

would decrease markedly if the Army is successful in obtaining special legislation approving the Fort Belvoir Engineer Proving Ground Public-Private Development initiative for NCR leased space which could accommodate relocation of Cameron Station activities.

The Commission recommends that the major activities at Cameron Station be relocated to Fort Belvoir, Virginia, which is within commuting distance. The relocations will enhance administrative operations by providing modern facilities designed for administrative purposes. The activities to be relocated include the Defense Logistics Agency, the Defense Contract Audit Agency, the Engineer Activity Capital Area, and the Joint Personal Property Shipping Office, Washington.

For morale and welfare-support functions, the Commission recommends that some proceeds from the closure be applied to expansion of commissary and post exchange facilities in the NCR to the extent that they are required.

Presidio of San Francisco, California

The Commission recommends the Presidio of San Francisco, to include Letterman Army Medical Center (LAMC), for closure, primarily because it has no capability to expand, and LAMC is in need of major structural repairs. The Commission believes that it is unlikely that a new hospital will be constructed on the San Francisco side of the Bay Area. The Presidio and LAMC functions can be relocated. The net cost of closure and relocation will be paid back within two years. The Commission expects annual savings to be \$74.1 million.

The Commission notes that the installation has 1416 acres of land under Army control, of which only 36.5 acres can be sold. Public Law 100-80, Section 2331, provides for lease of the salable land to the city of San Francisco for a term of ten years beginning no later than January 1989. The full value of the 36.5 acres could be realized if the legislation on lease of Presidio lands were repealed.

Presidio is the headquarters for Sixth Army, which provides command and control of regional Reserve-Component forces. LAMC provides medical care for the Bay Area military community, serves as an Army graduate medical training facility, and houses the Letterman Army Medical Institute of Research.

The Presidio has no excess administrative-space capacity. Statutory restrictions preclude new construction. Reconstruction is allowed only if the replacement facility is the same size as the existing structure, regardless of mission. Demolition of a like amount of square footage is required for all reconstruction. The status of the Presidio as a federally registered landmark, with approximately 300 historical structures, will affect any future development plans.

The LAMC does not meet seismic standards and upgrading would be very costly. In addition, the Secretary of Defense has recently assigned regional medical responsibility in this area to the Navy. The Navy operates a similar hospital at Oak Knoll on the east side of the Bay Area.

Closure of Presidio will require action with regard to contaminated sites, PCB transformers, asbestos, and possible underground storage tank leaks. Cleanup of these sites is covered by the Defense

Environmental Restoration Program. Cleanup is independent of the closure. Maintenance of historic sites and the existing agreement with the Golden Gate Recreational Committee will affect property disposal. Adverse environmental impacts are not anticipated for those installations receiving transfers from this action, since comparable activities presently exist there.

The closure will have minimal impact on local employment.

The Commission recommends the following relocations of major units:

-- Headquarters, Sixth Army to Fort Carson, Colorado. This will reduce the high base-operating costs currently experienced at Presidio and place the Sixth Army on a multi-mission installation.

-- The medical assets of LAMC to be distributed throughout the Army medical force structure to improve health care at other bases with large active-duty populations, and to reduce costs.

-- Recurring health-care requirements normally handled by Letterman to be accommodated by other Service medical facilities in the Bay Area or through CHAMPUS.

-- Letterman Army Institute of Research to be relocated to Fort Detrick, Maryland. The: realignment will provide new facilities and consolidate research functions.

Coosa River Annex, Alabama

The Commission recommends Coosa River Annex for closure. It has limited military value because it has been essentially inactive for several years, with

only a minimal ammunition storage mission. There are no mobilization requirements for this property. The net cost of closure will be paid back immediately upon sale of the land. The Commission expects annual savings to be \$100 thousand.

Coosa River has only limited ammunition storage capability. The ammunition can be either demilitarized or relocated. Inadequate facilities limit any additional ammunition-related functions at the site.

Coosa River has significant environmental cleanup problems. The hazardous waste problems include asbestos, PCBs in transformers, and other forms of contamination. Cleanup of these sites is covered by the Defense Environmental Restoration Program. Cleanup is independent of the closure.

The closure will have no impact on local employment.

The Commission recommends relocating the ammunition storage mission to Anniston Army Depot, Alabama.

Navajo Depot Activity, Arizona

The Commission recommends Navajo for closure and anticipates its eventual transfer to the Arizona National Guard. The military value of the installation is lower than others in the same category. The Army does not exercise operational control of the depot and the ammunition mission and tenants of the installation can be relocated. The net cost of closure and relocation will be paid back within four years. The Commission expects annual savings to be \$3.1 million.