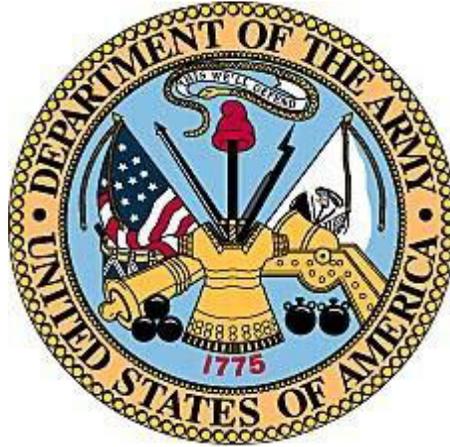


**FINAL ENVIRONMENTAL ASSESSMENT
FOR BRAC 05 RECOMMENDATIONS FOR
CLOSURE, DISPOSAL, AND REUSE OF BOSWELL STREET
UNITED STATES ARMY RESERVE (USAR) CENTER,
SAN ANTONIO, TEXAS**



Prepared for:

U.S. Army Reserve 63d Regional Support Command

Prepared by:

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June 2012

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**FINAL ENVIRONMENTAL ASSESSMENT
FOR BRAC 05 RECOMMENDATIONS FOR
CLOSURE, DISPOSAL, AND REUSE OF BOSWELL STREET
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SAN ANTONIO, TEXAS**

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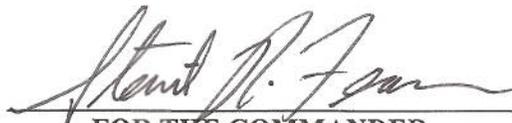
**U.S. ARMY CORPS OF ENGINEERS
MOBILE DISTRICT**



STEVEN J. ROEMHILDT
Colonel, Corps of Engineers
Commanding

Approved by:

63d REGIONAL SUPPORT COMMAND



FOR THE COMMANDER

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Regional Engineer

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ENVIRONMENTAL ASSESSMENT

LEAD AGENCY: U.S. Army Reserve (USAR), 63d Regional Support Command (RSC)

TITLE OF PROPOSED ACTION: Closure, Disposal, and Reuse of the Boswell Street USAR Center, San Antonio, Texas

AFFECTED JURISDICTIONS: City of San Antonio, Bexar County, Texas

PREPARED BY: U.S. Army Corps of Engineers, Mobile District, Commanding

TECHNICAL ASSISTANCE FROM: Vernadero Group Incorporated

APPROVED BY: Robert D. Johnson, Colonel, EN, Regional Engineer

ABSTRACT: The U.S. Army Corps of Engineers is preparing an Environmental Assessment (EA) for the proposed closure, disposal, and reuse of the Boswell Street USAR Center in the City of San Antonio, Texas as part of the restructuring of military bases through the Defense Base Closure and Realignment (BRAC) Act. This EA addresses the potential environmental, socioeconomic, and cultural impacts of this Proposed Action and its alternatives.

Based on the environmental impact analyses described in this EA it has been determined that implementation of the Proposed Action would not have a significant impact on the quality of the natural or the human environment. Because no significant environmental impact would result from implementation of the Proposed Action, an environmental impact statement is not required and a Finding of No Significant Impact (FNSI) will be published in accordance with the *National Environmental Policy Act*.

REVIEW PERIOD:

A Notice of Availability (NOA) has been published in the *La Prensa* and the *San Antonio Express-News*, which announces the beginning of the 30-day public review period. In the NOA, interested parties are invited to review and comment on the EA and draft FNSI, and are informed that the EA and draft FNSI are made available during the public review period at the Guerra Library, 7978 West Military Drive, San Antonio, Texas 78227 and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. Reviewers are invited to submit comments on the EA and draft FNSI during the 30-day public comment period via mail, or e-mail to the following:

Ms. Laura Caballero
Chief, Environmental Division
63d RSC Directorate of Public Works
P.O. Box 63
Moffett Field, CA 94035
(650) 279-9112
Email: comments@63env.com

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EXECUTIVE SUMMARY

ES.1 Introduction

This Environmental Assessment (EA) analyzes the potential environmental impacts associated with the U.S. Army's Proposed Action for closure, disposal, and reuse of the Boswell Street U.S. Army Reserve (USAR) Center, City of San Antonio (San Antonio), Texas as directed by the Base Closure and Realignment (BRAC) Commission's recommendations.

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.

ES.2 Purpose and Need

On September 8, 2005, the BRAC Commission recommended closure of the Boswell Street USAR Center and realignment of essential missions to other installations. The deactivated USAR Center property is excess to Army military need and will be disposed of according to applicable laws and regulations. Pursuant to the NEPA of 1969 and its implementing regulations, the Army has prepared this EA to address the environmental and socioeconomic impacts of disposing of the Property and reasonable, foreseeable reuse alternatives.

ES.3 Setting

The Boswell Street USAR Center is located in Bexar County, Texas, in the southern part of San Antonio. San Antonio is the county seat of Bexar County and is located in the South central portion of Texas, roughly 200 miles west of the Houston Metropolitan Area.

ES.4 Proposed Action

The Proposed Action is the disposal of surplus property made available by the realignment of Boswell Street USAR Center. Redevelopment and reuse of the surplus USAR Center property (the “Property”) would occur as a secondary action under disposal. Under BRAC law, the Army was required to close the Boswell Street USAR Center not later than September 15, 2011 and proceed with disposal of the Property. The Boswell Street USAR Center is closed, and the Army will proceed with disposal 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.5 Alternatives

Four alternatives were analyzed in this EA: the Preferred Alternative (Traditional Disposal and Reuse), the Expanded Site Plan Alternative, the Caretaker Status Alternative, and the No Action Alternative.

ES.5.1 Preferred Alternative: Traditional Army Disposal and Reuse as Commercial Property

For the Preferred Alternative the Army would close the Boswell Street USAR Center by September 15, 2011, and hold a public auction.

For the purposes of this environmental analysis, potential reuse options for the Boswell Street USAR Center property were developed based on readily available information about current zoning surrounding land uses, and the suitability of the property for particular uses. The Property

is zoned low intensity, neighborhood commercial (C-1) by the City of San Antonio and is surrounded by commercial and residential property.

The Property's zoning would allow for a number of potential reuses. However, considering the existing surrounding development, the most suitable proposed reuse of the Property would include either commercial reuse of the existing facilities or redevelopment of the Property for commercial business.

ES.5.2 Expanded Site Plan Alternative

For purposes of comparing this alternative with other alternatives, this EA assumes that three of the components of the current property use (the administrative building, the OMS and the parking lots) will increase to 150 percent of current capacity under a commercial reuse scenario. That is, the reuse alternative assumes the administrative building size will increase from approximately 25,303 square feet (sf) to 37,955 sf, the OMS will increase from approximately 14,623 sf to 21,935 sf, and parking will increase from approximately 6.5 acres to 9.75 acres. Under this reuse scenario, the size and capacity of the covered vehicle wash rack will remain the same.

ES.5.3 Caretaker Status Alternative

The Army secured the Boswell Street USAR Center after the military mission ended and units moved out in June 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. The Army, in consultation with the Local Redevelopment

Authority, determines the initial maintenance levels for the closed Boswell Street USAR Center and their duration on a facility-by-facility basis. At a minimum these levels ensure weather tightness for buildings, limit undue facility deterioration, and provide physical security. At the end of the initial maintenance period the Army normally reduces its maintenance to the minimum level for surplus government property as required by 41 CFR Parts 102-75.945 and 102-75.965 and Army Regulation 420-1 (Army Facilities Management).

ES.5.4 No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Boswell Street USAR Center at levels similar to those that occurred prior to the BRAC 2005 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. In this situation, the USAR mission at the Boswell Street USAR Center has ended and it is unlikely that it would 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 this EA.

ES.5.5 Alternatives Considered and Eliminated from Further Analysis

ES.5.5.1. Early Transfer and Reuse Before Cleanup is Completed. This alternative was not carried forward for further analysis, because there is no contamination on the Property and therefore, no remedial activities are required.

ES5.5.2. Redevelopment by Weston Solutions, Inc. Under this alternative, Weston would redevelop the Property in accordance with the San Antonio LRA (SALRA) reuse plan, which includes Weston's unsolicited reuse proposal. Based on verbal communication and email correspondence with a Weston representative, Weston does not intend to pursue the purchase and redevelopment of the Property. Therefore, Weston's redevelopment will not be carried forward for further analysis in this EA.

ES.6 Environmental Consequences

Four resource areas were characterized and evaluated in detail for potential impacts from the Preferred Alternative, the Expanded Site Plan Alternative, the Caretaker Status Alternative, and the No Action Alternative. All other resource areas were either determined not to be present; present, but not impacted; or present, but impacts are minor and do not require further analysis.

Under the Preferred Alternative and Expanded Site Plan Alternative, potential impacts to land use would not be significant. Land use of the Property is expected to transition from active USAR Center to a commercial property through a public auction. Changes to the existing socioeconomic baseline conditions would be insignificant as a result of the Preferred Alternative or the Expanded Site Plan Alternative. The full-time personnel and Reservists assigned to the Boswell Street USAR Center were transferred to a new Armed Forces Reserve Center at Camp Bullis, Texas. Under the Preferred Alternative and the Expanded Site Plan Alternative, potential impacts to transportation would not be significant. The planned reuse for the facility under the Preferred Alternative would have approximately 103 employees. The planned reuse for the facility under the Expanded Site Plan Alternative would have approximately 155 employees. Although weekday vehicle traffic to the Property from the Preferred Alternative and Expanded

Site Plan Alternative would be greater than the existing vehicle traffic from the full-time staff and Reservists who previously traveled to the Boswell Street USAR Center, it still would not be significant when compared to the existing traffic on Boswell Street and surrounding roads.

Under the Caretaker Status Alternative, land use would change from an active USAR Center to one under limited maintenance in caretaker status. A decrease in the military presence at the Boswell Street USAR Center would result in decreased impacts to air quality, traffic, utilities, and hazardous and toxic substances as compared to existing conditions. However, because of the low magnitude of these impacts, no significant changes to the environment would occur.

Under the No Action Alternative, the Army would continue to use the Boswell Street USAR Center. No changes to the existing environment would occur.

ES.7 Cumulative Impacts

No significant cumulative impacts would result from implementation of the Preferred Alternative or Expanded Site Plan Alternative when combined with past, present, and reasonably foreseeable future actions. No cumulative impacts would occur as a result of the Caretaker Status or No Action Alternatives.

ES.8 Mitigation Responsibility

No mitigation measures are required for the Proposed Action discussed in this EA because resulting impacts would not meet the significance criteria described for each resource in Section 4.0; that is, the impacts would not be significant.

ES.9 Findings and Conclusions

The purpose of the Proposed Action is to implement the Army's proposal to close the Boswell Street USAR Center as directed by the BRAC Commission. Disposal and property reuse is the Army's Preferred Alternative. Direct, indirect, and cumulative impacts of the Preferred Alternative, Expanded Site Plan Alternative, the Caretaker Status Alternative, and the No Action Alternative have been considered. The evaluation performed within this EA concludes that there would be no significant adverse impact to the local environment or quality of life as a result of the implementation of the Preferred Alternative. Therefore, the issuance of a FNSI is warranted, and preparation of an Environmental Impact Statement is not required.

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LIST OF ACRONYMS

ACM	asbestos containing material
BRAC	Base Closure and Realignment
CEQ	Council on Environmental Quality
ccf	100 cubic feet
CERL	Construction Engineering Research Laboratory
CFR	Code of Federal Regulations
EA	Environmental Assessment
ECP	Environmental Condition of Property
EIFS	Economic Impact Forecast System
EIS	Environmental Impact Statement
EO	Executive Order
EPA	Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FNSI	Finding of No Significant Impact
HVAC	Heating, Ventilation, and Air Conditioning
I	Interstate
KW	kilowatt
LBP	lead-based paint
LRA	Local Redevelopment Authority
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NOA	Notice of Availability

NOI	Notice of Intent
NRCS	Natural Resources Conservation Service
OEA	Office of Economic Adjustment
OMS	Organizational Maintenance Shop
OWS	Oil/Water separator
pCi/L	picocuries per liter
PCB	polychlorinated biphenyls
POV	privately owned vehicle
ROI	Region of Influence
RONA	Record of Non-Applicability
RSC	Regional Support Command
RTV	Rational Threshold Value
SALRA	San Antonio Local Redevelopment Authority
sf	square feet
TPWD	Texas Parks and Wildlife Department
USAR	United States Army Reserve
U.S.	United States
U.S.C.	United States Code
USFWS	United States Fish and Wildlife Service
VWR	Vehicle Wash Rack

1.0 INTRODUCTION

This Environmental Assessment (EA) analyzes the environmental impacts of the proposed closure, disposal, and reuse of the Boswell Street United States Army Reserve (USAR) Center, San Antonio, Texas (Figure 1-1). The Army developed this EA 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.

1.1 Purpose and Need of the Proposed Action

On September 8, 2005, the BRAC Commission recommended closure of the Boswell Street USAR Center (Figure 1-1) and realignment of essential missions to other installations. The deactivated USAR Center property is excess to Army military need and will be disposed of according to applicable laws and regulations.

1.2 Scope

The Defense Base Closure and Realignment (BRAC) Act of 1990 specifies that the NEPA does not apply to actions of the President, the Defense BRAC Commission, or the Department of Defense, except (i) during the process of property disposal, and (ii) during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected but before the functions are relocated (Sec. 2905(c)(2)(A), Public Law 101-510, as amended).

The Defense BRAC Act of 1990 further specifies that in applying the provisions of NEPA to the process, the Secretary of Defense and the secretaries of the military departments concerned do not have to consider, (i) the need for closing or realigning the military installation which has been recommended for closure or realignment by the BRAC Commission, (ii) the need for transferring functions to any military installation which has been selected as the receiving installation, or (iii) military installations alternative to those recommended or selected (Sec. 2905(c)(2)(B), Public Law 101-510, as amended).

The BRAC Commission's deliberation and decision, as well as the need for closing or realigning a military installation, are exempt from NEPA. Accordingly, this EA does not address the need for closure or realignment. NEPA does, however, apply to disposal of excess property as a direct Army action, and the reuse of such property as a secondary effect of disposal; therefore, those actions are addressed in this document.

1.3 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 State Historic Preservation Officer, United States (U.S.) Fish and Wildlife Service, Native American Tribes, and the City of San Antonio Local Redevelopment Authority (SALRA).

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 a local newspaper, *La Prensa*, and a regional newspaper, *San Antonio Express-News*. The EA and draft FNSI are made available during the public-review period at the Guerra Library, 7978 West Military Drive, San Antonio,

Texas 78227 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. Comments and requests for information should be submitted to the Environmental Coordinator of the USAR 63d Regional Support Command (RSC): Laura Caballero at (650) 279-9112 or: comments@63env.com.

At the end of the 30-day 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 the impacts of the Proposed Action are not significant, the Army will execute the FNSI and the action can proceed immediately. If potential impacts are found to be significant, the Army may decide to (1) not proceed with the Proposed Action, (2) proceed with the Proposed Action after committing to mitigation reducing the anticipated impact to a less than significant impact in the revised Final FNSI, or (3) publish a Notice of Intent (NOI) to prepare an Environmental Impact Statement (EIS) in the Federal Register.

1.4 Impact Analysis Performed

This EA identifies, documents, and evaluates the effects of disposal and reuse of the Boswell Street USAR Center property under a variety of scenarios. The existing conditions at the Property as of 2011 are described in Section 4.0, Affected Environment and Consequences, which, with information presented in the No Action Alternative, constitutes the baseline for the analysis of the effects of disposal and reuse. Conditions in 2011, prior to facility closure, are the same as the operating status of the facility prior to the BRAC Commission's decision.

An interdisciplinary team of environmental professionals analyzed the Proposed Action against existing conditions and identified the relevant beneficial and adverse effects associated with the action. The effects are described in Section 4.0, immediately following presentation of each resource area and condition relevant to the Proposed Action.

The effects of the Proposed Action on socioeconomics were assessed using the Economic Impact Forecast System (EIFS) developed by the U.S. Army Construction Engineering Research Laboratory (CERL). This model allows all BRAC actions to be evaluated in the same way.

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2.0 DESCRIPTION OF THE PROPOSED ACTION

The Proposed Action is the disposal of surplus property made available by the realignment of Boswell Street USAR Center. Redevelopment and reuse of the surplus USAR Center property (the “Property”) would occur as a secondary action under disposal.

Under BRAC law, the Army was required to close the Boswell Street USAR Center not later than September 15, 2011 and proceed with disposal of the Property. After the Boswell Street USAR Center is closed, 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.

2.1 BRAC Commission’s Recommendation

The BRAC Commission’s recommendation is to:

“Close the United States Army Reserve Center, Boswell, TX, and the United States Army Reserve Center, Callaghan, TX, and relocate units to a new Armed Forces Reserve Center on existing Federal property on Camp Bullis, TX. The new AFRC shall have the capability to accommodate Texas National Guard Units from the Texas ARNG Readiness Center in Hondo, TX, A Company and Headquarters Company, 1st of the 141st Infantry, the Fifth Army ITAAS, the Regional Training Site- Intelligence, and the Texas Army National Guard Area Support Medical Battalion, if the state decides to relocate those National Guard units.” May 13, 2005

The environmental impacts resulting from the construction and operation of the new Armed Forces Reserve Center at Camp Bullis, Texas are analyzed in the *Environmental Assessment, Camp Bullis, Texas, Reserve Center*.

2.2 Local Redevelopment Authority's Reuse Plan

The SALRA was created by San Antonio City Council ordinance #2006-04-13-0464 on April 13, 2006. The ordinance authorized the City to act as the Local Redevelopment Authority (LRA) under BRAC guidelines. On April 13, 2006, San Antonio Mayor Phil Hardberger requested the Office of Economic Adjustment (OEA) to recognize the SALRA. The OEA, on behalf of the U.S. Secretary of Defense, recognized the SALRA on May 1, 2006 for the purpose of formulating a recommendation for the reuse of the Boswell Street USAR Center. According to the Federal Property Administrative Services Act of 1949 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, the SALRA screened this Federal Government surplus property by soliciting notices of interest from state and local governments, representatives of the homeless, and other interested parties. After reviewing one unsolicited reuse proposal and all public comments, the SALRA recommended that the Property be reused for commercial use as described in the unsolicited proposal received from Weston Solutions, Inc. (Weston). The SALRA reuse plan was approved by the City of San Antonio City Council on December 13, 2007 and by the Department of Housing and Urban Development on September 18, 2008 (Appendix A). Based on verbal communication and e-mail correspondence with a Weston representative, Weston does not intend to pursue the purchase and redevelopment of the Property. Therefore, the Army proposes to hold a public auction to allow interested parties the opportunity to bid on the Property.

2.3 History and Description of the Boswell Street USAR Center (the "Property")

History. In 1962, the U.S. Government constructed the Boswell Street USAR Center on approximately 8 acres of undeveloped, privately-owned land, located at 432 Boswell Street, San Antonio, Texas. The U.S. Government purchased the Property in 1993. The USAR Center

consists of an administrative building and an organizational maintenance shop (OMS). This mission ended in June 2011.

Description. Currently, the Property has three permanent structures:

- 25,303 square-foot administration building
- 14,623 square-foot OMS
- Covered vehicle wash rack (VWR) and associated oil water separator (OWS)



Figure 2-1. Front of administration building

**Figure 2-2. Rear of administration building,
from parking area**



Figure 2-3. OMS building



Figure 2-4. VWR and OWS building, with OMS in background

Figure 2-5 shows the Boswell Street USAR Center site plan. The administration building and OMS are two-story and one-story, respectively, and were constructed in 1962 of concrete block with brick veneer on a concrete slab. A military-equipment parking area and a privately-owned vehicle parking area are also on the site and encompass approximately 4.58 acres.

Approximately 6.5 acres of the site are covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining 1.5 acres of land are undeveloped grassy areas or landscaped areas. There are no prominent landscape features on the Property. The site is currently unoccupied and in caretaker status.



Figure 2-5. Site Plan for Boswell Street USAR Center, San Antonio, Texas

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3.0 ALTERNATIVES

3.1 Preferred Alternative: Traditional Army Disposal and Reuse as Commercial Property

For the Preferred Alternative the Army would close the Boswell Street USAR Center by September 15, 2011, and hold a public auction for the Property.

For the purposes of this environmental analysis, potential reuse options for the Boswell Street USAR Center property were developed based on readily available information about current zoning surrounding land uses, and the suitability of the property for particular uses. The Property is zoned low intensity, neighborhood commercial (C-1) by the City of San Antonio and is surrounded by commercial and residential property.

The Property's zoning would allow for a number of potential reuses. However, considering the existing surrounding development, the most suitable proposed reuse of the Property would include commercial reuse of the existing facilities.

3.2 Expanded Site Plan Alternative

For purposes of comparing this alternative with other alternatives, this EA assumes that three of the components of the current property use (the administrative building, the OMS and the parking lots) will increase to 150 percent of current capacity under a commercial reuse scenario. That is, the reuse alternative assumes the administrative building size will increase from approximately 25,303 square feet (sf) to 37,955 sf, the OMS will increase from approximately 14,623 sf to 21,935 sf, and parking will increase from approximately 6.5 acres to 9.75 acres. Under this reuse scenario, the size and capacity of the covered VWR will remain the same.

3.3 Caretaker Status Alternative

The Army secured the Boswell Street USAR Center after the military mission ended and units moved out in June 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. The Army, in consultation with the LRA, determines the initial maintenance levels and their duration for the closed Boswell Street USAR Center on a facility-by-facility basis. At a minimum these levels ensure weather tightness for buildings, limit undue facility deterioration, and provide physical security. The Army normally reduces its maintenance to the minimum level for surplus government property at the end of the initial maintenance period as required by 41 CFR Parts 102-75.945 and 102-75.965 and Army Regulation 420-1 (Army Facilities Management).

3.4 No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Boswell Street USAR Center at levels similar to those that occurred prior to the 2005 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. In this situation, the USAR mission at the Boswell Street USAR Center has ended and it is unlikely that it would 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 this EA.

3.5 Alternatives Considered and Eliminated From Further Analysis

3.5.1. 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. This alternative would require concurrence of the appropriate environmental agency 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 there is no contamination on the Property and therefore, no remedial activities are required.

3.5.2. Redevelopment by Weston Solutions, Inc.

Under this alternative, Weston would redevelop the Property in accordance with the approved SALRA reuse plan, which includes Weston's unsolicited reuse proposal. Based on verbal communication and email correspondence with a Weston representative, Weston does not intend to pursue the purchase and redevelopment of the Property. Therefore, Weston's redevelopment will not be carried forward for further analysis in this EA.

3.6 Other Disposal Options

The SALRA screened this surplus property by soliciting notices of interest 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. None of these entities submitted a notice of interest for reusing the Property. No additional reuses for the Property were considered for adoption by the SALRA.

Therefore, no additional alternatives are carried forward for further analysis in this EA.

4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

4.1 Environmental Resources Eliminated from Further Consideration

Army NEPA Regulations (32 CFR § 651.14) states the NEPA analysis should reduce or eliminate discussion of minor issues to help focus analyses. This approach minimizes unnecessary analysis and discussion during the NEPA process and in analysis documents. The Council on Environmental Quality Regulations for implementing NEPA (40 CFR § 1500.4(g)) emphasizes 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/environmental impact statement process.

4.1.1 Environmental Resources not Present

None of the Alternatives would have direct, indirect, or cumulative impacts on these environmental resources, because these environmental resources do not exist on or near the Property:

- **Floodplains.** The Property is not located within a 100- or 500-year floodplain (Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Flood Plain Panel Number (48029C0580G); FEMA, (29 September 2010).
- **Wetlands.** No evidence of wetlands was observed on the Property including wetland vegetation, hydric soils, or wetland hydrology. National Wetlands Inventory Maps show no wetlands on the Property (USFWS 2011b). Natural Resources Conservation Service (NRCS) soils maps show no hydric soils on the Property (USNRCS 2011).
- **Coastal Barriers and Zones.** The property is not located within the coastal zone boundary of the State of Texas. A determination that the proposed federal action is

consistent with the State Coastal Zone Management Program is not required. A listing of State coastal zone boundaries may be found at: http://www.glo.texas.gov/what-we-do/caring-for-the-coast/_documents/landing-page-folder/CoastalBoundaryMap.pdf.

- **National and State Parks.** The nearest national park is the San Antonio Missions National Historic Park, which is located 5 miles from the Property. The nearest state historic site is Lyndon B. Johnson State Park & Historic Site, which is located 82 miles from the Property. The nearest state park is Government Canyon State Natural Area, which is located 26 miles from the Property.
- **Wilderness Areas and Wildlife Refuges.** The nearest national wilderness area is Little Lake Creek Wilderness Area, which is located 230 miles from the Property. The nearest national wildlife refuge is Balcones Canyonlands National Wildlife Refuge, which is located 113 miles from the Property.
- **National Wild and Scenic Rivers.** The nearest National Wild and Scenic River is the Rio Grande Wild and Scenic River at Big Bend National Park, which is located 414 miles from the Property.
- **Federal- and State-Listed Threatened, Endangered, or Candidate Species.** The Army has determined that the Proposed Action will have “no-effect” on Federal or State-listed threatened, endangered, or candidate species or critical habitat. A “no-effect” determination letter was sent to the U.S. Fish and Wildlife Service (USFWS) and the Texas Parks and Wildlife Department (TPWD) (Appendix D). Verbal communication with the USFWS confirmed that their office does not respond to “no-effect” determination letters. The TPWD did not provide a response.

