve Center (USARC) in Middletown, Iowa, will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report. The property will be sold via General Service Administration (GSA) public sale. The 14,765 SF administrative building, 3,036 SF maintenance building, and 11 acres of land that comprise the Burlington Memorial USARC located at 17879 Highway 79, Middletown, Des Moines County, Iowa, 52638-9701 are owned and managed by the federal government. The facility is used for administrative services, classroom training, and light vehicle maintenance. Surrounding land use is agricultural (Enclosure 1).

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FORT MCCOY, WISCONSIN 54656

June 24, 2013

Directorate of Public Works

Assiniboine and Sioux Tribes of the Fort Peck Indian Reservation
Darrell "Curly" Youpee, THPO
P.O. Box 1027
Poplar, MT 59255

Dear Mr. Youpee:

The U.S Army Reserve (USAR) 88th Regional Support Command has determined that the Burlington Memorial United States Army Reserve Center (USARC) in Middletown, Iowa, will be closed pursuant to the 2005 Defense Base Closure and Realignment (BRAC) report. The property will be sold via General Service Administration (GSA) public sale. The 14,765 SF administrative building, 3,036 SF maintenance building, and 11 acres of land that comprise the Burlington Memorial USARC located at 17879 Highway 79, Middletown, Des Moines County, Iowa, 52638-9701 are owned and managed by the federal government. The facility is used for administrative services, classroom training, and light vehicle maintenance. Surrounding land use is agricultural (Enclosure 1).

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please forward the name and method of initiating consultation with this individual, or with your designated tribal representative, traditional religious leader, or preferred NHPA point of contact. We are also contacting officials of other federally recognized tribes in Iowa to invite them to consult with us on this issue.

I look forward to working with you or your designated representative. If we do not hear from you within thirty (30) days, we will assume that you concur with our determination and will proceed as discussed above. If you require additional information, please contact our Cultural Resources Specialist, Ms. Carrie Schafer, at (612) 713-3825 or by email at carrie.l.schafer3.ctr@mail.mil. Please address and mail written correspondence to: FT. SNELLING USARC, 88TH RSC DPW, ATTN: CARRIE SCHAFFER, 506 ROEDER CIRCLE, FT. SNELLING, MN, 55111.

Sincerely,

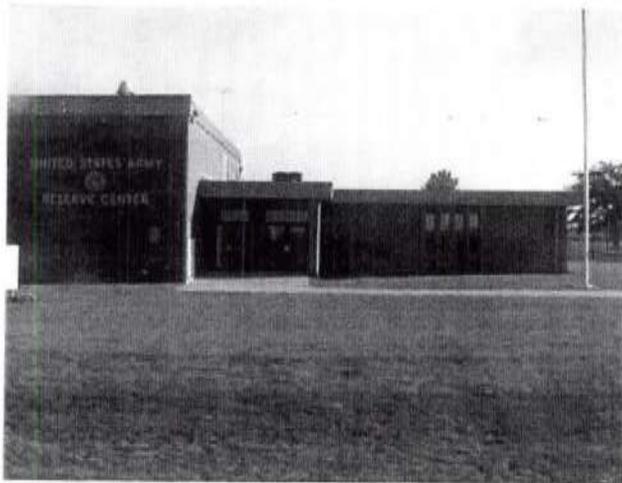


Kurt F. Wagner
Colonel, US Army
Director, Public Works

Enclosure



Middletown USARTC-front of facility



Middletown USARTC-front doors



Middletown USARTC-side of building



Middletown USARTC-back door by drill hall

A.3 USFWS Consultation

Appendix A.3 contains the following correspondence with USFWS associated with the preparation of the Environmental Assessment

Agency

Date

88th RSC, Memorandum for Record (Section 7 Listed Species Determination of No Effect)

March 22, 2012

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REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
HEADQUARTERS, 88TH REGIONAL SUPPORT COMMAND
60 SOUTH O STREET
FORT MCCOY, WISCONSIN 54656

March 22, 2012

Directorate of Public Works

MEMORANDUM FOR RECORD

SUBJECT: IA019 Burlington U. S. Army Reserve Center (USARC), Burlington, Iowa
Section 7 Listed Species Determination of No Effect

1. The US Army Reserve (USAR) 88th Regional Support Command, based on a decision by the Base Closure and Realignment Commission (BRAC), proposes to close the existing Burlington USARC, located at 17879 Highway 79, Middletown, IA 52638. Upon closure due to its current use and location the property will be likely to remain as a commercial/industrial use. The site is approximately 11 acres in size.

