FINAL

Environmental Assessment for BRAC 05 Disposal and Reuse of Fort Gillem, Georgia

Prepared by:

U.S. Army Corps of Engineers: Mobile District

With Technical Assistance from:
Marstel-Day, LLC
Fredericksburg, VA 22401

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Prepared by:
U.S. Army Corps of Engineers
Mobile District

STEVEN J. ROEMHILDT
Colonel, Corps of Engineers
Commanding

8/12/10
Date

Approved by:
Fort Gillem, Georgia

DEBORAH B. GRAYS
Colonel, U.S. Army
Commanding

13 Oct 10
Date

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EXECUTIVE SUMMARY

INTRODUCTION

The 2005 Base Closure and Realignment Commission (BRAC Commission) made recommendations for realignment and closure actions for military installations in conformity with the provisions of the Defense Base Closure and Realignment Act of 1990 (Base Closure Act), Public Law 101-510, as amended. These recommendations included the closure of Fort Gillem, Georgia, in conjunction with closure of the Army-Air Force Exchange System Atlanta Distribution Center and the establishment of a contiguous enclave for the Georgia Army National Guard, the remainder of the 81st Regional Readiness Command units, the Criminal Investigation Division (CID) Forensics Laboratory, and the Navy Reserve Intelligence Area 14. In the absence of Congressional disapproval, the BRAC Commission's recommendations became binding on November 9, 2005. The Fort Gillem installation property was determined to be surplus to the Department of the Army (Army) needs, and disposal must be completed no later than September 15, 2011.

This Environmental Assessment (EA), prepared in accordance with the National Environmental Policy Act of 1969 (NEPA), analyzes the environmental and socioeconomic effects of disposal of the federal property and reasonable, foreseeable reuse alternatives.

BACKGROUND

Fort Gillem is located in north central Georgia, approximately 11 miles south of downtown Atlanta, Georgia, and approximately 4 miles east of the Hartsfield-Jackson Atlanta International Airport (Figure ES-1). It is approximately 1,426 acres and located in the town of Forest Park, a southern Atlanta suburb in Clayton County. Its dimensions are approximately 2.5 miles east to west and 1.5 miles north to south.

Fort Gillem is a subinstallation of Fort McPherson. Fort Gillem's basic area of responsibility is the northwestern section of the State of Georgia. HQ First U.S. Army and Army-Air Force Exchange Service Distribution Region, and the CID Forensics Laboratory are the major tenants at Fort Gillem.

PROPOSED ACTION AND ALTERNATIVES

The proposed action is to dispose of approximately 1,189 acres of surplus property (primary action) made available by closure mandated by the BRAC Commission and subsequent reuse of installation land and infrastructure by others (secondary action). The Army will maintain an enclave of approximately 237 acres for continued military use of the existing site, consistent with the BRAC Commission's recommendation as discussed above, as well as discretionary movement of the Southeast Regional Storage Management Office to the enclave. The Atlanta Fraud Field Office, the Southeastern

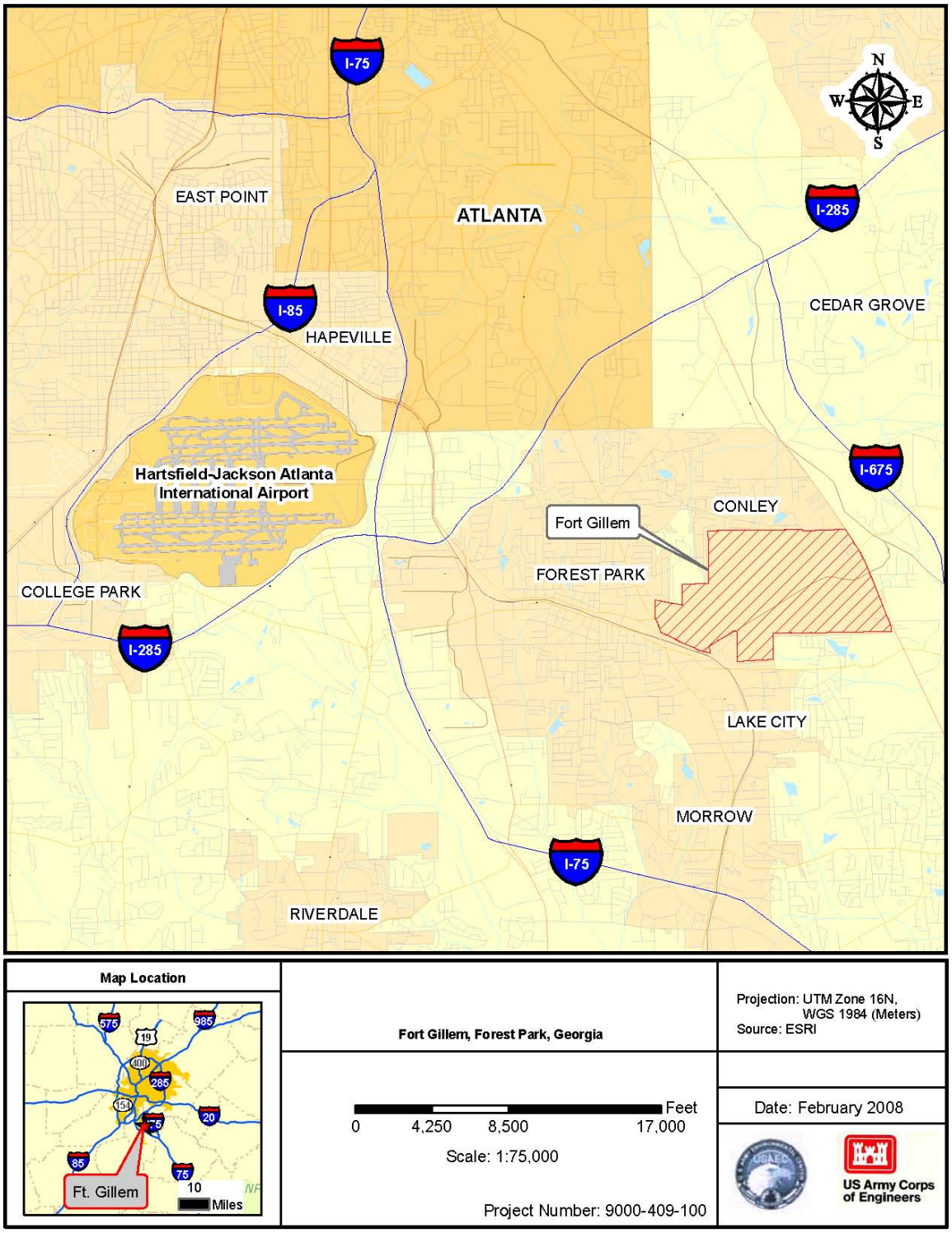

Figure ES-1 Regional Map

Fraud Office, and the Military Entrance Processing Station remain in place within the enclave.

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

Alternatives for the proposed action are:

- early transfer disposal – transfer before environmental remediation is completed
- traditional disposal – transfer property once environmental remediation is completed
- caretaker status – secure property and continue environmental remediation
- no action – continue the mission as prior to November 2005

The Army considers the Local Redevelopment Authority's (LRA) reuse plan as the primary source from which to determine reuse scenarios to be considered. The LRA is an organization established to aid in the transfer of federal property for redevelopment and reuse by others, as further discussed in the section to follow. Reuse alternatives for the Fort Gillem property are analyzed in terms of intensity-based probable reuse scenarios; specifically, medium-low intensity, medium intensity and medium-high intensity reuse scenarios for Fort Gillem are evaluated in this EA. The Army expresses no preference with respect to reuse scenarios because reuse planning decisions are not within its authority.

DISPOSAL PROCESS

Methods available to the Army for property disposal include transfer to another federal agency, public benefit disposal conveyance, economic development conveyance,

negotiated sale, competitive sale, exchanges for military construction, conservation conveyance, and conveyance for cost of environmental remediation. The real estate screening process for the Fort Gillem property first invited expressions of interest by DoD and other federal agencies, then by the LRA (the Forest Park/Fort Gillem Local Redevelopment Authority [FP/FGLRA]), state and local authorities, and homeless assistance providers. In response to this screening, there was one declaration of interest by the Federal Emergency Management Agency. That declaration was withdrawn in June 2007. No other federal agencies expressed interest.

Of the Fort Gillem property area of 1,426 acres, approximately 237 acres are currently planned for retention as an enclave. The enclave will have continued operations and new construction and discretionary activities have been considered under separate NEPA analyses and also under cumulative effects within this EA (see Section 2.2.1 for further details regarding enclave units and actions, as well as Appendix B). Therefore, the Army proposes to dispose of approximately 1,189 acres of surplus property to entities outside of the Government for redevelopment in accordance with the FP/FGLRA (reuse plan, FP/FGLRA 2007). The FP/FGLRA reuse plan envisions multiple-use redevelopment of the area, including commercial/retail, commercial/office, business park, light industrial, and public institutional. Light, clean industries are the emphasis. The industrial areas are designed to be flexible for assembly, distribution, logistics, and warehousing. The reuse plan includes an office park, commercial space, a shopping center, and residential development.

The Army prepared the Environmental Condition of Property report for Fort Gillem in January 2007 to describe the current environmental conditions of the surplus properties (U.S. Army 2007). Remediation or cleanup of contaminated sites is guided by the Army's BRAC Installation Restoration Program (IRP). Remediation activities to occur prior to disposal of surplus property at Fort Gillem include cleanup of sites contaminated as a result of previous actions related to the handling and disposal of hazardous materials and substances. For example, the Army's remediation of IRP Site FTG-01 (North Landfill Area) is currently ongoing under CERCLA. On September 10, 1993, the Georgia Department of Natural Resources issued a unilateral Administrative Order for the cleanup of the FTG-01.

ENVIRONMENTAL CONSEQUENCES

Resource areas evaluated in this EA include 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. Direct, indirect, and cumulative impacts of each disposal and reuse alternative on the resource areas include a variety of short-term and long-term impacts, both adverse and beneficial. Environmental effects are evaluated based on the Region of Influence (ROI). An ROI is a zone or area that is specific to the resource area (land use, air, water, etc.) where a disposal, reuse, and/or mitigation action has a potential effect. Table ES-1 presents an overview of the environmental and socioeconomic effects associated with each of the alternatives evaluated in the EA. A summary of those effects follows.

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

Resource Areas	No Action (Baseline)	Early Transfer Disposal[1]			Traditional Disposal[1]			Caretaker Status[1]			Reuse Scenarios[1]						
		Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	MLIR Direct	MLIR Indirect	MIR Direct	MIR Indirect	MHIR Direct	MHIR Indirect	Cumulative
Land Use		▫		▫○	▫		▫○	▫		○	▫	▫	▫	▫	▫⊼	▫	▫○
Aesthetic/Visual Resources		▫○	▫	▫	▫○	▫	▫	▫	○	○	▫○	▫	▫⊖	▫	▫○	▫	▫
Air Quality		▫	▫	▫	▫	▫	▫	○	○	○	▫		▫		▫		▫
Noise		▫	▫	▫	▫	▫	▫	○	○	○	▫	▫	▫	▫	▫	▫	▫
Geology and Soils		▫			▫			▫			▫		▫		▫		
Water Resources		▫	▫	▫	▫	▫	▫	▫	○	○	▫○	▫	▫	▫	▫	▫	▫
Biological Resources		▫⊼	▫⊼	▫⊼	▫⊼	▫⊼	▫⊼	○	▫○	○	▫		▫	▫	⊼	⊼	▫⊼
Cultural Resources		⊼	⊼		⊼	⊼		▫			⊼	▫	⊼	▫	⊼	▫	
Socioeconomics		▫○⊖	▫○⊖	▫⊖	▫○⊖	▫○⊖	▫⊖	▫	▫	▫○	▫○	▫○	○⊖	○⊖	▫○⊖	▫○⊖	▫○⊖
Transportation		▫⊼○	▫○	▫	▫⊼○	▫○	▫	▫○		○	▫○	▫	▫⊼	▫⊼	▫⊼	▫⊼	⊼
Utilities		▫⊼○	▫		▫⊼○			▫		○	▫○		⊼○		⊼○		▫⊼
Hazardous/Toxic Substances			▫			▫		○				▫	▫	▫	▫	▫	

○ Beneficial Effect (Minor)
⊖ Beneficial Effect (Moderate)
● Beneficial Effect (Significant)

▫ Adverse Effects (Minor)
⊼ Adverse Effects (Moderate)
■ Adverse Effects (Significant)
NOTE: No significant adverse effects are anticipated.

[1]Empty cells indicate instances of no effects or negligible effects resulting from disposal/reuse scenario indicated

Disposal Alternatives

Early Transfer Disposal Alternative. Implementing early transfer disposal would cause minor or moderate adverse effects for most resource areas. Overall, the results of the analysis found that minor adverse effects would occur in the areas of land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, socioeconomics, transportation, and hazardous and toxic substances. Most of these are considered short-term and once redevelopment is completed would not be considered an impact. Moderate long-term adverse effects would occur for biological resources, cultural resources, transportation, and utilities. Minor beneficial effects would occur for aesthetics and visual resources, socioeconomics, transportation, and utilities. Moderate beneficial effects would also occur for socioeconomics. Adverse effects may be reduced if "green building" attributes are incorporated when the redevelopment plan is implemented.

Traditional Disposal Alternative. For traditional disposal, minor or moderate adverse impacts were found for all resource areas. With the extended time frame of the redevelopment schedule, these resource areas would have mitigation measures factored into the construction and reuse planning. Overall, the results of the analysis found that minor adverse effects would occur in the areas of land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, socioeconomics, transportation, utilities, and hazardous and toxic substances. Moderate adverse effects would occur for biological resources, cultural resources, transportation, and utilities. Some minor beneficial effects would occur for aesthetics and visual resources, socioeconomics, transportation, and utilities. Moderate beneficial effects would also occur for socioeconomics. Adverse effects may be reduced if "green building" attributes are incorporated when the redevelopment plan is implemented.

Caretaker Status Alternative. For the caretaker status alternative, minor adverse impacts were found for land use, aesthetics and visual resources, geology and soils, water resources, biological resources, cultural resources, socioeconomics, transportation, and utilities. Some minor beneficial effects would also occur for aesthetic and visual resources, air quality, noise, water resources, biological resources, transportation, and hazardous and toxic substances.

The selection of a disposal alternative would not result in direct environmental impacts concerning contaminated parcels because the Army would proceed to remediate all known sites for the current use of the property.

No Action Alternative. Implementation of this alternative would result in no beneficial, adverse, or cumulative effects.

Reuse Alternatives

Direct, indirect, and cumulative effects of the three reuse scenarios evaluated have the potential for a variety of adverse and beneficial short-term and long-term effects.

Medium Intensity Reuse. In order to encompass potential effects under reuse, the medium intensity reuse (MIR) scenario for Fort Gillem represents a development intensity which is commensurate with what is proposed in the FP/FGLRA reuse plan (approximately the same intensity). It is approximately three times the current site usage with increases in the number of housing units, retail and commercial space, and warehouse and industrial space. This would then increase the number of construction and permanent jobs created. The results of this analysis generally found overall minor adverse impacts on land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socioeconomics, and hazardous and toxic substances. Overall, moderate adverse impacts would occur in the context of cultural resources, transportation, and utilities.

Adverse effects to air emissions, water usage, and storm water discharge was found to be below significance thresholds. The results of this analysis found some minor beneficial effects would occur for socioeconomics and utilities. Some moderate beneficial effects would occur in the context of aesthetic and visual resources and socioeconomics. Reuse of Fort Gillem at the MIR level represents slightly greater amounts of built space and higher levels of employment than are currently found and would add jobs and increase population in the ROI. Potential beneficial effects may occur as certain sustainable design (green building) features are incorporated when the redevelopment plan is implemented.

Medium-Low Intensity Reuse. Reuse of the installation at medium-low intensity (MLIR), similar to the level of intensity currently at Fort Gillem, would result in fewer adverse effects than the MIR and medium-high intensity (MHIR) scenarios. Overall, adverse effects are minor in the context of 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. Moderate adverse impacts would also occur in the context of cultural resources. Some beneficial effects to the areas of aesthetic and visual resources, water resources, socioeconomics, transportation, and utilities would also occur.

***Medium-High Intensity Reuse*.** Direct, indirect, and cumulative effects related to reuse are most noticeable under the MHIR scenario. This represents development at five times the current site usage, again with increases in the number of residential units created. Retail and commercial, business park office space, and industrial space would also be increased under the MHIR scenario. Reuse of the installation at medium-high intensity would result in effects similar to those under the MIR scenario with changes in intensity relative to this increase in development. Minor adverse effects are expected in the context of land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, socioeconomics, and hazardous and toxic substances. Overall, adverse effects would most noticeably intensify from minor to moderate in the context of land use, biological resources, cultural resources, transportation, and utilities. Moderate beneficial effects would occur for socioeconomics. Some beneficial effects of redevelopment in the context of aesthetic and visual resources would be reduced in the MHIR scenario, as compared to the MIR scenario, due to increased development activity. In addition, minor beneficial effects in the context of socioeconomics and utilities are expected.

MITIGATION AND RECOMMENDATIONS FOR PLANNING AND MANAGEMENT

Other than adherence to the mitigation terms specified in the Memorandum of Agreement (MOA) for the protection of cultural resources, no additional mitigation is required of the Army to reduce or avoid effects below levels of significance. Furthermore, federal, state, and local regulations and policies by entities who receive properties at Fort Gillem will govern, to a large extent, the proper use and conservation of the environment including air quality, wetlands resources, water quality, cultural resources, and other resources. Beyond such measures, certain management measures may be implemented by the Army or the FP/FGLRA in order to successfully manage the disposal and redevelopment of Fort Gillem according to the principles of sound and sustainable planning. These measures would not be required to reduce the level of potential effects to a less than significant level, but could be applied by the Army or FP/FGLRA as management measures to reduce or avoid adverse effects.