- **Prime or Unique Wildlife Habitat.** The Property is in an urban setting, is highly disturbed, lacks natural habitat and the USFWS has not designated critical habitat on or in the vicinity of the Property (USFWS 2011a).
- **Prime and Unique Farmlands.** 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.

4.1.2 Environmental Resources Present, but not Impacted

None of the Alternatives would have direct, indirect, or cumulative impacts on these environmental resources. No planned activities would alter or affect the following resources:

- **Surface Water Features.** There are no surface waters on the Property. The nearest off-site surface water feature is Harlandale Creek, located approximately 2 miles south of the Property. Storm water drainage from the parking areas flows generally west to the unnamed perimeter ditches that discharge to the San Antonio River via Harlandale Creek.
- **Groundwater Drinking Quality, Availability, or Use.** The Proposed Action is not anticipated to impact groundwater at the Property. The Property is supplied with potable water by the City of San Antonio. Therefore, groundwater usage and availability would not be affected by the Proposed Action. Construction activities associated with potential redevelopment of the Property that could affect groundwater quality are not reasonably foreseeable.
- **Radon Gas.** Bexar County is in Zone 3, with a predicted average indoor radon screening level less than 2 picocuries per liter. (USEPA 2011). A site-specific radon survey was conducted at the Property on August 5, 1998. According to the radon survey report, no

radon levels above the U.S. Environmental Protection Agency (EPA) recommended action level of 4.0 picocuries per liter (pCi/L) were detected. (USACE 2007). No mitigation measures are required.

- **Cultural, Historic, and Archaeological Resources.** The Army determined that the Proposed Action will not have an adverse effect on cultural, historic, or archaeological resources. The State Historic Preservation Officer concurred with this determination on May 4, 2011. See Appendix D.

4.1.3 Resources are Present, but Impacts are Minor and do not Require Further Analysis

4.1.3.1 Utilities

None of the Alternatives would have a significant direct, indirect, or cumulative impact on utilities, because these utilities have the capacity to provide service for any of the Alternatives and any changes in demand and usage would not be significant:

- CPS Energy provides electrical service. The facility has three meters. The highest demand in the last two years was 70 KW (Meter #1) in August 2010, 27 KW (Meter #2) in March 2010, and 2 KW (Meter #3) in March 2010.
- CPS Energy provides natural gas service. The highest usage recorded during the last two years was 3,417 ccf (100 cubic feet) in January 2010.
- Bexar Metropolitan Water District provides potable water. Water is provided to the Boswell Street USAR Center through a 12-inch water main and the facility is serviced by a 10-inch sewer line. San Antonio Water System provides wastewater treatment.

4.1.3.2 Public Services

None of the Alternatives would have a significant direct, indirect, or cumulative impact on public services, because the following providers have the capacity to provide service and any changes in demand would be negligible:

- Law Enforcement: San Antonio Police Department and the Bexar County Sheriff's Office, both in San Antonio, provide law enforcement services.
- Fire Protection: San Antonio Fire Department provides fire protection services. The closest station to the USAR Center is Station #21, located at 5537 South Flores Street, approximately 1 mile away.
- Medical Services: There are several hospitals in the area, but Southwest General Hospital is the closest emergency room and is located at 7400 Barlite Boulevard, approximately 3 miles away.

4.1.3.3 Noise

None of the Alternatives would have a significant direct, indirect, or cumulative impact on noise levels, because implementation will have little or no measurable effect on noise levels. The major sources of noise are from privately-owned and military vehicles and from other sources such as heating, ventilation, and air conditioning (HVAC). The Army classifies areas with noise levels from these sources as Zone 1, compatible with all land uses, including residential.

Under the No Action Alternative these noise sources would remain unchanged. Under the Caretaker Status Alternative these noise sources would be reduced. Under the Preferred Alternative and Expanded Site Plan Alternative the noise sources would be from privately-owned vehicles (POVs) and HVAC. There would be a slight increase in traffic noise during weekdays. The Army classifies areas with noise levels from these sources as Zone 1, compatible

with all land uses, including residential. Therefore, any change in noise levels resulting from implementation of the Preferred Alternative or the Expanded Site Plan Alternative would not be significant. The nearest sensitive noise receptors are the church located across the street, north of the Property and the residential area that lies beyond to the church to the north.

4.1.3.4 Hazardous Materials, Hazardous Waste, Toxic Substances, Contaminated Sites

An Environmental Condition of Property (ECP) survey, *Final Environmental Condition of Property Report, Boswell Street U.S. Army Reserve Center (TX062)* (USACE 2007), was conducted on the Property in 2006 identified no recognized environmental conditions on the Property as defined by ASTM D6008-96 (Installation Management Agency, 2006; Appendix D). There have been no reportable releases of hazardous or toxic substances (40 CFR 302) and no releases of petroleum, oils, pesticides or herbicides on the Property. An asbestos survey was conducted in 1998. The survey collected 34 samples for asbestos analysis, but no materials containing more than 1 percent asbestos (which defines an asbestos-containing material [ACM]) were identified at the facility. The inspection identified a flue in the mechanical room that was wrapped in insulation suspected of containing asbestos. The insulation was not sampled during the survey. The report recommended that the insulation be sampled prior to any future disturbance or removal. A lead based paint (LBP) survey was conducted at the Property in 2001. The survey identified LBP throughout the administration building and OMS. During the 2006 ECP site reconnaissance, all painted surfaces appeared to be in good condition and no peeling paint was observed. The 2011 EA site visit did not include a LBP re-inspection. However, the 63d RSC's Area Environmental Manager confirmed that conditions have not changed significantly since the 2006 ECP site reconnaissance (Smith 2011). A 1997 polychlorinated biphenyls (PCB) assessment did not identify any PCB-containing transformers on the Property.

Some of the fluorescent light ballasts within the buildings may contain PCBs. More detailed information on ACM, LBP, and PCBs can be found in the Final 2007 ECP report (USACE 2007). The Preferred Alternative and Expanded Site Plan Alternative are not expected to have a significant direct, indirect, or cumulative impact to hazardous materials, hazardous waste, toxic substances, or contaminated sites. Deed covenants regarding the presence of LBP and possible presence of ACM would be provided to the new property owner in the deed transfer. Possible future renovations or activities involving the removal and disposal of LBP and ACM conducted by the new owner would be required to comply with applicable local, state, and federal laws. The new owner would be responsible for obtaining applicable permits and complying with applicable laws regarding hazardous materials, hazardous waste, and toxic substances. Implementation of the Caretaker Status Alternative and No Action Alternative would not result in any adverse impacts to these resources.

4.1.3.5 Air Quality

None of the Alternatives would have a significant direct, indirect, or cumulative impact on air quality, because implementation would have little or no measurable environmental effect on air emissions or air quality. Bexar County is in attainment or unclassifiable with National Ambient Air Quality Standards (NAAQS). A Prevention of Significant Deterioration analysis is not required, because the Proposed Action does not include any new major sources or major modifications at existing sources. A Conformity Determination is not required, because the Conformity Rule only applies to areas that are not in attainment. A Record of Non-Applicability (RONA) is enclosed at Appendix B.

4.1.3.6 Aesthetic and Visual Resources

None of the Alternatives would have a significant direct, indirect, or cumulative impact on aesthetics and visual resources, because proposed reuse of the facility under the Preferred Alternative and Expanded Site Plan Alternative would be consistent with surrounding commercial development. No impacts would result from the Caretaker Status Alternative or the No Action Alternative, since no changes to the facility would be made.

4.1.3.7 Stormwater Runoff

None of the Alternatives would have a significant direct, indirect, or cumulative impact on stormwater runoff. Any modifications to the Property under the Preferred Alternative and Expanded Site Plan Alternative would be required to be permitted and comply with City regulations pertaining to stormwater requirements. No impacts would result from implementation of the Caretaker Status Alternative or No Action Alternative.

4.1.3.8 Geology and Soils

Geological hazards such as sinkholes, caves, mines, or quarries do not exist on or adjacent to the Property. Although sinkholes occur in the Texas Panhandle, the development of Karst topography is not extensive in the Southern Great Plains (USFWS 1983). Seismic risk is relatively small. None of the Alternatives would have a significant direct, indirect, or cumulative impact on geology or soils. Any modifications to the Property under the Preferred Alternative and Expanded Site Plan Alternative involving ground-disturbing activities would require a permit and must comply with City regulations to minimize impacts to soils and soil erosion. No impacts would result from implementation of the Caretaker Status Alternative or No Action Alternative.

4.2 Environmental Resources Analyzed in Detail

4.2.1 Land Use

4.2.1.1 Affected Environment

This section describes existing land use conditions on and surrounding the Boswell Street USAR Center. Management plans, policies, ordinances, and regulations determine the types of uses that are allowable, or protect specially designated or environmentally sensitive uses. The following sections discuss the regional geographic setting, location, and climate; installation land use; surrounding land use; and current and future development.

4.2.1.1.1 Regional Geographic Setting, Location, and Climate

Boswell Street USAR Center is located in Bexar County, Texas, in the southern part of San Antonio. San Antonio is the county seat of Bexar County and is located in the South central portion of Texas, roughly 200 miles west of the Houston Metropolitan Area.

San Antonio is located roughly 160 miles northeast of the U.S. – Mexico Border City of Nuevo Laredo, along Interstate (I) 10. According to the U.S. Census Bureau (2010) the city limits of San Antonio covers 460.933 square miles and encompasses a population of 1,327,407. San Antonio is the second largest city in Texas, behind Dallas, and is currently the seventh largest city in the U.S. (City of San Antonio 2011b).

The climate of Texas varies considerably from North to South due to the size of the state. Temperature differences between night and day remain roughly 20 degrees apart during both winter and summer months. The area surrounding San Antonio can be characterized by hot

summers and mild winters. The average maximum temperature for July is 94.7 degrees, while the average minimum for January is 38.6 degrees Fahrenheit. Precipitation is evenly distributed throughout the year for an annual average of 32.9 inches (IDcide 2011).

4.2.1.1.2 Installation Land Use

The 8-acre property has served in support of national defense since the U.S. Government constructed the Boswell Street USAR Center in 1962 on privately-owned land. In 1993, the U.S. Government purchased the Property. Section 2.3 describes the Property and Figure 2-5 shows the current site plan.

Since 1962, the Property has been used in support of national defense hosting various training and educational programs in the administration building. The OMS has served as a general vehicle and equipment maintenance facility since its construction. The property is composed of nearly all impervious surfaces (81 percent) with a few ornamental and undeveloped grassy areas that are pervious. In June 2011, the Property was vacated and placed in caretaker status.

The City of San Antonio Department of Planning and Community Development have zoned the Property as Low Intensity, Neighborhood Commercial C-1 (Figure 4-1; City of San Antonio 2011).

4.2.1.1.3 Surrounding Land Use

The Boswell Street USAR Center is located 1.7 miles east of I-35 along a major east-west thoroughfare, Southwest Military Drive. All land immediately surrounding the Property is developed, exhibiting a variety of land uses and zoning districts. Boswell Road is located on the west side of the Property, while Southwest Military Drive borders the panhandle portion of the

Property to the south. Adjacent to the remaining south side of the Property is a strip mall, currently zoned High Intensity Commercial C-3 (Figure 4-1; City of San Antonio 2011). A church is located directly north of the Property, along Boswell Road. The remaining land to the north of the Property is residential, and is zoned Medium Density Residential Single-Family R-6 (Figure 4-1; City of San Antonio 2011). A large commercial area is adjacent to the eastern property boundary and is zoned High Intensity Commercial C-3 (Figure 4-1; City of San Antonio 2011).

The high intensity commercial areas along Southwest Military Drive to the east and west of the Property extend nearly one-half mile to Flores Street and Pleasanton Road, respectively. A multi-family land use is located to the north of the Property across W. Dickson Avenue. To the south of the Property, across Southwest Military Drive, various small and medium sized businesses are located in the area that extends west, roughly one half mile. This area is zoned as General Industrial I-1 (Figure 4-1; City of San Antonio 2011). Another high intensity commercial area is located to the southwest of the Property across Southwest Military Drive.

4.2.1.1.4 Current and Future Development in the Area

Development of the Property is guided by the South Central San Antonio Community Plan, which was amended and approved on October 26, 2005 (City of San Antonio 2005). The goal of the Community Plan is to initiate collaborative planning and development through input received from various community members. The plan identifies actions and partnerships necessary to meet the overall goal and positively influence quality of life within the planning area (City of San Antonio 2005).

Included in the South Central San Antonio Community Plan are detailed descriptions of future land uses for the area. Figure 4-2 illustrates the future land use designations for the area and Table 4-1 summarizes future land use descriptions as described in the South Central San Antonio Community Plan (City of San Antonio 2005).

The future land use for the Property is Regional Commercial (Figure 4-2; City of San Antonio 2005). This land use allows for high-density commercial land use that draws consumers to the area from a relatively large region. Recommended base zoning districts for this future land use include neighborhood commercial districts, general commercial districts and office districts (City of San Antonio 2005).

Future development of the property will also be guided by the East Sector Area Plan, after the plan is completed. The East Sector Area Plan is currently being developed by the City of San Antonio and has not officially been adopted (Taylor 2011).

Any development within the city limits must conform to applicable plans and zoning ordinances set forth by the City of San Antonio and documented in the City of San Antonio Unified Development Code.

Table 4-1. Future Land Use Descriptions

Future Land Use	Residential Use	Non-Residential Use	Recommended Base Zoning Districts
Low Density Residential	Single family housing on individual lots.	Schools, Places of worship and parks but they must be centrally located.	Residential Single Family Districts, Neighborhood Preservation Districts
High Density Residential	Single family, accessory dwellings, cottages, duplexes, triplexes, fourplexes, townhomes, apartments or condominiums.	Any non-residential uses allowed in low/medium density residential.	Residential Single Family Districts, Mixed Residential Districts, Multi-Family Residential Districts
Community Commercial	None	Offices, professional services, and retail uses that are accessible to bicyclists and pedestrians.	Neighborhood Commercial Districts, Commercial Districts (except C-3), Office Districts (except O-2)
Regional Commercial	None	Malls, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships	Neighborhood Commercial District, Commercial Districts, Office Districts
Parks /Open Space	Playgrounds, athletic fields, trails, greenbelts, plazas, courtyards or natural protected areas.		Bike trail system, open spaces along flood control areas, and existing parks

SOURCE: City of San Antonio 2005

4.2.1.2 Consequences

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

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

4.2.1.2.1 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential impacts to land use would not be significant. Land use of the Property would be changed from an active USAR Center to a privately-owned commercial facility, or a variety of commercial businesses. For the purposes of this environmental analysis, potential reuse options for the Boswell Street USAR Center property were developed based on readily available information about current zoning surrounding land uses, and the suitability of the property for particular uses. The Property is zoned low intensity, neighborhood commercial (C-1) by the City of San Antonio and is surrounded by commercial and residential property.

Proposed reuses are not likely to conflict with surrounding land uses, given the high degree of commercial activity along Southwest Military Drive (Figure 4-1). Expected reuse activities would be required to comply with all applicable City of San Antonio zoning and planning ordinances and must conform to current local and regional development plans.

4.2.1.2.2 Expanded Site Plan Alternative

Under the Expanded Site Plan Alternative, the Property would be sold to a private entity, and used according to details outlined in the Preferred Alternative, with an increase in use intensity and building space. If the Property were to be reused, the existing building square footage, (39,926 sf) would be expanded to 150 percent of current capacity, resulting in a total of 59,890 sf. If the Property was demolished and redeveloped, all newly built structures and use of the Property would have to follow applicable building permit requirements, and would be subject to zoning ordinances set forth by the City of San Antonio. Similar to the consequences of the Preferred Alternative, and due to laws set forth by the City of San Antonio to influence

compatible development, impacts to land use under the Expanded Site Plan Alternative are not likely to be significant.

As Figure 4-1 illustrates, the Property is located along an east-west (Southwest Military Drive) commercial corridor, largely comprised of commercial, office and retail land uses of varying intensities (City of San Antonio 2011a). If building space and commercial/retail use intensity were to increase at the Property, potential impacts to surrounding land uses are likely to be minimal, due to the similar adjacent use types and intensities (Figure 4-1). Under the Expanded Site Plan Alternative, the Property would likely need to be rezoned to match the surrounding zoning districts, and to allow for higher intensity use. If the Property were rezoned to C3, higher commercial use intensity would be permitted. However, since the northern portion of the Property is adjacent to a residential district, lower intensity commercial reuses would need to be located along the northern district boundary. Small-box commercial activity such as retail banking would act to serve as a buffer between higher intensity commercial activity along Southwest Military Drive and the residential neighborhood to the north. As stated in the South Central San Antonio Community Plan, the proposed future land use of the Property is Regional Commercial (Figure 4-2), allowing for a variety of commercial land uses as outlined in Table 4-1. Under this alternative, all proposed reuse falls within the future land use plan outlined previously.

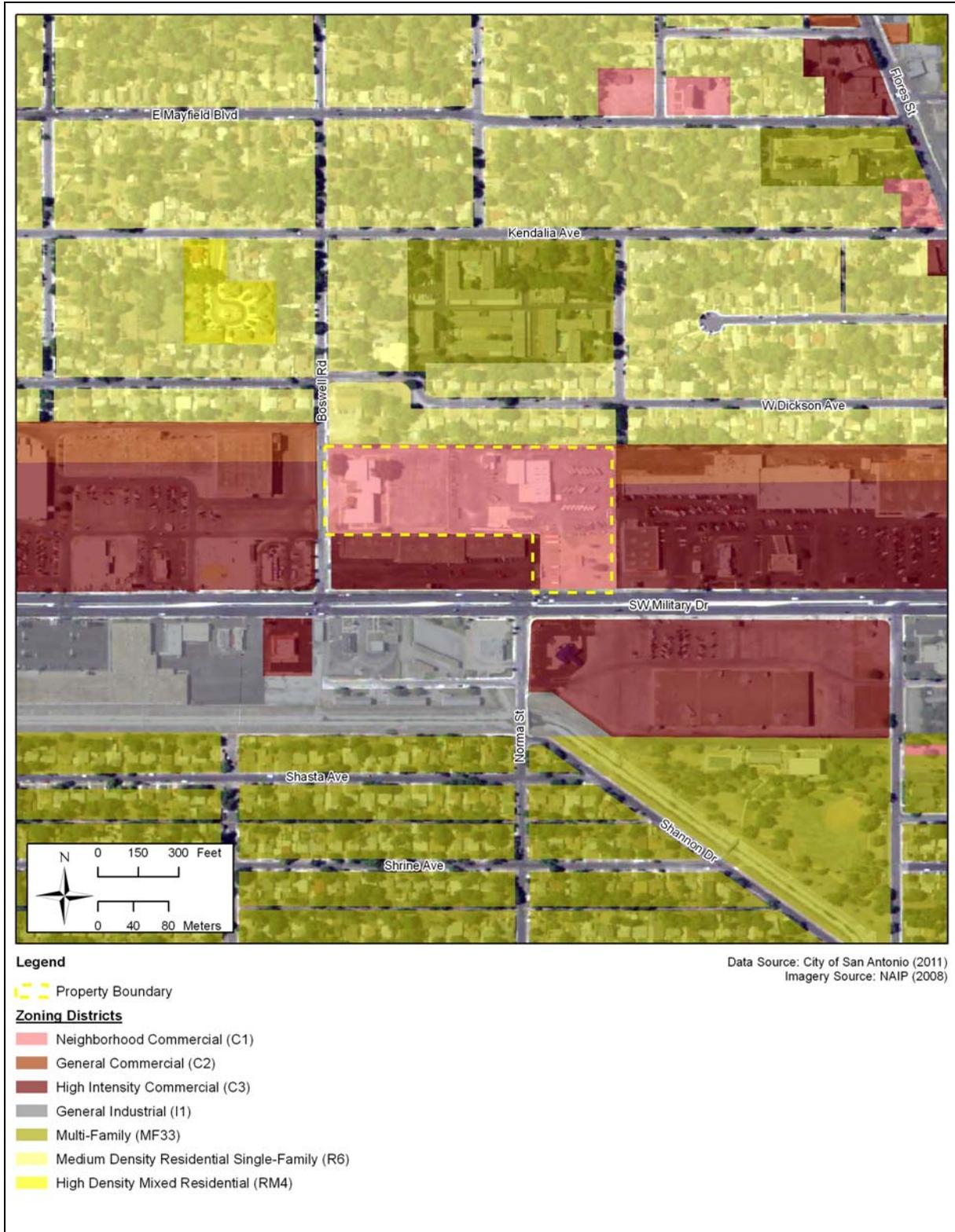


Figure 4-1. Zoning Districts Map

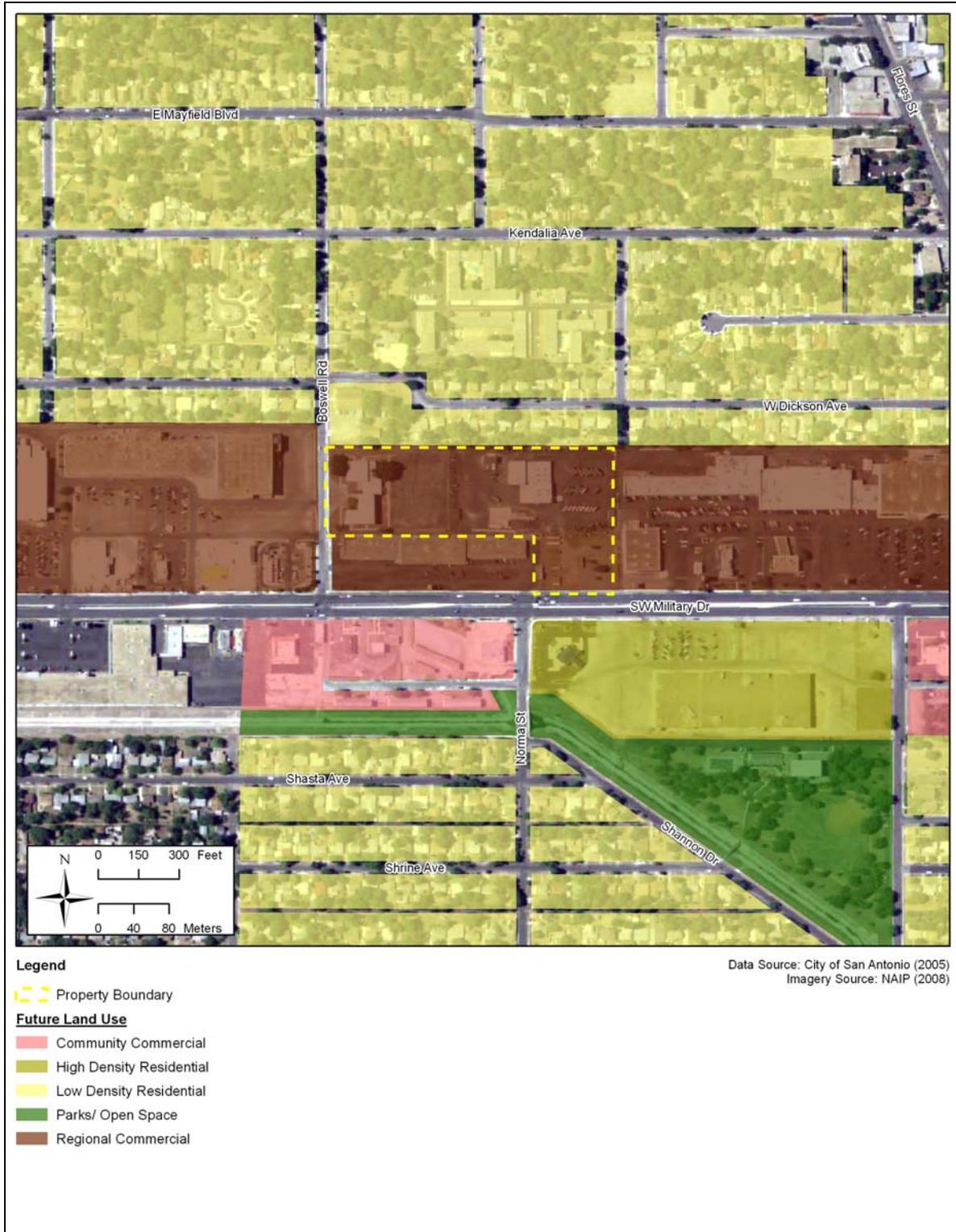


Figure 4-2. Future Land Use Map

4.2.1.2.3 Caretaker Status Alternative

Under the Caretaker Status Alternative, land use would change from an active military reserve center to a facility under caretaker status. Maintenance activities to preserve and protect the facilities would take place. These activities would not conflict with applicable ordinances, existing land use plans, or surrounding land use.

4.2.1.2.4 No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Boswell Street USAR Center at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure becoming final and no land use changes or impacts would occur.