2. To begin Endangered Species Act - Section 7 documentation, the 88th Regional Support Command (RSC) completed a Natural Resource Survey (BHE Environmental) on September 16, 2009, on the property to identify whether any listed threatened/endangered species and sensitive habitats are present on the property. The Natural Resource Survey included a review of the US Fish and Wildlife Service (USFWS) database:
http://www.fws.gov/montanafieldoffice/Endangered_Species/Listed_Species.html

- a. RSC staff carefully reviewed the U.S. Fish and Wildlife website for federally listed threatened and endangered species again on 21 March 2012 (below). According to the USFWS website last updated: March 2012, in Des Moines County, Iowa, the following are federal listed, proposed or candidate species:

Indiana bat	<i>Myotis sodalis</i>	Endangered	Caves, mines (hibernacula);small stream corridors with well developed riparian woods; upland forests (foraging)
Prairie bush clover	<i>Lespedeza leptostachya</i>	Threatened	Dry to mesic prairies with gravelly soil
Western prairie fringed orchid	<i>Platanthera praeclara</i>	Threatened	Wet prairies and sedge meadows
Higgins eye pearl mussel	<i>Lampsilis higginsii</i>	Endangered	Mississippi River
Spectaclecase mussel	<i>Cumberlandia monodonta</i>	Endangered	Large rivers in areas sheltered from the main force of the current

Directorate of Public Works

SUBJECT: IA019 Burlington U. S. Army Reserve Center (USARC), Burlington, Iowa
Section 7 Listed Species Determination of No Effect

- b. According to our natural resource survey, there is no suitable habitat for any of the above Endangered or threatened species within the site. No species-specific protection measures are planned at this time for these mentioned species, due to the lack of known federal threatened, endangered or candidate species or potentially suitable habitat on the site.
3. The September 16, 2009 Natural Resource survey of the facility (attached) determined, at that time, that no listed species, were known to be present on site, nor was there suitable habitat for any of the above species.
4. A phone conversation with Jody Millar, Wildlife Biologist, USFWS Rock Island, Illinois Ecological Services Field Office 309-757-5800, ext 202 indicated that based on similar project findings, the USFWS does not require review of our determination nor their concurrence in writing. They do recommend a Memorandum for Record be filed in our office documenting the determination. This document fulfills that request. In accordance with 50 CFR 402, the 88th RSC determines that the proposed actions will have "no effect" to Federally listed species or proposed listed species under the mandates of Section 7(a)(2) of the Endangered Species Act of 1973, as amended.
5. If you have any questions about this determination, or require additional information, please contact Environmental Protection Specialist – Natural Resources, Mr. Marshal Braman 612-713-3470 or via email at marshal.braman@us.army.mil.



David L. Moore
Chief, Public Works- Environmental Division

2 Encls

1. Iowa List Species USFWS
IA019 March 2012
2. Burlington USARC Natural
Resource Survey Report
August 2010

CF:
Mr. Richard C. Nelson, USFWS

A.4 Agency and Public Notices

Per requirements specified in 32 CFR Part 651.4, a 30-calendar-day review period (starting with the publication of the NOA) was established to provide all agencies, organizations, and individuals with the opportunity to comment on the EA and FNSI. An NOA was published in local and regional newspapers to inform the public that the EA and FNSI were available for review. The newspapers were:

- *The Hawk Eye*
- *Des Moines Register*

The notices identified a point of contact to obtain more information regarding the NEPA process, identified means of obtaining a copy of the EA and FNSI for review, listed where paper copies of the EA and FNSI could be reviewed, and advised the public that an electronic version of the EA and FNSI were available for download at the following Web site:

http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.

The EA was available for public review and comment at the following libraries:

- Burlington Public Library
- Danville Public Library
- Mt Pleasant Public Library

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APPENDIX B – EIFS REPORT

Introduction

The Economic Impact Forecast System (EIFS) model provides a systematic method for evaluating the regional socioeconomic effects of government actions, particularly military actions. Using employment and income multipliers developed with a comprehensive regional/local database combined with economic export base techniques, the EIFS model estimates the regional economic impacts in terms of changes in employment generated, changes in population, and expenditures directly and indirectly resulting from project construction. The EIFS model evaluates economic impacts in terms of regional change in business volume, employment and personal income, and expenditures for local and regional services, materials, and supplies. Although the EIFS model does not provide an exact measure of actual dollar amounts, it does offer an accurate relative comparison of alternatives.