Regulatory requirements, deed notifications of sensitive resources, and optional mitigation and management measures for future property owners are outlined below to help ensure successful management of environmental resources.

Early Transfer/Traditional Disposal. Beyond mitigation specified in the MOA (see Section 4.15 and Appendix D), no additional mitigation is required of the Army to avoid significant adverse effects. To avoid, reduce, or compensate for minor or moderate adverse effects that might occur as a result of early transfer or traditional disposal, the Army would:

- Implement cultural resource mitigation requirements specified in the MOA (see reuse discussion further below and Appendix D for further details).
- Develop conveyance documents that would notify future owners of the properties of particular notification requirements concerning natural and cultural resources (as specified in the MOA). Conveyance documents would also identify past hazardous substance activities at each site, as required by CERCLA and CERFA.
- Include in the transfer or conveyance of BRAC property appropriate encumbrances to avoid potential adverse effects on a variety of environmental resource areas, such as restrictions on groundwater use and excavation within the boundaries of the IRP sites that are scheduled to be remediated for the current use or open space.
- Continue to work with the FP/FGLRA to ensure that disposal transactions are consistent with the adopted reuse plan.
- Continue to identify, delineate, and, where appropriate, abate hazardous conditions in accordance with Army regulations and policies.
- Until final disposal, maintain installation buildings, infrastructure, and natural resources to the extent provided by Army policy and regulations.
- Manage all environmental resources to ensure that the BRAC property remains in compliance with state and federal laws and local regulations.

Caretaker Status Alternative. Beyond adherence to Army policy and procedures relative to long-term caretaker conditions and the terms of the MOA, no specific mitigation is required of the Army to avoid significant adverse effects. The longer the Fort Gillem property remains in caretaker status, the greater the potential will be for adverse effects on various resources. The Army would implement the following measures to reduce or avoid adverse effects associated with caretaker status as they might occur:

- Conduct installation security and maintenance operations to the extent provided by federal policies and regulations.
- Continue to identify clean or remediated portions of the installation surplus properties and prioritize restoration and cleanup activities. Recycle solid waste and debris where practicable.
- Continue with remediation actions as prioritized by the Army.
- Maintain necessary natural and cultural resources management measures (e.g., mothballing requirements as specified in the MOA), including continued coordination with other federal agencies.

No Action Alternative. Under the no action alternative, the Army would continue operations at Fort Gillem at the level similar to that occurring prior to the BRAC 2005 Commission's recommendations for closure. Thus, no new increased adverse effects would occur relative to continuation of the Army's mission relative to conditions in November 2005.

Medium-Low Intensity Reuse, Medium Intensity Reuse, and Medium-High Intensity Reuse Scenarios. Under the MLIR, MIR, and MHIR scenarios, non-Army entities assume reuse planning and execution of redevelopment actions. Recommended mitigation measures for intensity-based reuse scenarios, except for remediation, are not the responsibility of the Army. Section 4.15 identifies optimal management measures that could be implemented by other parties for the reduction, avoidance, or compensation of effects resulting from their actions. Other than adherence to specific deed restrictions and notification requirements, and compliance with federal, state, and local regulations and policies, no specific mitigation actions are required to reduce adverse effects below levels of significance, beyond mitigation measures specified in the MOA. Deed notices and management for reducing adverse effects from reuse are outlined in Section 4.15, Mitigation and Recommendations for Planning and Management, as well as Appendix D.

CONCLUSION

Analyses in the EA show that implementation of the proposed action, disposal and reuse of federal property at Fort Gillem, and the alternatives would not result in significant environmental effects. Redevelopment of Fort Gillem would also result in beneficial effects related to economic development. An Environmental Impact Statement is not required prior to implementation of the proposed action, and issuance of a Finding of No Significant Impact is appropriate.

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1 PURPOSE, NEED, AND SCOPE

1.1 INTRODUCTION

The Base Realignment and Closure (BRAC) process affords the Department of the Army (Army) the opportunity to reshape its installations and associated weapons ranges – as well as the organization and stationing of its forces. Through the BRAC process, the U.S. Department of Defense (DoD) evaluates its current stationing plan against multiple variables, including changes in threat, force structure, technologies, doctrine, organization, business practices, and plant inventory (Defense Base Closure and Realignment Commission [DBCRC] 2005). As part of that process, the Army is realigning and closing installations to produce a more efficient and cost-effective base structure for achieving dynamic national military objectives.

One of the recommendations the DBCRC made on September 8, 2005, in conformity with the provisions of the Defense Base Closure and Realignment Act of 1990 (Base Closure Act), Public Law (Pub. L.) 101-510, as amended, requires the closure of Fort Gillem, Georgia. Fort Gillem is surplus to Army needs and will be disposed according to applicable laws, regulations, and national policy. Pursuant to the National Environmental Policy Act of 1969 (NEPA) and its implementing regulations, the Army has prepared this Environmental Assessment (EA) to evaluate the environmental and socioeconomic impacts of disposing of the Fort Gillem property and to consider reasonably foreseeable reuse scenarios.

In its report to the President (DBCRC 2005), the BRAC Commission recommended the following actions for Fort Gillem:

- Close Fort Gillem, Georgia.
- Relocate the Headquarters, First U.S. Army to Rock Island Arsenal, Illinois.
- Relocate the Second Recruiting Brigade to Redstone Arsenal, Alabama.
- Relocate the 52nd Explosive Ordnance Disposal (EOD) Brigade to Fort Campbell, Kentucky.
- Relocate the 81st Regional Readiness Command (RRC) Equipment Concentration Site to Fort Benning, Georgia.
- Relocate the Third U.S. Army Headquarters support office to Shaw Air Force Base, South Carolina.
- Close the Army-Air Force Exchange Service (AAFES) Atlanta Distribution Center (ADC).

- Establish a contiguous enclave for the Georgia Army National Guard, the remainder of the 81st RRC units, the Criminal Investigation Division (CID) Forensics Laboratory, and the Navy Reserve Intelligence Area (RIA) 14.[1]

- The Commission also found the units other than those explicitly stated in the approved recommendation, such as the Military Entrance Processing Station (MEPS), may need to remain in the enclave.

The disposal and reuse of Fort Gillem excess property is the focus of this EA. The specified relocation of units and any construction projects required at receiving installations or actions within the established enclave will be addressed in separate NEPA analysis documents (see Section 2.2.1 for further details regarding enclave units and related projects).

Pursuant to these recommendations, Army missions at Fort Gillem must cease outside of the enclave area. Following closure, the property (approximately 1,189 acres) will be excess to Army needs. Accordingly, the Army proposes to dispose of its real property interests at Fort Gillem. The proposed action is described in Section 2.

1.2 PURPOSE AND NEED

The purpose of the proposed action is to carry out the BRAC Commission's recommendations addressing Fort Gillem and to comply with the BRAC law. The need for the proposed action is to improve the ability of the nation to respond rapidly to the challenges of the 21st Century.

1.3 SCOPE

This EA has been developed in accordance with NEPA and associated implementing regulations issued by the Council on Environmental Quality (CEQ), Code of Federal Regulations (CFR), 40 CFR 1500–1508, and the Army regulation implementing NEPA, "Environmental Analysis of Army's Actions" (32 CFR Part 651). The purpose of the EA process is to inform decision makers and the public of the likely environmental consequences of implementing the proposed action and alternatives. The EA identifies, evaluates, and documents the potential environmental effects of federal property disposal and future reuses of Fort Gillem.

The Base Closure Act specifies that NEPA does not apply to actions of the President, the Commission, or DoD 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

[1] A 237-acre enclave was established in conjunction with the conduct of the screening process for excess property that ultimately resulted in a declaration of surplus for 1,189 acres.

another military installation after the receiving installation has been selected but before the functions are relocated."[2]

The Commission's deliberations and decision as well as the need for closing or realigning a military installation are also exempt from NEPA.[3] Accordingly, this EA does not address the need for closure. NEPA does, however, apply to disposal of surplus federal property as a direct Army action and the reuse of such property as an indirect effect of disposal; therefore, those actions are addressed in this document.

Two disposal alternatives (early transfer and traditional) are identified in the EA for the Army property, as well as a caretaker status alternative, which might arise prior to disposal, and the no action alternative. In addition, three post-disposal reuse scenarios are considered. These are based on medium-low, medium, and medium-high intensity uses, encompassing the Local Redevelopment Authority's (LRA) reuse plan (see Appendix A) and upper and lower boundaries of reasonable reuse. The reuse scenarios are evaluated as secondary actions on federal property to be disposed. These alternatives and scenarios, and the rationale for their selection, are further described in Section 3.

An interdisciplinary team of environmental scientists, biologists, planners, economists, engineers, archaeologists, historians, and military technicians performed the impact analysis. The team identified the affected resources and topical areas, analyzed the proposed action against the existing conditions, and determined the relevant beneficial and adverse affects associated with the action. Section 4, Affected Environment and Consequences, describes the baseline conditions of the affected resources and other areas of special interest at Fort Gillem as of November 2005 when the Commission's recommendations became binding. The environmental consequences of disposal and reuse are also described in Section 4. Conclusions regarding potential environmental and socioeconomic effects of the proposed action are presented in Section 5, Findings and Conclusions.

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

[3] Pub. L. 101-510, Sec. 2905(c)(2)

1.4 PUBLIC INVOLVEMENT

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

The DoD has recognized the Forest Park/Fort Gillem Local Redevelopment Authority (FP/FGLRA) as the LRA for the reuse planning associated with Fort Gillem. The FP/FGLRA is an agency, with a Board of Directors, that will handle the Fort Gillem planning, oversight, and coordination. They developed a strategic reuse plan for Fort Gillem through the use of interactive workshops to identify their visioning process/goals, objectives and reuse plans (see Appendix A).

The FP/FGLRA keeps the public informed about the reuse planning process, and LRA meetings and issues, and has a dedicated Website (www.forestparkga.org/fort-gillem-lra.aspx). During the planning process, the FP/FGLRA invited the public to participate in guiding the reuse of Fort Gillem.

The Army conducted a public scoping workshop, as part of the NEPA process, in order to obtain input from all interested or affected parties regarding the disposal and reuse of Fort Gillem. The purpose was to inform the public of the Army's proposed action and the NEPA process and to learn of any additional environmental issues that should be evaluated in the EA. The Army held the workshops in the afternoon and evening on July 10, 2007, at Forest Park City Hall. Public input was accepted via a comment form available at the workshop, via e-mail, and through oral comments at the workshops.

The FP/FGLRA has also conducted regular monthly public meetings to engage the community in reuse planning. Environmental restoration of Fort Gillem was the primary environmental issue raised during FP/FGLRA reuse planning meetings.

Public participation opportunities with respect to the proposed action and this EA are guided by the provisions of 32 CFR Part 651, Environmental Analysis of Army Actions. If the EA concludes that the impacts from the proposed action are less than significant, then a short public document called a Finding of No Significant Impact (FNSI) is prepared to document these findings and explain that an Environmental Impact Statement (EIS) is not required. The final EA and a draft FNSI, if appropriate, will be made available for a 30-day comment period. The EA will be available for review on the Web at: (http://www.hqda.army.mil/acsim/brac/env_ea_review.htm).

During the public comment period, the Army will consider all comments submitted by federal, state and local agencies, tribes, organizations, and members of the public on the proposed action, the EA, and the draft FNSI. Following due consideration of all comments received, the Army may, if appropriate, sign the FNSI and proceed with the proposed action. If it is determined that implementation of the proposed action would result in

significant environmental impacts, the Army will publish in the *Federal Register* a Notice of Intent to prepare an EIS.

1.5 FRAMEWORK FOR DISPOSAL

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

1.5.1 BRAC Procedural Requirements

Statutory Provisions. The two laws that govern real property disposal in BRAC are the Base Closure Act and the Federal Property and Administrative Services Act of 1949 (Title 40 of the U.S. Code [USC], Sections 471 and following, as amended). The latter is implemented by the Federal Management Regulations at Title 41 of CFR Subpart 101-47. The disposal process is also governed by 32 CFR Part 174 (Revitalizing Base Closure Communities and Addressing Impacts of Realignment) and 32 CFR Part 176 (Revitalizing Base Closure Communities - Base Closure Community Assistance), regulations issued by DoD to implement the BRAC law. Also, the Pryor Amendment and the President's Program to Revitalize Base Closure Communities (see below) are considered.

Screening Process. Having been recommended for closure, the Fort Gillem property is subject to specific procedures to identify potential subsequent public sector users. This process and its results to date are discussed in Section 2.3.4, Real Estate Disposal Process.

The President's Program to Revitalize Base Closure Communities. In July 1993, President Clinton announced a major new revitalization program to speed the economic recovery of communities near closing military installations. The president pledged to give top priority to early use of each closing installation's most valuable assets. A principal goal of the initiative was to provide for rapid redevelopment and creation of new jobs. Key components of the president's community revitalization plan include:

- Job-centered property disposal that puts local economic redevelopment first;
- Appointment of a BRAC Environmental Coordinator (BEC) at installations slated for closure;
- Easy access to transition and redevelopment help for workers and communities; and
- Larger economic development planning grants to base closure communities.

The Army is fully committed to the President's Program to Revitalize Base Closure Communities. A BEC and Base Transition Coordinator have been appointed for the Fort Gillem property, and the Army has taken an active role in providing assistance to local officials in the community.

The Pryor Amendment. Congress endorsed the president's program by enacting the Base Closure Communities Assistance Act (contained in Title XXIX, Pub. L. 103-160), popularly known as the "Pryor Amendment" in recognition of its principal legislative sponsor. This act, as amended, provides legal authority to carry out the president's plan by granting conveyances of real and personal property to local redevelopment authorities. In the case of Fort Gillem, the FP/FGLRA acts as the LRA. Specifically, the act created a new federal property mechanism, the economic development conveyance (EDC). The EDC and other disposal processes are further described in Section 2.3.4, Real Estate Disposal Process.

1.5.2 Relevant Statutes and Executive Orders

A decision on how to proceed with the disposal rests on numerous factors such as mission requirements, schedule, availability of funding, and environmental considerations. In addressing environmental considerations, the Army is guided by several relevant statutes (and their implementing regulations) and Executive Orders (E.O.) that establish standards and provide guidance on environmental and natural resources management and planning. These include, but are not limited to, the Clean Air Act (CAA); Clean Water Act (CWA); Noise Control Act (NCA); Endangered Species Act; National Historic Preservation Act (NHPA); Archaeological Resources Protection Act; Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA); Resource Conservation and Recovery Act (RCRA); Community Environmental Response Facilitation Act (CERFA); Toxic Substances Control Act; E.O.11988 (*Floodplain Management*); E.O. 11990 (*Protection of Wetlands*); E.O. 12088 (*Federal Compliance with Pollution Control Standards*); E.O. 12898 (*Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations*); E.O. 13045 (*Protection of Children from Environmental Health Risks and Safety Risks*); and E.O. 13423 *(Strengthening Federal Environmental, Energy, and Transportation Management).* Key provisions of these statutes and E.O.s are described in more detail in the text of the EA, as needed.

1.5.3 Other Reuse Regulations and Guidance

The DoD's Office of Economic Adjustment published its *Community Guide to Base Reuse* in May 1995. The guide describes the base closure and reuse processes that have been designed to help with local economic recovery and summarizes the many assistance programs administered by the DoD and other agencies. In 2006, the DoD published its *DoD Base Redevelopment and Realignment Manual* (DoD 4165.66-M) to serve as a handbook for the successful execution of reuse plans (U.S. DoD 2006).

2 DESCRIPTION OF THE PROPOSED ACTION

2.1 INTRODUCTION

The proposed action is to dispose of approximately 1,189 acres of surplus property (primary action) made available by closure mandated by the BRAC Commission and subsequent reuse of installation land and infrastructure by others (secondary action). The FP/FGLRA's Reuse Plan (Appendix A) is analyzed for potential environmental impacts that are likely to flow as a result of the transition from Army ownership to private ownership. This action includes caretaker operations, cleanup of contaminated sites, and possible interim leasing. The Army will retain approximately 237 acres to maintain an enclave for continued military use of the site (see Section 2.2.1 for further details regarding enclave units and related projects). The reuse of the enclave is not part of the proposed action, but is evaluated as part of the cumulative effects analyses within this EA. Any new construction or activities within the enclave would be considered under separate NEPA analyses (see Section 2.2.1).

Fort Gillem is a 1,426-acre installation located approximately 11 miles south of Atlanta in the outer suburb of Forest Park and approximately 4 miles east of Atlanta's Hartsfield-Jackson International Airport (Figure 2.1-1). It serves as an active operating base with the U.S. Army Reserve (USAR); National Guard; Federal Emergency Management Agency (FEMA); Georgia Emergency Management Agency; AAFES retail and distribution center; Defense Commissary Agency (DeCA); and other federal and state agencies as major tenants. The principal installation features are warehousing and transportation facilities with administrative support. There are more than 5 million square feet of Army-owned facilities at Fort Gillem. The warehousing and administrative facilities are in generally good condition. Fort Gillem was officially activated in 1941, during the buildup for World War II (WW II). It was originally the Atlanta General Depot and supplied equipment to troops overseas. During both WW II and the Korean Conflict, the installation repaired and rebuilt engineer and ordnance equipment. The adjacent Atlanta Ordnance Motor Base also served as an Ordnance Automotive School until 1956. New buildings were constructed during the 1950s. In 1973 the Depot was transferred from the Army Materiel Command (AMC) to Army Forces Command (FORSCOM) and renamed Fort Gillem, and became a sub-installation of Fort McPherson.