4.2.2 Socioeconomics

4.2.2.1 Affected Environment

The Region of Influence (ROI) for socioeconomic considerations associated with the Proposed Action is Bexar County. This section describes the existing socioeconomic conditions for Bexar County and the City of San Antonio, which would provide the necessary goods and services to future occupants or users of the Boswell Street USAR Center property, including food, gasoline, and miscellaneous supplies. Socioeconomic factors include economic development, demographics, housing, environmental justice, and protection of children. Socioeconomic factors for San Antonio were compared to those for Bexar County and the State of Texas.

4.2.2.2 Economic Development

Estimated per capita income statistics from the 2005-2009 U.S. Census period for the civilian labor force within the State of Texas was 11,930,847, while the labor force in Bexar County was estimated at 769,502 and was 638,141 in San Antonio. Estimates indicate that the average per capita income and median household income of San Antonio was lower than the per capita

income and median household income for both the state and county (Table 4-2). San Antonio's average annual unemployment (2009 estimate) was 6.7 percent, which was slightly lower than Texas, but slightly higher than Bexar County. Table 4-2 displays selected income characteristics for San Antonio, Bexar County, and Texas.

Table 4-2. Regional Income Statistics (2005-2009)

Area	Workforce	Per Capita Income (\$)	Median Household Income (\$)	Unemployment Rate (%)
Texas	11,749,614	24,318	48,199	6.8
Bexar County	769,502	22,557	45,688	6.5
San Antonio	638,141	21,418	43,087	6.7

SOURCE: U.S. Census Bureau 2011

The top three occupations are the same for San Antonio, Bexar County, and Texas. The top three industry sectors were also the same except that manufacturing was Texas' third leading sector, while it was "professional, scientific, and management, and administrative and waste management services" for both San Antonio and Bexar County. These results are displayed in Table 4-3.

Table 4-3. Regional Income Statistics (2005-2009)

Area	Top Three Industries (%)	Top Three Occupations (%)
Texas	1. Educational services, and health care and social assistance (19.3) 2. Retail trade (12.0) 3. Manufacturing (11.8)	1. Management, professional, and related occupations (33.3) 2. Sales and office occupations (27.2) 3. Service occupations (14.6)
Bexar County	1. Educational services, and health care and social assistance (21.9) 2. Retail Trade (11.9) 3. Professional, scientific, and management, and administrative and waste management services (10.6)	1. Management, professional, and related occupations (33.1) 2. Sales and office occupations (28.1) 3. Service occupations (18.2)
San Antonio	1. Educational services, and health care and social assistance (22.0) 2. Retail Trade (12.0) 3. Professional, scientific, and management, and administrative and waste management services (10.6)	1. Management, professional, and related occupations (31.9) 2. Sales and office occupations (28.3) 3. Service occupations (18.9)

SOURCE: U.S. Census Bureau 2011

4.2.2.3 Demographics

The state of Texas experienced a nearly 21 percent increase in population from 2000 to 2010, while Bexar County experienced an increase of more than 23 percent. At 16 percent, San Antonio's population increase was less than the State of Texas and Bexar County, but was much higher than United States' overall increase of approximately 9.7 percent for the same period.

According to the 2005-2009 U.S. Census estimates, Texas' percentage of individuals with a high school diploma was 79.3 percent, while Bexar County had a slightly higher percentage of 80.5 percent (U.S. Census Bureau 2010a). San Antonio had the lowest percentage of those with a high school diploma at 78.9 percent. San Antonio also had fewer individuals with a Bachelor Degree or higher (23.4 percent) than either the state of Texas (25.4 percent) or Bexar County (24.6). Table 4-4 provides selected statistics for population trends and educational attainment for persons 25 years and older.

Table 4-4. Regional Population and Education

Area	2000 Population	2010 Population	Population Trend 2000-2010 (%)	% High School Graduates (2005-2009 estimate)	% Bachelor Degree or Higher (2005-2009 estimate)
Texas	20,851,820	25,145,561	+20.6	79.3	25.4
Bexar County	1,392,931	1,714,773	+23.1	80.5	24.6
San Antonio	1,144,646	1,327,407	+16.0	78.9	23.4

SOURCE: U.S. Census Bureau 2011

4.2.2.4 Housing

San Antonio had housing occupancy and owner occupancy rates similar to the state of Texas' and Bexar County's rates. Housing statistics within the region reveal that the median home value was appreciably lower in San Antonio than in Bexar County or the state of Texas. Median rent in

San Antonio was also a little lower than the county or state as a whole. Selected housing characteristics related to occupancy status, median house value, and median monthly rent are presented in Table 4-5.

Table 4-5. Regional Housing Characteristics (2005-2009).

Area	Number of Housing Units	Occupied Houses (%)	Owner Occupied (%)	Renter Occupied (%)	Median Value	Median Contract Rent
Texas	9,407,692	87.9	64.7	35.3	\$118,900	\$761
Bexar County	599,229	90.2	62.9	37.1	\$109,700	\$739
San Antonio	504,440	90	60.1	39.9	\$103,700	\$730

SOURCE: U.S. Census Bureau 2011

4.2.2.5 Quality of Life

Schools. There are 19 Bexar County Independent School Districts (San Antonio Chamber of Commerce 2011). Because some of these districts include portions of the City of San Antonio and Bexar County, the entire county was considered in this section. Within the Bexar County public school system there are 109 high schools, 128 middle schools, and 310 elementary schools. Within the public school system there is a student/teacher ratio of fifteen to one (Public School Review 2011). Also within San Antonio there are 118 private schools with 24,173 students, which have on average a student/teacher ratio of 12 to 1 (Private School Review 2011). According to the 2005-2009 American Community Survey 5-Year Estimate, there are 463,897 persons above the age of three enrolled in school, with 86.3 percent enrolled in public schools and 13.7 percent enrolled in private schools (Census 2011).

Health. There are a number of large hospitals and medical centers in the ROI, but Southwest General Hospital, located approximately 3 miles away from the facility, is the only health care facility within close proximity of the Property. It is also the closest emergency room to the

Boswell Street USAR Center. Southwest General Hospital is a 286-bed facility (Hospital-Data 2011) and serves the ROI for a variety of medical needs, including 26 areas of specialty (Southwest General Hospital 2011).

Recreation. There are a number of opportunities for recreation within the ROI. San Antonio has more than 200 parks including city, county, and downtown parks (San Antonio Parks and Recreation 2011). The closest park to the Boswell Street USAR Center is Harlandale Park and Community Center, which is located approximately 0.25 miles away. San Antonio also has several greenway trails located around the city. The Boswell Street USAR Center is located approximately 5.5 miles from the South Salado Creek Greenway.

4.2.2.6 Environmental Justice

Environmental justice is the fair treatment for people of all races, cultures, and incomes, regarding the development and implementation (or lack thereof) of environmental laws, regulations, and policies. Executive Order (EO) 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations* directs federal agencies to address environmental and human health conditions in minority and low-income communities. A memorandum from former President Clinton concerning EO 12898 stated that federal agencies would collect and analyze information concerning a project's impacts on minorities or low income groups when required by NEPA. If such investigations find that minority or low-income groups experience a disproportionate adverse impact, then avoidance or mitigation measures are necessary. This section describes the distribution of minority and low-income populations for the Boswell Street USAR Center ROI.

The initial step in the environmental justice analysis process is the identification of minority populations and low-income populations that might be affected by implementation of the Proposed Action or alternatives. For environmental justice considerations, these populations are defined as individuals or groups of individuals which are subject to an actual or potential health, economic, or environmental threat arising from existing or proposed federal actions and policies. Low income, or the poverty threshold, is defined as the aggregate annual mean income for a family of four correlating to \$22,050 or for a family of three correlating to \$18,310 in 2009 (Department of Health and Human Services 2011).

According to the U.S. Census, the percent of population within San Antonio considered minority was higher than the nation and state. San Antonio's minority population accounted for 73.4 percent of total population, while the minority population of Bexar County was 69.7 percent. The minority population for Texas was 54.7. The national percentage of population considered minority during the same time was significantly lower, at 25.5 percent (U.S. Census Bureau 2010a). Residents identifying themselves as Hispanic or Latino comprised a majority of the minority population in the state, county, and city of San Antonio.

The U.S. Census Bureau (U.S. Census Bureau 2010a) estimates 18.6 percent of individuals in San Antonio were below the poverty level compared to 17.1 percent in Bexar County and 16.8 percent in the state of Texas. Poverty rates within San Antonio for those under age 18, as well as those over age 65, were higher than the state and county poverty rates. Table 4-6 presents selected regional minority population and poverty statistics.

Table 4-6. Regional Housing Characteristics (2005-2009)

Area	Minority Population (%) (2010)	% Individuals Below Poverty Level	% Below Poverty Level (Under Age 18)	% Below Poverty Level (Over Age 65)
Texas	54.7	16.8	23.7	12.2
Bexar County	69.7	17.1	24.2	13.2
San Antonio	73.4	18.6	26.6	14.4

SOURCE: U.S. Census Bureau 2011

4.2.2.7 Protection of Children

On April 21, 1997, former 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. These risks arise because children's bodily systems are not fully developed; because they eat, drink, and breathe more in proportion to their body weight; because their size and weight can diminish protection from standard safety features; and because their behavior patterns can make them more susceptible to accidents. Based on these factors, former President Clinton directed each federal agency to make it a high priority to identify and assess environmental health risks and safety risks that might disproportionately affect children. Former President Clinton also directed each federal agency to ensure that its policies, programs, activities, and standards address disproportionate risks to children that result from environmental health risks or 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.

4.2.2.8 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.

4.2.2.9 Preferred Alternative: Traditional Disposal and Reuse

Potential socioeconomic impacts from closure, disposal, and reuse under the Preferred Alternative would not be significant.

Changes to the existing socioeconomic baseline conditions in the ROI would be insignificant as a result of the Preferred Alternative. The full-time personnel and Reservists assigned to the Boswell Street USAR Center were transferred to a new Armed Forces Reserve Center located on Camp Bullis, Texas, which is located within Bexar County. Based on surrounding development, the reuse of the Property under the Preferred Alternative would involve commercial use, such as office and retail space. The majority of new positions created by this reuse would be expected to be clerical and semiskilled, with a very small percentage of managerial or highly-skilled positions. The likelihood of employees relocating from other geographic areas to fill clerical and semiskilled positions is small (USACE 1994). Therefore, there would not be a significant number of personnel expected to relocate into the ROI. The majority of the personnel would be expected to already live in and/or work in the ROI, resulting in a less than significant impact.

The economic impacts of disposal and reuse for the Proposed Action were estimated using the EIFS model, as specified by 32 CFR Part 651, *Environmental Analysis of Army Actions*. The EIFS model is a computer-based economic tool that calculates multipliers to estimate the direct and indirect impacts resulting from military projects and activities.

Changes in spending and employment associated with disposal and reuse represent the direct impacts of the action. Since there is no relocation of military or government civilians outside of the ROI, the input data for these fields is zero. Depending on reuse of the Property, there is a chance that development could create new jobs but those would most likely be filled by persons living within the ROI. Based on the input data and calculated multipliers, the model estimates changes in sales volume, income, employment, and population in the ROI, accounting for the direct and indirect impacts of the action. For purposes of this analysis, a change is considered significant if it falls outside the historical range of ROI economic variation. To determine the historical range of economic variation, the EIFS model calculates a rational threshold value (RTV) profile for the ROI. This analytical process uses historical trends for the ROI and develops a measure of local historic fluctuations in sales volume, income, employment, and population patterns (USACE 1994). If the estimated impact of an action falls above the positive RTV or below the negative RTV, the impact is considered to be significant. For this analysis, the ROI is Bexar County, Texas and a change in local expenditures is not anticipated to be significant. The Preferred Alternative does not include construction, demolition, or renovations to existing structures.

Based on the EIFS model, the Preferred Alternative would not create an increase in employment within the ROI, which would not generate a significant increase in direct or indirect jobs. To

have a significant positive impact, an increase in employment would have to be realized above the positive RTV of 3.06 percent. The Proposed Action would not significantly impact other economic indicators estimated by the EIFS model, including sales volume, regional personal income, and population (0.0 percent, 0.0 percent, and 0.0 percent population change for these indicators, respectively). The positive RTVs for their respective categories are 5.78 percent, 6.05 percent, and 1.17 percent. The EIFS model output for the proposed BRAC actions at the Boswell Street USAR Center is provided in Appendix C.

There are no anticipated impacts to housing, education facilities, law enforcement, and fire protection under this reuse scenario. Beneficial impacts mainly include use of the facilities for commercial purposes. No adverse potential impacts to minority or low-income populations or children have been identified as a result of the proposed disposal and reuse activities.

4.2.2.10 Expanded Site Plan Alternative

Changes to the existing socioeconomic baseline conditions in the ROI would be insignificant as a result of the Expanded Site Plan Alternative.

The full-time personnel and Reservists assigned to the Boswell Street USAR Center were transferred to a new Armed Forces Reserve Center located on Camp Bullis, Texas, which is located within Bexar County. The Expanded Site Plan Alternative assumes reuse of the Property similar to that of the Preferred Alternative, only with a 150 percent increase in current site capacity. Although this Alternative would result in a slightly larger number of employees, the majority would still be expected to be clerical and/or semiskilled and therefore would not result in a significant impact.

The economic impacts of disposal and reuse for the Proposed Action were estimated using the EIFS model, a computer-based economic tool that calculates multipliers to estimate the direct and indirect impacts resulting from military projects and activities.

The Expanded Site Plan Alternative would result in the addition of 12,652 sf of administrative space and 7,312 sf of maintenance space. Based on this expansion and the location of the facility, current year construction costs are estimated at their highest to be at approximately \$3,656,250 (RSMMeans 2012). This would generate an increase in local sales volume of approximately \$14,040,000, which is an increase of 0.02 percent of local sales volume. Local income totals would be increased by \$2,668,743, or 0.01 percent. An increase in local employment of 64 employees, or 0.01 percent, would also be expected. However, these increases would be temporary in nature, lasting only the duration of construction, and would not be expected to significantly impact regional sales volumes. It is likely that these activities would employ local contractors, which would further minimize impacts to socioeconomic factors.

Based on the EIFS model, the Expanded Site Plan Alternative would not create a significant increase in employment within the ROI, which would not generate a significant increase in direct or indirect jobs. To have a significant positive impact, an increase in employment would have to be realized above the positive RTV of 3.06 percent. The Proposed Action would not significantly impact other economic indicators estimated by the EIFS model, including sales volume, regional personal income, and population (0.02 percent, 0.01 percent, and 0.0 percent for these indicators, respectively). The positive RTVs for their respective categories are 5.78 percent, 6.05 percent, and 1.17 percent. The EIFS model output for the proposed BRAC actions at the Boswell Street USAR Center is provided in Appendix C.

There are no anticipated impacts to housing, education facilities, law enforcement, and fire protection under this reuse scenario. Minor beneficial impacts to local sales volume and employment would be expected during construction, but would be temporary in nature. . No adverse potential impacts to minority or low-income populations or children have been identified as a result of the proposed disposal and reuse activities.

4.2.2.11 Caretaker Status Alternative

Under the Caretaker Status Alternative, changes to the existing socioeconomic baseline conditions would be insignificant as a result of operational closure with periodic maintenance and upkeep of the facility. The ROI would not experience any substantial gains or losses in population, unemployment, or housing.

4.2.2.12 No Action Alternative

Under the No Action Alternative, there would be no changes to the existing socioeconomic baseline conditions.

4.2.3 Transportation

4.2.3.1 Affected Environment

This section describes the existing transportation conditions at the Boswell Street USAR Center and the surrounding area. Roads and traffic are discussed first, followed by public transportation.

4.2.3.2 Roadways and Traffic

Access to the Boswell Street USAR Center is mainly from Boswell Street via Southwest Military Drive, which is approximately 300 feet to the south and has east and westbound lanes. There is also access from the north via Boswell Street; however, this area consists of extensive

neighborhoods, therefore this route is not considered an optimal travel corridor. There is no access from the east side of the facility and the area immediately west of the facility consists of retail stores and parking lots. The facility is located approximately 1.6 miles from Interstate 35. The closest traffic count performed in the vicinity of the facility was conducted 17 February 2011 on SW Military Drive at Boswell Street (City of San Antonio 2011c). The 24-hour traffic count was 17,475 vehicles in the eastbound lane and 18,399 vehicles in the westbound lane. Another traffic count was conducted at Boswell Street and Dickson Avenue in 2004. This intersection is located in the neighborhood immediately north of the facility. Although this is an older study, basic conditions have not changed in the area. This count recorded a 24-hour traffic count of 487 vehicles eastbound and 302 westbound.

4.2.3.3 Public Transportation

Public bus service in the vicinity of the Boswell Street USAR Center is provided by Via Metropolitan Transit. The nearest bus stop to the facility is approximately 0.30 miles southeast of the facility on SW Military Drive on Bus Route 550/551. The facility area has rail service through an Amtrak station in San Antonio approximately 6.6 miles from the facility. The San Antonio International Airport is located approximately 16 miles north of the facility.

4.2.3.4 Consequences

Potential impacts to transportation are evaluated with respect to the potential for the Proposed Action to:

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

4.2.3.5 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential impacts to transportation would not be significant. The planned reuse for the facility would have approximately 103 employees and a varying number of consumers at the Site. Although weekday vehicle traffic to the Property from the Preferred Alternative would be greater than the vehicle traffic from the full-time USAR staff that previously traveled to Boswell Street USAR Center, it still would not be significant when compared to the existing traffic on Southwest Military Drive and surrounding roads. Depending on the exact use of the Site, weekend traffic would be decreased compared to the traffic associated with Reservists who traveled to the facility for weekend drills.

4.2.3.6 Expanded Site Plan Alternative

Under the Expanded Site Plan Alternative, potential impacts to transportation would not be significant. The planned reuse for the facility would have approximately 155 employees and a varying number of consumers at the Site. Although weekday vehicle traffic to the Property from the Preferred Alternative would be greater than the vehicle traffic from the full-time USAR staff that previously traveled to Boswell Street USAR Center, it still would not be significant when compared to the existing traffic on Southwest Military Drive and surrounding roads. Depending on the exact use of the Site, weekend traffic would be decreased compared to the traffic associated with Reservists who traveled to the facility for weekend drills.

4.2.3.7 Caretaker Status Alternative

Under the Caretaker Status Alternative, no changes or impacts would occur to transportation resources. The facility would be in Caretaker Status, therefore there would be no traffic from full-time workers during the week and none from Reservists on the weekend.

4.2.3.8 No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Boswell Street USAR Center at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure becoming final and no transportation changes or impacts would occur.

4.3 Cumulative Effects

CEQ regulations stipulate that the cumulative effects analysis within an EA consider the potential environmental impacts resulting from the "incremental impacts of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such actions" (40 CFR 1508.7). Cumulative impacts can result from individually minor, but collectively substantial, actions undertaken over a period of time by various agencies (federal, state, and local) or individuals.

The scope of the cumulative effects analysis involves evaluating impacts to environmental resources by the geographic extent of the effects and the time frame in which the effects are expected to occur. Past, present, and reasonably foreseeable actions are identified first, followed by the cumulative effects that could result from these actions when combined with the Proposed Action.

4.3.1 Past, Present, and Reasonably Foreseeable Actions

The geographic area analyzed for cumulative effects of past, present, and foreseeable future actions focused on the area within 1 mile of the facility.

Present and future actions near the Proposed Action site are assumed to relate to increased development and the redevelopment of existing urbanized sites. The City of San Antonio was contacted during preparation of this EA regarding the present and reasonably foreseeable future actions within 1 mile of the facility. The only projects provided by the City were a list of reoccurring routine maintenance and repair projects scheduled for City-maintained streets within the search area. These projects are low-intensity and include street rehabilitation and sealant activities. Rehabilitation projects may include asphalt mill and overlay, which typically last 1 to 2 weeks, depending on the area being resurfaced. Sealant activities are typically completed in 2 to 3 days, depending on the area to be resealed. There are no scheduled projects for streets directly adjacent to the Property (Trevino 2011).

4.3.2 Cumulative Effects Summary

Environmental effects for all resources potentially affected by the Proposed Action or alternatives when combined with the past, present, and reasonably foreseeable projects in the area are discussed in the following paragraphs.

4.3.2.1 Preferred Alternative: Traditional Disposal and Reuse

The anticipated conversion of land resources from use as a USAR Center to reuse for commercial activities would not cause adverse impacts to land use, aesthetics and visual resources, air quality, geology and soils, water resources, biological resources, cultural resources, socioeconomics, utilities, or hazardous and toxic substances. A slight increase in weekday traffic and traffic noise would occur, but this increase would not be significant when compared to existing traffic.

The City-planned street rehabilitation and sealant projects described in Section 4.3.1 would increase traffic for the duration of the individual project construction periods and would likely include short term lane closures and/or traffic detours. Because of the physical distance between the projects and the time period to complete the projects, cumulative impacts to transportation would not be significant.

No significant cumulative impacts would result from implementation of the Preferred Alternative and past, present, and reasonably foreseeable future actions.

4.3.2.2 Expanded Site Plan Alternative

The Expanded Site Plan Alternative is not anticipated to cause any significant impacts to land use, aesthetics and visual resources, air quality, geology and soils, water resources, biological resources, cultural resources, socioeconomics, utilities, or hazardous and toxic substances. A slight increase in weekday traffic and traffic noise would occur, but this increase would not be significant when compared to existing traffic.

The City-planned street rehabilitation and sealant projects described in Section 4.3.1 would increase traffic for the duration of the individual project construction periods and would likely include short term lane closures and/or traffic detours. Because of the physical distance between the projects and the time period to complete the projects, cumulative impacts to transportation would not be significant.

No significant cumulative impacts would result from implementation of the Expanded Site Plan Alternative and past, present, and reasonably foreseeable future actions.

4.3.2.3 Caretaker Status Alternative

Under this alternative, a decreased military presence at the site would cause a decrease in traffic, and therefore slight decreases in impacts to air quality and transportation over existing conditions. The impacts of the Caretaker Status Alternative when combined with impacts of the past, present, and reasonably foreseeable projects would not cause significant changes to the environment. No cumulative impacts would occur.

4.3.2.4 No Action Alternative

Under the No Action Alternative, no impacts or changes to the existing conditions at the Boswell Street USAR Center would occur. Therefore, no cumulative impacts would occur from past, present, or reasonably foreseeable actions.

4.4 Mitigation Summary

Mitigation measures are actions required for the specific purpose of reducing the significant environmental impacts of implementing a proposed or alternative action. An EA may specify mitigation measures that, if implemented, would prevent significant impacts that would otherwise require an environmental impact statement. No mitigation measures are required for the Proposed Action discussed in this EA because resulting impacts would not meet the significance criteria described for each resource in Section 4.0; that is, the impacts would not be significant.

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5.0 FINDINGS AND CONCLUSIONS

The purpose of the Proposed Action is to implement the Army's proposal to close the Boswell Street USAR Center as directed by the BRAC Commission. Disposal and property reuse is the Army's Preferred Alternative. Direct, indirect, and cumulative impacts of the Preferred Alternative, Expanded Site Plan Alternative, the Caretaker Status Alternative, and the No Action Alternative have been considered. The evaluation performed within this EA concludes that there would be no significant adverse impact to the local environment or quality of life as a result of the implementation of the Preferred Alternative. Therefore, the issuance of a FNSI is warranted, and preparation of an environmental impact statement is not required.

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9.0 PERSONS CONSULTED

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Appendix A. SALRA Reuse Plan

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Going to the VA.

Boswell US Army Reserve Center Redevelopment Plan and Recommendation

Prepared by the City of San Antonio

Office of Military Affairs

For the

San Antonio Local Redevelopment Authority

December 21, 2007

Executive Summary

The Base Realignment and Closure (BRAC) Commission of 2005 directed the military missions at the Boswell US Army Reserve Center (USARC) in San Antonio, Texas, to be moved to a new Armed Forces Reserve Center at Camp Bullis. As a result, the Boswell USARC was declared surplus by the federal government and became subject to disposal. On April 13, 2006, City Council established the San Antonio Local Redevelopment Authority (SALRA) within the City of San Antonio to work with the community, military and the Department of Housing and Urban Development (HUD) to dispose of the property in a manner consistent with the community's needs while balancing the needs of homeless providers. In developing the Boswell USARC Redevelopment Plan, the SALRA balanced the needs of homeless individuals and families in the vicinity of the installation with the community's needs for economic and community development.

San Antonio, primarily an urban community, is located in south-central Texas and is the seventh largest city in the United States with a population 1,296,083. The Boswell USARC is located at 432 Boswell Street, San Antonio, Texas, which is located in the south-central part of San Antonio.

The property is eight acres with two permanent structures. The west-side of the property is bordered by Boswell Street, the north-side by residences, the east-side by a commercial building and the south-side by a commercial building and Military Drive. The area immediately surrounding the facility is either residences or commercial businesses. The Boswell USARC property is zoned C1 and properties to the west, south and east are zoned C2 and C3. Properties north of the facility are zoned R6.

The San Antonio Local Redevelopment Authority recommends to HUD and the US Army that the unsolicited proposal from Weston Solutions, Inc., for a potential use of the property could potentially be the best use of the property and potentially be in the community's best interests. The SALRA recommends the US Army entertain Weston Solutions, Inc.'s, proposal for the potential reuse of the property and to work with the San Antonio Local Redevelopment Authority to determine if the proposal would bring benefit to both the community and the US Army.