EIFS REPORT – Alternative 3

PROJECT NAME				
BRAC EA Burlington - Reuse Adult Education				
STUDY AREA				
17071 Henderson, IL 9057 Des Moines, IA				
FORECAST INPUT				
Change In Local Expenditures				\$857,550
Change In Civilian Employment				10
Average Income of Affected Civilian				\$40,310
Percent Expected to Relocate				0
Change In Military Employment				0
Average Income of Affected Military				\$0
Percent of Military Living On-post				0
FORECAST OUTPUT				
Employment Multiplier		2.4		
Income Multiplier		2.4		
Sales Volume - Direct		\$824,330		
Sales Volume - Induced		\$1,154,062		
Sales Volume - Total		\$1,978,392	0.12%	
Income - Direct		\$487,836		
Income - Induced)		\$195,489		
Income - Total(place of work)		\$683,325	0.06%	
Employment - Direct		14		
Employment - Induced		6		
Employment - Total		20	0.06%	
Local Population		0		
Local Off-base Population		0	0%	
RTV SUMMARY				
	Sales Volume	Income	Employment	Population
Positive RTV	12.96 %	8.94 %	3.6 %	1.07 %
Negative RTV	-8.65 %	-8.35 %	-6.65 %	-0.68 %

EIFS REPORT – Alternative 4

PROJECT NAME

BRAC EA Burlington - Residential

STUDY AREA

17071 Henderson, IL
19057 Des Moines, IA

FORECAST INPUT

Change In Local Expenditures	\$8,811,436
Change In Civilian Employment	109
Average Income of Affected Civilian	\$40,310
Percent Expected to Relocate	0
Change In Military Employment	0
Average Income of Affected Military	\$0
Percent of Military Living On-post	0

FORECAST OUTPUT

Employment Multiplier	2.4	
Income Multiplier	2.4	
Sales Volume - Direct	\$8,672,611	
Sales Volume - Induced	\$12,141,660	
Sales Volume - Total	\$20,814,270	1.28%
Income - Direct	\$5,264,464	
Income - Induced)	\$2,056,696	
Income - Total(place of work)	\$7,321,160	0.64%
Employment - Direct	153	
Employment - Induced	61	
Employment - Total	214	0.67%
Local Population	0	
Local Off-base Population	0	0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	12.96 %	8.94 %	3.6 %	1.07 %
Negative RTV	-8.65 %	-8.35 %	-6.65 %	-0.68 %

EIFS REPORT – Alternative 5a

PROJECT NAME

BRAC EA Burlington - Commercial Renovation

STUDY AREA

17071 Henderson, IL

19057 Des Moines, IA

FORECAST INPUT

Change In Local Expenditures	\$1,655,100
Change In Civilian Employment	20
Average Income of Affected Civilian	\$40,310
Percent Expected to Relocate	0
Change In Military Employment	0
Average Income of Affected Military	\$0
Percent of Military Living On-post	0

FORECAST OUTPUT

Employment Multiplier	2.4	
Income Multiplier	2.4	
Sales Volume - Direct	\$1,613,660	
Sales Volume - Induced	\$2,259,124	
Sales Volume - Total	\$3,872,784	0.24%
Income - Direct	\$969,744	
Income - Induced)	\$382,677	
Income - Total(place of work)	\$1,352,420	0.12%
Employment - Direct	28	
Employment - Induced	11	
Employment - Total	40	0.12%
Local Population	0	
Local Off-base Population	0	0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	12.96 %	8.94 %	3.6 %	1.07 %
Negative RTV	-8.65 %	-8.35 %	-6.65 %	-0.68 %

EIFS REPORT – Alternative 5b

PROJECT NAME

BRAC EA Burlington - Commercial Construction

STUDY AREA

17071 Henderson, IL
19057 Des Moines, IA

FORECAST INPUT

Change In Local Expenditures	\$6,611,165
Change In Civilian Employment	82
Average Income of Affected Civilian	\$40,310
Percent Expected to Relocate	0
Change In Military Employment	82
Average Income of Affected Military	\$0
Percent of Military Living On-post	0

FORECAST OUTPUT

Employment Multiplier	2.4
Income Multiplier	2.4
Sales Volume - Direct	\$6,514,071
Sales Volume - Induced	\$9,119,699
Sales Volume - Total	\$15,633,770 0.96%
Income - Direct	\$3,958,682
Income - Induced)	\$1,544,801
Income - Total(place of work)	\$5,503,483 0.48%
Employment - Direct	115
Employment - Induced	46
Employment - Total	161 0.51%
Local Population	
Local Off-base Population	

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	12.96 %	8.94 %	3.6 %	1.07 %
Negative RTV	-8.65 %	-8.35 %	-6.65 %	-0.68 %