The surrounding properties are predominantly light industrial and residential uses to the west, with access to the interstate highway system on the east. Heavy rail lines transit the installation from east to west. Table 2.1-1 shows current land use at Fort Gillem, Georgia within the surplus area.

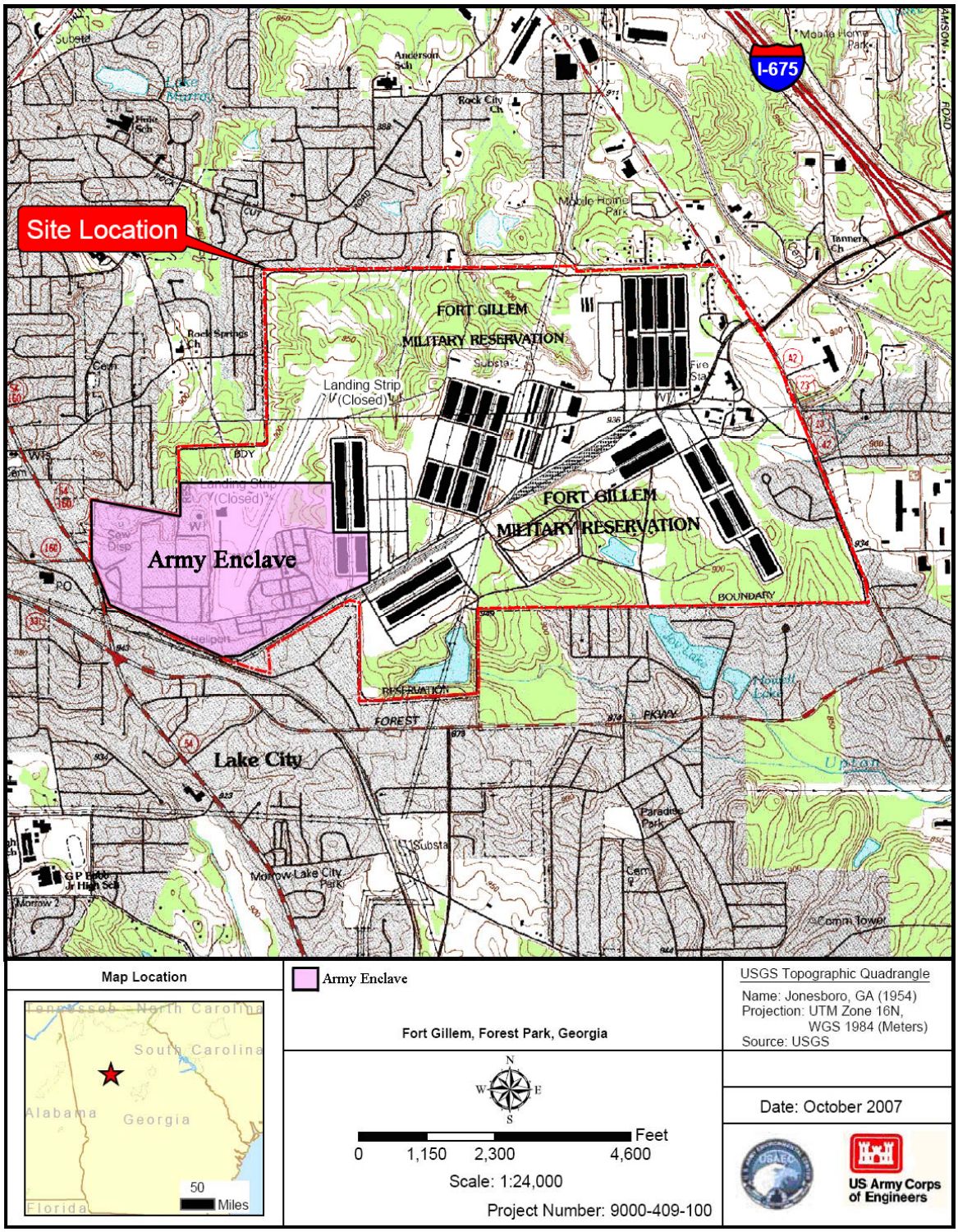

Figure 2.1-1 Site Map

Table 2.1-1 Fort Gillem Land Use – Descriptions and Acreage

Land Use	Acreage
Maintenance	29
Industrial	159
Supply/Storage	283
Administration	31
Training/Ranges	8
Unaccompanied Housing	1
Transient Housing	29
Family Housing	7
Community Facilities	4
Outdoor Recreation	140
*Restricted Development	480
**Restricted Open Space	47
Total	**1,189**
U.S. Army 2006a, U.S. Army Corps of Engineers (USACE) 2002, derived using GIS absent enclave	

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

**__Restricted Open Space__ - designated areas due to operational constraints or other restrictions that absolutely restrict development for the planning horizon of approximately 25 years (USACE 1997).

2.2 PROPOSAL IMPLEMENTATION

2.2.1 Army Disposal Action

The Army proposes to implement the BRAC Commission recommendations that the president approved and submitted to the Congress on September 15, 2005, and which became law 45 days later, on November 9, 2005, when the statutory period for Congress to enact a joint resolution of disapproval expired. Fort Gillem is among the installations designated for closure.

Of the Fort Gillem property area of 1,426 acres, approximately 237 acres are currently planned for retention as enclave use for USAR and tenant actions, with 1,189 acres slated for disposal. Units within the enclave are outlined in Table 2.1-2, along with associated construction projects. NEPA documents for these specific actions (i.e., Records of Environmental Consideration [REC]) are presented in Appendix B.

Table 2.2-2 Fort Gillem Enclave Actions

Enclave Units			
Units	**Relocating to Fort Gillem?**	**New Activity within Enclave?**	**Movement Covered in BRAC Decision?**
Georgia Army National Guard	No	Yes	Yes
81st RRC	No, existing on-site activity	No, staying in existing building	Yes
CID Forensics Laboratory	No, existing on-site activity	No, staying in existing building	Yes
Atlanta Fraud (Field Office) FO	No, existing on-site activity	No, staying in existing building	No, activity is unchanged
Southeastern Fraud FO	No, existing on-site activity	No, staying in existing building	No, activity is unchanged
MEPS	No, existing on-site activity	No, staying in existing building	Yes
Navy RIA Area 14	Yes	Yes	Yes
Southeast Regional Storage Management Office	No, existing on-site activity	Yes, moving to a new building within the enclave	No, discretionary move addressed by a REC (see Appendix B)

Enclave Construction Projects	
Projects	**Action-Specific NEPA Requirement**
Force Protection Measures	REC (see Appendix B)
Communication Network Building	REC (see Appendix B)
Renovation of Building 608 to support the Georgia Army National Guard	REC (see Appendix B)
Addition to Building 839 to support the Navy RIA	REC (see Appendix B)

Potential recipients of the remaining Fort Gillem property have been identified by their responses to the Army's Declaration of Excess Property and Determination of Surplus Property (71 FR 26930, May 9, 2006). As a result of the screening process (see Section 2.3.4, Real Estate Disposal Process), the installation properties will be available for transfer or conveyance to, and subsequent reuse by, the FP/FGLRA or other public or private entities.

2.2.2 Community Reuse

The DoD has recognized the FP/FGLRA as the LRA for the reuse planning associated with Fort Gillem. The FP/FGLRA is a locally appointed agency formed to oversee the redevelopment process and is comprised of the mayor of Forest Park, the Forest Park City Council, the city manager of Forest Park, the commissioner of the Georgia Department of Community Affairs, and the president and CEO of the Clayton County Chamber of Commerce. This board of directors will oversee the Fort Gillem reuse planning, oversight, and coordination. It has developed a strategic reuse plan for Fort Gillem through the use of interactive workshops to identify their visioning process/goals, objectives, and reuse plans.

The FP/FGLRA keeps the public informed about developments, LRA meetings and issues and has a dedicated Website (www.forestparkga.org/fort-gillem-lra.aspx) to inform the public. During the planning process, the FP/FGLRA invited the public to participate in guiding the reuse of Fort Gillem. Additional information regarding reuse scenarios evaluated in this EA is provided in Section 3.3, Reuse Alternatives.

2.2.3 Implementation

Under the Base Closure Act, closure is required no later than September 15, 2011. The BRAC process of property disposal includes a number of predisposal activities and real estate disposals, which in turn allow for subsequent reuse development. Predisposal activities include, but are not limited to, the public NEPA process, agency coordination (see Appendix C for coordination letters) including Section 106 coordination in accordance with the NHPA, property inventories and title reviews, interim uses, caretaking of vacated facilities until disposal, and completion of CERCLA cleanup actions (unless early transfer is negotiated which includes contaminated site cleanup). In transferring or conveying property at Fort Gillem, the Army would identify deed notification and restrictions consistent with requirements of law, in coordination with regulatory agencies, and protection of environmental values. Sections 3.2.1 and 4.15 provide details on some deed notifications and restrictions expected to exist at the time of transfer.

2.3 DISPOSAL PROCESS

2.3.1 Maintenance of Property Until Disposal

Prior to disposal, the Army may find it necessary to maintain Fort Gillem for an undetermined period. The goal is to quickly dispose of federal properties for reuse. If disposal of BRAC properties were delayed, the Army would employ two levels of maintenance.

Initial Maintenance. From the time of operational closure until conveyance of the property, the Army would provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment. In consultation with the FP/FGLRA and consistent with available funding, the Army would determine required levels of maintenance of facilities and equipment for an initial period following operational closure. The levels of

maintenance during this initial period would not exceed maintenance standards in effect before approval of the closure decision. Maintenance would not include any property improvements such as construction, alteration, or demolition. In an appropriate case, however, demolition could occur if required for health, safety, or environmental reasons or if it were economically justified in lieu of continued maintenance.

Long-Term Maintenance. In the unlikely event that the property were not transferred in a timely manner, the Army would reduce maintenance levels to the minimum level for surplus government property required by 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (*Army Facilities Management*). Long-term maintenance would not be focused on keeping the facilities in a state of repair to permit rapid reuse. Rather, maintenance during this period would consist of minimal activities intended primarily to ensure security and to avoid deterioration. This reduced level of maintenance would continue indefinitely until disposal. Activities that would occur during this maintenance period are identified in Section 3.2, Disposal Alternatives.

2.3.2 Cleanup of Contaminated Sites

Unless the requirements under CERCLA are otherwise deferred, all remediation activities must be completed before federal property at Fort Gillem is transferred. To determine the baseline nature and extent of contamination on Fort Gillem as a result of past activities that may have released contaminants, the Army prepared an Environmental Condition of Property (ECP) report (U.S. Army 2007). To conduct this study, the property was divided into parcels by type of use, which facilitated analysis of site data and reporting the findings..The details and findings of the ECP are presented in Section 4.13, Hazardous and Toxic Substances.

2.3.3 Interim Uses

Pending completion of the NEPA analysis for disposal and reuse of Fort Gillem, the Army will not make commitments that would significantly affect the quality of the human environment or irreversibly alter the environment in a way that precludes any reasonable alternative for disposal of the property. The Army may, however, enter into interim leases that would terminate at the time the property conveys to its new owner, if the Army determines that the leases would facilitate state and local economic efforts and not interfere with or delay property disposal (U.S. DoD 2006). In such a case, the Army would consult with the FP/FGLRA before entering into such a lease. Before entering into such a lease, the Army must meet certain environmental requirements, including consultation with the appropriate regulatory agencies to determine whether the environmental condition of the property is such that a lease is appropriate (e.g., through the preparation of Finding of Suitability to Lease document). Interim leases would allow limited use of the property and facilities such that no reasonable reuse options are precluded or compromised before the completion of the NEPA analysis.

2.3.4 Real Estate Disposal Process

Although it is the Army's preference to dispose of property as a single entity, the Army may also dispose of the Fort Gillem property in parcels. After identification of parcels,

disposal may occur to meet objectives related to reuse goals, tax revenue generation, and job creation. Methods available to the Army for property disposal include EDC, public benefit conveyance, negotiated sale, competitive sale, exchanges for military construction, conservation conveyance, and conveyance for cost of environmental remediation.

- *Economic Development Conveyance.* The 1994 Defense Authorization Act provides for conveyance of property to an LRA to promote economic development and job creation in the local community. An EDC is not intended to supplant other federal property disposal authorities. The Army is required to seek fair market value consideration for EDC conveyance of property on installations that were approved for closure or realignment after January 1, 2005. To qualify for an EDC, the LRA must submit an application to the Army describing its proposed economic development and job creation program. Given that implementation of BRAC 2005 requires the Army to seek fair market value for it's disposal properties, an application for an EDC, and particularly for a no-cost EDC, must be in compliance with requirements specified at 32 CFR Subpart 174, subparagraph 174.9 (g).

- *Public Benefit Conveyance.* State or local government entities may obtain property when sponsored by a federal agency for uses that would benefit the public, such as education, parks and recreation, wildlife conservation, or public health.

- *Negotiated Sale.* The Army would negotiate the sale of the property to state or local governmental entities, including tribal governments, or to private parties at fair market value.

- *Competitive Sale.* Sale to the public would occur through either an invitation for bids or an auction.

- *Exchanges for Military Construction.* Section 2869 of Title 10 USC provides an alternative authority for disposal of real property at a closing or realigning installation. This authority allows any real federal property not subject to reversion at such an installation to be exchanged for military construction on that or another location. The Military Department may seek offers of military construction in exchange for real property.

- *Conservation Conveyance.* 10 USC 2694a allows the military to convey property to state or local government agencies, as well as nonprofit organizations, for the purposes of natural resource conservation purposes. The deed of the property must include a reversion clause in the event that the property is no longer used for conservation purposes.

- *Conveyance for Cost of Environmental Remediation.* Pub. L. 101-510, Section 2905(e) stipulates that the Military Department may convey property to an entity that agrees to undertake the responsibility for all remaining environmental actions on the property, such as environmental cleanup actions. Under this provision, the Military Department would pay the entity the difference between the fair market

value of the property and the total remediation costs, if such costs exceed the fair market value. Otherwise, if the environmental costs are below the fair market value of the property, then the entity would pay the Military Department the difference.

DoD and Federal Agency Screening. The Army began the screening process by offering its excess properties to other DoD agencies and federal agencies for their potential use. That screening process for the property resulted in one request for the use of a portion of the property by FEMA. In June 2007 FEMA leadership decided that they no longer have a requirement for property at Fort Gillem.

LRA Screening. Pursuant to the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, federal property not subject to reversion that is surplus to the federal government's needs is to be screened through the LRA's soliciting notices of interest from state and local governments, representatives of the homeless, and other interested parties. The LRA's outreach efforts to potential users or recipients of the property have included working with the U.S. Department of Housing and Urban Development (HUD) and other federal agencies that sponsor public benefit transfers under the Federal Property and Administrative Services Act. The FP/FGLRA's reuse plan will incorporate the notices of interest submitted to the LRA and reflects an overall reuse strategy for the installation properties.

Public Agency Screening. Consistent with the Federal Property and Administrative Services Act, screening notices were sent to federal agencies that approve or sponsor public benefit conveyances and appropriate state and local agencies in the vicinity of the property. The Army initiated this screening after coordination with the LRA. In response to this screening, the Army received no requests for transfer of federal property.

3 ALTERNATIVES

3.1 INTRODUCTION

This section addresses alternatives to the Army's primary action of property disposal and to the secondary action of property reuse by other entities. Pursuant to the Base Closure Act and the BRAC 2005 Commission's recommendation pertaining to Fort Gillem, continuation of Army operations at Fort Gillem is not possible. There is no alternative to closure as described by the BRAC Commission's recommendation without further legislative action. The Army has identified two disposal alternatives (early transfer and traditional disposal), a caretaker status alternative, and the no action alternative. Three reuse scenarios, based on medium-low, medium, and medium-high land use intensities, encompass the community's reuse plan and bound the upper and lower ends of reasonable reuse. These reuse scenarios are evaluated as secondary actions. Future reuse of Fort Gillem property is analyzed in the context of land use intensity categories, as described in Section 3.3, Reuse Alternatives.

The FP/FGLRA's reuse plan was the primary factor in development of the reuse scenarios and effects analysis in the Army's NEPA process for the disposal action. Taking into consideration both the proposed disposal and the reuse plan allows both the community and the Army to make informed decisions on reuse issues. The Army expresses no preference with respect to reuse scenarios because decisions implementing reuse will be made by other entities.

3.2 DISPOSAL ALTERNATIVES

3.2.1 Early Transfer Alternative

Under this alternative, the Army has a property transfer and disposal method that allows the reuse of the property to occur before environmental remedial action has been completed. This method of early disposal, allowable under the provision of Section 120 (h)(3)(C) of CERCLA, is to defer the requirement of remedial actions to be completed and allow an early transfer of the property. This provision, known as early transfer authority (ETA), authorizes the deferral of the CERCLA covenant that requires remedial actions to be completed before federal property is transferred. For Fort Gillem, Georgia's governor must concur with the deferral request for the property as it is not listed on the National Priorities List (NPL). ETA is not an actual conveyance mechanism, just a deferral of the CERCLA covenant based on a finding that:

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

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

- The deferral and the transfer of the property will not substantially delay any necessary response action at the property.

The property could also be transferred to a new owner who agrees to perform all environmental remediation, waste management, and environmental compliance activities required for the property under federal and state requirements. Under the ETA, property transfer may also occur prior to the completion of the Army missions at Fort Gillem.

The time period for early disposal is variable. The analysis in this EA assumes early disposal of property parcels occurring within two to three years with reuse and redevelopment occurring over a period of time as managed by the FP/FGLRA (most likely to occur over 20 years). Refer to the FP/FGLRA Strategic Reuse Plan and Section 3.3 that discusses reuse.