Introduction

The Base Realignment and Closure (BRAC) Commission of 2005 directed the military missions at the Boswell US Army Reserve Center (USARC) in San Antonio, Texas, to be moved to a new Armed Forces Reserve Center at Camp Bullis. As a result, the Boswell USARC was declared surplus by the federal government and became subject to disposal. On April 13, 2006, City Council established the San Antonio Local Redevelopment Authority (SALRA) within the City of San Antonio to work with the community, military and the Department of Housing and Urban Development (HUD) to dispose of the property in a manner consistent with the community's needs while balancing the needs of homeless providers.

The SALRA first conducted homeless outreach and Notice of Interest (NOI) solicitation on June 4, 2006, with a deadline for receiving NOIs on October 4, 2006. However, this outreach and solicitation period was determined by HUD to have not met the requirements of the Redevelopment Act and its implementing regulations.¹ As a result, a second homeless outreach and NOI solicitation period was implemented. This second period is described hereafter.

This Boswell USARC Redevelopment Plan details the redevelopment plan process as undertaken by the SALRA for the Boswell USARC and provides a recommendation to the HUD and the US Army for disposal of the property.

San Antonio Local Redevelopment Authority

The San Antonio Local Redevelopment Authority (SALRA) was created by San Antonio City Council ordinance #2006-04-13-0464 on April 13, 2006.² The ordinance authorized the City to act as the "Local Redevelopment Authority" as authorized under BRAC guidelines.

On April 13, 2006, San Antonio Mayor Phil Hardberger requested Patrick O'Brien, Director of the Office of Economic Adjustment (OEA), to recognize the San Antonio Local Redevelopment Authority.³ OEA, on behalf of the United States Secretary of Defense, recognized the San Antonio Local Redevelopment Authority on May 1, 2006.⁴

¹ Attachment 1, E-mail from Linda Charest, Base Realignment and Closure Coordinator, Office of Special Needs Assistance Programs, US Department of Housing and Urban Development, May 25, 2007.

² Attachment 2, Copy of City Council Ordinance #2006-04-13-0464 creating the San Antonio Local Redevelopment Authority.

³ Attachment 3, Copy of Letter from Mayor Phil Hardberger, City of San Antonio, to Patrick O'Brien, Director, Office of Economic Adjustment.

⁴ Attachment 4, Copy of Letter from Patrick O'Brien, Director, Office of Economic Adjustment, to Mayor Phil Hardberger, San Antonio, recognizing the San Antonio Local Redevelopment Authority.

The Office of Military Affairs (OMA) coordinated the redevelopment plan processes on behalf of the SALRA and conducted the outreach to the homeless community, Notice of Interest solicitation period, drafted the redevelopment plan, and held the public meeting, hearing and comment period and submitted the redevelopment plan to HUD and the US Army. On May 10, 2007, the Office of Military Affairs, acting on the behalf of the SALRA, requested a 90-day extension for the submission of the Local Redevelopment Plans.⁵ The SALRA was granted a 180-day extension by the Office of Economic Adjustment on July 27, 2007.⁶

Boswell USARC Property

San Antonio, primarily an urban community, is located in south-central Texas and is the seventh largest city in the United States with a population 1,296,083. The Boswell USARC is located at 432 Boswell Street, San Antonio, Texas, which is located in the south-central part of San Antonio.⁷ Notice of Surplus Property for the Boswell USARC was posted in the Federal Register on May 9, 2006.⁸

According to the Environmental Condition of Property report for the Boswell USARC, the property is eight acres with two permanent structures, a 25, 303 square foot training building and a 14,623 foot maintenance shop.⁹ The west-side of the property is bordered by Boswell Street, the north-side by residences, the east-side by a commercial building and the south-side by a commercial building and Military Drive.¹⁰ The area immediately surrounding the facility is either residences or commercial businesses. The Boswell

⁵ Attachment 5, Letter of May 10, 2007, from Robert M. Murdock, Brig. Gen. USAF (ret.) to Patrick J. O'Brien, requesting 90-day extension.

⁶ Attachment 6, Letter of July 27, 2007, from Patrick J. O'Brien to Robert M. Murdock, Brig. Gen. USAF (ret.) granting 180-day extension.

⁷ Attachment 7, Map of location of Boswell USARC in San Antonio.

⁸ Attachment 8, Boswell USARC Notice of Surplus Federal Property, Federal Register, Vol. 71, No. 89, Tuesday, May 9, 2006.

⁹ Attachment 9, Site plans for Boswell USARC.

¹⁰ Attachment 10, Bexar County Appraisal District, Property ID 409932.

USARC property is zoned C1¹¹¹² and properties to the west, south and east are zoned C2 and C3¹³. Properties north of the facility are zoned R6.¹⁴

The Environmental Condition of Property Report for the property found the following findings: "Areas of potential environmental concern were reviewed and the TEJV found no significant concerns relating to the environmental condition of the Site. One surrounding property was considered a "High Risk" to the Site based on Texas commission on Environmental Quality information. In accordance with DoD policy defining the classifications (see S.W. Goodman Memorandum dated October 21, 1996), the Site has been classified as Category 2.¹⁵ This classification does not include categorizing the property based on *de minimis* conditions that generally do not present material risk of harm to the public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."¹⁶

¹¹ Attachment 11, City of San Antonio, Development Services Zoning Map of Boswell USARC and adjacent property.

¹² C1—Light Commercial District (Sec. 35-310.10b): C-1 districts accommodate neighborhood commercial uses, which depend on a greater volume of vehicular traffic than an NC district. "C-1" uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses include: Arcade, Small Animal Clinic, Movie Rentals, Grocery Store, Restaurant, Furniture Sales, Nursery (retail – no growing of plants on site permitted), Office equipment and Supply, Rug or Sales (retail). No outdoor storage or display of goods shall be permitted except for outdoor dining.

¹³ C2—Commercial District (Sec. 35-310.10c): C-2 districts accommodate neighborhood commercial uses, which depend on a greater volume of vehicular traffic. Examples of permitted uses include: Alcoholic Beverage Retail Store, Miniature Golf, Billiard Parlor (no alcohol), Laser Hide and Seek Game (indoors), Pet Cemetery, Auto oil, lube, & tune up, Auto glass tinting, Tire Repair (sale and installation only), Paint & Wallpaper. No outdoor storage or display of goods shall be permitted except for outdoor dining. C3—General Commercial District (Sec. 35-310.10d): C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1, C-2 or C-3 zoning districts. C-3 uses are typically characterized as community and regional shopping centers, power centers, and/or assembly of similar uses into a single complex. Examples of permitted uses include: Microbrewery, Bar or Tavern, amusement/Theme Parks, Dance Hall, Movie Theatre, Auto Repair, Auto Sales (new and used), Auto Glass Sales (installation permitted), Auto Muffler (sales and installation only), Bookbinder, Dry Cleaning or Laundry Plant. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas, which are screened as provided in 35-510(g) of the Unified Development Code.

¹⁴ R6—Residential Single Family District (Sec.35-310.05): Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, church, foster family home, nursery (1 acre minimum), public school.

¹⁵ Category 2: Areas where only release or disposal of petroleum products occurred.

¹⁶ Environmental Condition of Property Report, Boswell Street US Army Reserve Center (TX062), Prepared for the US Army Corps of Engineers—Louisville District, February 14, 2007.

Homeless Outreach

OMA coordinated the Homeless Outreach for the Boswell USARC with the City of San Antonio's Department of Community Initiatives (DCI). DCI serves as the Community Action Partnership for San Antonio and Bexar County. Community Action Agencies (CAAs) are nonprofit private and public organizations established under the Economic Opportunity Act of 1964 to fight America's War on Poverty. CAAs help people to help themselves in achieving self-sufficiency. In San Antonio, DCI serves as the Community Action Partner.

DCI conducted a study in January 2007 on the homeless population in San Antonio. Their findings found the homeless population in San Antonio stands at 2,247. General demographics of the homeless population are as follows: African America—20%; Asian/Pacific Islander—5%; Caucasian—23%; Hispanic—49%; Native American—3%. Families with children account for 39% of the population with single males accounting for 48%, single females 11% and unaccompanied youth 2%. Homeless subpopulations include: chronically homeless—10%; severely mentally ill—17%; chronic substance abuse—14%; veterans—14%; persons with HIV/AIDS—2%; unaccompanied youth—2%; and employed 27%.¹⁷

In January 2005, to meet the needs of the homeless community, the City of San Antonio adopted its 10-year plan to end chronic homelessness. A major recommendation of the 10-year plan calls for the development of a comprehensive homeless campus that provides one-stop services to promote transformation. The City, in partnership with the Haven for Hope, a Texas Non-profit Corporation, along with major local business leaders, Bexar County, the State, and numerous community partners, have crafted a total \$70-\$75 million investment to end homelessness and revitalize a dilapidated neighborhood. San Antonio's commitment to this project includes construction of a 22 acre comprehensive homeless campus and development of a crisis care, substance abuse, and detoxification center. Groundbreaking for the facility was held May 1, 2007, and construction is anticipated to begin in January 2008 with completion estimated in December 2008.

Outreach to the homeless community and other entities potentially interested in the Boswell USARC property began on June 19, 2007. Janice Wehrman, Social Services Manager, Homeless Division, Department of Community Initiatives of the City of San Antonio notified the South Alamo Regional Alliance for Homeless (SARAH) Board about the availability of the property to the homeless community.¹⁸ SARAH is committed to the belief that people everywhere should have three meals a day, safe affordable housing to nourish and shelter their bodies, education and culture to feed their

¹⁷ San Antonio Point-In-Time Homeless Population Comparison, Survey Conducted on January 25, 2007.

¹⁸ Attachment 12, E-mail from Janice Wehrman to SARAH Board.

minds, and dignity, equality and justice to free their spirits. Therefore, the purpose of SARAH is to plan and promote efficient and effective approaches to the delivery of services to homeless people and those at risk of becoming homeless in San Antonio and Bexar County. SARAH is guided by the principle of self-direction, holding that individuals should be empowered to act and care for themselves, and recognizing the unique potential of all people.

The notification to SARAH included a copy of the Availability of Surplus Federal Property to State and Local Eligible Parties and the workshop date for the Boswell USARC on July 11, 2007.¹⁹ This notification for the Boswell USARC property was distributed by the SARAH Board to the SARAH Membership.²⁰ On June 20, 2007, OMA provided a presentation to the SARAH Board about the availability of the Boswell USARC property to the homeless community which also included information about the July 11, 2007, workshop.²¹

The notice for the Availability of Surplus Federal Property to State and Local Eligible Parties was advertised on June 25, 2007, in the Metro Section (3B) of the San Antonio Express News.²²

On July 5, 2007, a letter signed by Robert M. Murdock, Brig. Gen. USAF (ret.), Director of the Office of Military affairs was sent to the SARAH Membership to re-notify them about the availability of the Boswell USARC property and the workshop on July 11, 2007.²³

On July 11, a workshop was held at the Boswell USARC at 2:00 pm for homeless organizations or other entities interested in the property. The workshop included an overview of the Base Realignment and Closure (BRAC) Process, information about submitting a NOI for the property and deadlines, discussion about the property and then a tour of the facility.²⁴ A sign-in sheet was made available to document those who attended the workshop.²⁵ A NOI packet was provided to all attendees. No homeless organizations attended the workshop.

On July 16, 2007, a follow-up e-mail was sent to the SARAH membership and included a copy of the Availability of Surplus Federal Property to State and Local Eligible Parties

¹⁹ Attachment 13, Copy of the Availability of Surplus Federal Property to State and Local Eligible Parties, Including Homeless Service Providers.

²⁰ Attachment 14, SARAH Membership List.

²¹ Attachment 15, SARAH Board Meeting Agenda, June 20, 2007.

²² Attachment 16, Copy of the Availability of Surplus Federal Property to State and Local Eligible Parties in the San Antonio Express News, June 25, 2007.

²³ Attachment 17, Copy of e-mail to SARAH Membership and copy of letter from Robert M. Murdock, Director, Office of Military Affairs, about the Boswell USARC property and workshop on July 11, 2007.

²⁴ Attachment 18, Copy of Minutes from the Boswell USARC workshop, July 11, 2007.

²⁵ Attachment 19, Sign-In sheet for Boswell USARC workshop, July 11, 2007.

notification and a copy of the July 5, 2007, letter from Robert M. Murdock about the availability of the Boswell USARC property.²⁶ OMA initiated telephone and e-mail contact with each SARAH organization to ascertain their interest in the Boswell USARC property and documented whether there was interest in the property by that organization.²⁷

On September 28, 2007, the homeless outreach process and NOI solicitation period closed at 5:00 pm, 95 days after the homeless outreach process and NOI solicitation period commenced. No NOI submissions were received from homeless providers for the Boswell USARC. OMA, acting on behalf of the Local Redevelopment Authority, began developing the Boswell USARC Redevelopment Plan in order to determine the best use of the facility for the community while balancing the needs of homeless providers.

Notice of Interest Submissions for Boswell USARC Property

SALRA received no NOI submissions for the Boswell USARC Property. SALRA did not receive a NOI from any homeless community organizations. However, SALRA did receive an unsolicited proposal from Weston Solutions, Inc. for potential use of the property.

Public Participation and Comment

Public participation and comment on the Redevelopment Plan was comprehensive and included a public meeting, public comment period, public hearing and public vote by San Antonio City Council to approve the Redevelopment Plan and its recommendation.

Public Meeting & Comment Period

The public meeting for the Boswell USARC Redevelopment Plan was held at the Boswell USARC on November 14, 2007, from 11 am to 2 pm.²⁸ The public comment period for that plan also took place from November 14 to 26, 2007. Notification for the public meeting was posted on the City of San Antonio's TV 21.²⁹ Notification for the public meeting was posted in the San Antonio Express News and La Presna on November 11, 2007.³⁰ A sign-in sheet was provided for citizens to be heard³¹ during the public

²⁶ Attachment 20, Copy of e-mail of July 17 to SARAH Members about availability of Boswell USARC property and request for response for interest in the property.

²⁷ Attachment 21, Copy of Telephone Contact with SARAH Membership about Boswell USARC property.

²⁸ Attachment 22, Copy of Posted Notice of Public Meeting for Boswell USARC Redevelopment Plan, November 14, 2007.

²⁹ Attachment 23, Copy of Notice of Public Meeting for Callaghan USARC Redevelopment Plan, November 14, 2007, on TV21.

³⁰ Attachment 24, Copy of Public Meeting Notice for Boswell USARC Redevelopment Plan in San Antonio Express News and La Presna.

³¹ Attachment 25, Public Meeting, November 14, 2007, Public Sign-in Sheet.

meeting and minutes were taken.³² Copies of the Redevelopment Plan were made available to the public as well as a public comment form.

Copies of the draft Boswell USARC Redevelopment Plan were made available at the Office of Military Affairs website (www.sanantonio.gov/oma) and comments could be provided via an on-line form. In addition, the public could request a copy of the draft redevelopment plan by calling the Office of Military Affairs. During the Public Comment period, we received no public comments.

Public Hearing

A public hearing for the Boswell USARC Redevelopment Plan was held on December 6, 2007.³³ A sign-in sheet³⁴ was provided for citizens to be heard during the public hearing and minutes were taken.³⁵

City of San Antonio Council Action

The City of San Antonio City Council acting as the San Antonio Local Redevelopment Authority held a vote on December 13, 2007, to approve the Boswell USARC Redevelopment Plan and its recommendation and forward the Redevelopment Plan to the US Department of Housing and Urban Development (HUD) and the US Army for consideration.³⁶ A sign-in-sheet was provided for citizens to be heard for the Council vote.³⁷ The San Antonio Local Redevelopment Authority voted and unanimously approved the resolution supporting the Redevelopment Plan and submission to HUD and the US Army.³⁸

Recommendation

The San Antonio Local Redevelopment Authority did not receive a NOI for the property from a homeless organization or other entity. However, the SALRA did receive an unsolicited proposal from Weston Solutions, Inc., for a potential use of the property.³⁹

The San Antonio Local Redevelopment Authority recommends to HUD and the US Army that the unsolicited proposal from Weston Solutions, Inc., for a potential use of the property could potentially be the best use of the property and potentially be in the

³² Attachment 26, Public Meeting Minutes, November 14, 2007.

³³ Attachment 27, Request for Council Action, Public Hearing for the Boswell USARC and Callaghan USARC Redevelopment Plans and Recommendations.

³⁴ Attachment 28, Sign-in-Sheet, December 6, 2007, Public Hearing.

³⁵ Attachment 29, Public Hearing Minutes, December 6, 2007.

³⁶ Attachment 30, Request for Council Action, Resolution Approving Boswell USARC and Callaghan USARC Redevelopment Plans and Recommendations.

³⁷ Attachment 31, Sign-in-Sheet for December 13, 2007, City Council/San Antonio Local Redevelopment Authority resolution.

³⁸ Attachment 32, City Council Resolution #2007-12-13-0025R

³⁹ Appendix, Copy of Weston Solutions, Inc.'s Unsolicited Proposal for the Boswell USARC Property.

community's best interests. The SALRA recommends the US Army entertain Weston Solutions, Inc.'s, proposal for the potential reuse of the property and to work with the San Antonio Local Redevelopment Authority to determine if the proposal would bring benefit to both the community and the US Army. This recommendation balances the needs of homeless individuals and families in the vicinity of the installation with the community's needs for economic and community development.

Addendum

to

Boswell

Redevelopment
Plan



Weston Solutions, Inc.
70 N.E. Loop 410
Suite 600
San Antonio, Texas 78216
210-308-4300 • Fax 210-308-4329

28 September 2007

City Clerk
City of San Antonio
Office of the City Clerk
100 Military Plaza, 2nd floor
P.O. Box 839966
San Antonio, TX 78283-3966

RE: Notice of Interest Submittal in Response to Availability of Surplus Federal Property Notice
– Boswell Street USARC, 432 Boswell Street, San Antonio, TX.

Weston Solutions Inc hereby submits a notice of interest in response to the referenced San Antonio Local Redevelopment Authority announcement. Given that we have not identified any interested public-use or homeless provider seeking a public conveyance of the facility for those purposes, we have responded to this notice in the form of an unsolicited proposal to explore joint-development of the referenced Boswell Army Reserve Center with the City of San Antonio Local Redevelopment Authority (LRA) and the Army, thereby reducing the LRA level of effort in developing a re-use plan should there be no interest submitted by an activity seeking public conveyance.

The LRA and Army are authorized under current federal legislation to accept and consider an unsolicited proposal once the LRA is formed for Federal property determined "Surplus" under Base Realignment and Closure action and that LRA been given the opportunity to advertise for public-use conveyance and begin consideration of re-use options. An unsolicited proposal may be considered by the LRA and service at any time during or after the commencement of the period for consideration of conveyance for public-use/homeless use. This action is authorized under the guidelines covering Conveyance of Property at Military Installations Closed or Realigned to Support Military Construction, Title 10 U.S.C. §2869 as amended. While this authority is not specifically geared to address the situation at the Boswell facility, it does provide enough general guidance to allow LRA consideration of this request in advance of completing the re-use plan actions.

We have prepared this response in a manner which provides a substantial portion of the information requested by the NOI format however Weston is not seeking a conveyance of the property for public-use. Barring LRA receipt of a NOI from a qualified public-use/homeless entity seeking free conveyance for non-profit purposes, and based upon the information available at the time of this submission, Weston and would seek to discuss one of the following potentials:

- 1) Joint development with the LRA;
- 2) An outright purchase of the property; or
- 3) An exchange of the property for in-kind construction at Fort Sam Houston or Camp Bullis to offset Army unfunded infrastructure needs.

ORGANIZATIONAL PROFILE OF APPLICANT

Weston Solutions, Inc.
70 NE Loop 410, Suite 600,
San Antonio, TX 78216,
(210) 308 4300.

Local contact person is: Thomas M. Swoyer, Manager Enhanced Use Leasing. Local contact is authorized to submit this request in accordance with the Weston Solutions Inc. Corporate Matrix of signatory authorities. Final transaction documents will be signed in accordance with a delegation of signatory authority under seal of the Weston Solutions Inc. Corporate Secretary. A copy of such authority will be provided prior to such signatory activity.

Weston Solutions is a for-profit employee-owned entity organized under the Commonwealth of Pennsylvania. A copy of Weston's articles of organization under the Commonwealth of Pennsylvania is readily available upon request.

This action can be executed under the guidelines covering Conveyance of Property at Military Installations Closed or Realigned to Support Military Construction, Title 10 U.S.C. §2869 as amended, in parallel with or subsequent to the appropriate advertising time for receipt of applications from organizations qualified to request public-benefit conveyance/Homeless screening.

Weston Solutions, Inc. is a leading environmental remediation, construction and redevelopment firm providing integrated solutions that create economic value for industry and government clients worldwide. Founded in 1957 by a pioneer in the environmental industry, Roy F. Weston, the company has grown to 60 offices worldwide and annual revenues in excess of \$500 million. Mr. Weston was recognized as one of the first in the industry to make sustainability a corporate goal over 30 years ago. Today WESTON's Integrated Redevelopment and Infrastructure Solutions (IRIS) program works with project stakeholders to deliver sustainable revitalization solutions for underperforming assets and brownfields - bringing facilities, land and other resources compromised by the effects of past contamination of obsolescence back into the profitable fold of the nation's communities and incorporating Green technologies in new and redeveloped facilities.. The company works at local, national and international levels employing in excess of 1,900 people throughout North America, and southern and far eastern Asia. Under its property redevelopment program, WESTON actively participates as an equity investor and/or equity contractor and developer in the remediation and redevelopment of environmentally challenged properties. Additionally, WESTON's Real Estate Solutions group is recognized as a leader in the DoD Enhanced Use Leasing industry. In San Antonio, Weston has completed similar redevelopment of the former Brooke Army Medical Center (Old BAMC) as half owner of Fort Sam Houston Redevelopment Partners team along with Orion Partners, also of San Antonio. Visit our website at <http://www.westonsolutions.com/IRIS>. Redevelopment of the Boswell ARC would be accomplished by Weston's real estate and infrastructure redevelopment team located here in San Antonio. These are personnel who are versed in real estate, development, and government contracting and who have existing business and working relationships with the

Army and local government as well as aligned goals with those of the San Antonio Military Transformation Task Force.

PROPOSED PROGRAM

The proposed use of the developed Boswell site is for commercial use as described in the following paragraphs.

- The current Boswell reserve center mixed use administrative building and rear parking area is anticipated to be converted to commercial office flex-space except for the deployment area at the north end of the 25,000 sf facility which may serve some light industrial /R&D effort yet to be determined.
- The 14,000 sf heavy vehicle maintenance area and equipment freight storage/staging yard defined by the existing enclosed secured area fence lines can be used for similar commercial purpose as a "contractor facility" as defined by zoning code.
- The undeveloped area with SW Military street frontage could be developed for a currently unspecified commercial use such as retail banking, or similar small-box development consistent with mixed office and light-industrial enterprises anticipated in the two preceding paragraphs.
- In addition, the site may be utilized to support a pilot photo-voltaic / green roof demonstration project in support of Weston's renewable energy programs.

Subject to concurrence of the LRA during discussions, Weston could complete a business and lease plan in support of the re-use planning effort within the 180-day time frame allotted for the LRA to prepare a re-use plan.

BUILDINGS OR PROPERTY NECESSARY TO CARRY OUT PROGRAM

Property Identification:

This submission is based upon all property elements described under the Bexar County Tax Assessor Property ID 409932, a parcel of approximately 8.016 acres, including all current physical improvements, facilities, and installed fixed-equipment therein upon said property to be included in this transaction. Should a qualified non-profit request a portion of the overall parcel (i.e. the administrative building) under a public-use conveyance, the property is easily severable into three distinct parcels to enable development of the other two.

Land Use, Zoning, Entitlements:

Anticipated Zoning changes required would likely be from current "Military Reservation" (MR) status to approval for Light Industrial (L) uses to accommodate light-industrial such as "contractor facility", office-flex, and "permitted" commercial enterprises such as small retail/service.

Although no private citizen can gain adverse possession of any government property by such action as routinely crossing the unsecured areas of this property from their own, the general public can however gain easement by "Prescription" through the Army's allowance of repeated unchallenged use of this roadway. The current site entry from Boswell Street

provides the only developed access point to the rear parking areas of the Boswell ARC administrative office and vehicle maintenance, storage, staging area and heavy equipment wash-rack. This driveway runs adjacent to the rear lot-line of several single family residences. Several of these residences have backyard gates which open into the reserve center's administrative parking area and lead the casual observer to the conclusion that the Army may have allowed use of this entrance by non government personnel to go unchallenged. As this facility transitions to commercial use it is anticipated that this entrance will be secured for the security of commercial users. As such it is necessary that the developer be assured that no-such "easement" either "formal" or "prescriptive" is attached to this property. In the absence of such assurance, additional construction might be required to secure this property.

Transfer of Property Title or Retention by LRA:

Weston Solutions has listed three scenarios under which the LRA and Weston can open discussions. Although joint-development was one of the options, it is our understanding that the LRA has no desire to retain ownership of the property.