EIFS REPORT – Alternative 6

PROJECT NAME

BRAC EA Burlington - Open Space/Recreation

STUDY AREA

17071 Henderson, IL
19057 Des Moines, IA

FORECAST INPUT

Change In Local Expenditures	\$45,000
Change In Civilian Employment	56
Average Income of Affected Civilian	\$40,310
Percent Expected to Relocate	0
Change In Military Employment	0
Average Income of Affected Military	\$0
Percent of Military Living On-post	0

FORECAST OUTPUT

Employment Multiplier	2.4	
Income Multiplier	2.4	
Sales Volume - Direct	\$1,841,168	
Sales Volume - Induced	\$2,577,635	
Sales Volume - Total	\$4,418,802	0.27%
Income - Direct	\$2,261,807	
Income - Induced)	\$436,630	
Income - Total(place of work)	\$2,698,436	0.24%
Employment - Direct	65	
Employment - Induced	13	
Employment - Total	78	0.25%
Local Population	0	
Local Off-base Population	0	0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	12.96 %	8.94 %	3.6 %	1.07 %
Negative RTV	-8.65 %	-8.35 %	-6.65 %	-0.68 %

APPENDIX C – LEGAL AND REGULATORY FRAMEWORK FOR BRAC CLOSURE, DISPOSAL, AND REUSE PROCESS

On September 8, 2005, the Defense BRAC Commission recommended closure of the Burlington Memorial USARC in Middletown, Iowa. This recommendation was approved by the President on September 23, 2005, and forwarded to Congress. The Congress did not alter any of the BRAC Commission’s recommendations, and on November 9, 2005, the recommendations became law. The BRAC Commission recommendations must now be implemented as provided for in the Defense BRAC of 1990 (Public Law 101-510), as amended.

The BRAC Commission made the following recommendations concerning the Burlington USARC:

“Close the United States Army Reserve Center and the Area Maintenance Support Activity in Middletown, IA and relocate units into a new Armed Forces Reserve Center (AFRC) with an Organizational Maintenance and Vehicle Storage Facility on Iowa Army Ammunition Plant, IA. The new AFRC shall have the capability to accommodate units from the Burlington Army National Guard Readiness Center located in Burlington, IA, if the state decides to relocate those National Guard Units.”

To implement these recommendations, the Army proposes to close the Burlington USARC.

The law that governs real property disposal is the Federal Property and Administrative Services Act of 1949 (40 U.S.C., Sections 471 and following, as amended). This law is implemented by the Federal Property Management Regulations at Title 41 CFR Subpart 101-47. The disposal process is also governed by 32 CFR Part 174 (Revitalizing Base Closure Communities) and 32 CFR Part 175 (Revitalizing Base Closure Communities—Base Closure Community Assistance), regulations issued by DoD to implement BRAC law, and matters known as the Pryor Amendment and the President’s Program to Revitalize Base Closure Communities.

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 relevant statutes (and their implementing regulations) and Executive Orders (EO) that establish standards and provide guidance on environmental and natural resources management and planning. These include the Clean Air Act, Clean Water Act, Noise Control Act, Endangered Species Act, National Historic Preservation Act, Archaeological Resources Protection Act, Resource Conservation and Recovery Act, and Toxic Substances Control Act. EOs bearing on the Proposed Action include:

EO 11988 (Floodplain Management)

EO 11990 (Protection of Wetlands)

EO 12088 (Federal Compliance with Pollution Control Standards)

EO 12580 (Superfund Implementation)

EO 12873 (Federal Acquisition, Recycling and Waste Prevention)

EO 12898 (Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations)

-
- EO 13045 (Protection of Children from Environmental Health Risks and Safety Risks)
 - EO 13175 (Consultation and Coordination with Indian Tribal Governments)
 - EO 13186 (Responsibilities of Federal Agencies to Protect Migratory Birds)
 - EO 13423 (Strengthening Federal Environmental, Energy, and Transportation Management)

These authorities are addressed in various sections throughout this EA when relevant to particular environmental resources and conditions. The full texts of the laws, regulations, and EOs are available on the Defense Environmental Network & Information Exchange website at <http://www.denix.osd.mil>.

Other Reuse Regulations and Guidance

DoD's Office of Economic Adjustment 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 summarizes the many assistance programs administered by DoD and other agencies. DoD published its DoD Base Reuse Implementation Manual to serve as a handbook for the successful execution of reuse plans. DoD and the U.S. Department of Housing and Urban Development have published guidance (32 CFR Part 175) required by Title XXIX of the National Defense Authorization Act for Fiscal Year 1994. The guidance establishes policy and procedures, assigns responsibilities, and delegates authority to implement the President's Program to Revitalize Base Closure Communities (July 2, 1993), as endorsed through Congressional enactment of the Pryor Amendment.