As part of early transfer, deed notifications and restrictions are included in transfer or conveyance of BRAC property in accordance with Army policy, including provisions related to cultural resources (Appendix D), lead-based paint (LBP) (Appendix E), asbestos-containing material (ACM) (Appendix E), natural resources, land use restrictions (e.g., groundwater use restriction), and past hazardous waste substance activities at each site, as required by CERCLA and CERFA (see also Section 4.15).

3.2.2 Traditional Disposal Alternative

The Army is also given broad authority to transfer the property to other government agencies or to dispose of it to nongovernment organizations. Under this alternative, the Army would transfer or dispose of individual parcels of property once environmental remediation and other environmental requirements are completed.

Uncontaminated property is defined as areas where no release or disposal of hazardous substances or petroleum products has occurred, including any migration of these substances from adjacent areas. Such property is available for transfer or disposal fairly quickly. For property on which hazardous substances were known to have been released or disposed of, other provisions may apply.

If a property has been or is contaminated, and the Army selects traditional disposal, it must be able to certify that actions necessary to protect human health or the environment have been taken before the transfer or disposal, which may include land use controls (LUC) to preclude contact with environmental media on parcels that are still undergoing remediation. Transfer of property not fully remediated is allowed if a long-term environmental remedy is shown to the U.S. Environmental Protection Agency (US EPA) Administrator to be operating properly and successfully. Specifically, under traditional

disposal, properties that have been classified as Categories 1, 2, 3, or 4 per the ASTM 5746-98 Standard Classification of Environmental Conditions of Property Area Types for Defense Base Closure and Realignment Facilities are suitable for transfer (for properties classified as Categories 2 and 3, a release of contaminants may have occurred, but because of the nature of the release, response or cleanup actions would generally not be required). For properties that are classified as Category 5, 6, or 7, transfer of property is not allowed under traditional disposal. These properties would need to undergo further environmental investigation and/or remediation until they can be reclassified (such as ensuring that a long-term environmental remedy is shown to be operating properly and successfully and the parcel has been reclassified from Category 5 or 6 to a Category 4). In addition, Category 7 parcels still require evaluation or additional investigation work to determine the nature and extent of the environmental contamination, prior to the initiation of cleanup activities.

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

As part of traditional disposal, similar deed notifications and restrictions discussed in Sections 3.2.1 and 4.15 would apply.

3.2.3 Caretaker Status Alternative

In the context of this EA, the caretaker status alternative would arise if the Army was unable to dispose of any or all portions of the surplus federal property after the period of initial maintenance that occurs after Fort Gillem is closed no later than September 15, 2011 (refer to Section 2.3.1, Maintenance of Property Until Disposal). Once the time period for initial maintenance elapses, and if the Army has not yet disposed of its property, the Army would then reduce maintenance to levels consistent with federal government standards for excess and surplus properties. The caretaker status alternative is defined in this EA as this long-term maintenance period. Under caretaker status, maintenance activities would no longer be focused on keeping the facilities in a state of repair to facilitate rapid reuse. Rather, maintenance during this period would consist of minimal activities intended primarily to ensure security, health and safety, and to avoid physical deterioration.

3.2.4 No Action Alternative

Under the no action alternative, the Army would continue operations at Fort Gillem at levels similar to those that occurred prior to the BRAC 2005 Commission's recommendations for closure becoming final. Implementation of this alternative is not possible, however, in light of the BRAC closure recommendations having the force of law. Nonetheless, 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 can be evaluated. Therefore, the no action alternative is evaluated in this EA.

3.3 REUSE ALTERNATIVES

Consistent with BRAC law, the Army must complete closure of Fort Gillem no later than September 15, 2011. It is the Army's preference to dispose of property as a single entity. Depending on numerous factors, including information presented in this EA, disposal might occur as a single event involving transfer of federal property within Fort Gillem to one or more subsequent owners. Alternatively, disposal might occur over time with multiple transactions involving the same or several new owners. Regardless of the method of disposal, timing, or identity of new owners, reuse of the Fort Gillem properties is reasonably foreseeable. Consistent with statutory requirements, this EA analyzes the impacts of the disposal and reuse of Fort Gillem and the federal property associated with the installation. Reuse of Fort Gillem is treated as a secondary action resulting from closure.

The FP/FGLRA's reuse plan involves Army land subject to disposal. CEQ's NEPA regulations require evaluation of reasonably foreseeable actions, without limitation on the party conducting them, and evaluation of consequent environmental impacts. Accordingly, reuse of federal property is evaluated as a secondary action in time, following the Army's primary action of disposal.

The following subsections discuss the methodology used to define the reuse scenarios to be considered. Because of the speculative and dynamic nature of reuse planning, specific activities cannot be precisely identified at this time. The Army considers the FP/FGLRA reuse plan to be the primary guide in defining the reuse scenarios to be considered, and evaluates that reuse plan for potential environmental effects. Deed notification and restrictions as described in Section 4.15 would also apply under reuse.

3.3.1 Development of Reuse Alternatives

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

3.3.1.1 Land Use Intensity Categories Described

Five intensity-based levels of redevelopment can be evaluated for their potential environmental and socioeconomic impacts. These are low intensity reuse (LIR), medium-low intensity reuse (MLIR), medium intensity reuse (MIR), medium-high intensity reuse (MHIR), and high intensity reuse (HIR). At any given installation, however, analysis of all five levels of intensity might not be appropriate due to historical usage, physical limitations, or other compelling factors.

Levels of reuse intensity can be viewed as a continuum. At Fort Gillem, MLIR could include demolition, conversion, or replacement of existing modern era and noneligible older structures and the establishment of some new industrial and light industrial uses. In addition, some continued use of existing facilities with park or open-space recreation functions could occur on portions of the installation. Levels of use of existing facilities at the time of the BRAC Commission's recommendation for closure would represent a medium-low to medium intensity use. The MIR represents the approximate midpoint of reuse intensity that could occur. In the context of Fort Gillem, the MIR is best represented by the FP/FGLRA reuse plans (Alternative A in their Strategic Reuse Plan, July 2007) that includes increased light industrial and business park use to increase jobs. The MHIR would be represented with increasing the land use intensity above any of the existing FP/FGLRA reuse plans, and is included for comparison of impacts of an upper limit of possible development.

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

Upon evaluation of various types of factors in light of their applicability to Army lands subject to BRAC action, the Army has selected four representative, illustrative intensity parameters. These are residential density, employee density (general spaces), employee density (warehouse spaces), and floor area ratio (FAR). These intensity parameters aid in evaluation of environmental effects at various levels of redevelopment (see Table 3.3-1).

Table 3.3-1 Land Use Intensity Parameters

Intensity Level	Residential Density[1]	Square Feet per Employee (General Space)	Square Feet per Employee (Warehouse Space)	Floor Area Ratio (FAR)
Low	<2	>800	>15,000	<0.05
Medium-Low	2-6	601-800	8,001-15,000	0.05-0.10
Medium	6-12	401-600	4,000-8,000	0.10-0.30
Medium-High	12-20	200-400	1,000-4,000	0.30-0.70
High	>20	<200	<1,000	>0.70

[1] Dwelling units per acre
Data Source: U.S. Army 2006a

The intensity parameters are discussed below.

- *Residential density.* This parameter identifies the number of dwelling units per acre. It indicates the number of people who might reside in an area.

- *Square feet per employee (general space).* This parameter indicates the number of square feet available per employee in all types of facilities at a location except family housing and warehouses or storage structures.

- *Square feet per employee (warehouse and storage space).* This parameter indicates the number of square feet available per employee engaged in warehouse or storage activities at a location. Only built, fully enclosed, and covered storage space is calculated; sheds or open storage areas are excluded from computation. Estimates of the number of employees engaged in warehouse or storage operations are used to determine the portion of the installation workforce in this employee density category.

- *Floor area ratio (FAR).* This ratio reflects how much building development occurs at a site or across an area. For example, a three-story building having a 7,500-square-foot footprint on a four-acre site would represent a FAR of 0.13 (22,500 square feet of floor space within a 174,240-square-foot property).

Employee density, FAR, and residential density considerations shown in Table 3.3-1 are appropriate to describe intensity levels for reuse planning at Fort Gillem. The intensity parameters reflect generalized values or ranges appropriate to describe the variety of installations subject to closure and reuse. The intensity parameters should be considered together in evaluating the intensity of reuse of a site so as to provide full context. Use of any single parameter in isolation might unduly emphasize certain aspects of a site or preclude broader consideration. As applied to any particular parcel or area, or the whole of the installation, the values given might require some adjustment to account for the context in which an activity is located.

3.3.2 Baseline Land Use Intensity

The baseline for Fort Gillem was what it was at the time the BRAC closure became law in November 2005, which is characterized as between medium-low and medium intensity (in terms of FAR statistic). The baseline FAR for the installation in November 2005 is 0.11, which is based on the total floor area of all buildings of approximately 5.4 million square feet over the total acres of land suitable for construction. Residential intensity is considered low. For purposes of analysis, the MLIR represents the lowest intensity of commercial reuse in this EA. Table 2.1-1 shows an accounting of land use acreages by category for the entire installation.

3.3.3 Local Reuse Plan

FP/FGLRA was established in December 2005 on behalf of the City of Forest Park, to assume responsibility and authority for investigation of the needs of the local

communities, planning the reuse and economic development of the real estate, and serving on behalf of the stakeholders (the community and the state) as the sole point of contact regarding base reuse planning with the Army.

The FP/FGLRA conducted a two-phase reuse planning approach with a visioning study followed by more detailed strategic planning. In August 2007, the FP/FGLRA submitted the Strategic Reuse Plan (reuse plan) to the Army. The LRA involved citizens and interested and affected parties in the community in developing the reuse plan. Jobs creation is the focus and primary goal of the reuse plan.

The following is a partial excerpt from the reuse plan (FP/FGLRA 2007). It summarizes the reuse planning and public involvement process.

> *"The Visioning study set the framework for the base reuse strategy. During this first phase the public provided significant input.*
>
> *At the beginning of the Strategic Planning phase and following the LRA direction, facilitators met with the sub-committees to commence planning the reuse of the installation. Recognizing that the initial formation of a comprehensive reuse plan is best developed by the community, these committees set aside a full-day workshop to understand the base reuse planning process, review the community goals, and prepare draft concepts of a reuse plan.*
>
> *The three conceptual scenarios derived from the workshop became the basis for alternative plans that would undergo study. The three plans prepared can be described as Alternative A – The Business Development; Alternative B – The Regional Attractor; and Alternative C – The Quality of Life. These plans were briefed to the LRA and to the general public. Comments were taken. At this point the detailed reuse planning process commenced and went through several stages as refinements were proposed, developed, discussed and amended. Throughout the process public comment was sought and considered.*
>
> *The selection of the preferred plan to become the comprehensive land use plan was the primary goal in the planning process. The alternatives were used to test market conditions, ensure commitment to community goals and establish sustainable and achievable reuses. Of particular concern were the Army enclave and the possible conveyance of a significant portion of the property to FEMA. Several alternatives addressed locations and options for a workaround of the federal enclaves.*
>
> *FEMA withdrew its application for property at Fort Gillem. With this constraint removed, the major effort became the identification of the preferred alternative and shaping that alternative around the Army enclave. Because the Army enclave lies between the redeveloped area and the remainder of Forest Park, it has posed special planning issues especially as it relates to access. The FG/FPLRA is working with the Army to help ensure good access without impacting traffic flow in the enclave area.*

Alternative A – The plan most focused on economic development and job creation - is the recommended plan approved by the LRA. As noted, it is subject to amendment if portions lie within the final Army enclave. This plan was chosen because it maximizes the benefits to the community by combining economic value with community objectives. It provides flexibility in the long term for changing market conditions and represents the community development strategy for economic development, job creation and long-term growth.

Alternatives B & C – These plans emphasize institutional uses for education, public safety, tourism venues and flexibility for future growth plus quality of life. Economic growth and job creation continue to be important factors." (Note: This EA does not directly evaluate the LRA alternatives B & C, but focuses on effects of Alternative A.)

3.3.4 Alternatives Evaluated in Detail

This section presents various metrics and descriptions of reuse scenarios evaluated in the EA.

Medium-Low Intensity Reuse. The MLIR is evaluated because the existing conditions are between medium-low and medium intensity. A FAR of 0.10 is used because it represents the current development intensity of Fort Gillem and a reasonable lower bound development scenario for redevelopment. This intensity places this alternative at the upper end of MLIR (see Table 3.3-1) and the FAR is nearly identical to the Fort Gillem existing conditions.

Given that the reuse plan can change, the MLIR represents the lower end at about 29 percent of the reuse plan development intensity. Sustainable design and construction would further reduce the adverse effects associated with the intensity of property reuse. To encompass this lowest intensity alternative, for analysis and comparison purposes and not commitment purposes, a moderate level of sustainable design and development (SDD) is assumed as part of this alternative. This lowest level could be represented by meeting a certified level under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED). Incorporating LEED sustainable development is a reasonable approach to redevelopment of Fort Gillem because there is little or no cost difference from traditional development, it is existing Army policy to construct all new buildings to the LEED silver level, and the FP/FGLRA's developer intends to incorporate sustainable design features in the redevelopment of Fort Gillem (Robinson 2008).

Since the FAR for this alternative is nearly identical to existing conditions, the MLIR alternative assumes little or no disturbance of natural habitat for construction. Development would occur primarily, but not exclusively, in existing disturbed areas, hardstand areas, and mowed lawn areas, and use or replace existing buildings.

For these reasons the MLIR is a reasonable alternative to evaluate in more detail.

Medium Intensity Reuse. The Army treats the community's reuse plan as the primary factor in developing reuse alternatives (U.S. Army 2006a). The FP/FGLRA Strategic Reuse Plan used the following FAR and acreage to calculate building square footage within each parcel of their reuse plan:

Commercial/Retail:	0.40 FAR
Commercial/Office:	0.38 FAR
Business Park:	0.34 FAR
Light Industrial:	0.30 FAR
Public Institutional:	variable

The overall FAR for the entire reuse area of 0.34 was derived by FP/GLRA. This FAR is used for the MIR because it best represents the redevelopment intensity presented in the FP/GLRA's reuse plan. This is in the lower end of MHIR that ranges from 0.30 to 0.70. The reuse scenarios include 166 to 278 acres (11.6 to 19.5 percent) of green space plus public institutional space which would further reduce overall reuse intensity. It is assumed that the FP/FGLRA's reuse plan best fits the MIR scenario used in this EA when considering the lower density housing, green space, and institutional facilities.

Medium-High Intensity Reuse. The redevelopment of the Fort Gillem site to the MHIR level would be a reasonable alternative and is analyzed in this EA. We used the mid-point of the FAR of 0.50 for the MHIR (0.30 to 0.70), as presented in Table 3.3-1, because it reflects a reasonable upper-bound redevelopment scenario. The 0.50 FAR represents approximately a 50 percent increase in intensity compared to the MIR alternative. For example, the North Landfill Area (NLA) could be developed in an environmentally responsible manner, as regulatory agencies allow for vehicle and equipment parking and storage or similar use. This alternative would set an upper end boundary of potential reuse intensity for Fort Gillem. Further encompassing the upper end of the range of reasonable reuse alternatives, it is assumed that very few of the LEED or any similar sustainable development methods would be incorporated into this alternative.

Table 3.3-2 shows the attributes of the MLIR, MIR, and MHIR scenarios evaluated in this EA. These scenarios define reasonable lower and upper boundaries in intensity of reuse planned for Fort Gillem after disposal (i.e., MLIR and MHIR, respectively), as well as an intensity that is commensurate with the reuse plan (i.e., MIR scenario).

Table 3.3-2 Comparison of Land Use Intensity Factors for Reuse Alternatives

Items/Categories	MLIR	MIR	MHIR
Housing Units Created	208	717	1,054
Retail Created (square feet)	126,324	435,600	640,332
Commercial Office Space (square feet)	81,605	281,398	413,655
Business Park Office Space (square feet)	217,909	751,410	1,104,573
Light Industrial (square feet)	1,067,943	3,682,562	5,413,366
Warehouse/Distribution (square feet)	1,347,244	4,646,981	6,831,062
Permanent Jobs Created	5,116	17,642	25,934
Construction Jobs Created	1,360	4,688	6,891
Floor Area Ratio (FAR)	0.10	0.34	0.50
Data Source: MIR data from Fort Gillem Strategic Reuse Plan, Overall Summary table, Page IV-13. MLIR and MHIR data calculated from scaling the MIR development and FAR statistics presented in the reuse plan for MLIR (.10) and MHIR (.50).			

Fort Gillem Reuse Scenarios. The intensity levels for the scenarios shown in the table above encompass the full range of reasonably foreseeable future reuse at Fort Gillem. The FP/FGLRA's reuse scenarios are all very similar and fall near the middle of the reuse intensity range shown in Table 3.3-2 and in Figure 3.3-1.

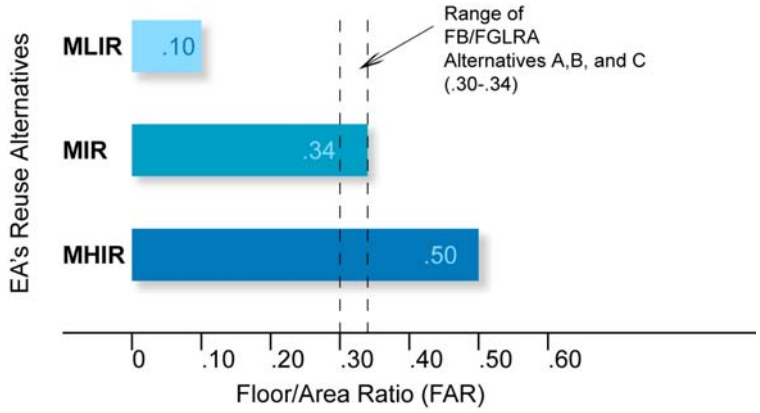

Figure 3.3-1 Comparison of the FAR Among EA and LRA Reuse Alternatives

Figure 3.3-2 is based on the FP/FGLRA's preferred reuse scenario (i.e., Alternative designated in the reuse plan) with one exception that the size of the Army enclave has been modified to its current planned size of 237 acres (the FP/FGLRA's reuse plan was

originally based on an enclave size of 183 acres). This reuse plan resulted from months of planning efforts, public involvement, and refinements. The FP/FGLRA Alternative A is represented by the MIR alternative in this EA, and this alternative is shown on Figure 3.3-2 (see also Appendix A for further information on Alternatives A, B, and C. As identified in Figure 3.3-1, the reuse scenarios evaluated in the EA also bound Alternatives B and C.)