Extent of Redevelopment/New Development:

Under our conceived use plan, all existing structures on the property would be retained. The administrative facility would be renovated and current environmental impairments addressed to accommodate a commercial user. The maintenance areas would be used largely as they are now, and the vacant lot fronting on SW Military be developed as a new retail site.

Environmental:

As one of our areas of core-expertise, we have noted that some adverse environmental conditions yet exist within this property. The record of environmental condition is several years out of date and despite its lack of significant findings when accomplished, site conditions have subsequently changed, at least in the case of the administrative building. At the time of the report (2001), the consultant noted the presence of Lead-based paint which at the time was "encapsulated" and no paint was discovered to be peeling. As of September 2007, however, a significant amount of ceiling paint was observed to be peeling off in some areas and therefore require abatement before commercial occupancy. Further, the HVAC systems in some areas are generating an inordinate amount of moisture, leading to visible mold buildup on overhead diffusers in some areas and a substantial amount visible on interior surfaces of at least two unoccupied offices. For example, in one of the training areas, a flight commander's leather chair positioned directly under a moldy vent had a solid layer of mold cover both arms and seat back.

ORGANIZATIONAL CAPACITY

The changing DOD landscape presents both new opportunities and challenges to the commanders of installations and the communities that surround them. For decades, Weston Solutions, Inc. (WESTON®) has served the Department of Defense, providing solutions to its aging and impaired infrastructure, while concurrently building a strong history of working with state and local governments and private industry. Leveraging 50 years of environmental, infrastructure, and redevelopment experience, WESTON can address the needs for the

development and realignment of current, former, and future military assets, with an integrated, common-sense, and economically attractive solution.

WESTON Understands the Challenge

- The realignment aspect of BRAC and global repositioning requires new infrastructure to support enhanced—or even entirely new—missions at bases throughout the U.S.
- Bases slated for closure are rarely environmentally pristine, requiring either remediation or Early Transfer, a complex and at times cumbersome process before communities can take full advantage of the value inherent in their new assets.
- Funding for new construction or needed renovations can be difficult to obtain, whether it's on DOD property or to develop Brownfield properties.

Integrated Solutions from WESTON

Our **Integrated Redevelopment and Infrastructure Solutions (IRIS)** approach deliver unique benefits to our customers who are looking to revitalize their built or natural resources.

- **Integrated Operations:** Our process reduces cost, schedule, and risk to put your property back into productive use
- **Aligned Approach:** We manage the entire redevelopment, absorb risk, and share rewards
- **Innovative Financial Solutions:** We actively invest as an equity partner to ensure alignment of goals

Under the IRIS approach, WESTON will make an investment in the redevelopment of an asset. Each IRIS project can take a different form, but the difference from a traditional development is that WESTON will share the risks as well as the rewards in restoring a property or building – or an entire complex, incorporating sustainable and innovative solutions.

Sustainability and Environmental Services

Over the past several years, both civilian and military organizations have recognized the need to simultaneously meet today's mission requirements and provide for the needs of future generations. WESTON can help improve the way organizations manage and use their facilities to ensure capabilities into the future, with services related to infrastructure, asset management and operations, including:

- Energy efficiency
- Greenhouse gases
- Renewable energy
- Water resources
- Green procurement
- Pollution prevention

Solutions for Funding Shortfalls

Through Enhanced Use Leasing (EUL), MILCON Exchange, and Real Property Exchange, WESTON can help installations address these infrastructure challenges and enhance their operational readiness.

- EUL reduces infrastructure costs and frees up military funds by using in-kind services in exchange for the long-term rental of DOD assets. These services can be used for office

- buildings, industrial facilities, or laboratories, or even retail or recreational facilities, and present a win-win solution that satisfies the military's need for new construction.
- Through MILCON Exchange and Real Property Exchange, the military can release excess property at fair market value and receive the equivalent value of in-kind services. The performance-based criteria typical of these projects allows WESTON to use best practices to achieve construction economies of scale that save the military even more money, even as it gains permanent, new buildings with 50-year service lives and U.S. Green Building Council LEED® silver ratings.

Early Transfer

The Early Transfer process benefits both the DOD and the receiving community with a more timely transfer of environmentally impaired property from the military to civilian use. This allows the property to move off of the military's books, and allowed the redevelopment authority to control the pace of the remediation and redevelopment. WESTON has extensive experience in all phases of the Early Transfer process, providing a point of integration for all affected stakeholders, from the military to the local population.

Partners in Sustainability

Weston's IRIS approach focuses on client engagement as the most essential element in resolving any challenge. We work with you and for you in order to develop the best-fit sustainable solution to meet the projects lifecycle at an affordable price, while providing value to the process.

Financial Capacity

Weston's audited financial statements for the last two years are available for the purposes of this NOI should the LRA/Army decide to open discussions.

No Principal, Officer, or Partner of Weston Solutions has declared bankruptcy in the last five (5) years. No Principal, Officer, or Partner of Weston Solutions has been convicted of a felony in the last five (5) years.

The requested amount of business and financial institution references are readily available upon request should the LRA choose to consider this request for discussions.

Our aggregate bonding level is \$100,000,000.

Project Execution and Management Experience

Weston has the necessary experience, viability, and financial and administrative solvency and stability to successfully carry out this development. The following project involved transfer and redevelopment of federal property to productive use.

Past Experience Project Example:

Redevelopment of Impaired Historic Assets through Enhanced Use Leasing, Fort Sam Houston, San Antonio, TX

Design/Construction/Development Costs:

\$60 Million

Financing/Sources:

100% debt, 0% equity, institutional capital

Ownership Structure:

Fort Sam Houston Redevelopment Partners, LLP - 100%

Principal Member Sharing:

WESTON 50%, Orion 50%

Sources of Return:

Preferred equity and net revenues

Gross Square Footage:

500,000 sf (three geographically separated buildings)

Project Owner:

U.S. Army, 1206 Stanley Road, Fort Sam Houston, TX 78234-5001

Client Contact:

David Walker, Chief MEO, Environmental
U.S. Army Garrison, DPW Environment Department
2202 15th Street, MCCS-BFE-C, STE36
Fort Sam Houston, TX 78234
Phone: (210) 221-4967, Fax: (210) 221-5419
E-mail: David.Walker@samhouston.army.mil



Project Description

Fort Sam Houston Redevelopment Partners, LLP, a 50/50 partnership between Weston and Orion Partners, Inc., prepared and implemented the Army's first commercial EUL Business and Lease Plan, successfully redeveloping the vacant Brooke Army Medical Center (BAMC) and Beach Pavilion (BEACH) complexes into profitable, productive office space for Army tenants. The LLP team redeveloped these former hospital facilities, totaling approximately 500,000 sf, for adaptive reuse to support new tenant missions. The Weston-Orion LLP converted these Army buildings into marketable facilities offering competitive rents and adequate return on investment in the commercial marketplace. The LLP worked closely with the Army to merge USACE-standard real-property lease language with commercial best practices to develop a comprehensive Business and Lease Plan and subsequent lease document.

Property Management

Fort Sam Houston Redevelopment Partners worked to negotiate subleases with three key tenants for two of the buildings, allowing the partnership to begin complete remediation and redevelopment of the buildings. Seven months from the date the subleases were signed, the anchor North Beach Pavilion tenant moved into their completely refurbished space. The two anchor BAMC tenants have also taken occupancy. Fort Sam Houston Redevelopment Partners provides facilities and grounds maintenance for the life of the lease.

Team-Member Role, Services Provided, and Economics

WESTON led the business and lease planning phase, performed the actual demolition/remediation and redevelopment phases, and executed the prime leases between the Army and the development team. WESTON provided environmental compliance and health and safety oversight during the demolition and remediation phases, performed investigations, estimated costs, developed project plans and documentation to support tenant negotiations, and managed community relations.

As the limited partner, WESTON funded 100% of all development expenses including legal, government relations, tenant searches and negotiations, initial building "clean-up," and final environmental and demolition studies.

Property and Asset Management

In the normal course of an action such as this potential project, Weston would ensure that lease administration, property management, and repair services, etc., are provided to manage the long-term day-to-day success of the project. Just as important are ongoing and long-term client/tenant relations, interaction with project lenders, bond trustees, and financial partners.

Proper and responsible property management/maintenance (PMM), and operation of assets and facilities, is critical to the long-term viability and success of this development. It is the developer's responsibility to ensure and maintain the operational efficiency of all critical components in cost-effective provision of lodging, and medical services in the quantity and quality required to support cost-effective operations. Continuous attention to every aspect of O&M ensures high performance and the delivery of economic returns and social benefits for public and private partners, including the communities in which the projects are located.

Facility operation, management and staff retention, tenant relations, tenant support programs, training, and capital equipment replacement are among the many services that need to be managed. To provide the highest level of service at the lowest-possible cost, these issues would be reviewed and considered carefully during the initial design and development process so that they can be executed seamlessly during the operations phase. They will be further evaluated for effectiveness and adjusted in real time to meet the operational needs of each facility going forward as metrics change.

Safety and Security

The overall security of the facilities and the safety of both patrons and workers is our primary concern. Environmental protection and personal health and safety, as well as the safety of our patrons, and customer service are the drivers that benchmark successful development. Facilities and services must be maintained at the utmost proficiency without interruption and be operated in accordance with applicable laws during all emergency situations, including fires, accident and rescue operations, strikes, civil disturbances, and natural disasters.

Property Management Responsibilities

Weston would either contract out or self-perform management of all on-site activities including physical property operations; financial reporting; plant/facility inspections; engineering operations; service contract performance and negotiations; records and files maintenance; personnel management; training and development; fire and life safety programs; and federal, state, and local regulatory compliance. As a federal contractor and having offices in the State of Texas, Weston is fully compliant with affirmative action programs, health and safety and access programs for the disabled.

To maintain integrity and reliability of real estate assets, it is important that the capital and ownership structure provide for not only short-term maintenance and operational needs but also for long-term needs, including site civil and infrastructure requirements. The project will have a diverse collection of equipment to provide for system redundancy, efficiency, and operational flexibility, mandating a need to maintain a cash reserve for major equipment repairs and replacements. Normally, a percentage of revenue would be placed in an interest-bearing account

to fund recurring capital improvement of the properties on a schedule coincident with industry standards.

FINANCIAL PLAN

Subject to LRA determination to enter into discussions with Weston, and thereafter a consensus be reached on a path forward, a detailed financial plan and supporting documents would be provided.

Successful financing of the Boswell project depends upon the careful analysis and understanding of the risks associated with this opportunity. Privately financed transactions for unique projects—particularly those tailored to serve the needs of commercial clients and possibly multiple U.S. government agencies—are not common; therefore, experience in managing and minimizing risks associated with such financings is critical. Weston maintains financial relationships with several local, “Wall-Street” and specialty industry providers of debt funding for development projects such as this.

As a federal contractor, Weston’s financial systems are fully compliant with general accounting practices and regularly audited by the Defense Contract Audit Agency for compliance with Federal Acquisition Regulation Part 31.

Weston has no reliance upon grant funding programs for execution of any sector of its business base.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

SEP 18 2008

Robert M. Murdock, Brig.Gen. USAF (Ret.)
Director
Office of Military Affairs
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

Dear General Murdock:

I am pleased to inform you of the Department of Housing and Urban Development's final determination that the *Boswell Street U.S. Army Reserve Center Redevelopment Plan and Recommendation* (the Plan), dated December 21, 2007, with supplemental information dated April 14, 2008, complies with the requirements of the Base Closure Community Redevelopment and Homeless Assistance Act (the Act) of 1994, 10 USC § 2687 note, as amended, and its implementing regulations found at 24 CFR Part 586. The City of San Antonio may now move forward with implementing the reuse plan by pursuing the economic development of the installation through the unsolicited bid from Weston Solutions, Inc. The basis for HUD's determination is discussed below.

HUD has determined that the plan appropriately balances the need of the City of San Antonio for economic redevelopment and other development with the needs of the homeless in the community. The basis for this determination is the fact that despite the LRA having carried out the required outreach to representatives of the homeless, no notices of interest to obtain base property for use to assist the homeless were submitted. HUD's review of base closure plans is subject to the expressed interest and requests of representatives of the homeless. Where representatives of the homeless do not express interest in obtaining base property and where HUD is satisfied that the local redevelopment authority's outreach to the representatives of the homeless was conducted in the manner dictated by the Act and regulations, HUD will conclude that a base reuse plan balances in an appropriate manner the needs of the community for economic and other redevelopment with the needs of the homeless in the community.

Congratulations on your success in carrying out the military base reuse planning process. I wish you continued success in implementing the Boswell Street USARC Redevelopment Plan. HUD stands ready to assist you in your efforts. If the Department can provide any further service please contact Mr. John Maldonado, Community Planning and Development Director, U.S. Department of Housing and Urban Development, San Antonio Field Office, 106 South St. Mary's Street, San Antonio, TX 78205; phone: (210) 475-6821; fax: (210) 472-6825.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Johnston". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mark Johnston
Deputy Assistant Secretary
for Special Needs

cc:

Mr. Joseph F. Calcara, DASA (I&H)

Mr. Patrick O'Brien, OEA

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Appendix B. Record of Non-Applicability

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RECORD OF NON-APPLICABILITY (RONA) FOR GENERAL CONFORMITY

NAME OF PROJECT: Boswell Str USARC San Antonio, TX
PROJECT ID NUMBER: TX062
POINT OF CONTACT: Laura Caballero (63d RSC)
PHONE/EMAIL: (650) 793-8273
START DATE: FY 2011

General Conformity under the Clean Air Act, Section 1.76 has been evaluated for the project described above according to the requirements of 40 CFR 93, Subpart B. The requirements of this rule are not applicable to this project/action because:

The project/action qualifies as an exempt action under 40 CFR 93.153. The applicable exemption citation is: (c)(2)(xiv) *Transfers of ownership, interests, and titles in land, facilities, and real and personal properties, regardless of the form or method of the transfer*

OR

Total direct and indirect emissions from this project/action have been estimated at (*only include information for applicable pollutants*):

tons/yr of NOx

tons/yr of VOC

tons/yr of PM₁₀

tons/yr of _____ (*specify pollutant*)

tons/yr of _____ (*specify pollutant*)

These levels are below the conformity threshold values established at 40 CFR 93.153 (b), AND this project/action is not considered regionally significant under 40 CFR 93.153(i).

Supporting documentation and emission estimates are:

Attached

Appear in NEPA Documentation _____ (*cite reference*)

Other _____ (*cite reference*)


LAURA M. CABALLERO
BRAC ENVIRONMENTAL COORDINATOR

10 May 2011
DATE

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Appendix C. EIFS Model Output

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Economic Impact Forecast System
US Army Corps of Engineers
Mobile District

EIFS REPORT

PROJECT NAME

TX062 - Preferred Alternative

STUDY AREA

48029 Bexar, TX

FORECAST INPUT

Change In Local Expenditures	\$0
Change In Civilian Employment	0
Average Income of Affected Civilian	\$0
Percent Expected to Relocate	0
Change In Military Employment	0
Average Income of Affected Military	\$0
Percent of Militart Living On-post	0

FORECAST OUTPUT

Employment Multiplier	3.84
Income Multiplier	3.84
Sales Volume - Direct	\$0
Sales Volume - Induced	\$0
Sales Volume - Total	\$0 0%
Income - Direct	\$0
Income - Induced)	\$0
Income - Total(place of work)	\$0 0%
Employment - Direct	0
Employment - Induced	0
Employment - Total	0 0%
Local Population	0
Local Off-base Population	0 0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	5.78 %	6.05 %	3.06 %	1.17 %
Negative RTV	-7.73 %	-6.87 %	-3.5 %	-0.72 %

RTV DETAILED

SALES VOLUME

Year	Value	Adj_Value	Change	Deviation	%Deviation
1969	2252301	9842555	0	0	0
1970	2428099	10028049	185494	-364324	-3.63
1971	2713957	10747270	719221	169403	1.58
1972	2989207	11448663	701393	151575	1.32
1973	3313255	11960850	512188	-37630	-0.31
1974	3649915	11862224	-98626	-648444	-5.47
1975	3921179	11685113	-177110	-726928	-6.22

1976	4351608	12271534	586421	36603	0.3
1977	4830740	12753154	481620	-68198	-0.53
1978	5454547	13418186	665032	115214	0.86
1979	6197262	13695949	277763	-272055	-1.99
1980	7094301	13762944	66995	-482823	-3.51
1981	8055263	14177263	414318	-135500	-0.96
1982	8756186	14535268	358006	-191812	-1.32
1983	9497173	15290449	755180	205362	1.34
1984	10852902	16713469	1423020	873202	5.22
1985	11983017	17854695	1141227	591409	3.31
1986	12547503	18319355	464659	-85159	-0.46
1987	12920386	20026598	1707243	1157425	5.78
1988	13717353	18655600	-1370997	-1920815	-10.3
1989	14360507	18525053	-130547	-680365	-3.67
1990	15153477	18638777	113724	-436094	-2.34
1991	16043511	18931342	292565	-257253	-1.36
1992	17388581	19822982	891640	341822	1.72
1993	18640453	20690903	867921	318103	1.54
1994	20052687	21656903	966000	416182	1.92
1995	21324033	22390234	733331	183513	0.82
1996	22604648	23056741	666507	116689	0.51
1997	24131769	24131769	1075028	525210	2.18
1998	25883840	25366164	1234395	684577	2.7
1999	27636543	26531081	1164917	615099	2.32
2000	29501868	27436737	905657	355839	1.3

INCOME

Year	Value	Adj_Value	Change	Deviation	%Deviation
1969	2610853	11409427	0	0	0
1970	2863888	11827858	418430	-276501	-2.34
1971	3199297	12669216	841358	146427	1.16
1972	3520943	13485211	815995	121064	0.9
1973	3933720	14200729	715517	20586	0.14
1974	4389205	14264916	64187	-630744	-4.42
1975	4798664	14300019	35103	-659828	-4.61
1976	5310460	14975497	675478	-19453	-0.13
1977	5842588	15424433	448936	-245995	-1.59
1978	6580286	16187504	763071	68140	0.42
1979	7524489	16629121	441617	-253314	-1.52
1980	8672383	16824424	195303	-499628	-2.97
1981	9932884	17481876	657452	-37479	-0.21
1982	10889386	18076380	594505	-100426	-0.56
1983	11836115	19056145	979765	284834	1.49
1984	13509866	20805193	1749048	1054117	5.07
1985	14920142	22231012	1425819	730888	3.29
1986	15689196	22906227	675215	-19716	-0.09
1987	16207704	25121940	2215714	1520783	6.05
1988	17218074	23416581	-1705360	-2400291	-10.25
1989	18371985	23699860	283279	-411652	-1.74
1990	19508905	23995954	296094	-398837	-1.66
1991	20662600	24381867	385913	-309018	-1.27
1992	22357568	25487627	1105760	410829	1.61
1993	23698396	26305220	817593	122662	0.47

1994	25421035	27454719	1149499	454568	1.66
1995	27121717	28477802	1023083	328152	1.15
1996	28594477	29166366	688564	-6367	-0.02
1997	30609565	30609565	1443199	748268	2.44
1998	32720185	32065782	1456217	761286	2.37
1999	34069534	32706752	640970	-53961	-0.16
2000	36179813	33647226	940474	245543	0.73

EMPLOYMENT

Year	Value	Change	Deviation	%Deviation
1969	383006	0	0	0
1970	378307	-4699	-19627	-5.19
1971	389424	11117	-3811	-0.98
1972	397138	7714	-7214	-1.82
1973	414060	16922	1994	0.48
1974	417702	3642	-11286	-2.7
1975	411142	-6560	-21488	-5.23
1976	421509	10367	-4561	-1.08
1977	435837	14328	-600	-0.14
1978	455302	19465	4537	1
1979	473824	18522	3594	0.76
1980	494845	21021	6093	1.23
1981	510116	15271	343	0.07
1982	525610	15494	566	0.11
1983	540354	14744	-184	-0.03
1984	572786	32432	17504	3.06
1985	600674	27888	12960	2.16
1986	609554	8880	-6048	-0.99
1987	623565	14011	-917	-0.15
1988	627106	3541	-11387	-1.82
1989	633964	6858	-8070	-1.27
1990	641593	7629	-7299	-1.14
1991	651719	10126	-4802	-0.74
1992	667462	15743	815	0.12
1993	690464	23002	8074	1.17
1994	718771	28307	13379	1.86
1995	745817	27046	12118	1.62
1996	767125	21308	6380	0.83
1997	798083	30958	16030	2.01
1998	821609	23526	8598	1.05
1999	841852	20243	5315	0.63
2000	860700	18848	3920	0.46

POPULATION

Year	Value	Change	Deviation	%Deviation
1969	821568	0	0	0
1970	835865	14297	-3714	-0.44
1971	861569	25704	7693	0.89
1972	876637	15068	-2943	-0.34
1973	899559	22922	4911	0.55
1974	913001	13442	-4569	-0.5
1975	919353	6352	-11659	-1.27
1976	935250	15897	-2114	-0.23

1977	953063	17813	-198	-0.02
1978	967386	14323	-3688	-0.38
1979	977130	9744	-8267	-0.85
1980	995141	18011	0	0
1981	1016859	21718	3707	0.36
1982	1046457	29598	11587	1.11
1983	1071709	25252	7241	0.68
1984	1094803	23094	5083	0.46
1985	1122089	27286	9275	0.83
1986	1153625	31536	13525	1.17
1987	1177581	23956	5945	0.5
1988	1178654	1073	-16938	-1.44
1989	1181297	2643	-15368	-1.3
1990	1187775	6478	-11533	-0.97
1991	1206017	18242	231	0.02
1992	1231743	25726	7715	0.63
1993	1255484	23741	5730	0.46
1994	1280695	25211	7200	0.56
1995	1303692	22997	4986	0.38
1996	1321863	18171	160	0.01
1997	1340235	18372	361	0.03
1998	1359906	19671	1660	0.12
1999	1378688	18782	771	0.06
2000	1397933	19245	1234	0.09

***** End of Report *****

Economic Impact Forecast System
US Army Corps of Engineers
Mobile District

EIFS REPORT

PROJECT NAME

TX062 - Expanded Site Plan Alternative

STUDY AREA

48029 Bexar, TX

FORECAST INPUT

Change In Local Expenditures	\$3,656,250
Change In Civilian Employment	0
Average Income of Affected Civilian	\$0
Percent Expected to Relocate	0
Change In Military Employment	0
Average Income of Affected Military	\$0
Percent of Militart Living On-post	0

FORECAST OUTPUT

Employment Multiplier	3.84
Income Multiplier	3.84
Sales Volume - Direct	\$3,656,250
Sales Volume - Induced	\$10,383,750
Sales Volume - Total	\$14,040,000 0.02%
Income - Direct	\$694,985
Income - Induced)	\$1,973,758
Income - Total(place of work)	\$2,668,743 0.01%
Employment - Direct	17
Employment - Induced	47
Employment - Total	64 0.01%
Local Population	0
Local Off-base Population	0 0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	5.78 %	6.05 %	3.06 %	1.17 %
Negative RTV	-7.73 %	-6.87 %	-3.5 %	-0.72 %

RTV DETAILED

SALES VOLUME

Year	Value	Adj_Value	Change	Deviation	%Deviation
1969	2252301	9842555	0	0	0
1970	2428099	10028049	185494	-364324	-3.63
1971	2713957	10747270	719221	169403	1.58
1972	2989207	11448663	701393	151575	1.32
1973	3313255	11960850	512188	-37630	-0.31
1974	3649915	11862224	-98626	-648444	-5.47
1975	3921179	11685113	-177110	-726928	-6.22

1976	4351608	12271534	586421	36603	0.3
1977	4830740	12753154	481620	-68198	-0.53
1978	5454547	13418186	665032	115214	0.86
1979	6197262	13695949	277763	-272055	-1.99
1980	7094301	13762944	66995	-482823	-3.51
1981	8055263	14177263	414318	-135500	-0.96
1982	8756186	14535268	358006	-191812	-1.32
1983	9497173	15290449	755180	205362	1.34
1984	10852902	16713469	1423020	873202	5.22
1985	11983017	17854695	1141227	591409	3.31
1986	12547503	18319355	464659	-85159	-0.46
1987	12920386	20026598	1707243	1157425	5.78
1988	13717353	18655600	-1370997	-1920815	-10.3
1989	14360507	18525053	-130547	-680365	-3.67
1990	15153477	18638777	113724	-436094	-2.34
1991	16043511	18931342	292565	-257253	-1.36
1992	17388581	19822982	891640	341822	1.72
1993	18640453	20690903	867921	318103	1.54
1994	20052687	21656903	966000	416182	1.92
1995	21324033	22390234	733331	183513	0.82
1996	22604648	23056741	666507	116689	0.51
1997	24131769	24131769	1075028	525210	2.18
1998	25883840	25366164	1234395	684577	2.7
1999	27636543	26531081	1164917	615099	2.32
2000	29501868	27436737	905657	355839	1.3

