
FINDING OF NO SIGNIFICANT IMPACT
ENVIRONMENTAL ASSESSMENT FOR
BRAC 05 RECOMMENDATIONS FOR
CLOSURE, DISPOSAL, AND REUSE OF THE
JULES E. MUCHERT US ARMY RESERVE CENTER
DALLAS, TEXAS
FAC ID TX023

On September 8, 2005, the Defense Base Closure and Realignment (BRAC) Commission recommended that the Department of Defense (DoD) close the Muchert United States Army Reserve Center (Muchert USARC or the Property) in Dallas, Texas; and relocate units to a new Armed Forces Reserve Center in Lewisville, Texas.

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

PROPOSED ACTION

The proposed action is the closure, disposal, and reuse of the Muchert USARC. Reuse of the surplus property made available by the closure of the Muchert USARC would occur as a secondary action resulting from disposal. The Muchert USARC, located at 10031 East Northwest Highway, Dallas, Texas, was built in 1957. This Property consists of 5.15 acres of developed land with the following structures:

- 30,861-square-foot administration building
- 6,383-square-foot organizational maintenance shop
- 600-square-foot vehicle wash area and associated awning
- 312-square-foot recreation shelter.

ALTERNATIVES CONSIDERED

Alternative 1, No Action Alternative

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

prior mission, the current caretaker status, and the proposed reuse. Therefore, the No Action Alternative is evaluated in the EA.

Alternative 2, Caretaker Status

The Army secured the Muchert USARC after the military mission ended on September 7, 2011 to ensure public safety and the security of remaining government property and to complete any required environmental remediation actions. From the time of operational closure until conveyance of the property, the Army would provide sufficient maintenance to preserve and protect the Property for reuse in an economical manner that facilitates redevelopment. If the Muchert USARC is not transferred, the Army would reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management)..

Alternative 3, Preferred Alternative: Traditional Army Disposal and Reuse as a City of Dallas Parks and Recreation Facility

The Army would make a public benefit conveyance of the closed BRAC05 Muchert USARC to the City of Dallas under the Federal Lands to Parks Program as recommended by the Muchert USARC Local Redevelopment Authority (LRA) in their reuse plan.

The buildings on the Property would be used for City of Dallas Parks and Recreation offices and vehicle maintenance. The Property would be converted from its current use to a park and recreation facility. Basic renovations (e.g., elevator installation, interior renovations, and roof maintenance) are estimated to cost \$2 million and would not include any major structural construction. A hike and bike trailhead would be located on the Property and would eventually be connected to the existing City of Dallas Parks trail network (City of Dallas LRA 2009). Generalized property reuse intensities were not examined in this EA due to the small size of the Property and since there was a final reuse plan on which to base the NEPA analysis. The Muchert USARC will be transferred as is.

FACTORS CONSIDERED IN DETERMINING THAT NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED

The EA, which is incorporated by reference into this Finding of No Significant Impact, examined potential effects of the Preferred Alternative (Disposal and Reuse as a City of Dallas Parks and Recreation Facility), Caretaker Alternative, and No Action Alternative on 12 resource areas and areas of environmental and socioeconomic concern: aesthetics and visual resources, air quality, biological resources, cultural resources, geology and soils, hazardous materials and toxic substances, land use, noise, socioeconomics (including environmental justice and protection of children), transportation, utilities, and water resources.

Implementation of the Preferred Alternative (Disposal and Reuse as a City of Dallas Parks and Recreation Facility) would result in both short- and long-term minor adverse effects to air quality, minor long-term beneficial and adverse effects to hazardous materials and toxic substances, long-term minor beneficial effects to land use, and long-term and short-term minor beneficial effects to socioeconomics. At the Muchert USARC, the potential for asbestos containing material, lead-based paint, and polychlorinated biphenyls present in or near some of

the buildings were identified as encumbrances. Reuse of the Muchert USARC property by the City of Dallas would result in no significant adverse or significant beneficial impacts to resource areas because there would be no significant changes from the current use of the Property to the proposed use of the Property. Reuse of the Muchert USARC property by the City of Dallas would result in a variety of short- and long-term minor adverse and beneficial effects on resource areas. The results of the Army's analysis indicate that the physical and socioeconomic environments at the Muchert USARC property and in the region of influence would not be significantly affected by disposal and reuse.

No significant adverse effects are expected to occur with respect to aesthetics and visual resources, biological resources, cultural resources, geology and soil, transportation, utilities, noise, or water resources. Known and potential effects resulting from implementing the Preferred Alternative on the physical and natural environment will not be significant. Therefore, implementation of the Preferred Alternative will not require the preparation of an Environmental Impact Statement. Preparation of a Finding of No Significant Impact is appropriate.

CONCLUSION

Based on the Environmental Assessment, it has been determined that implementation of any of the alternatives will have no significant direct, indirect, or cumulative impacts on the quality of the natural or human environment. Because no significant environmental impacts will result from implementation of the proposed action, an Environmental Impact Statement is not required and will not be prepared.

PUBLIC COMMENT

The EA and draft FNSI have undergone an appropriate 30-day public comment period in accordance with requirements specified in 32 CFR Part 651.

The 30-day public review period was initiated by placing a Notice of Availability of the final EA and a draft FNSI in the *Dallas Morning News* and *The Fort Worth Star Telegram*. The EA and draft FNSI were available at the Dallas Public Library – J. Erik Jonsson Central Library, 1515 Young Street, Dallas, Texas 75201; the Dallas Public Library – Audelia Road Branch, 10045 Audelia Road, Dallas, Texas 75238; and on the Army's BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.



FOR THE COMMANDER

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