The FP/FGLRA reuse plan most focused on economic development and job creation. Light, clean industries with high-salaried jobs are the emphasis. The industrial areas are designed to be flexible for assembly, distribution, logistics, and warehousing. Approximately 573 acres and 8.3 million square feet of industrial space and warehouse are planned.

The reuse plan also includes approximately 902,000 square feet of office park space, 281,400 square feet of office/commercial space, and 435,000 square feet of retail space.

The 146 acres of residential development includes single family housing (507 units) ranging from 1 to 4 units per acre, plus 210 apartments, for a total of 717 units. The reuse plan includes one middle school (800 students), one elementary school (800 students), and one church supporting the residential population. Parks, green space, and buffer areas would total 288 acres. The 237-acre Army enclave on the western end of Fort Gillem and 111 acres of roads and rights-of-way round out the FP/FGLRA's Strategic Reuse Plan Alternative A – hereafter known as the reuse plan represented by the MIR alternative evaluated in this EA.

The FP/FGLRA's developer intends to incorporate sustainable design features in the redevelopment of Fort Gillem (Robinson 2008a). Some of these features may include:

- Resource efficiencies such as stormwater storage and reuse and sustainable site design;
- Building energy conservation efforts;
- Use of sustainable buildings materials;
- Sky lights in warehouses for natural day lighting;
- Energy efficient lighting;
- Efficient design and use of ventilation controls to reduce energy use and improve indoor air quality (IAQ);
- Landscaping with native vegetation to reduce maintenance costs and water usage; and
- Solar street lights and other areas where the concept of green can be introduced into the redevelopment.

The FP/FGLRA's developer will encourage the community, businesses, and agencies to foster sustainability and green practices. Furthermore, they are committed to participating in and supporting regional efforts for green development (Robinson 2008).

3.3.5 Reuse Alternatives Not Evaluated in Detail

Low Intensity Reuse. The FP/FGLRA seeks to create jobs and increase prosperity and quality of life for the community. Its strategic location near Hartsfield-Jackson Atlanta International Airport, major transportation corridors, and Atlanta, along with its community planning efforts makes a LIR not realistic, or practical, for Fort Gillem.

High Intensity Reuse. HIR is not being considered because public involvement has led the FP/FGLRA to develop mixed-use alternatives with moderate intensities that are reasonably foreseeable and complimentary with the local community.

FP/FGLRA Reuse Alternatives B and C. The FP/FGLRA's reuse Alternatives B and C are similar to their Alternative A, with effects that are adequately represented by the analysis of the MIR. The environmental effects of implementing either the B or C reuse alternatives would not differ substantially and would fall within the range of environmental effects discussed in this EA.

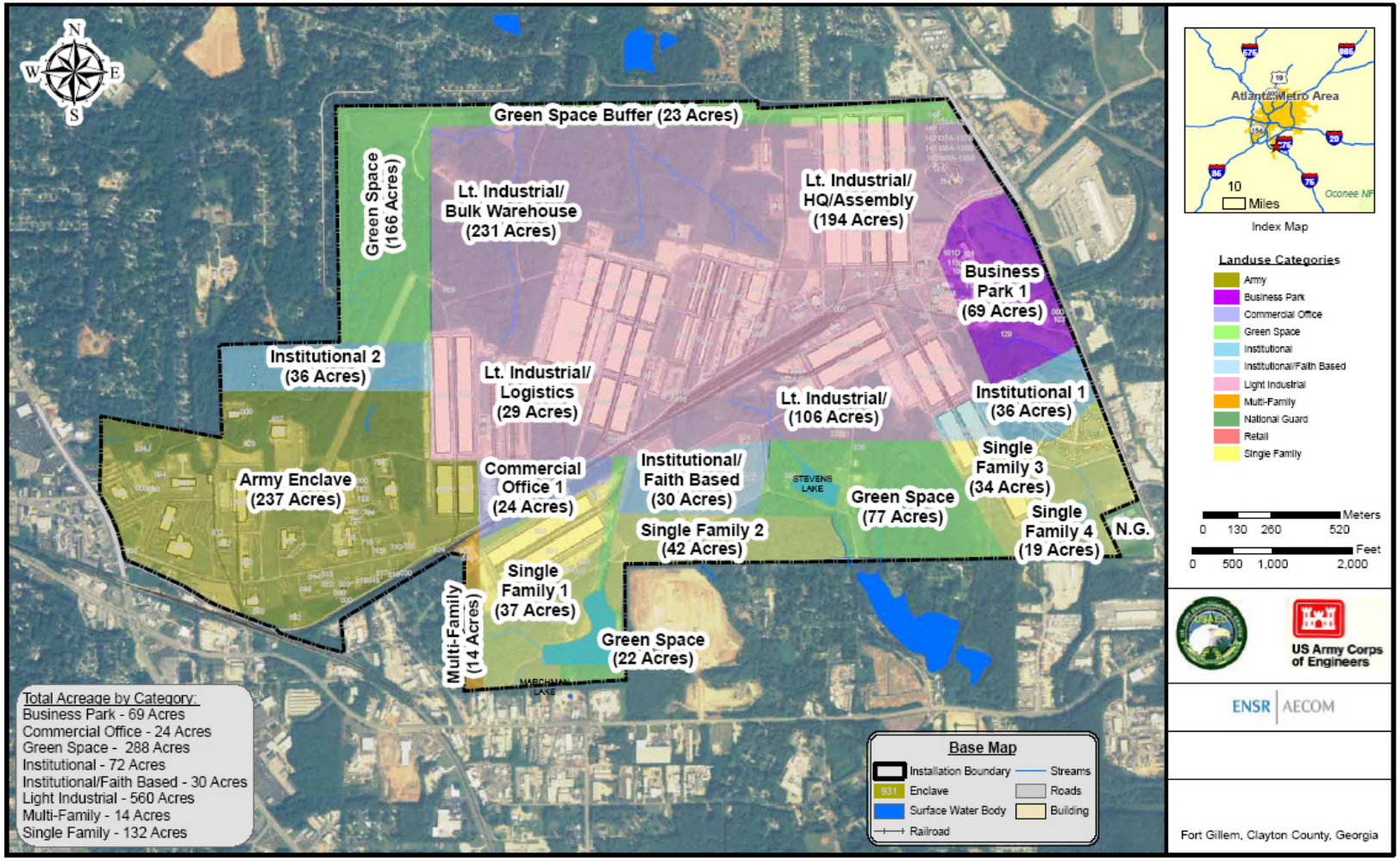

Figure 3.3-2 Reuse Plan

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4 AFFECTED ENVIRONMENT AND CONSEQUENCES

4.1 INTRODUCTION

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

The environmental consequences associated with each alternative follow the discussion of the affected environment for each resource. The discussion of environmental consequences is divided into five sections for each of the alternatives evaluated in the EA: early transfer disposal, traditional disposal, caretaker status, no action, and reuse. Reuse is further divided into the effects associated with medium-low, medium, and medium-high intensity reuse. As discussed in Sections 2 and 3, these reuse scenarios sufficiently encompass the degree of redevelopment in the reuse plan.

Environmental effects are characterized with respect to direct and indirect effects, as negligible, minor, moderate, or significant beneficial and adverse effects. As defined by CEQ 40 CFR, Section 1508, direct effects are those caused by the action that occurs during the same time and place. Indirect effects are caused by the action but occur later in time, or are farther removed from the proximity of the action, but are still reasonably foreseeable. Significance is defined in 40 CFR 1508.27 and conditions requiring an EIS (which imply significant adverse effects may be found) are specified in Army regulations 32 CFR 651.4. Significant adverse effects include, among others, violation of a federal or state law or permit. A negligible effect is not easily detectable and is very minor. A minor effect is a slight impact that is detectable and that may be naturally restored or easily minimized. A moderate effect is an impact that is readily apparent and may not be naturally restorable, but is below a level of significance. Moderate effects may be reduced by mitigation or best management practices (BMP). Cumulative effects and mitigation requirements are discussed at the end of this section.

The baseline conditions as of November 2005 are described in the *Affected Environment and Consequences* section for each resource. Beneficial or adverse effects are then evaluated relative to the estimated condition expected of the resource under the continuation of Army ownership (e.g., remediation programs were assumed to continue as is under no action). In addition, the effects associated with disposal (either early transfer or traditional disposal) are inherently linked to the effects that may occur under reuse. Using available data, baseline conditions at Fort Gillem are described as the time period leading up to the BRAC decision in November 2005. Data describing military conditions in

2005 are more appropriate in representing baseline conditions than more recent data or projected future conditions of military activity as such activities are beginning to decrease on Fort Gillem due to closure.

The effects of disposal are more than the execution of legal documents. Specifically, as ownership passes from the federal government to non-federal entities, whether they are public or private, there are implications that will follow due to a change in applicable policies, regulatory schemes, management regimes and other goals that are linked to future development of the property at issue. Given that the final decisions, with respect to reuse, are beyond the control of the Army, the reuse scenarios represented in the FP/FGLRA's strategic reuse plan are examined in the context of the intensity characterizations previously discussed (i.e., MLIR, MIR, and MHIR). In this manner, the EA seeks to capture and analyze the potential short- and long-term implications of property disposal and reuse. The reuse plan was used to establish the most likely reuse alternative, which is the MIR scenario. The MHIR bounds the higher end of redevelopment while the MLIR scenario serves as a lower end boundary.

4.2 LAND USE

This section includes a discussion of the regional geographic setting and location of Fort Gillem and the current land uses on and adjacent to the installation.

4.2.1 Affected Environment

4.2.1.1 Regional Geographic Setting and Location

The Fort Gillem military installation is located in the outer suburbs of Forest Park in Clayton County, Georgia. The installation is approximately 11 miles south of downtown Atlanta and 7 miles southeast of Fort McPherson. Clayton County is the fifth most populous county in the state and one of the 28 counties that comprise the Atlanta Metropolitan Area. Clayton County's population has increased from 236,517 in 2000 to 264,231 in 2005 (U.S. Census Bureau 2007). The City of Forest Park's population increased from approximately 16,925 in 1990 to 21,447 in 2000 and to 22,080 in 2006 (U.S. Census Bureau 2006). The Region of Influence (ROI) is Fort Gillem and the surrounding jurisdictions of Clayton County, City of Forest Park and Lake City.

4.2.1.2 Installation Land Use/Airspace Use

Fort Gillem supports the functions of a small municipality, providing housing, commercial developments, recreation, community facilities, service and maintenance facilities, and administrative offices. Fort Gillem military functions include ranges, training, barracks, operations, industrial production, equipment warehousing, and ordnance. Aside from the rail spine running northeast-southwest and the abutting warehouse community support districts, the majority of Fort Gillem is open space designated for environmental management (e.g., landfill and contaminated sites), designated training areas, outdoor recreation, and buffer zones for operational constraints. The northern and southern boundaries are buffered by undeveloped open space and several recreational areas and other developed open space areas exist throughout the installation and on its eastern boundary.

Surplus acreage at Fort Gillem encompasses approximately 1,189 acres of mostly flat ridge-top terrain. Fort Gillem does not exhibit a balanced land use distribution; the core industrial, supply and depot support nature of the installation has resulted in a land use pattern that prioritizes for mission support. Table 4.2-1 summarizes Fort Gillem's existing land use by type and acreage, absent the enclave area (US Army 2006a, USACE 2002).

Maintenance activities at Fort Gillem tend to be located in proximity to the rail yard. The building/grounds maintenance complex's activities are, from east to west, the 3rd Army Motor Pool at Building 312; the Directorate of Logistics and USAR vehicle maintenance compound in Area 400 (Buildings 400-404, 422, 498, 499) including the motor pool; and the AAFES maintenance shop located in Building 610.

Table 4.2-1 Fort Gillem Land Use - Description and Acreage

Land Use	Acreage
Maintenance	29
Industrial	159
Supply/Storage	283
Administration	31
Training/Ranges	8
Unaccompanied Housing	1
Maintenance	29
Family Housing	7
Community Facilities	4
Outdoor Recreation	140
*Restricted Development	480
**Restricted Open Space	47
Total	**1,189**
U.S. Army 2006a, USACE 2002, derived using GIS absent enclave	

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

****Restricted Open Space** - designated areas due to operational constraints or other restrictions that absolutely restrict development for the planning horizon of approximately 25 years. (USACE 1997)

The dominant industrial land use in terms of size and influence is the rail yard. It dominates the land use pattern at Fort Gillem and forms the backbone for the entire land use pattern at the installation. Industrial facilities at Fort Gillem include the Directorate of Public Works buildings/grounds maintenance complex in Area 100 (Buildings 102, 107, 108, 110-119); petroleum, oil, and lubricant (POL) tanks (Buildings 200-204, 209); USAR vehicle maintenance facilities (Buildings 406-411, 417-420); FORSCOM transmitters (Buildings 598, 615, 626); and the Military Affiliate Radio Station antenna field just east of the closed Morris Army Airfield.

Other than Restricted Development areas, the largest land use designation at Fort Gillem is supply/storage. Supply/storage dominates the facility utilization of Areas 200, 300, 400, and 600, occupying 4.7 million square feet of space. Of this, approximately 2.47 million

square feet is used for general purpose storage and 2.23 million square feet is used for warehousing by the AAFES ADC. The ADC occupies the majority of supply/storage facilities in Area 300 (Buildings 303-310), Area 500 (Buildings 505-515, 517, 519), and portions of Area 200 (see Figure 4.2-1 Existing Buildings).

Administrative land uses at Fort Gillem are concentrated at the eastern and western extremities of the installation. The largest concentration is located within Area 100, comprising the Headquarters, First U.S. Army (Building 101) and U.S. Army Garrison, Fort Gillem administrative functions (Buildings 102 and 110). The second largest administrative area is located within Area 200, including Fort Gillem, U.S. Army Criminal Investigation Laboratory, DeCA and AAFES. Other administrative land uses are located within Areas 700, 800, and 900.

Fort Gillem has five designated training areas. The northern and southern areas of the installation are used as training and maneuver areas.

One unaccompanied personnel housing unit in Building 134 is located south of Staff Circle. Less than half an acre is used for transient housing on the Fort Gillem installation. Transient housing is located south of Staff Circle at the eastern edge of Fort Gillem. The family housing area is Staff Circle, located in the northeastern corner of the installation, and comprises Buildings 135-139 and accessory buildings used for garages and storage.

Community facilities are scattered throughout the installation. The commissary (Building 214) and AAFES Main Exchange (Building 210) are located in Area 200. Other community support areas include the fire station within Area 100 (Buildings 103, 105); a new gym was built within the enclave when the former airplane hangar was demolished many years ago, and the morale- and service-oriented complex in Area 700 (chapel, youth center, etc.). There are no designated medical land uses at Fort Gillem.

Outdoor recreation areas include Stephens Lake, a fishing and picnic area; Marchman Lake, a passive recreation and playground area; and a ball field/soccer field complex at North 26th and 29th Streets, located between Areas 600 and 700.

At Fort Gillem, approximately 573 acres are presently classified as restricted from development. One area of Fort Gillem is designated as restricted open space: the ammunition storage complex that encompasses Buildings 321-326 and takes up approximately 47 acres of land. Restricted development includes parcels with limited development potential due to environmental constraints, ordnance or safety range restrictions, or future land use determination. Restricted open space is permanent open space due to operational constraints or other restrictions; however, under reuse such operational constraints may change.

The existing road infrastructure on Fort Gillem is in good condition to support continued use. The site includes water, sewer, gas, and electric infrastructure which range from poor (below standard) to in good working condition.