INCOME

Year	Value	Adj_Value	Change	Deviation	%Deviation
1969	2610853	11409427	0	0	0
1970	2863888	11827858	418430	-276501	-2.34
1971	3199297	12669216	841358	146427	1.16
1972	3520943	13485211	815995	121064	0.9
1973	3933720	14200729	715517	20586	0.14
1974	4389205	14264916	64187	-630744	-4.42
1975	4798664	14300019	35103	-659828	-4.61
1976	5310460	14975497	675478	-19453	-0.13
1977	5842588	15424433	448936	-245995	-1.59
1978	6580286	16187504	763071	68140	0.42
1979	7524489	16629121	441617	-253314	-1.52
1980	8672383	16824424	195303	-499628	-2.97
1981	9932884	17481876	657452	-37479	-0.21
1982	10889386	18076380	594505	-100426	-0.56
1983	11836115	19056145	979765	284834	1.49
1984	13509866	20805193	1749048	1054117	5.07
1985	14920142	22231012	1425819	730888	3.29
1986	15689196	22906227	675215	-19716	-0.09
1987	16207704	25121940	2215714	1520783	6.05
1988	17218074	23416581	-1705360	-2400291	-10.25
1989	18371985	23699860	283279	-411652	-1.74
1990	19508905	23995954	296094	-398837	-1.66
1991	20662600	24381867	385913	-309018	-1.27
1992	22357568	25487627	1105760	410829	1.61
1993	23698396	26305220	817593	122662	0.47

1994	25421035	27454719	1149499	454568	1.66
1995	27121717	28477802	1023083	328152	1.15
1996	28594477	29166366	688564	-6367	-0.02
1997	30609565	30609565	1443199	748268	2.44
1998	32720185	32065782	1456217	761286	2.37
1999	34069534	32706752	640970	-53961	-0.16
2000	36179813	33647226	940474	245543	0.73

EMPLOYMENT

Year	Value	Change	Deviation	%Deviation
1969	383006	0	0	0
1970	378307	-4699	-19627	-5.19
1971	389424	11117	-3811	-0.98
1972	397138	7714	-7214	-1.82
1973	414060	16922	1994	0.48
1974	417702	3642	-11286	-2.7
1975	411142	-6560	-21488	-5.23
1976	421509	10367	-4561	-1.08
1977	435837	14328	-600	-0.14
1978	455302	19465	4537	1
1979	473824	18522	3594	0.76
1980	494845	21021	6093	1.23
1981	510116	15271	343	0.07
1982	525610	15494	566	0.11
1983	540354	14744	-184	-0.03
1984	572786	32432	17504	3.06
1985	600674	27888	12960	2.16
1986	609554	8880	-6048	-0.99
1987	623565	14011	-917	-0.15
1988	627106	3541	-11387	-1.82
1989	633964	6858	-8070	-1.27
1990	641593	7629	-7299	-1.14
1991	651719	10126	-4802	-0.74
1992	667462	15743	815	0.12
1993	690464	23002	8074	1.17
1994	718771	28307	13379	1.86
1995	745817	27046	12118	1.62
1996	767125	21308	6380	0.83
1997	798083	30958	16030	2.01
1998	821609	23526	8598	1.05
1999	841852	20243	5315	0.63
2000	860700	18848	3920	0.46

POPULATION

Year	Value	Change	Deviation	%Deviation
1969	821568	0	0	0
1970	835865	14297	-3714	-0.44
1971	861569	25704	7693	0.89
1972	876637	15068	-2943	-0.34
1973	899559	22922	4911	0.55
1974	913001	13442	-4569	-0.5
1975	919353	6352	-11659	-1.27
1976	935250	15897	-2114	-0.23

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Appendix D. Agency Coordination

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DEPARTMENT OF THE ARMY
HEADQUARTERS, UNITED STATES ARMY 63RD REGIONAL SUPPORT COMMAND
P.O. Box 63
MOFFETT FIELD, CALIFORNIA 94035-1000

July 18, 2011

Reply to the Attention of the Environmental Office

Tom Cloud
Austin Texas Ecological Services Field Office
Compass Bank Building
10711 Burnet Road, Suite 200
Austin, Texas 78758

Dear Mr. Cloud:

In accordance with The Base Realignment and Closure Act of 2005, The 63D Regional Support Command (RSC) of the United States Army Reserve (USAR) is closing the Boswell Street USAR Center located at 432 Boswell Street, San Antonio, Texas 78214.

Pursuant to Section 7 of the Endangered Species Act, the USAR has determined the proposed action will have no effect on any listed federally threatened and endangered species or designated critical habitat. This determination is based on the fact that the proposed transfer will be "as is" (no land clearing or construction activities).

The 63D RSC communicates no effect determinations with the US Fish and Wildlife Service in the event that data on threatened and endangered species near the site has recently been received. The 63D RSC requests a response within 30 days from receipt of this letter. If no response is received within the 30 days, concurrence will be assumed. If you have questions, please contact me at (650) 279-9112. Thank you for your assistance.

Sincerely,

for: Camille X. Caballero
for: Laura M. Caballero
BRAC Environmental Coordinator
63D Regional Support Command

Enclosure

Enclosure 1

The U.S. Army Reserve (USAR) is closing the Boswell Street USAR Center located at 432 Boswell Street, San Antonio, Texas 78214.

Site Description and Usage – A site reconnaissance of this facility was conducted as part of the Environmental Condition of Property report process. The subject property is on approximately 8 acres of land with two permanent structures: a 25,303 square-foot Training Building and a 14,623 square-foot organizational maintenance shop.

Ecological Communities

Approximately 80 percent of the property is impervious (i.e., asphalt, concrete, or building footprint) and most is utilized for vehicle and equipment staging on asphalt parking areas. The remaining ground surface is covered by grassy, landscaped areas surrounding the main buildings and there is a sparse population of trees. The site is urban and developed and is located in a commercial and residential area.

Wetlands, Watersheds, and Surface Waters

There are no surface waters on the Site or adjacent properties. The Site is upland and well drained. According to the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory map, no digital wetlands data is available for the Site. However, no wetlands are known to occur on the property.

FEDERALLY LISTED AND PROPOSED SPECIES

Based on the USFWS Region 2 Endangered Species List, Bexar County, Texas, the following threatened and endangered species occur within Bexar County, Texas:

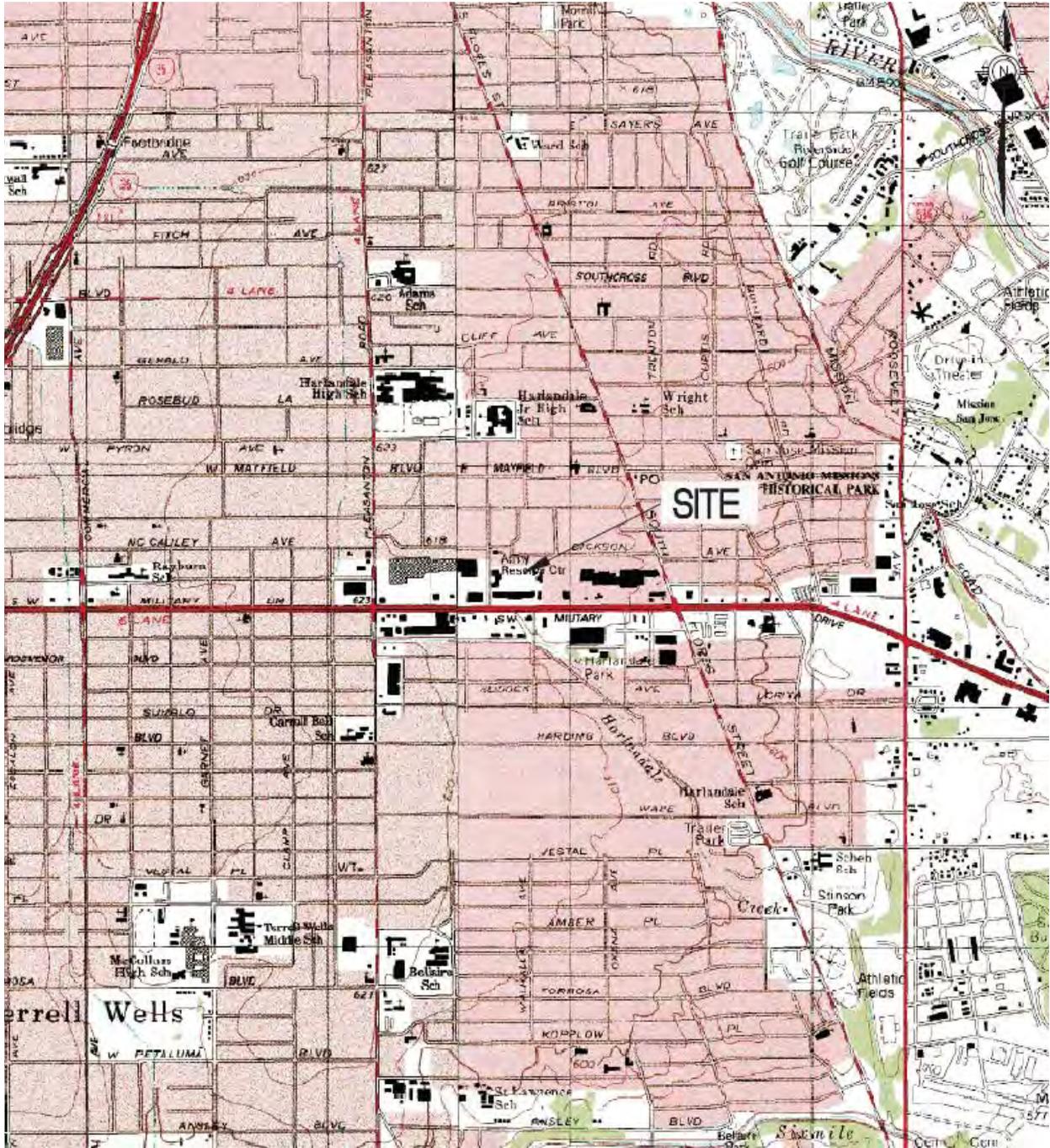
[unnamed] ground beetle (*Rhadine exilis*)
[unnamed] ground beetle (*Rhadine infernalis*)
black-capped Vireo (*Vireo atricapilla*)
Braken Bat Cave Meshweaver (*Cicurina venii*)
Cokendolpher Cave Harvestman (*Texella cokendolpheri*)
Comal Springs dryopid beetle (*Stygoparnus comalensis*)
Comal Springs riffle beetle (*Heterelmis comalensis*)
fountain darter (*Etheostoma fonticola*)
golden-cheeked warbler (=wood) (*Dendroica chrysoparia*)
Government Canyon Bat Cave Meshweaver (*Cicurina vespera*)
Government Canyon Bat Cave Spider (*Neoleptoneta microps*)
Helotes mold beetle (*Batrisodes venyivi*)
Madla's Cave Meshweaver (*Cicurina madla*)
Peck's cave amphipod (*Stygobromus* =*Stygonectes pecki*)
Robber Baron Cave Meshweaver (*Cicurina baronia*)
San Marcos gambusia (*Gambusia georgei*)
San Marcos salamander (*Eurycea nana*)
Texas blind salamander (*Typhlomolge rathbuni*)

Texas wild-rice (*Zizania texana*)
whooping crane (*Grus americana*)

CONCLUSIONS

After reviewing the listing for the Endangered Species in Bexar County, it is determined that no impacts to Federally listed species are projected to occur during this project. The determination is based on the fact that the property is proposed to be removed from the USAR's holdings - "as is". Therefore, no construction or ground disturbing activities will take place during this action. Also no habitat to support any of the Federal endangered or threatened species listed for Bexar County occurs upon the property. The USAR, in lieu of any potential impact, determines that this action will have no effect on Federally-listed threatened and endangered species.

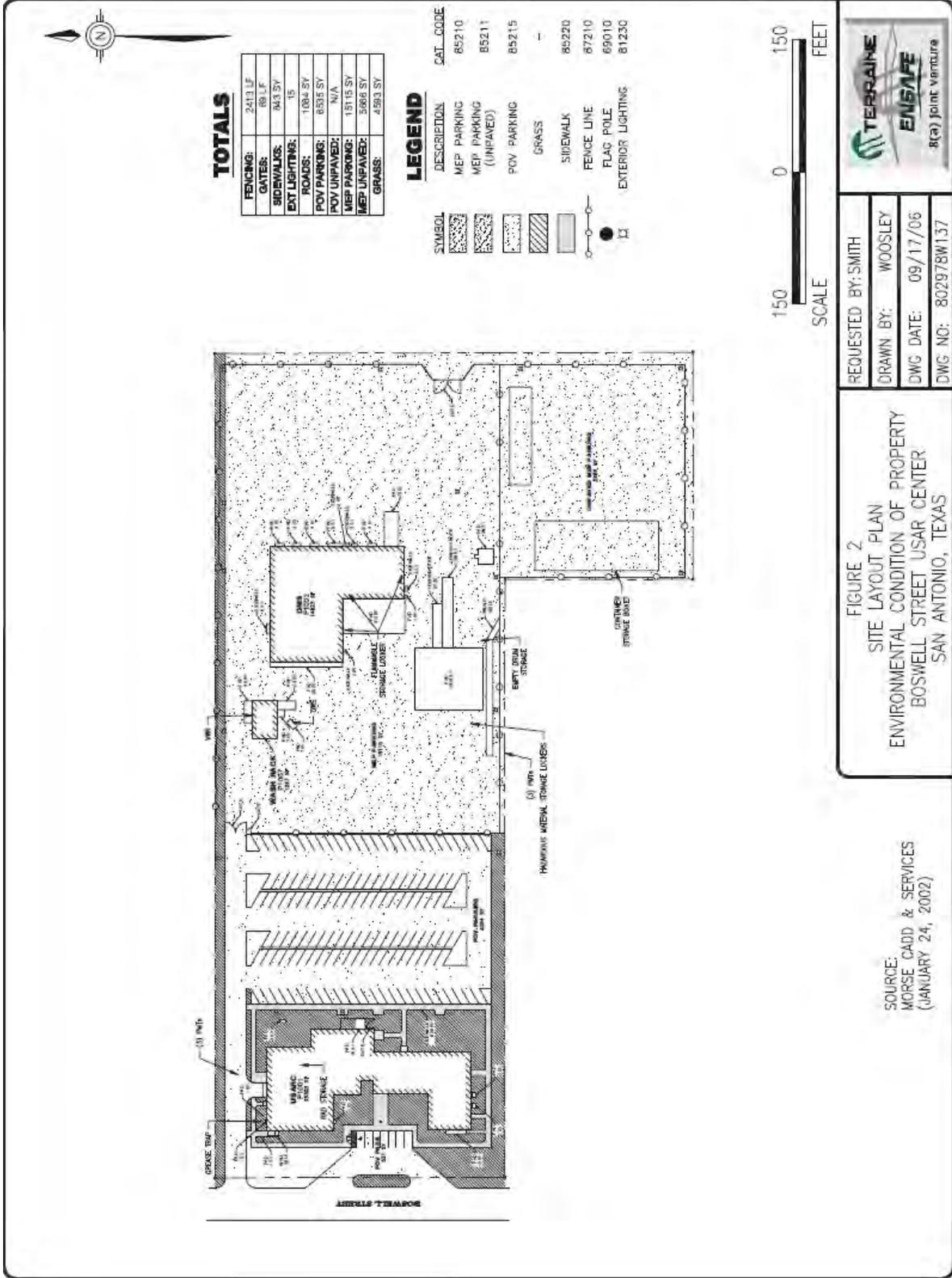
SITE LOCATION



AERIAL PHOTOGRAPH



SITE LAYOUT



SITE PHOTOGRAPHS



Photo 1: Facing East – The front of the Boswell Street USAR Center.



Photo 2: A Vehicle Wash Rack is west of the Organizational Maintenance Shop.

Record of Communication

Date and Time:	10 November 2011 1700EST
Project/FAC ID:	Five BRAC EAs/TX062 and TX064
Installation/RSC:	63d RSC
Recorded By:	Ron Hobgood
Talked With:	Tonya Sommer – Habitat Conservation Plan (HCP) Supervisor
Of:	USFWS – Austin Texas Ecological Services Field Office
Nature of Interview:	USFWS Letters
Phone No.:	(512) 490-0057

Notes

ELD determined that a written concurrence is needed from the USFWS in response to Sections 7 letters submitted with a “no effect” determination. Ron Hobgood was tasked with contacting USFWS and requesting written responses.

On 10 November 2011 – Ron Hobgood left Ms. Tonya Sommer a message with a brief description of the issue and a request for a written response to the USAR letters that had been submitted in July 2011.

On 10 November 2011 – Tonya Sommer of the USFWS returned the phone call that Ron Hobgood had made earlier that day. Sommer said that since the proposed action had a “no effect” determination, there was no need for a response from the USFWS. She said there was no need of any sort of consultation regarding this issue. She declined to send written concurrence.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. Box 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION OF:

11 November 2011

Environmental Office

Clayton Wolf
Texas Parks and Wildlife Department
4200 Smith School Road
Austin, Texas 78744

Dear Mr. Wolf:

In accordance with the Base Realignment and Closure Act of 2005, The 63d Regional Support Command (RSC) of the United States Army Reserve (USAR) is closing the Boswell Street USAR Center located at 432 Boswell Street, San Antonio, Texas 78214.

Pursuant to Section 7 of the Endangered Species Act, the USAR has determined the proposed action will have no effect on any listed federally threatened and endangered species or designated critical habitat. Additionally, the USAR determined the proposed action will have no effect on state-listed species. This determination is based on the fact that the proposed transfer will be "as is" (no land clearing or construction activities) and the site has no suitable habitat or natural resource features that would support listed species.

The 63d RSC communicates no effect determinations with the U.S. Fish and Wildlife Service and the Texas Parks and Wildlife Department in the event that data on threatened and endangered species near the site has recently been received. The 63d RSC requests a response within 30 days from receipt of this letter. If no response is received within the 30 days, concurrence will be assumed. If you have questions, please contact me at (650) 279-9112. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Laura M. Caballero", written over a large, stylized flourish.

Laura M. Caballero
BRAC Environmental Coordinator
63d Regional Support Command

Enclosure

Enclosure 1

The U.S. Army Reserve (USAR) is closing the Boswell Street USAR Center located at 432 Boswell Street, San Antonio, Texas 78214.

Site Description and Usage – A site reconnaissance of this facility was conducted as part of the Environmental Condition of Property report process. The subject property is on approximately 8 acres of land with two permanent structures: a 25,303 square-foot Training Building and a 14,623 square-foot organizational maintenance shop.

Ecological Communities

Approximately 80 percent of the property is impervious (i.e., asphalt, concrete, or building footprint) and most is utilized for vehicle and equipment staging on asphalt parking areas. The remaining ground surface is covered by grassy, landscaped areas surrounding the main buildings and there is a sparse population of trees. The site is urban and developed and is located in a commercial and residential area.

Wetlands, Watersheds, and Surface Waters

There are no surface waters on the Site or adjacent properties. The Site is upland and well drained. According to the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory map, no digital wetlands data is available for the Site. However, no wetlands are known to occur on the property.

FEDERALLY LISTED AND PROPOSED SPECIES

Based on the USFWS Region 2 Endangered Species List, Bexar County, Texas, the following threatened and endangered species occur within Bexar County, Texas:

[unnamed] ground beetle (*Rhadine exilis*)
[unnamed] ground beetle (*Rhadine infernalis*)
black-capped Vireo (*Vireo atricapilla*)
Braken Bat Cave Meshweaver (*Cicurina venii*)
Cokendolpher Cave Harvestman (*Texella cokendolpheri*)
Comal Springs dryopid beetle (*Stygoparnus comalensis*)
Comal Springs riffle beetle (*Heterelmis comalensis*)
fountain darter (*Etheostoma fonticola*)
golden-cheeked warbler (=wood) (*Dendroica chrysoparia*)
Government Canyon Bat Cave Meshweaver (*Cicurina vespera*)
Government Canyon Bat Cave Spider (*Neoleptoneta microps*)
Helotes mold beetle (*Batrisodes venyivi*)
Madla's Cave Meshweaver (*Cicurina madla*)
Peck's cave amphipod (*Stygobromus* =*Stygonectes pecki*)
Robber Baron Cave Meshweaver (*Cicurina baronia*)
San Marcos gambusia (*Gambusia georgei*)
San Marcos salamander (*Eurycea nana*)
Texas blind salamander (*Typhlomolge rathbuni*)

Texas wild-rice (*Zizania texana*)
whooping crane (*Grus americana*)

STATE LISTED SPECIES

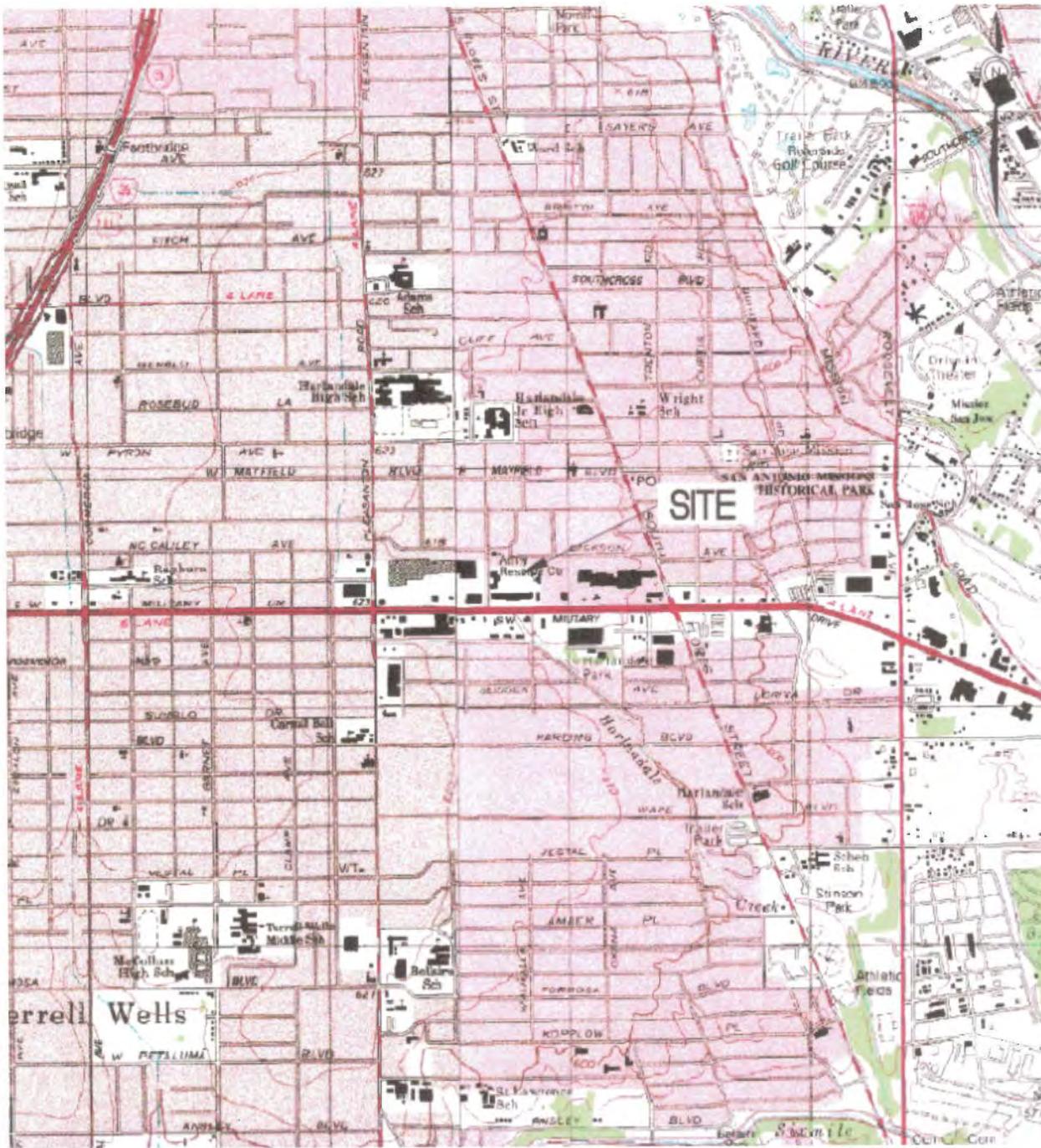
Based on the Texas Parks and Wildlife Department Annotated County Lists of Rare Species for Bexar County, the following state threatened and endangered species occur within Bexar County, Texas:

Cascade Caverns salamander (*Eurycea latitans complex*)
Comal blind salamander (*Eurycea tridentifera*)
American peregrine falcon (*Falco peregrinus anatum*)
black-capped vireo (*Vireo atricapilla*)
golden-cheeked warbler (*Setophaga chrysoparia*)
interior least tern (*Sterna antillarum athalassos*)
mountain plover (*Charadrius montanus*)
Peregrine falcon (*Falco peregrinus*)
white ibis (*Plegadis chihi*)
whooping crane (*Grus americana*)
wood stork (*Mycteria Americana*)
zone-tailed hawk (*Buteo albonotatus*)
toothless blindcat (*Trogloglanis pattersoni*)
widemount blindcat (*Satan eurystomus*)
black bear (*Ursus americanus*)
gray wolf (*Canis lupus*)
red wolf (*Canis rufus*)
false spike mussel (*Quadrula mitchelli*)
golden orb (*Quadrula aurea*)
Texas fatmucket (*Lampsilis bracteata*)
Texas pimpleback (*Quadrula petrina*)
Texas horned lizard (*Phrynosoma cornutum*)
Texas indigo snake (*Drymarchon melanurus erebennus*)
Texas tortoise (*Gopherus berlandieri*)
Timber/Canebreak rattlesnake (*Crotalus horridus*)

CONCLUSIONS

After reviewing the listing for the Threatened and Endangered Species in Bexar County, it is determined that no impacts to federally or state-listed species are projected to occur during this project. The determination is based on the fact that the property is proposed to be removed from the USAR's holdings "as is." Additionally, no habitat to support any of the Federal or state threatened or endangered species listed for Bexar County occurs upon the property. The USAR determines that this action will have no effect on federally or state-listed threatened and endangered species.

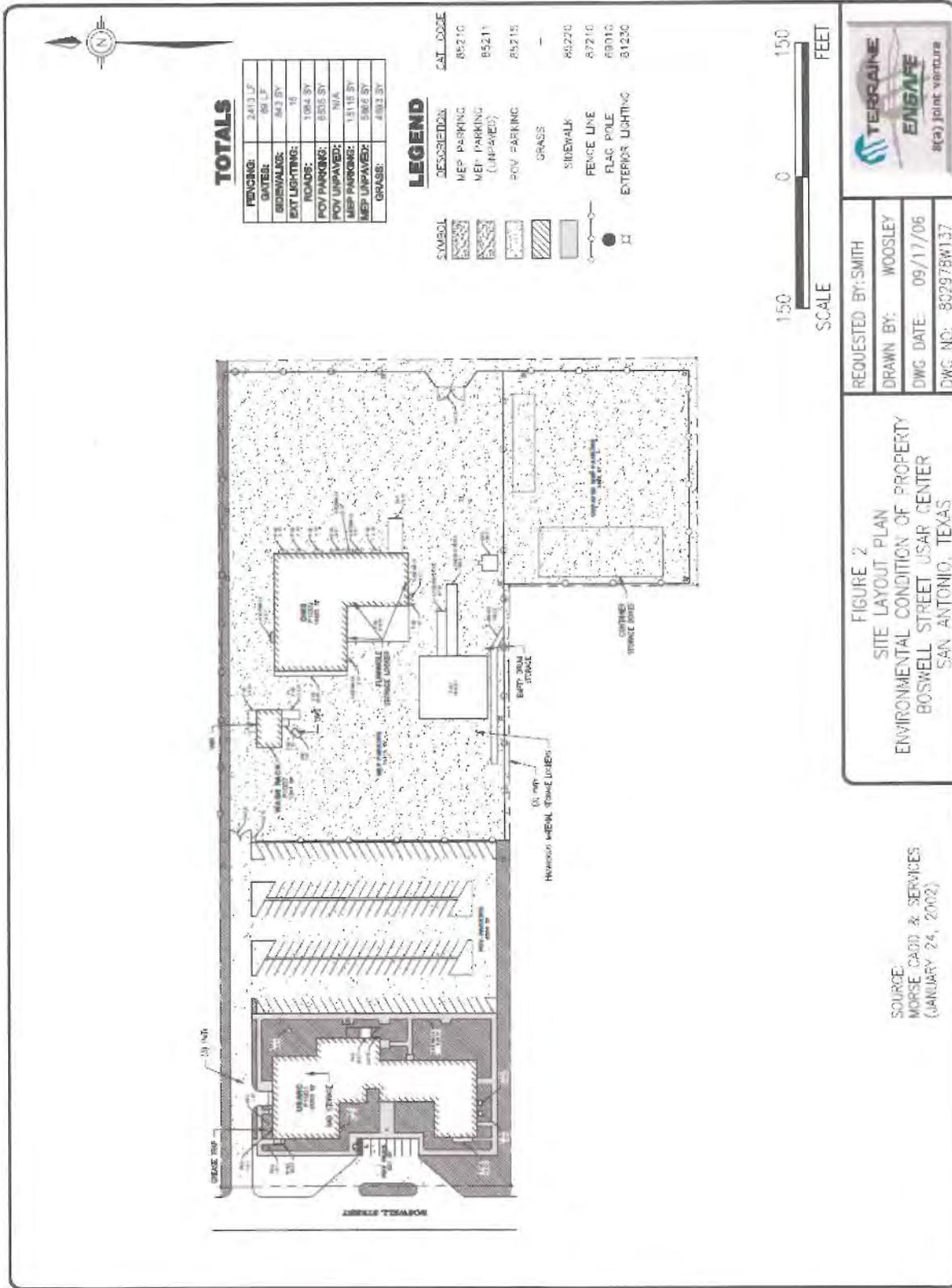
SITE LOCATION



AERIAL PHOTOGRAPH



SITE LAYOUT



SITE PHOTOGRAPHS



Photo 1: Facing East – The front of the Boswell Street USAR Center.



Photo 2: A Vehicle Wash Rack is west of the Organizational Maintenance Shop.



DEPARTMENT OF THE ARMY
HEADQUARTERS, UNITED STATES ARMY 63RD REGIONAL SUPPORT COMMAND
P.O. Box 63
MOFFETT FIELD, CALIFORNIA 94035-1000

November 15, 2010

Reply to the Attention of the Environmental Office

Mark Chino, President
Mescalero Apache Tribe
101 Central Avenue
Mescalero, NM 88340

Dear President Chino:

In accordance with 36 CFR Part 800 and Army Regulation 200-1, the 63D Regional Support Command is writing to inform the Mescalero Apache Tribe of the proposed transfer of Department of the Army property to private ownership. The Boswell Street USARC located at 432 Boswell Street, San Antonio, Texas will be transferred through Public Sale. In accordance with the 2005 Base Realignment and Closure (BRAC) legislation, the 63D Regional Support Command is requesting any information as to whether the transfer property is of religious or cultural significance to the Mescalero Apache Tribe.

The property is on approximately 8 acres of land with two permanent structures: a 25,303-square-foot Training Building and a 14,623-square-foot organizational maintenance shop (OMS).

Approximately 80% of the property is impervious (i.e., asphalt, concrete, or building footprint) and most is utilized for vehicle and equipment staging on asphalt parking areas. The remaining ground surface is covered by grassy, landscaped areas surrounding the main buildings and there is a sparse population of trees.

An archaeological assessment of Army Reserve properties conducted in February 1998 reported,

“The archeological potential of the San Antonio USARC is low due to the lack of nearby surface water. The facility is built on well drained Houston Black clay (Taylor et al. 1966). The slope of the facility is less than 1%. There is an intermittent drainage 700 feet to the south of the facility that has been channelized. The facility is 8,000 feet from the San Antonio River. The facility is located in a developed area of San Antonio. Approximately 1.5 acres of the 8-acre facility remains relatively intact. It is unlikely that archeological sites remain on the facility. No archeological survey is recommended for the San Antonio USARC. “

The Texas SHPO concurred with this recommendation in a letter dated Tuesday, July 15, 1997. As a result of the archaeological assessment, the 63D Regional Support Command believes the probability for accessible, intact, subsurface archaeological deposits within the property boundary is very low.

Through this letter, the 63D Regional Support Command is seeking information and to initiate consultation with the Mescalero Apache Tribe regarding the transfer of the property. We request your comments on the proposed property transfer within 30 days of receiving this letter and its supporting photographs, maps, and aerials. If you have questions or concerns about this project, please contact Mr. James Wheeler II, BRAC Environmental Coordinator, 63D Regional Support Command at (501) 771-7992.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jon D. Lee".

Jon D. Lee
Brigadier General, US Army Reserve
Commanding

Enclosure

4 CONCLUSIONS AND MANAGEMENT RECOMMENDATIONS

The 90th RSC owns 35 properties in Texas, including land totaling 424 acres. Of these 35 facilities, 23 are considered to have too little potential for archeological sites to warrant a survey. No outcroppings of workable lithic material are known on any of the facilities. A brief reconnaissance of the facility at Seagoville was conducted to ascertain the level of integrity at the facility. One previously unrecorded prehistoric site was noted next to a spring fed lake on the facility. Three other facilities (Rathjen, Colbern, and Rio Grande City USARCs) include portions of previously recorded historical archeological sites associated with 19th century historic forts. Eight additional facilities, have no known sites, but are considered to have moderate to high potential. A total of 12 facilities have a total of 115 acres that merit further archeological study.

Table 1 provides a summary of the archeological potential for each facility. Archeological inventory survey of relatively intact portions of 12 facilities (Austin Memorial, Rathjen Memorial, Roque O. Segura, Van Zandt Memorial, Colbern Memorial, P.B. Clayton Memorial, Rio Grande City, Seagoville, Watts-Guillot, Yoakum Memorial, San Marcos, and Schmidt Memorial USARCs) would determine boundaries and assess integrity of known archeological sites, and locate any undiscovered sites. This would complete the archeological identification responsibilities for 90th RSC properties in Texas, and allow the development of a Cultural Resources Management Plan for the management of any identified historic properties, and execution of a Programmatic Agreement with the Advisory Council and the SHPO formalizing the procedures outlined in such a plan. The Texas SHPO concurred with these findings in a letter dated July 15, 1997 (Appendix A).

Table 1: 90 RSC Facilities in Texas

<i>Facility No.</i>	<i>Facility Title</i>	<i>City</i>	<i>Total Acres</i>	<i>Undevel. Acres</i>	<i>Acres Requiring Archeo. Survey</i>	<i>Archeo. Potential</i>
TX001	Grimes Memorial	Abilene	9.24	5	0	low
TX002	Alice	Alice	4	2	0	low
TX003	Blucher S. Tharp Memorial	Amarillo	4.1	1	0	low
TX006	Austin Memorial	Austin	13	4.2	4.2	high
TX0011	Carl H. Pipkin	Beaumont	NA	0.1	0	low
TX012	Rathjen Memorial	Brownsville	7.3	2.5	2.5	high
TX013	Moore Memorial	Bryan	5	0.8	0	low
TX018	Conroe	Conroe	50	7.3	0	low

Table 1: 90 RSC Facilities in Texas (cont.)

<i>Facility No.</i>	<i>Facility Title</i>	<i>City</i>	<i>Total Acres</i>	<i>Undevel. Acres</i>	<i>Acres Requiring Archeo. Survey</i>	<i>Archeo. Potential</i>
TX019	Corpus Christi Memorial	Corpus Christi	5	2.7	0	low
TX023	Jules E. Muchert	Dallas	5	0.1	0	low
TX025	William Herzog Memorial	Dallas	5	0.9	0	low
TX027	Roque O. Segura	El Paso	5	0.8	5	high
TX035	Van Zandt Memorial	Fort Worth	NA	2.4	2.4	high
TX040	Houston USARC #2	Houston	6	0.5	0	low
TX042	SGM. Garcia	Houston	8	0.5	0	low
TX045	Miller Memorial	Huntsville	7.5	4.6	0	low
TX046	Colbern Memorial	Laredo	6	1.8	1.8	high
TX053	Marshall	Marshall	4	NA	0	low
TX054	Garcia Memorial	McAllen	3	1	0	low
TX055	Hanby-Hayden	Mesquite	5	3.2	0	low
TX056	Air Terminal	Midland	6	3.2	0	low
TX058	Boyle Memorial	Paris	4.7	0.78	0	low
TX059	Pasadena	Pasadena	3.2	0.6	0	low
TX060	P.B. Clayton Memorial	Port Arthur	7	2.7	2.7	high
TX061	Rio Grande City	Rio Grande City	1.5	0.75	0.75	high
TX062	San Antonio	San Antonio	8	1.5	0	low
TX064	Callaghan	San Antonio	5	0.6	0	low
TX067	San Marcos	San Marcos	3.6	1.4	1.4	mod
TX068	Seagoville	Seagoville	206	80	80	high
TX071	Schmidt Memorial	Sinton	5	3	3	mod
TX072	Watts-Guillot	Texarkana	7	3.5	3.5	high
TX075	Victoria	Victoria	5.6	1.2	0	low
TX077	Wichita Falls	Wichita Falls	3	0.8	0	low
TX078	Yoakum Memorial	Yoakum	5	7.6	7.6	high
TX122	Waco	Waco	6	1.9	0	low



TEXAS
HISTORICAL
COMMISSION

George W. Bush • Governor
John L. Nau, III • Chairman
Curtis Tunnell • Executive Director

The State Agency for Historic Preservation

February 25, 1999

Colonel Bruno Kirsch, Jr.
U. S. Army Reserve
Department of the Army
Headquarters, United States Army 90th Regional Support Command
Maurice L. Britt United States Army Reserve Center
8033 Camp Robinson Road
North Little Rock, Arkansas 72118-2205

Re: Project review under Section 106 of the National Historic Preservation Act of 1966
Draft Report: *Archeological Phase I Survey of Twelve 90th Regional Support Command Facilities in Texas (Air Force)*

Dear Colonel Kirsch:

Thank you for the opportunity to review the above-referenced draft archeological survey report. This letter serves as comment on the report from the State Historic Preservation Officer, the Executive Director of the Texas Historical Commission. The review staff, led by Mr. Herb Uecker, has completed its review and finds the report acceptable. We concur with all of the recommendations in the report, as summarized on pages 98 and 99. Our specific concurrences and recommendations, based on the results of the survey, are presented in the accompanying outline.

With the exception of the prehistoric component of archeological site 41WB11, identified by the survey at the Colbern Memorial USARC Facility (TX046), which should either be avoided or tested for significance prior to disturbance, no further consultation with this office or archeological work is necessary at any of the facilities surveyed prior to occurrence of National Historic Preservation Act Section 106 undertakings.

We look forward to further consultation with your office and hope to maintain a partnership that will foster effective historic preservation. Thank you for your cooperation in this federal review process, and for your efforts to preserve the irreplaceable heritage of Texas. If you have any questions concerning our review or if we can be of further assistance, please contact Mr. Uecker at 512/463-5866.

Sincerely,

for
F. Lawrence Oaks, State Historic Preservation Officer

FLO/hgu

enclosure: SHPO Concurrences and Recommendations



TEXAS
HISTORICAL
COMMISSION

George W. Bush • Governor
John L. Nau, III • Chairman
Curtis Tunnell • Executive Director

The State Agency for Historic Preservation

July 15, 1997

Michael Petraglia, Ph. D.
Parsons Engineering Science, Inc.
10521 Rosehaven Street
Fairfax, Virginia 22030

Re: Draft Report: *Draft Archeological Assessment and Reconnaissance of 90th Regional Support
Command Facilities in Texas*
(Army, F2, F19)

Dear Dr. Petraglia:

Thank you for the opportunity to review the draft report referenced above. We have reviewed the report and find that it is acceptable. We concur with the findings (page 119; Table 1) that 12 facilities containing 115 acres merit further archeological study.

We look forward to receiving 20 copies of the final report along with a completed *Abstracts in Texas Contract Archeology* form.

If we may be of further assistance, please call Mr. Herb Uecker at 512/463-5866.

Sincerely,

A handwritten signature in cursive script, appearing to read "William A. Bruseth".

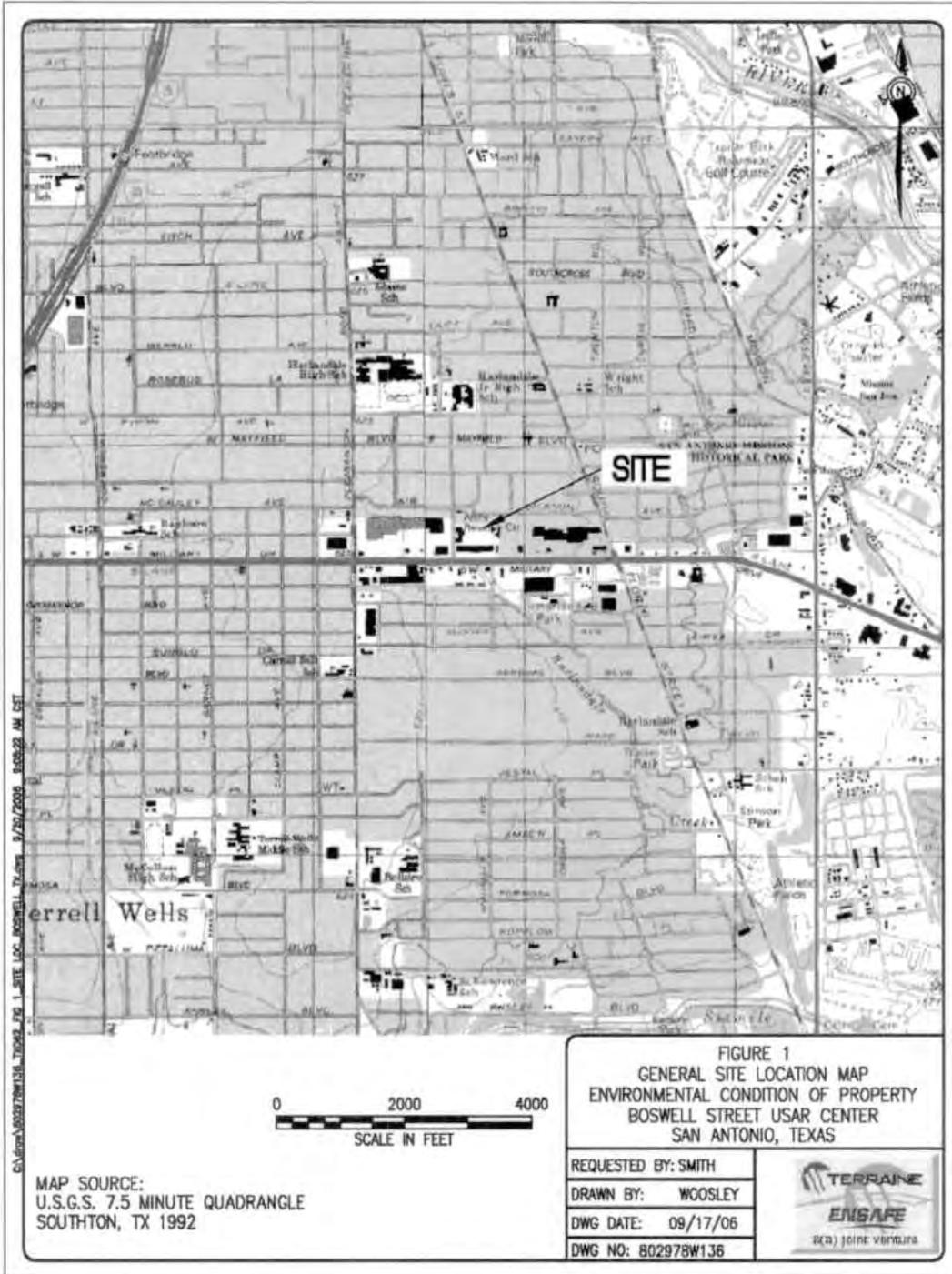
James E. Bruseth, Ph.D.
Deputy State Historic Preservation Officer

JEB/hgu

DIVISION OF ANTIQUITIES PROTECTION

P.O. Box 12276 • Austin, TX 78711-2276 • 512/463-6096 • Fax 512/463-8927 • TDD 1-800-735-2989

SITE LOCATION



G:\dms\802978W136_770949.dwg - SITE LOC - BOSWELL, TX - 09/17/2006 - 08:22 AM - GST

MAP SOURCE:
 U.S.G.S. 7.5 MINUTE QUADRANGLE
 SOUTHTON, TX 1992

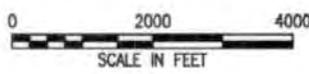
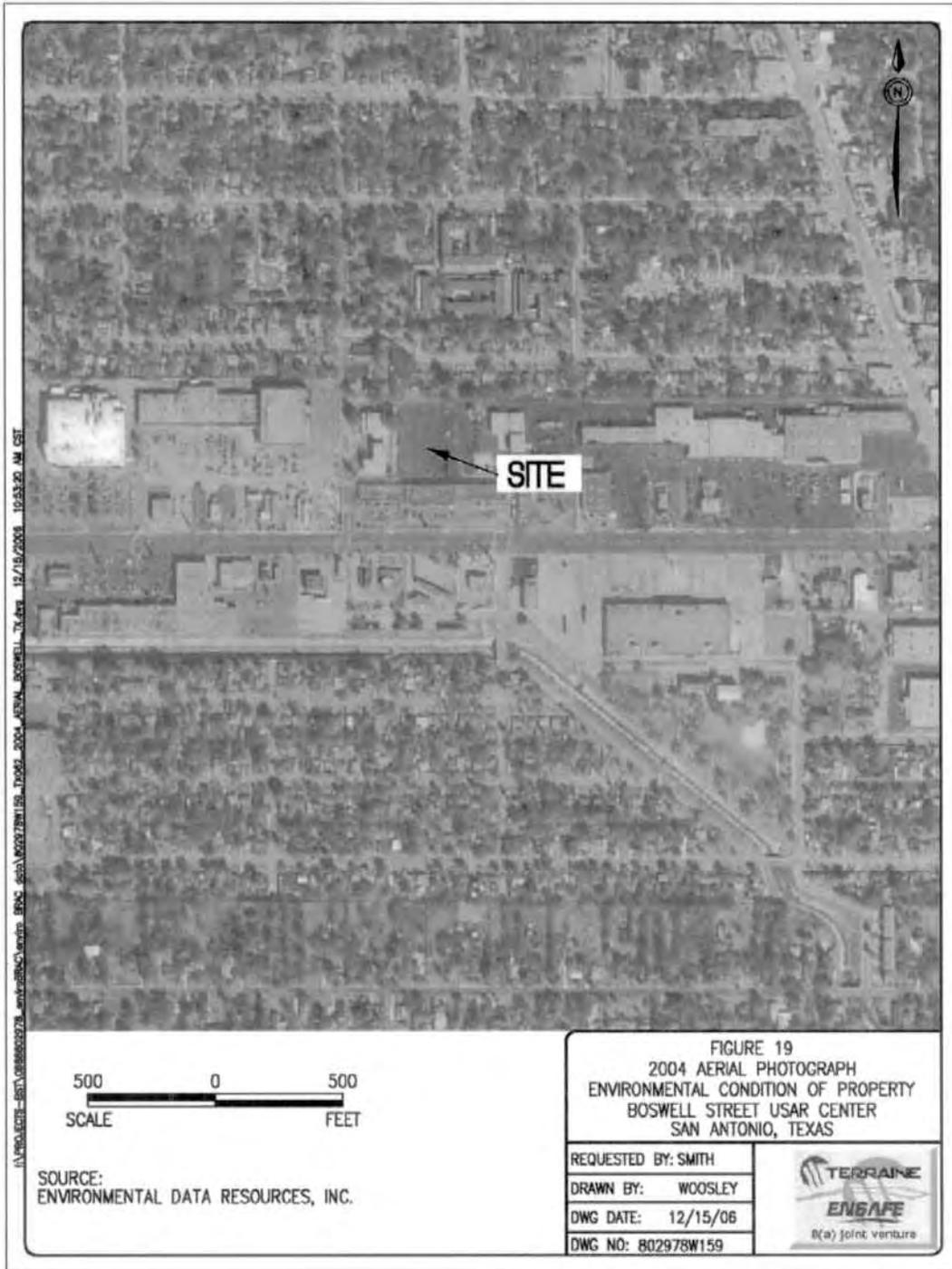
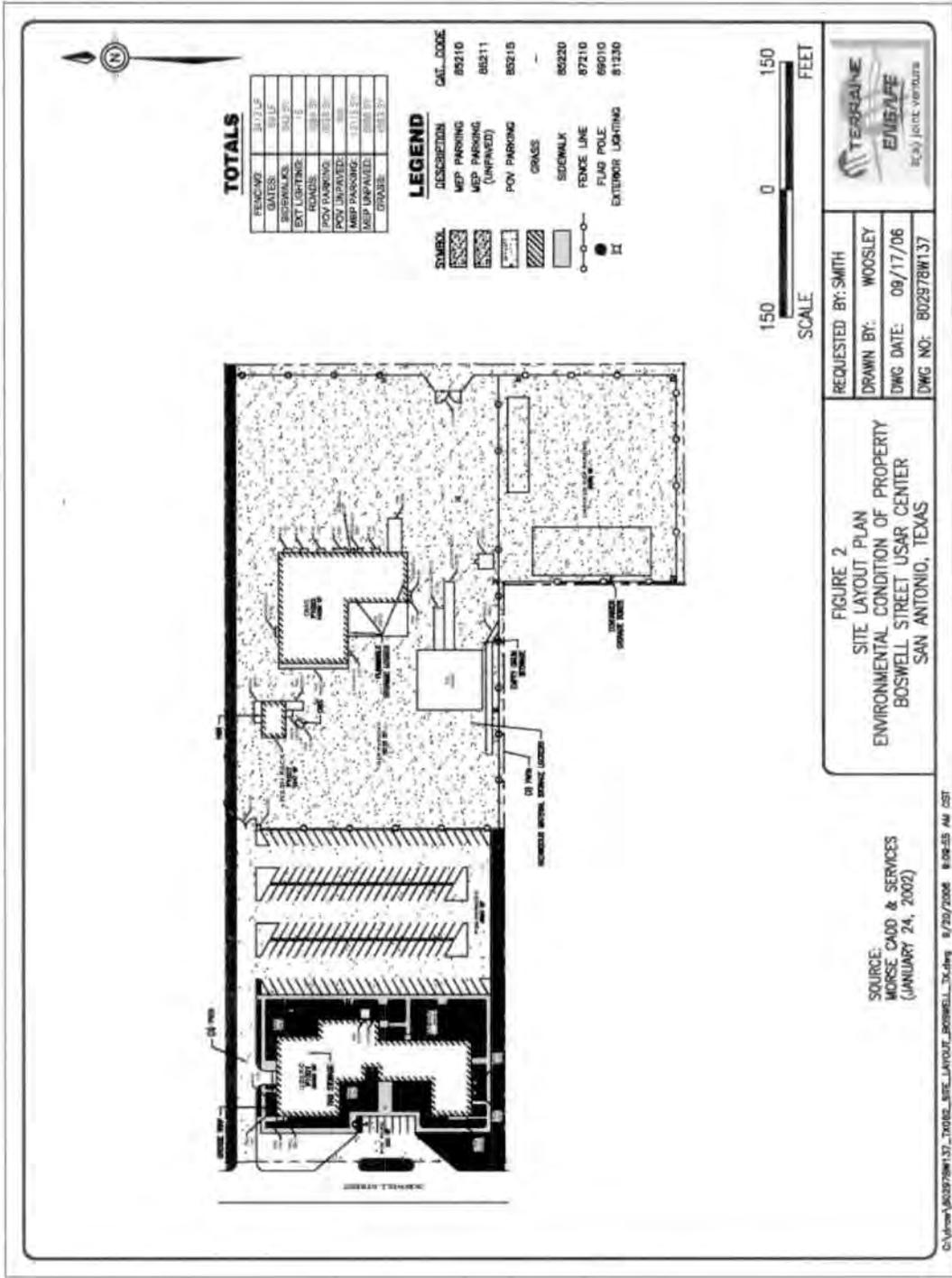


FIGURE 1 GENERAL SITE LOCATION MAP ENVIRONMENTAL CONDITION OF PROPERTY BOSWELL STREET USAR CENTER SAN ANTONIO, TEXAS	
REQUESTED BY: SMITH	 <p>(a) joint venture</p>
DRAWN BY: WOOSLEY	
DWG DATE: 09/17/06	
DWG NO: 802978W136	

AERIAL PHOTOGRAPH



SITE PLAN



SITE PHOTOGRAPHS



Photo 1: Facing East – The front of the Boswell Street USAR Center.