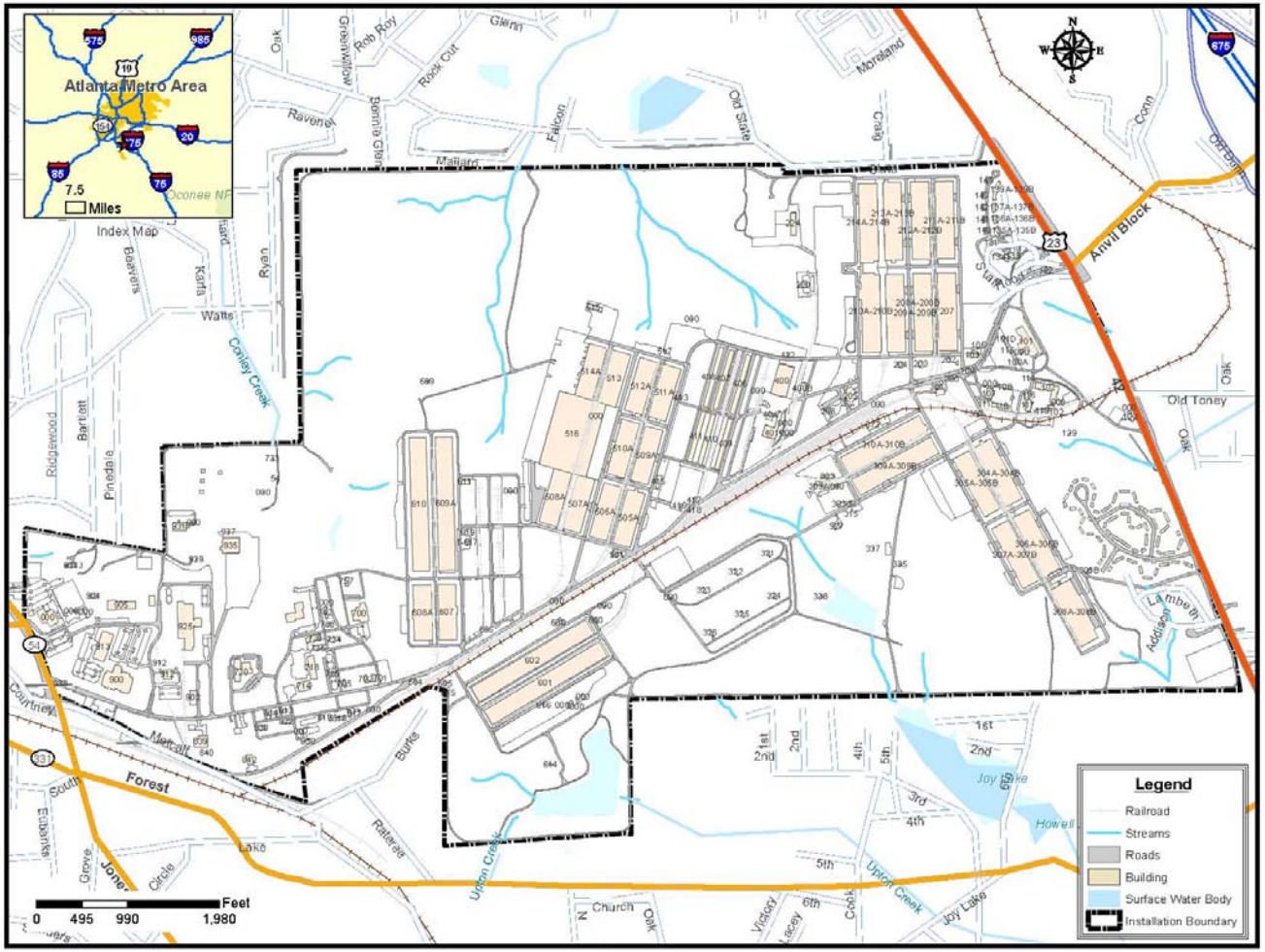

Figure 4.2-1 Existing Buildings

4.2.1.3 Surrounding Land and Airspace Use

The surrounding land use consists of mixed-use, high to low density residential, commercial, mixed light industrial, and woodlands. The mixed light industrial land use sections are located directly to the south of Fort Gillem. Residential uses are to the southwest and southeast, low density residential uses are directly to the north and northwest, and low density residential uses are to the south of the installation. Commercial uses are to the southeast and southwest. Mixed-use developments are to the northwest and southeast of Fort Gillem. Finally, woodlands are mostly to the south of the installation. Fort Gillem airspace is in the flight path of Hartsfield-Jackson Atlanta International Airport and is heavily used by passenger and commercial aircraft. Use of the airspace is governed by the control tower. There is no active airspace land use associated with Fort Gillem. A closed airstrip is located on the western side of the property.

4.2.1.4 Current and Future Development in Region of Influence

Current and future development is shaped through community comprehensive plans and the zoning which institutionalizes those plans. Through its Comprehensive Plan 2025, Clayton County created a Future Land Use map, based on recent zoning and land use changes (Clayton County 2004). The County Future Land Use map identifies the installation zoning based on the City of Forest Park Land Use Plan.

Properties adjacent to the installation are designated for medium density residential to the north and southwest, heavy industrial to the east, and mixed-use to the south. Fort Gillem is largely designated “Public/Institution;” however, a small portion of the southeastern corner of the installation appears to be designated as commercial, multifamily residential, and forestry.

The City of Forest Park has a projected population growth of 10 percent between 2000 and 2025. The Comprehensive Plan also discusses the city’s vision of future development within Forest Park, which plans to bring regionally important economic development to the city.

> *City of Forest Park*: Fort Gillem’s western border abuts the City of Forest Park and the installation is entirely within the city’s boundaries. Outside the installation, land uses in Forest Park are primarily residential, with 70 percent zoned for a maximum density of 5.3 units per acre and a very small portion for a maximum density of 3 units per acre. One very small area is zoned as a Condominium/Townhouse District, for which use may occur on lot sizes no smaller than five acres and has a maximum density of approximately 18 units per acre. The balance of the city is zoned commercial or industrial: General Commercial, Central Commercial, Light Industrial, or Planned Unit Development (PUD) District. The PUD has the potential to become a residential neighborhood, but the majority of property in western Forest Park is zoned commercial or industrial.

Clayton County: To its north, east, and southeast, Fort Gillem is bordered by land under the zoning jurisdiction of Clayton County, with the exception of two small parcels within the City of Forest Park's boundary on the installation's eastern border, which are zoned for Light Industrial and Commercial. The majority of the County's land is zoned Single Family Residential, allowing a maximum density of 3.97 units per acre. Residential zoned areas are located northwest and southeast of the installation. A similar residential district, allowing a maximum density of 2.42 units per acre, is located northwest of the installation. Also to the northwest and southwest, and in some cases adjacent to the installation, are two large areas zoned Heavy Industrial. Several smaller General Business areas are interspersed among the industrial and residential areas to the west and southwest of the installation.

Lake City: Lake City abuts Fort Gillem to the south. The central north-south corridor of Lake City is zoned Gateway Village Master Plan. The designation provides for a mix of commercial, residential, and institutional uses, but excludes industrial uses. This area comprises approximately 35 percent of the city. Approximately 40 percent of the city is zoned for Single Family Residential with a maximum density of 2.18 to 2.9 units per acre. Another 10 percent of the city is zoned for Multi-Family, with a maximum density of 2.8 units per acre for two family units and 10.9 units per acre for multifamily units. The balance of the city is zoned for Manufacturing, (e.g., industrial areas, warehousing, storage), a designation with minimal restrictions that primarily involves warehousing and tractor-trailer storage and loading, and for Office/Institutional (e.g., professional office space, medical, and dental offices) located at the city's southeastern tip. Small portions of the city's northwestern and southeastern tips are designated General Business.

4.2.2 Consequences

4.2.2.1 Early Transfer Disposal Alternative

Direct. Short-term and long-term minor adverse effects are expected to occur. Early transfer disposal may involve disposal of Fort Gillem lands as individual parcels over time and/or leasing actions on specific parcels which may ultimately affect the manner in which lands are developed, including incremental changes in ownership and redevelopment intensity. As such, the manner in which the property is disposed of over time (i.e., as individual parcels, one parcel, leasing strategies, etc.) will principally affect the timing, duration, and short-term intensity of effects resulting from non-federal ownership and redevelopment. Many of the Army policies and regulations that regulate and govern land use on DoD lands will no longer apply under private ownership. Thus minor adverse effects to land use may occur as redevelopment may ultimately lead to some levels of land use incompatibility as a result of increased traffic and noise. In any event, the transfer of surplus properties in consultation with the state and local communities for reuse consistent with the approved reuse plan are expected in well-managed development activities that minimize potential impacts to land use, as discussed further in Section 4.2.2.5. Continued remediation programs may also hamper redevelopment

activities. These effects would be reduced if the environmental remediation program were managed in cooperation with the community and synchronized with development priorities.

Indirect. No effects are expected to occur.

4.2.2.2 Traditional Disposal Alternative

Direct. Short-term and long-term minor adverse effects are expected to occur. Effects would be similar to the early transfer alternative, just over an extended time period.

Indirect. No effects are expected to occur.

4.2.2.3 Caretaker Status Alternative

Direct. Long-term minor adverse effects are expected to occur. Placing Fort Gillem into caretaker status would have no effect on its land use designation. However, Fort Gillem would be underutilized and an unproductive land use under the caretaker status, resulting in long-term minor adverse effects.

Indirect. No effects are expected.

4.2.2.4 No Action Alternative

No direct or indirect effects are expected under the no action alternative. For this alternative, the Army would continue operations at Fort Gillem at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure, which would not affect land use on Fort Gillem or land use patterns external to the installation.

4.2.2.5 Intensity-Based Probable Use Scenario

Medium-Low Intensity, Direct. Long-term minor adverse effects are expected. The land use evaluated in the MLIR scenario represents the existing land use conditions as of November 2005 on Fort Gillem. Sustainable design and construction would further reduce the effective intensity of property reuse. Although the projected land uses would comply with the general character of the area, changes in land use even under the MLIR scenario will result in development and operational activities that will generate some minor temporary adverse effects in terms of increased noise and traffic, and other effects that may be perceived as a minor land use compatibility concern.

Medium-Low Intensity, Indirect. Long-term minor adverse effects are expected as the installations redevelopment would induce additional indirect growth in the area, resulting in localized land use compatibility concerns relative to increased noise, traffic, land use intensity/density, and aesthetic effects (e.g., its few remaining natural areas would be developed with increased urbanization of the area).

Medium Intensity, Direct. Long-term minor adverse effects are expected, although effects would be reduced from development of the LRA's mixed-use community. Although the projected land uses would comply with the general character of the area, changes in land use even under the MIR scenario will result in development and operational activities that will generate some minor temporary adverse effects in terms of increased noise and traffic, land use intensity/density, and aesthetic effects that may be perceived as a minor land use compatibility concern. The development of a mixed-use planned community with the addition of public institutional space (including an elementary and middle schools and a church) would provide for more diverse land use than current operations. While the number of residents is expected to increase in this scenario, the intensity of reuse is relatively low, approximately three times current intensities. Land use emphasis will be on light, clean industries with high-salaried jobs, and additional land uses will be commercial, business parks, and retail development with some industrial operations. Green space will provide amenities to the reuse. The projected land use intensity would be in line with the general character and zoning of the area.

Medium Intensity, Indirect. Long-term minor adverse effects are expected. Effects similar to those discussed under MLIR would be expected to occur, but to a greater degree.

Medium-High Intensity, Direct. Long-term minor to moderate adverse effects are expected, although effects would be reduced by development of a well-planned mixed-use community. However, as development becomes more intense than the MIR alternative, it is more likely that green, open space would be reduced. In addition, the potential for land use conflicts (i.e., noise, traffic, development intensity/density, and aesthetic effects) may increase because of more intense development, which is approximately five times the current use intensity.

Medium-High Intensity, Indirect. Long-term minor adverse effects are expected. Effects similar to those discussed under MIR are expected to occur, but to a greater degree.

4.3 AESTHETICS AND VISUAL RESOURCES

4.3.1 Affected Environment

The ROI with relation to aesthetics and visual resources is Clayton County, City of Forest Park, and Lake City.

4.3.1.1 Visual Environment

Fort Gillem is located in the outer suburbs of Forest Park in Clayton County, Georgia. The surplus area encompasses approximately 1,189 acres of land and is comprised of mostly flat terrain to rolling topography of slight ridges and valleys. A ridge that bisects the installation from east to west was flattened during initial construction to create a “tabletop” appearance. Several smaller ridges running north to south join the central ridge, and the topography outside the developed areas is a rolling terrain. Fort Gillem has two recreational lakes: Stephens Lake and Marchman Lake.

Functions such as training ranges, barracks, operations, industrial production, equipment warehousing, ordnance storage, and installation maintenance dominate the developed portions of the installation. The northern and southern boundaries are buffered by undeveloped open space. There are several recreational areas and other developed open space areas throughout the installation and on the eastern boundary. The recreational areas are located in the southern portion of the installation.

Fort Gillem includes 176 buildings that were constructed as early as 1941. Structures in warehousing areas are typical of warehousing/distribution space: linear facilities running parallel to roadways, no taller than approximately 30-35 feet, and used for shipping equipment from/to trucks. Administrative offices associated with the Fort’s environmental management functions are housed in light industrial buildings that are no taller than three stories. Headquarters facilities are newer brick structures on well-landscaped sites. Areas along the perimeter of the installation are predominantly wooded. The wooded areas provide a buffer zone for Fort Gillem, as seen from the exterior of the installation.

4.3.1.2 Visual Quality of the Surrounding Properties

Low-density residential development is located near Fort Gillem to the north. Mixed commercial and industrial development is located near the installation along Moreland Avenue to the east and Jonesboro Road to the west and southwest. A mixture of residential, commercial, and industrial development is located near Fort Gillem to the south. During an ECP Assessment completed for Fort Gillem in January 2007 (U.S. Army 2007), the adjacent residential dwellings were determined to have been constructed during the 1950s and 1960s. Additionally, adjacent commercial buildings were observed to include restaurants, small businesses, a trucking company, and two gasoline stations.

4.3.1.3 Visually Sensitive Resources

Several small lakes, including Joy Lake and Howell Lake, and parks are located in the vicinity of Fort Gillem to the south. These lakes and parks are not visible from all viewpoints within Fort Gillem due to the trees and natural boundary located on the southeastern corner of Fort Gillem. No designated scenic resources, such as Georgia Scenic Byways, or visual receptors, such as state or local parks, are located in the view shed of Fort Gillem. There are several single-family homes abutting the property line, however, that have views of the installation.

4.3.2 Consequences

4.3.2.1 Early Transfer Disposal Alternative

Direct. Minor long-term adverse and beneficial effects are expected. Homeowners in the surrounding neighborhoods would be the group most affected by the disposal of Fort Gillem. In the long-term, disposal of Fort Gillem would result in non-federal ownership and potentially reduced emphasis on natural resource management and conservation governed by the Integrated Natural Resources Management Plan (INRMP) and Army policies and regulations. This change in land management would likely result in increased potential for tree removal and construction activities that would take place after disposal. Such actions could adversely affect the existing visual quality of woodlands and open space areas on the landscape at Fort Gillem, as well as the views into Fort Gillem. Also, demolition and site clearing activities would result in a short-term adverse visual effect for neighboring residences.

Early transfer disposal may involve disposal of Fort Gillem lands as individual parcels over time and/or leasing actions on specific parcels which may ultimately affect the manner in which lands are developed, including incremental changes in ownership and redevelopment intensity. As such, the manner in which the property is disposed of over time (i.e., as individual parcels, one parcel, leasing strategies, etc.) will principally affect the timing, duration, and short-term intensity of effects resulting from non-federal ownership and redevelopment as previously discussed.

A direct minor adverse effect of Fort Gillem being vacated on an interim basis prior to disposal would be some deterioration of the property's visual quality. The property would no longer be maintained by residents and employees, and lawns and landscaping could become quickly overgrown, depending on the season and length of vacancy. Over a longer period of time, the paint, gutters and roofing of building exteriors would deteriorate in quality. These temporary minor effects would improve upon redevelopment. Disposal and redevelopment will ultimately result in the demolition and removal or renovation of unsightly deteriorating structures to comply with up-to-date architectural standards. This could lead to the enhancement of the built landscape with newer buildings that are more attractive than current structures.

Indirect. Short-term minor adverse effects are expected. Without the current high level of security provided by the on-site DoD personnel, vandalism and vagrant occupancy could

potentially increase under private ownership. These temporary minor effects would improve upon redevelopment of the property as plans are implemented for reuse.

4.3.2.2 Traditional Disposal Alternative

Direct. Minor long-term adverse and beneficial effects are expected. Effects would be similar to the early transfer alternative, just over an extended time period.

Indirect. Short-term minor adverse effects are expected. Effects would be similar to the early transfer alternative, just over an extended time period.

4.3.2.3 Caretaker Status Alternative

Direct. Long-term minor adverse effects are expected. The Army would manage the property with a minimal crew to assure that the grounds are maintained, the buildings are boarded-up, and water and sewer systems are shut down. Electricity usage would be reduced to the minimum level necessary for maintenance. While this alternative would prevent vegetation from becoming totally overgrown, structures would be unattractive due to boarding of the windows. However, leaving the windows of vacated buildings un-boarded would not be an option, as this makes them attractive to vandalism. An immediate direct minor adverse effect of Fort Gillem being vacated during caretaker status is deterioration of the property's visual quality. The property would no longer be maintained at baseline levels, and lawns and landscaping could become quickly overgrown. Over a longer period of time, the paint, gutters and roofing of building exteriors would deteriorate in quality and reduce their visual quality.

Indirect. Minor beneficial effects are expected. With time, trees surrounding the perimeter of the housing area would obscure or partially obscure the view from the surrounding neighborhoods into Fort Gillem.

4.3.2.4 No Action Alternative

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

4.3.2.5 Intensity-Based Probable Use Scenario

Medium-Low Intensity, Direct. Minor short-term adverse effects and long-term minor beneficial effects are expected. Increased construction, demolition, very limited site clearing activities, and construction vehicles would result in a short-term adverse visual effect that would likely be contained within the property. Newer buildings would replace older buildings with a long-term minor beneficial effect to aesthetics.

Medium-Low Intensity, Indirect. Minor long-term adverse effects are expected. There are expected to be more residents in the MLIR scenario than in baseline conditions.

Additionally, commercial and public institutional use will generate more vehicle trips and traffic congestion which would have a minor adverse visual effect.

Medium Intensity, Direct. Minor short-term adverse effects and moderate beneficial effects are expected. Effects similar to those described in the MLIR scenario would occur, but to a greater degree. The well-planned mixed-use community, open space, and additional public institutional space have the potential to be more aesthetically pleasing than the baseline condition or the MLIR alternative that would achieve the FP/FGLRA development goals.

Medium Intensity, Indirect. Minor long-term adverse effects are expected. Effects similar to those described in the MLIR scenario would occur, but to a greater degree.