Photo 2: Facing Northeast – The front of the Boswell Street USAR Center..



Photo 3: West side of the OMS.



DEPARTMENT OF THE ARMY
HEADQUARTERS, UNITED STATES ARMY 63RD REGIONAL SUPPORT COMMAND
P.O. Box 63
MOFFETT FIELD, CALIFORNIA 94035-1000

April 4, 2011

Reply to the Attention of the Environmental Office

Mr. Mark S. Wolfe, SHPO
Texas Historical Commission
P.O. Box 12276
Austin, TX 78711-2276

Dear Mr. Wolfe:

In accordance with 36 CFR Part 800 and Army Regulation 200-1, the 63d Regional Support Command (RSC) is requesting written comments and concurrence from the Texas Historical Commission, which serves as the Texas State Historic Preservation Office (Texas SHPO), on the action described herein. Under the 2005 Base Realignment and Closure (BRAC) legislation, the 63rd RSC must transfer out of Federal ownership a Department of the Army properties. The 63d RSC completed architectural surveys of several buildings at multiple locations and made the determination of non-eligibility for listing on the National Register of Historic Places (NRHP).

The Grimes Memorial US Army Reserve (USAR) Center is located at 4300 S Treadway, Abilene, Texas. The City of Abilene plans to use the property for city offices and as an adult training center. The facility is on 9.25 acres of land with two permanent structures: a 17,493-square-foot Training Building and a 3,807-square-foot organizational maintenance shop (OMS). Approximately one-quarter of the site is covered by impervious surface features, such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining ground surface is covered by landscaped areas around the USAR Center and open field elsewhere. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Grimes Memorial USAR Center is low, primarily because of the lack of nearby surface water. The facility is located on Sagerton Urban Land Complex soils; 65% Sagerton clay loam, 20% urban land, 15% Rotan, Rowena Tillman, Tobose and Weymouth series soils (Conner 1976). The slope is less than 1%. The facility is located approximately 600 feet north of Buttonwillow Creek (an intermittent stream), and 5000 feet north of Kirby Lake. No development of the property appears on the 1892 USGS map. Approximately 5 acres of the 9 acre facility appears to be relatively undisturbed. There is little likelihood of archeological resources on the facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Blucher S. Tharp Memorial USAR Center is located at 2801 Duniven Circle, Amarillo, Texas. The property will be put up for Public Sale. The planned reuse is currently not known at

this time. No new property owner has been identified. The facility is on 4.133 acres of land with two permanent structures: a 11,732-square-foot Training Building and the 2,864-square-foot OMS. Approximately half of the site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.) and the other half is covered by lawn. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Blucher S. Tharp Memorial USAR Center is low due to the absence of nearby surface water and the extent of construction related disturbance. The facility is located on urban land, so altered that it does not resemble surrounding soil series (Pringle 1980). The slope is less than 1%. There is no water within at least 1,500 feet of the facility. The 1956 USGS map shows no development near the facility. However, the facility is now located in a heavily developed portion of Amarillo. Only approximately 1 acre of the 4.1-acre facility remains that is not covered by buildings and pavements. There is little likelihood of archeological resources on this property. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Rathjen Memorial USAR Center is located at 340 Porter Street, Brownsville, Texas. The leased property will be returned to the City of Brownsville, as the Lessor, they have not provided the 63d RSC with their reuse plans for this property. Routinely, leased properties are made available for public uses. The facility is on 3.6 acres and includes five permanent structures: the original 4,510-square-foot Training Building (now used for storage), the current 12,777-square-foot Training Building, a 2,994-square-foot OMS, a vehicle wash rack covered by a 290-square-foot awning, and a 1,674-square-foot covered break area. Approximately half of the site is covered by impervious surface features, such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining ground surface is covered by lawn and landscaped areas. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The survey recommended a Phase I Survey of the Rathjen USAR Center. As a result of the Phase I survey, only 3 STPs were excavated in the equivalent of approximately .5 acres. No evidence of features associated with nearby Fort Brown were identified, and no artifacts were recovered. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Jules E. Murchert USAR Center is located at 10031 E Northwest Hwy, Dallas, Texas. The City of Dallas plans to use the property for parkland and a city maintenance facility. The facility is on 5.15 acres of land with four permanent structures: a 30,861-square-foot Training Building, a 6,383-square-foot OMS, a vehicle wash rack (VWR) covered by a 600-square-foot awning, and a 312-square-foot recreation shelter. Approximately three-quarters of the site is covered by impervious surface features, such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining ground surface is covered by lawn and landscaped areas. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Jules E. Murchert USAR Center is low due to the absence of nearby surface water, and the extent of construction disturbance at the facility. The facility is located in an urban area of Dallas, 2000 feet from White Rock Lake (artificial), and 2000 feet from Dixon Branch. The facility is located on urban land, with soils that have been extensively altered (Coffee et al. 1980). The slope is approximately 3%. The 1893 USGS map shows no development in the vicinity of the facility. Most of the facility appears to be disturbed, only a few open patches remain totaling less than 1 acre. It is unlikely that any archeological

resources remain on the facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Roque O. Segura Memorial USAR Center is located at 301 Ascarate Park Road, El Paso, Texas. The leased property will be returned to the County of El Paso, as the Lessor, they have not provided the 63d RSC with their reuse plans for this property. Routinely, leased properties are made available for public uses. The facility is situated on 5 acres of relatively flat land with a gentle slope to the north. The site has four permanent structures. The 15,583-square-foot Training Building and the 3,935-square-foot OMS were constructed in 1959. Additional structures at the site include a 544-square-foot Vehicle Wash Rack built in the 1980s and a 144-square-foot hazmat storage shed constructed some time after 1990. Approximately three-quarters of the 5-acre tract is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn with several trees along the north and east sides of the site. An archaeological assessment was completed in 1998, resulting in a recommendation for a Phase I Survey of the Segura USAR Center. The Texas SHPO, concurred in a letter dated July 15, 1997. During the phase I sampling, no artifacts were recovered and no resources were identified. The survey concluded no further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated February 25, 1999.

The Miller Memorial USAR Center is located at 2257 S Sam Houston Ave, Huntsville, Texas. The leased property will be returned to the City of Huntsville, as the Lessor, they have not provided the 63d RSC with their reuse plans for this property. Routinely, leased properties are made available for public uses. The facility is on 2.96 acres of land with four permanent structures: the 7,395-square-foot Training Building, the 1,638-square-foot OMS, a 240-square-foot smoking shelter, and a 120-square-foot smoking shelter. Approximately one-third of the site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Miller Memorial USAR Center is low due to the absence of nearby surface water. The facility is located on moderately well drained soils-Depcor-Huntsburg association soils, and Depcor-Urban land complex (McClintock, Jr. 1979). The slope of the facility is between 7-8%. Approximately 4.6 acres of the 7.5-acre facility is not under buildings and pavement. There is a small lake 1600 feet to the south that is drained by an intermittent stream. Approximately 35 acres along this stream below the lake, and northeast of the stream towards the Miller Memorial USAR Center (to within 1400 feet of the facility) was surveyed in 1977. No archeological sites were found (Cole 1977). No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Marshall USAR Center is located at 1209 Pinecrest Drive East, Marshall, Texas. The City of Marshall plans to use the property for a museum and memorial. The facility is on 3.78 acres of land with two permanent buildings: a 4,472-square-foot Training Building and a 1,328-square-foot OMS. Approximately one-third of the site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn except for the northern portion of the MEP area that is gravel covered. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological

potential of the Marshall USAR Center is low due to the distance to permanent water sources, and the results of nearby surveys. Approximately 3/4 of the 4 acre facility remains largely intact. The facility is located on well drained Bernaldo fine sandy loam (Golden et al. 1994). The slope of the facility is 7%. The closest permanent water is a pond 3,800 feet away. It is located 300 feet from an intermittent stream, but the portion of that stream closest to the facility was surveyed in 1982 without finding any archeological sites (Jurgens 1982). A survey was also conducted along the street in front of the facility without finding any sites (DeBerry 1975). It is unlikely that any archeological sites remain on the facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Hanby-Hayden Memorial USAR Center is located at 612 E Davis Street, Mesquite, Texas. The leased property will be returned to the Mesquite Independent School District, as the Lessor, they have not provided the 63d RSC with their reuse plans for this property. Routinely, leased properties are made available for public uses. The facility is on 4.376 acres of land with two buildings, a 23,686-square-foot Administrative Building, and a 3,814-square-foot Organizational Maintenance Shop (OMS). Approximately 90% of the site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Hanby-Hayden USAR Center is low due to the absence of nearby surface water and construction related disturbance. The facility is located on Houston Black-Urban land complex (40% moderately well drained Houston Black clay, 35% urban land, and other soils) (Coffee et al. 1980). The slope is less than 1%. Approximately 3.2 acres of the 5-acre facility is not under buildings or pavements. The facility is located 1400 feet from the source of an intermittent stream, and 2200 feet from a small lake. No development of the property appears on the 1893 USGS map. A portion of the intermittent stream was surveyed without locating any archeological sites (THC survey files: HRCS 1980). It is unlikely that there are any archeological sites on the facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Pasadena USAR Center is located at 3105 San Augustine Ave, Pasadena, Texas. The leased property will be returned to the City of Pasadena, as the Lessor, they have not provided the 63d RSC with their reuse plans for this property. Routinely, leased properties are made available for public uses. The facility is on 4.14 acres of land with two permanent structures: a 22,177-square-foot Training Building and a 6,087-square-foot OMS. Most of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Pasadena USAR Center is low due to the extent of construction related disturbance. The facility is located on Bernard-Urban land complex soils (30-80% somewhat poorly drained Bernard clay loam, 10-70% urban land, and other soils) (Wheeler 1976). The slope of the facility is less than 1%. The facility is located within 100 feet of an intermittent drainage, but it is channelized, and has clearly been heavily modified. The closest permanent water is a small pond approximately 4000 feet away. The 1916 USGS map shows no development on the facility. Most of the facility has now been developed, and only patches remain that are not under buildings or pavements, totaling

less than 1 acre. It is unlikely that any archeological sites are located at the facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Boswell Street USAR Center is located at 432 Boswell Street, San Antonio, Texas. The property will be transferred to the Veteran's Administration for reuse as non-patient administration space. The facility is on approximately 8 acres of land with two permanent structures: a 25,303-square-foot Training Building and a 14,623-square-foot organizational maintenance shop (OMS). Approximately 80% of the property is impervious (i.e., asphalt, concrete, or building footprint) and most is utilized for vehicle and equipment staging on asphalt parking areas. The remaining ground surface is covered by grassy, landscaped areas surrounding the main buildings and there is a sparse population of trees. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Boswell Street USAR Center is low due to the lack of nearby surface water. The facility is built on well drained Houston Black clay (Taylor et al. 1966). The slope of the facility is less than 1%. There is an intermittent drainage 700 feet to the south of the facility that has been channelized. The facility is 8,000 feet from the San Antonio River. The facility is located in a developed area of San Antonio. Approximately 1.5 acres of the 8-acre facility remains relatively intact. It is unlikely that archeological sites remain on the facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Callaghan Road USAR Center is located at 600 Callaghan Road, San Antonio, Texas. The property will be put up for Public Sale. The planned reuse is currently not known at this time. No new property owner has been identified. The facility is on 5.0 acres of land with three buildings: an 18,053-square-foot Administrative/Training Building, a 3,803-square-foot organizational maintenance shop (OMS), and an approximately 900-square-foot oil-water separator (OWS) building. Approximately 80% of the 5.0-acre property is impervious (i.e., asphalt, concrete, or building footprint) and most is utilized for vehicle and equipment staging on asphalt parking areas. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Callaghan USAR Center is low because of the extent of construction related disturbance, and the distance to surface water. The facility is built on well drained Houston black gravelly clay (Taylor et al. 1966). The slope of the facility is 1.5%. The facility is located 600 feet from the source of an intermittent stream, and 6400 feet from the closest permanent water. USGS maps show no development on the facility property in 1903 and 1953. Most of the facility has been developed. Only patches totaling less than 1 acre remain on this facility. It is unlikely that there are archeological sites on this facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The San Marcos USAR Center is located at 631 East Hopkins Street, San Marcos, Texas. The leased property will be returned to the City of San Marcos, as the Lessor, they have not provided the 63d RSC with their reuse plans for this property. Routinely, leased properties are made available for public uses. The facility is on 3.88 acres of land with two permanent structures: a 17,719-square-foot USAR Center Building and a 1,331-square-foot OMS. Approximately two-thirds of the site is covered by impervious surface features (e.g., asphalt

parking areas, driveways, concrete walkways, building footprints, etc.). The remaining ground surface is covered by lawn area. An archaeological assessment was completed in 1998, resulting in a recommendation for a Phase 1 Survey of the San Marcos USAR Center. The southwest end of the San Marcos USAR Center has been reclaimed by the city as the site for a new public library, and a buried gas line extends the length of the Army Reserve Center building on the southeast side. As a result of this action, only 0.7 acres or less were available for survey. Although 4 STPs were placed to test the far northeast and southwest portions of the facility, no artifacts were recovered. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated February 25, 1999.

The Watts-Guillot Memorial USAR Center is located at 2800 W. 15th Street, Texarkana, Texas. The Red River Redevelopment Authority plans to use the property for an adult vocational training center. The facility is on approximately 7 acres of land with two permanent buildings: an approximately 11,326-square foot Training Building and an 2638-square foot OMS. Approximately one-third of the site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn. The Site is bordered to the north by 15th Street and to the west by Victory Drive. A wooded area is the southern border, and Cowhorn Creek is along the eastern border. An archaeological assessment was completed in 1998, resulting in a recommendation for a Phase 1 Survey of the San Marcos USAR Center. As a result of the Phase I survey, 6 STPs were excavated on the eastern side of the property, and an additional 10 STPs were excavated in the wooded area. No artifacts were recovered. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated February 25, 1999.

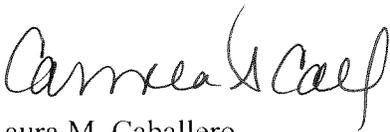
The Wichita Falls USAR Center is located at 3315 9th Street, Wichita Falls, Texas. The City of Wichita Falls plans to use the property for a city maintenance operations facility. The facility is located on approximately 2.8 acres of land with two permanent structures: a 12,506-square-foot Training Building used for administrative functions and a 2,752-square-foot OMS. Approximately two-thirds of the site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn and some ornamental trees and shrubs. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Wichita Falls USAR Center is low due to the lack of nearby surface water, and the extent of construction related disturbance. The facility is located on Kamay-Urban land complex, with some Bluegrove-Urban land complex soils (30% well drained Kamay or Bluegorve loamy soil and 60% urban land) (Richardson et al. 1977). The slope is 2%. The facility is located 400 feet from an intermittent pond, and 1600 feet from permanent water (the Wichita River). Most of the facility has, been developed with only pockets of relatively undisturbed land totaling less than 1 acre. There is little likelihood of archeological sites on the Wichita Falls USAR Center. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The 63d RSC recently commissioned a historic building evaluation, through Brockington and Associates and determined based on the architectural survey that several buildings are not eligible for listing on the NRHP. The following facilities were determined not eligible for listing on the NRHP: Grimes Memorial USAR Center, Rathjen Memorial USAR Center, Jules E.

Murchert USAR Center, Roque O. Segura Memorial USAR Center, Miller Memorial USAR Center, Marshall USAR Center, Hanby-Hayden Memorial USAR Center, Pasadena USAR Center, Boswell Street USAR Center, Callaghan Road USAR Center, San Marcos USAR Center, and the Wichita Falls USAR Center surveys are enclosed for your review. Also noted from this survey, the 63d RSC has determined that the following facilities are eligible for listing on the NRHP: Blucher S. Tharp Memorial USAR Center and Watts-Guillot Memorial USAR Center, these surveys are enclosed for your review.

Based on our determinations of eligibility, the 63d RSC has determined that there will be *no adverse effect* on historic properties as a result of the proposed property transfers noted above. We request your concurrence and comments on the 63d RSC determinations and the enclosed documentation within 30 days of receiving this letter and its supporting documentation. If you have any further questions please contact the undersigned at (650) 793-8273.

Sincerely,


for: Laura M. Caballero
BRAC Environmental Coordinator
63rd Regional Support Command

Enclosures

TEXAS HISTORICAL COMMISSION
real places telling real stories

May 4, 2011

Laura M. Caballero
BRAC Environmental Coordinator
63rd Regional Support Command
Department of the Army
P.O. Box 63
Moffett Field, California 94035-1000

Re: 63rd Regional Support Command eligibility concurrence on U.S. Army Reserve (USAR) Centers in Texas

Dear Ms. Caballero:

Thank you for your correspondence describing the above referenced project. This letter serves as comment on the proposed undertaking from the State Historic Preservation Officer, the Executive Director of the Texas Historical Commission.

Our staff, led by William McWhorter, has completed a review of the above referenced project. The THC concurs with your determination that the Grimes Memorial, the Rathjen Memorial, the Jules E. Murchet, the Roque O. Sequra Memorial, the Miller Memorial, the Marshall, the Hanby-Hayden Memorial, the Pasadena, the Boswell Street, the Callaghan Road, the San Marcos, and the Wichita Falls USAR Centers are **not-eligible** for listing in the National Register of Historical Places. The THC concurs with your determination of **eligible** for the Blucher S. Tharp Memorial USAR Center (in Amarillo) and the Watts- Guillot Memorial USAR Center (in Texarkana) for listing in the National Register of Historical Places.

We **do not concur** at this time with your determination that the proposed undertakings will have No Adverse Effect. The transfer of non-eligible resources out of Federal ownership or control will have No Effect to historic properties. The transfer of the two eligible reserve centers out of Federal ownership or control will have No Adverse Effect **only** if those properties are transferred with a protective covenant in place. Otherwise, under 36 CFR 800, the transfers will have Adverse Effects to the historic properties. Please provide us with additional information detailing the proposed transfer process for each reserve center and the Army's intentions regarding the placement of a protective covenant or treatment of potential Adverse Effects.

Thank you for your cooperation in the federal review process, and for your efforts to preserve the irreplaceable heritage of our nation. If you have any questions concerning this review or if we can be of further assistance, please contact William McWhorter at 512/463-5833. For questions related to development or review of the requested additional information, please contact Caroline Wright at 512/463-6214.

Sincerely,



for: Mark Wolfe
State Historic Preservation Officer



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DRAFT
FINDING OF NO SIGNIFICANT IMPACT (FNSI) FOR THE
CLOSURE, DISPOSAL AND REUSE OF THE
BOSWELL STREET U.S. ARMY RESERVE CENTER,
SAN ANTONIO, TEXAS

Pursuant to the Council on Environmental Quality (CEQ) regulations (40 CFR 1400-1508) for implementing the procedural provisions of the *National Environmental Policy Act* (NEPA) (42 U.S.C. 4321 et. seq.) and the U.S. Department of Army Regulation 32 CFR 651 (*Environmental Analysis of Army Actions*; Final Rule), as well as policy and guidance provided by the *Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act*, the U.S. Army conducted an environmental assessment (EA) of potential environmental effects associated with implementation of BRAC realignment actions.

Purpose and Need. On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the Boswell Street United States Army Reserve (USAR) Center, San Antonio, Texas and relocation of essential missions to other installations. These recommendations were approved by the President on September 23, 2005, were forwarded to Congress, and on November 9, 2005, the recommendations became law. The BRAC Commission recommendations must now be implemented as provided for in the Defense Base Closure and Realignment Act of 1990 (Public Law 101-510), as amended. The BRAC Commission made the following recommendations concerning Boswell Street USAR Center, San Antonio, Texas:

“Close the United States Army Reserve Center, Boswell, TX, and the United States Army Reserve Center, Callaghan, TX, and relocate units to a new Armed Forces Reserve Center on existing Federal property on Camp Bullis, TX. The new AFRC shall have the capability to accommodate Texas National Guard Units from the Texas ARNG Readiness Center in Hondo, TX, A Company and Headquarters Company, 1st of the 141st Infantry, the Fifth Army ITAAS, the Regional Training Site- Intelligence, and the Texas Army National Guard Area Support Medical Battalion, if the state decides to relocate those National Guard units.”

Description of the Proposed Action. The Proposed Action, disposal and reuse, follows the BRAC Commission’s recommendation to close the Boswell Street USAR Center, San Antonio, Texas.

Alternatives. Four alternatives are evaluated in this EA:

Preferred Alternative. For the Preferred Alternative, the Army would close Boswell Street USAR Center and dispose of the property through a public auction. The Preferred Alternative includes commercial use of the property in general conformance with existing zoning and without a significant expansion of the facilities.

Expanded Site Plan Alternative. For the Expanded Site Plan Alternative, the Army would close Boswell Street USAR Center and dispose of the property through a public auction. For purposes of comparing this alternative with other alternatives, the EA assumes that three of the components of the current property use (the administrative building, the Organizational Maintenance Shop and the parking lots) would increase to 150 percent of current capacity under a commercial re-use scenario.

Caretaker Status Alternative. From the time of operational closure until conveyance of the Property, the Army will provide maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Under this alternative, the Army would reduce maintenance levels to the minimum level for surplus government property.

No Action Alternative. CEQ regulations require analysis of the No Action Alternative in an EA, for it serves as the baseline against which the impacts of the Proposed Action and alternatives will be evaluated. Accordingly, the No Action Alternative is evaluated in this EA.

Alternatives Considered and Eliminated from Further Analysis. Since no cleanup actions are required, the Property is not a suitable candidate for early transfer, and this alternative was not carried forward for further analysis. Weston Solutions Inc. (Weston) provided an unsolicited redevelopment plan to the San Antonio Local Reuse Authority (SALRA) in 2007. Weston proposed redevelopment of the Property in accordance with the approved SALRA reuse plan. Based on verbal communication and e-mail correspondence with a Weston representative, Weston does not intend to pursue the purchase and redevelopment of the Property. Therefore, Weston's redevelopment Alternative was not carried forward for further analysis in the EA. The SALRA did not receive any additional notices of interest from other agencies or public entities; therefore, no other reuses are carried forward for further analysis in the EA.

Factors Considered in Determining that an Environmental Impact Statement is not Required. Impacts were analyzed for land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socioeconomics, transportation, utilities, and hazardous and toxic substances. No significant impacts from implementation of the proposed disposal and reuse action would occur.

Conclusion. Based on the environmental impact analyses described in the EA, which are hereby incorporated into this FNSI, none of the alternatives for the Proposed Action would have a significant impact on the quality of the natural or the human environment. Therefore, an environmental impact statement is not required and will not be prepared.

Public Comment. The Army will begin a 30-day public review period by placing a Notice of Availability of the final EA and draft FNSI in the *La Prensa* and the *San Antonio Express-News* newspapers. Interested parties will be invited to review and comment on the EA and draft FNSI and will be informed of their availability at the Guerra Public Library, 7978 West Military Drive, San Antonio, Texas 78227, and on the BRAC website. Comments from the public and government agencies received during the 30-day public comment period will be included in this section.

Date: _____

FOR THE COMMANDER

STEWART R. FEARON
COLONEL, EN
Regional Engineer