Medium-High Intensity, Direct. Minor short-term adverse effects and minor beneficial effects are expected. The increased open space and public institutional space has the potential to be more aesthetically pleasing than the baseline condition. However, this option has the potential to impact more of the existing open space on Fort Gillem, negatively impacting aesthetic and visual resources.

Medium-High Intensity, Indirect. Minor long-term adverse effects are expected. Effects similar to those described in the MIR scenario would occur, but to a greater degree.

4.4 AIR QUALITY

4.4.1 Affected Environment

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

4.4.1.1 Climate

The climate of Clayton County is humid subtropical with long, hot summers and short, mild winters. Average high temperatures range from 50°F in winter to 88°F in summer, and average low temperatures range from 32°F in winter to 70°F in summer. The interaction between the Gulf of Mexico, Appalachian Mountains, and Atlantic Ocean influence the climate of Fort Gillem (National Climatic Data Center 2001).

Average annual precipitation is approximately 50 inches, with 2 inches of snowfall. Most of the rain falls in the winter and spring months. Maximum thunderstorm activity occurs during July, but severe local thunderstorms occur most frequently in March through May, some spawning highly damaging tornadoes. On average, there are six tornado days in Georgia every year (National Weather Service, 2006).

4.4.1.2 Air Quality

Air quality and permitting data were evaluated utilizing several US EPA and state database sources as outlined (GDNR 2006a, b; US EPA 2006a, b, c; US EPA 2007).

Ambient Air Quality Conditions

Fort Gillem is located in Clayton County, Georgia, under the jurisdiction of the Georgia Department of Natural Resources (GDNR) Environmental Protection Division (EPD), Air Protection Branch, and US EPA Region 4.

The US EPA has divided the country into geographical regions known as Air Quality Control Regions (AQCR), to evaluate compliance with the National Ambient Air Quality Standards (NAAQS). There are NAAQS for each of the criteria pollutants (carbon monoxide [CO], nitrogen oxide [NO_x], ozone [O_3], sulfur oxides [SO], PM_{10}, $PM_{2.5}$, and lead [pb]). Criteria pollutants are those upon which the US EPA has placed the greatest emphasis and has developed health-based concentration standards for ambient air. There are primary NAAQS for protection of public health and secondary NAAQS for the protection of public welfare (effects on soils, vegetation, climate, economic value, personal comfort, and welfare). Table 4.4-1 shows both the primary and secondary NAAQS.

Table 4.4-1 National Ambient Air Quality Standards (NAAQS)

Air Pollutant	US EPA Standard	Concentration	Remarks	AQCR Classification
Particulate matter ≤ 10 microns (PM_{10})	Primary and Secondary Standard	Revoked	Due to a lack of evidence linking health problems to long-term exposure to coarse particle pollution, the agency revoked the annual PM_{10} standard in 2006 (effective December 17, 2006).	N/A
	Primary and Secondary Standard	150 g/m³	The standard is attained when the number of days per calendar year with a 24-hour average above 150 g/m³ is equal to or less than one.	Attainment
Particulate matter ≤ 2.5 microns ($PM_{2.5}$)	Primary and Secondary Standard	15 g/m³	The standard is attained when the 3-year average annual weighted mean is less than or equal to 15 g/m³.	Nonattainment
	Primary and Secondary Standard	35 g/m³	The standard is attained when the 3-year average of the 98th percentile of 24-hour concentrations within an area does not exceed 35 g/m³.	Attainment
Sulfur dioxide	Primary Standard	80 g/m³	Annual arithmetic mean.	Attainment
	Primary Standard	365 g/m³	Maximum 24-hour concentration not to be exceeded more than once per year.	Attainment
	Secondary Standard	1,300 g/m³	Maximum 3-hour concentration not be exceeded more than once per year.	Attainment
Carbon monoxide	Primary Standard	10 mg/m³	8-hour average not to be exceeded more than once per year.	Attainment
	Primary Standard	40 mg/m³	1-hour average not be exceeded more than once per year.	Attainment
Ozone	Primary and Secondary Standard	157 g/m³	The standard is attained when the 3-year average of the 4th-highest daily maximum 8-hour average concentration measured at each monitor within an area over each year does not exceed 157 g/m³.	Nonattainment
Nitrogen dioxide	Primary and Secondary Standard	100 g/m³	Annual arithmetic mean not to be exceeded.	Attainment
Lead	Primary and Secondary Standard	1.5 g/m³	Quarterly average not to be exceeded.	Attainment
Data Source: 40 CFR 50				

Compliance with the NAAQS is determined through the use of ambient air monitoring stations located throughout the state, including monitors in the vicinity of Fort Gillem. Clayton County and the surrounding counties are designated at attainment for all criteria pollutants except O_3 and $PM_{2.5}$ (US EPA 2006a, 2007). Georgia is developing a State Implementation Plan (SIP) that will outline regulations, control measures, and strategies to conform to the NAAQS.

4.4.1.3 Air Pollutant Emissions at Fort Gillem

Fort Gillem maintains a Synthetic Minor Permit (Permit No. 9711-063-0048-S-04-0) in compliance with GDNR regulations. Existing air emission sources at Fort Gillem include stationary boilers and radiant heaters, the liquid petroleum gas air mixing plant, emergency diesel engines, emergency natural gas-fired engines, degreasers, fueling stations, and fuel oil tanks. Fort Gillem cannot emit more than 24.1 tons/year of NO_x or 24.0 tons/year of volatile organic compounds (VOCs).

Table 4.4-2 lists the emissions for monitored sources for December 2004 through November 2005, summarized from the 2005 Emissions Inventory submitted to GDNR by Fort Gillem (U.S. Army 2006b; GDNR 2006a, b) (note: 2005 emissions data are used here because it represents baseline conditions at the time of the 2005 BRAC decision and full Army operations and missions were still ongoing). Fort Gillem must keep records of the amount of fuel used and how much VOC and NO_x are emitted on a monthly basis from the entire facility. Fort Gillem submits semiannual reports in January and July of each year. To quantify the exhaust emissions, the official number of job losses reported by the BRAC Commission (DBCRC 2005) for military and civilian jobs of 1,081 was used to estimate commuter traffic, with an allowance made for a small number of employees assumed to live on site. Army staff provided a breakdown of where personnel reside, and the commuting miles were averaged to determine the miles traveled per day. Miscellaneous traffic accounts for visitors, deliveries, and maintenance vehicles. This calculation is based on the square footage of buildings on base.

There is one air quality monitor in Clayton County for monitoring $PM_{2.5}$ in Forest Park, approximately 2.5 miles west of Fort Gillem (US EPA 2006a, 2007). The nearest PM_{10} monitor is in Atlanta (Butler Street), approximately 9 miles northwest of Fort Gillem. The nearest sulfur dioxide (SO_2) monitor is in Atlanta (Confederate Avenue), approximately 6 miles north of Fort Gillem. The nearest NO_x, O_3, and CO monitors are in Decatur, Georgia, approximately 4 miles north-northeast of Fort Gillem. As shown in Table 4.4-3, monitored values are below the NAAQS, except O_3 and $PM_{2.5}$. Monitored values of SO_2, CO, NO_x, and PM_{10} are well below the NAAQS. The 8-hour O_3 and the annual and 24-hour $PM_{2.5}$ monitored values are exceeding the NAAQS.

Table 4.4-2 Fort Gillem Air Emissions in Tons per Year (TPY)

Source Type	NO_x	SO_2	PM_{10}	$PM_{2.5}$	CO	VOC
Direct Emissions[1]						
Boilers/Heaters	13.61	0.07	1.05	1.05	9.63	0.67
Diesel Engines	2.18	1.46	0.26	0.25	2.59	0.34
NG Engine	0.04	0.00	0.00	0.00	0.01	0.00
Fuel-Filling Stations	0.00	0.00	0.00	0.00	0.00	3.07
Sub-total	**15.83**	**1.53**	**1.31**	**1.30**	**12.20**	**4.08**
Indirect Emissions[2]						
On-post Commuting	0.11	0.02	0.02	0.02	0.29	0.13
Off-post Commuting	13.28	2.54	2.54	2.54	35.48	16.16
Sub-total	13.39	2.56	2.56	2.56	35.77	16.30
Total	**29.22**	**4.09**	**3.87**	**3.86**	**47.97**	**20.38**

[1]2005 Air Emissions Inventory for Fort Gillem (U.S. Army 2006b, GDNR 2006a, b)
[2]Emission Factors from MOBILE6 (US EPA 2006a,b)

Table 4.4-3 Regional Air Pollutant Emissions Inventory

Pollutant	Averaging Period	2003	2004	2005	Standard
PM_{10} (Atlanta, GA)	24-hour	62	41	47	150
	Annual	24	22	23	50
$PM_{2.5}$ (Forest Park, GA)	24-hour[1]	37	39	37	65
	Annual	16.0	16.8	16.7	15
SO_2 (Atlanta, GA)	3-hour	125.8	99.6	120.5	1,300
	24-hour	57.6	31.4	36.7	365
	Annual	7.9	7.9	7.9	80
NO_x (Decatur, GA)	Annual	24.4	28.2	26.3	100
	1-hour	3,448.3	4,252.9	3,678.2	40,000
CO (Decatur, GA)	8-hour	2,988.5	2,988.5	2,643.7	10,000
O_3 (Decatur, GA)	8-hour[2]	162.7	164.6	170.5	167

[1] 98th percentile value
[2] 4th highest value
Data Sources: US EPA 2006a, b

Indoor Air Quality (IAQ)

IAQ can affect human health, worker morale, and productivity. Typical construction and building maintenance includes use of paint, building materials, and adhesives that contain VOCs that can be odorous, irritating and/or harmful to the comfort and well-being of installers and occupants (U.S. GBC 2006). Fort Gillem has been implementing a pollution prevention program and affirmative procurement program (preference for environmentally preferred products). However, most construction and building maintenance and repair have generally used typical materials and products that have higher VOC content.

4.4.2 Consequences

4.4.2.1 Early Transfer Disposal Alternative

Direct. Overall, minor short-term and long-term adverse effects are expected. In the near-term, early transfer disposal may involve disposal of Fort Gillem lands as individual parcels over time and/or leasing actions on specific parcels which may ultimately affect the manner in which lands are developed, including incremental changes in ownership and redevelopment intensity. As such, the manner in which the property is disposed of over time (i.e., as individual parcels, one parcel, leasing strategies, etc.) will principally affect the timing, duration, and short-term intensity of effects resulting from non-federal ownership and redevelopment. In addition, short-term minor adverse effects from dust and exhaust emissions associated with demolition and construction vehicles would be expected. In the long-term minor adverse effects would be expected following disposal and redevelopment at Fort Gillem from increased land use intensity. No impacts are expected if activities continued at their current levels and the boilers and heaters listed under the current permit continued to operate.

The US EPA's General Conformity Rule requires a formal conformity determination document for federal actions occurring in nonattainment or maintenance areas (former nonattainment areas), though transfers of ownership and leases for similar activities are exempt from the General Conformity Rule. Furthermore, air emission thresholds would not exceed *de minimis* levels even under long-term reuse; therefore, a General Conformity Determination is not required (see Appendix F for Record of Non-Applicability and emissions calculations based on emissions data discussed in Section 4.4.1.3).

Indirect. Short-term minor adverse effects are expected due to dust blowing off of the demolition sites into nearby areas during redevelopment. Long-term minor adverse effects would be expected if additional facilities are built on the property, resulting in a higher number of employees to travel to and from the area.

4.4.2.2 Traditional Disposal Alternative

Direct. Overall, minor short-term and long-term adverse effects are expected. Effects would be similar to the early transfer alternative, just over an extended time period.

Indirect. Short-term minor adverse effects are expected. Effects would be similar to the early transfer alternative, just over an extended time period.

4.4.2.3 Caretaker Status Alternative

Direct. Long-term minor beneficial effects are expected. Emissions would decline as stationary sources such as boilers and heaters would cease to operate.

Indirect. Long-term minor beneficial effects are expected. Lower vehicle emissions would occur because of the reduced number of vehicles entering and leaving the area.

4.4.2.4 No Action Alternative

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

4.4.2.5 Intensity-Based Probable Use Scenario

Clayton County is a nonattainment area for O_3 and $PM_{2.5}$. Any reuse alternative must be reviewed under US EPA's General Conformity Rule to ensure that proposed actions are not impeding local efforts to control air pollution in these areas. An action is exempt from the General Conformity Rule if it is covered by transportation conformity, the emissions are clearly at or below the *de minimis* levels (as shown in Table 4.4-4), listed as exempt, or covered by the presumed-to-conform approved list. Because the Army's purposed disposal action will involve the sale or other title transfer of federal property, it has been determined that this specific action is exempt from the General Conformity Rule requirement to prepare a full Conformity Determination. Furthermore, each reuse alternative described below will not cause emissions in excess of the *de minimis* levels (see Appendix F). In the case of Fort Gillem, even the highest intensity of reuse (MHIR) would result in total emissions which are below *de minimis* levels. Therefore, a Record of Non-Applicability was prepared and is presented in Appendix F along with emission estimates.

Table 4.4-4 De Minimis Levels for Nonattainment Areas

Pollutant	Nonattainment Area Classification	Pollutant to be Controlled	Emission Rate Threshold (tons/year)
O_3	Nonattainment	NO_x	100
		VOC	100
$PM_{2.5}$	Nonattainment	$PM_{2.5}$ Direct	100
		SO_2	100
		NO_x	100
		VOC	100
Data Sources: 40 CFR 51 (Subpart W) and 40 CFR 93 (Subpart B)			

Medium-Low Intensity, Direct. Long-term minor adverse effects are expected for ambient air quality. Reuse of the Fort Gillem property for residential units, two schools, a church, light industrial, retail, and a park/recreation area would result in higher emissions as compared to 2005 levels. There would be an increase in vehicle traffic due to the increased number of residences and square feet of usable space, though not as much as in the MIR and MHIR scenarios. Demolition and construction activities associated with the MLIR scenario would be similar to the MIR and MHIR scenarios. These emissions are not expected to create any significant ambient air quality effects for reasons similar to those discussed for the demolition activities resulting from redevelopment. Projected emissions would be similar or less than those shown in Appendix F.

Implementing the MLIR alternative would have a beneficial effect on IAQ. Using low-emitting and low off-gassing construction materials, paints, adhesives, and sealants would reduce indoor VOC emissions. Other practical methods of improving IAQ under a silver LEED standard of sustainable design include:

- Protection of outdoor air intake systems from loading docks and other areas where vehicle emissions and other concentrated pollutants may enter the building ventilation system; and

- Implementing a construction IAQ plan that reduces pollutants from entering ventilation systems and occupant spaces during construction.

Medium-Low Intensity, Indirect. No change in ambient air quality impacts are expected. Indirect beneficial effects to human health and worker productivity are likely under the MLIR alternative because of reduced fumes, VOC emissions, and other off-gassing indoor air pollutants.

Medium Intensity, Direct. Long-term minor adverse effects are expected. Reuse of the Fort Gillem property for residential units, two schools, a church, light industrial, retail, and a park/recreation area would result in higher emissions as compared to 2005 levels. There will be an increase in vehicle traffic due to the increased number of residences and

square feet of usable space, though not as much as the MHIR scenario. Demolition and construction activities associated with the MIR scenario would be similar to the MHIR scenario. These emissions are not expected to create any significant ambient air quality effects for reasons similar to those discussed for the demolition activities. Emissions would be similar or less than those shown in Appendix F.

IAQ would be similar to existing conditions. IAQ could be improved through use of LEED IAQ or similar discretionary mitigation methods under the MIR alternative.

Medium Intensity, Indirect. No changes to air quality impacts are expected.

Medium-High Intensity, Direct. Long-term minor adverse effects are expected. Reuse of the Fort Gillem property for residential units, two schools, a church, light industrial, retail, and a park/recreation area would result in higher emissions as compared to 2005 levels. There would be an increase in vehicle traffic due to the increased number of residences and square feet of usable space. Demolition activities associated with the MHIR scenario would create temporary sources of fugitive dust and vehicle emissions (assumed to occur from 2011 through 2020). Demolition-related emissions are not expected to create any significant ambient air quality effects due to the temporary nature of the demolition. The exhaust emissions from a limited number of heavy equipment vehicles would not cause any violations of ambient air quality standards. Construction activities associated with the MHIR scenario is assumed to occur in 2012-2024. These emissions are not expected to create any significant ambient air quality effects for reasons similar to those discussed for the demolition activities. Appendix F summarizes the demolition, construction, and future activity emissions as compared to the existing emissions at the facility.

Emissions increases from the MHIR scenario are below the *de minimis* thresholds; therefore, a General Conformity Determination is not required.

IAQ would be similar to existing conditions without implementing any IAQ mitigation as described in the MLIR alternative.

Medium-High Intensity, Indirect. No changes to air quality impacts are expected.

4.5 NOISE

4.5.1 Affected Environment

Noise is unwanted sound. Fort Gillem is among the small number of Army installations at which sound generated from within the installation is minimal when compared to sound coming into the installation from outside. At Fort Gillem the dominant feature of the sound-scape is the sound of aircraft approaching and departing the Hartsfield-Jackson Atlanta International Airport. To the degree that the aircraft sound is "unwanted," that sound is labeled "noise." By comparison, routine interior noises at Fort Gillem (e.g., vehicular traffic, air conditioning fans) are insignificant (U.S. Army Center for Health Promotion and Preventive Medicine [USACHPPM] 2003). The ROI with regards to noise analysis is the area on and in the immediate vicinity of the installation.

The preferred method of describing aircraft noise in the United States is the day-night average sound level (DNL). The DNL is a cumulative measure of the "noise dose" received at a particular location. A unique feature of DNL is a ten (10) decibel (dB) penalty added to the noise dose during the nighttime hours of 10:00 PM to 7:00 AM. This nighttime penalty accounts for the fact that people are particularly sensitive to noise when they are preparing to retire for the night and when they are beginning to wake up in the morning. More information on DNL is available in the US EPA report 550/9-74-004 (US EPA 1978).

The two critical values for the evaluation of DNL are DNL 55 and DNL 65. In 1974, the US EPA identified DNL 55 as the sound exposure at which public health and welfare is protected with an adequate margin of safety (US EPA 1974). DNL 65 is the level at which homeowners exposed to aircraft noise may be eligible for Federal Aviation Administration funding to insulate their dwellings from noise. In the 1980's, a small section of the northwest corner of Fort Gillem was routinely receiving an aircraft noise exposure greater than DNL 65. In the spring of 1987, the Army Environmental Hygiene Agency documented the highest DNL to be 68.8 dB (U.S. AEHA 1987). This average was based on eleven days of around-the-clock measurement. In the intervening years, the areas around Atlanta Airport have benefited from the replacement of the older and noisier Stage 2 aircraft with the quieter Stage 3 aircraft. According to Nissalke (2001), the DNL 65 contour has shrunk from approximately 55 square miles in 1980 to 38 square miles in 1998. Even with the addition of a fifth runway, the DNL 65 contour no longer runs through Fort Gillem (Figure 4.5-1), and sound levels throughout the property are considered to be compatible with residential use (Hartsfield-Jackson Atlanta International Airport 2007).

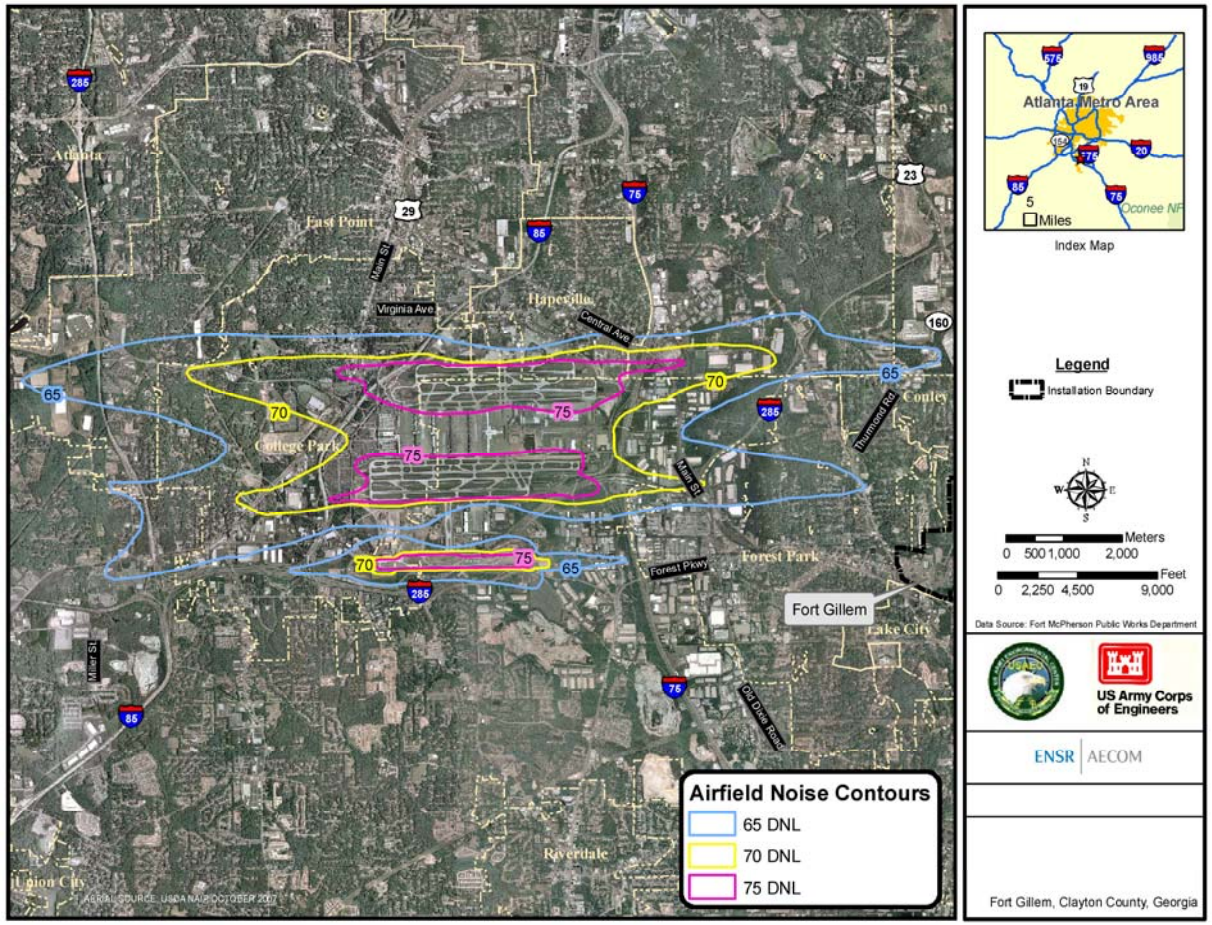

Figure 4.5-1 Hartsfield-Jackson Atlanta International Airport Noise Contours Near Fort Gillem

4.5.2 Consequences

4.5.2.1 Early Transfer Disposal Alternative

Direct. Short-term minor adverse effects are expected due to construction. In the near-term, early transfer disposal may involve disposal of Fort Gillem lands as individual parcels overtime and/or leasing actions on specific parcels which may ultimately affect the manner in which lands are developed, including incremental changes in ownership and redevelopment intensity. As such, the manner in which the property is disposed of over time (i.e., as individual parcels, one parcel, leasing strategies, etc.) will principally affect the timing, duration, and short-term intensity of effects resulting from non-federal ownership and redevelopment. In the short-term, non-federal ownership will result in increased potential for construction and demolition activities which may result in minor adverse noise effects.

The land use plan contemplates the addition of modest amounts of residential and commercial structures, with the former being concentrated to the south and the latter to the north. Additional infrastructure improvements will be needed to support the new construction. Road traffic associated with the construction work would be expected to increase noise on the installation. However, the single biggest source of noise will remain air traffic, and those noise levels will be unaffected by changes at the installation

Indirect. Long-term minor adverse effects are expected due to increased human activity. The disposal and redevelopment will result in continuation of warehousing functions on large parts of the installation and modest increases in residential and commercial uses of the facility. The local economies of Forest Park, Lake City and Clayton County will not support substantial increases in density and economic activity, so noise levels are expected to increase only incrementally. The single biggest source of noise will remain air traffic, and noise levels will be unaffected by changes at the installation.

4.5.2.2 Traditional Disposal Alternative

Direct. Short-term minor adverse effects similar to those described for the early transfer disposal alternative are expected.

Indirect. Long-term minor adverse effects similar to those described for the early transfer disposal alternative are expected.

4.5.2.3 Caretaker Status Alternative

Direct. Minor short-term beneficial effects are expected due to decreased human activity. The number of employees, vendors, and visitors would be reduced. Activities such as shipping and storing material would cease, as would the use of military vehicles. However, the single biggest source of noise will remain air traffic, and noise levels will be unaffected by changes at the installation.

Indirect. Long-term minor beneficial effects are expected due to decreased human activity. However, the single biggest source of noise will remain air traffic, and noise levels will be unaffected by changes at the installation.

4.5.2.4 No Action Alternative

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

4.5.2.5 Intensity-Based Probable Use Scenario

Medium-Low Intensity, Direct. Minor short-term adverse effects are expected due to construction. The land use plan contemplates the addition of modest amounts of residential and commercial structures, with the former being concentrated to the south and the latter to the north. Additional infrastructure improvements will be needed to support the new construction, even in the MLIR scenario. Road traffic associated with the construction work would be expected to increase noise in the general area and on the installation. However, the single biggest source of noise will remain air traffic, and noise levels will be unaffected by changes at the installation.

Medium-Low Intensity, Indirect. Long-term minor adverse effects are expected due to increased human activity such as employment, commuter traffic, and delivery trucks associated with the warehouses. The reuse plan contemplates continuation of warehousing functions on large parts of the installation and modest increases in residential and commercial uses of the facility. The MLIR scenario seems probable given that the local economy will not support substantial increases in density and economic activity. In this scenario noise levels are expected to increase only incrementally. However, the single biggest source of noise will remain air traffic, and noise levels will be unaffected by changes at the installation. In addition, air traffic is likely to increase in the future, adding noise to the environment.

Medium Intensity, Direct. Minor short-term adverse effects are expected due to construction and long-term negligible adverse noise effects from increased activity and traffic. The period of noise from construction would be extended, as the amount of new construction is approximately three times more than construction activities in the MLIR alternative. The increased construction and vehicular noise would be minor. Aircraft noise would continue to eclipse noise created by activities on the installation.

Medium Intensity, Indirect. Long-term minor adverse effects are expected due to increased human activity such as employment, commuter traffic, and delivery trucks associated with the warehouses. They are expected to be similar to those of the medium-low scenario and would be slightly more intense. Aircraft noise would continue to eclipse noise created by activities on the installation.

Medium-High Intensity, Direct. Minor short-term adverse effects are expected due to construction and increased traffic and would be similar to those associated with the MIR scenario but would be slightly more intense. Aircraft noise would continue to eclipse noise created by activities on the installation. Construction of an MHIR scenario would increase noise only incrementally from the MIR alternative, and construction activities would continue to be eclipsed by aircraft noise.

Medium-High Intensity, Indirect. Long-term minor adverse effects are expected due to increased human activity such as employment, commuter traffic, and delivery trucks associated with the warehouses. They are expected to be similar to but more intense than those of the MIR scenario, but not significant. Activity associated with an MHIR scenario would increase on-site noise only incrementally, and aircraft noise would continue to eclipse noise created by activities on the installation.

4.6 GEOLOGY AND SOILS

4.6.1 Affected Environment

The ROI with regards to geology and soils analysis is the area on and in the immediate vicinity of the installation.

4.6.1.1 Physiography and Topography

Fort Gillem lies within the southern section of the Piedmont Physiographic Province in east-central Georgia. The Piedmont Province is a broad upland developed on deformed Late Precambrian and Paleozoic metamorphic and igneous rocks situated between the Blue Ridge Physiographic Province to the northwest and the Coastal Plain Physiographic Province to the southeast. The terrain is characterized by rolling topography with alternating ridges and valleys. Surface elevations range from 855 feet above mean sea level (AMSL) to 971 feet AMSL. Steep slopes are located at stream banks, drainage ways, and manmade grades.

The Fort Gillem installation includes two major drainage basins separated by the central ridgeline, a northeast-southwest trending ridge that bisects the post. This major ridge forms a groundwater and surface water drainage divide, which directs surface runoff from the north and northeast side of the post into Conley Creek, and runoff from the south and southeast side of the post into Upton Creek. Upton Creek merges with Big Cotton Indian Creek southeast of Fort Gillem. During development of the installation, grading activities modified the central ridgeline to form an artificial tabletop ridge with numerous adjoining small north-south ridges. The topography outside the developed areas remained the typical rolling terrain of the region. This characteristic topography forms the on-site drainage pattern.

4.6.1.2 Structure and Subsurface Strata

The Piedmont of Georgia is comprised of a complex of metamorphic and igneous rocks deformed by multiple episodes of folding, faulting, and regional metamorphism caused by numerous igneous intrusions. Faults are typically used as defining boundaries at the margins of and within the Piedmont.

Throughout the installation, maximum depth to bedrock observed during drilling is approximately 100 feet below ground surface. Bedrock outcrops indicate the presence of poorly developed fracture sets generated by tectonic activity or erosion. These sets coincide with foliation of the bedrock and represent the primary groundwater migration pathway.

4.6.1.3 Soils

The surface soils mapped at Fort Gillem and identified by the U.S. Department of Agriculture include Gwinnett Sandy Loam and the following:

- Altavista Sandy Loam – Deep moderately well-drained soil occurring on stream terraces. The subsoil is loamy and extends to a depth of five feet or more. Permeability and available water capacity are moderate.

- Ashlar Sandy Loam – Moderately deep, well-drained or excessively drained, moderately rapid permeability soils.

- Appling Sandy Loam – Deep, well-drained soil occurring on ridges and side slopes of uplands. The subsoil is clayey and extends to a depth of more than 40 inches. Permeability and available water capacity are moderate.

- Cartecay Soils – Deep, poorly drained soil occurring on floodplains. The surface layer is sandy or loamy with loamy subsoils underlain with stratified sand and loamy materials. Slopes are 0 to 2 percent and soils are subject to flooding. Permeability is moderate to moderately rapid and available water capacity is moderate.

- Cecil Sandy Loam – Deep, well-drained soil occurring on ridges and side slopes of uplands. The subsoil is clayey and extends to a depth of more than 40 inches. Permeability and available water capacity are moderate.

- Cecil Urban Land Complex – Cecil soils are deep, well-drained, and occur on ridges and side slopes of uplands. The subsoil is clayey and extends to a depth of more than 40 inches. Permeability and available water capacity are moderate. Urban land has been largely altered.

- Gwinnett Sandy Loam – Deep, well-drained, moderately permeable soils. Slopes range from 2 to 60 percent.

- Urban Land Transitional – The original soils have been altered by grading, cutting, filling, shaping, and smoothing.

4.6.1.4 Prime Farmland Soils

Prime farmland soils are defined as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. The land could be cropland, pasture, rangeland, or other land, but not urban built-up land or water.

The Custom Soil Resource Report (Natural Resources Conservation Service report) classified several areas of Fort Gillem as Prime Farmland and Farmland of Statewide Importance. Prime Farmland (147 acres) constitutes 7 percent of the property, and Farmland of Statewide Importance (290 acres) constitutes 15 percent of the property. However, the soils on Fort Gillem have not recently been used for agricultural purposes and are located in an urbanized area. The *Implementation of the Farmland Protection Policy Act* (FPPA) *Part 403.4(c) (3)* states that lands identified as “urbanized area” are lands exempted by the FPPA. Thus, the FPPA is not applicable to Fort Gillem.

4.6.1.5 Seismic Activity

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

4.6.2 Consequences

4.6.2.1 Early Transfer Disposal Alternative

Direct. Minor long-term adverse effects are expected. In the near-term, no effects are expected from the manner in which early transfer disposal occurs (i.e., as separate parcels or as one parcel, leasing strategies); however, such activities may affect the timing, duration, and short-term intensity of effects associated with non-federal ownership and redevelopment. Disposal of Fort Gillem would result in non-federal ownership and potentially reduced emphasis on natural resource management and conservation governed by the INRMP, and Army policies and regulations. This change in land management would likely result in increased potential for soil loss and erosion. In the long-term, there would also be adverse effects to soils from presumed loss resulting from land development. Construction and demolition activities involving soil excavation, grading, and removal could result in long-term minor adverse effects, including increased erosion.

Indirect. No indirect effects are expected.

4.6.2.2 Traditional Disposal Alternative

Direct. Long-term minor adverse effects are expected. This disposal method would potentially slow down redevelopment of the property, which would result in these effects occurring later in time.

Indirect. No indirect effects are expected.

4.6.2.3 Caretaker Status Alternative

Direct. Minor adverse effects are expected. Under the caretaker alternative, natural resource management will not be managed or continued, which could result in no maintenance of existing erosion controls or existing vegetative control.

Indirect. No indirect effects are expected.

4.6.2.4 No Action Alternative

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

4.6.2.5 Intensity-Based Probable Use Scenario

Medium-Low Intensity, Direct. Long-term minor adverse effects are expected. Construction impacts are anticipated but will be controlled and primarily occur within existing previously disturbed areas. There would not be a substantial increase in the amount of green space developed, keeping the groundcover close to its existing percentage.

Medium-Low Intensity, Indirect. No indirect effects are expected.

Medium Intensity, Direct. Minor short-term and long-term adverse effects are expected. Greater amounts of existing green space soils are displaced to accommodate larger amounts of construction and demolition activities. The LRA reuse plan envisions a mixed-use plan for Fort Gillem property, with reuse focusing primarily on light industrial and business park use that includes construction of new facilities. Building construction involving soil excavation, grading, removal, and the clearing of vegetation could result in long-term minor adverse effects, including increased erosion. Demolition, conversion, or replacement of existing structures to comply with current building codes would result in land disturbances associated with new buildings, parking lots, walkways, and related structures.

Medium Intensity, Indirect. No indirect effects are expected.

Medium-High Intensity, Direct. Minor short-term and long-term adverse effects are expected. Potential adverse soils impacts are greater than in the MIR scenario because of the higher development intensity, demolition, and construction effects.

Medium-High Intensity, Indirect*.* No indirect effects are expected.

4.7 WATER RESOURCES

4.7.1 Affected Environment

This section includes a discussion of surface water, watersheds and drainage, groundwater hydrology and quality, floodplains, and water usage on Fort Gillem. The ROI for water resources comprises the watershed on and immediately surrounding the installation.

4.7.1.1 Surface Water

Rainfall in Clayton County is moderate, averaging approximately 50 inches per year, according to the U.S. Weather Service. Snowfall is rare, averaging approximately 2 inches annually. Storm events frequently involve thunderstorms and heavy downpours.

Fort Gillem contains two major drainage basins separated by a northeast-southwest trending ridge that bisects the installation. The central portion of the installation is flat, extensively developed, and has been graded to accommodate roads, warehouses and other buildings. Storm water drains and ditches carry runoff to streams in each of the two drainage basins. Runoff from the northern portion of the installation flows north and northeast through streams that discharge into tributaries of Conley Creek. Runoff from the southern portion of the installation flows south and southeast to tributaries of Upton Creek and Big Cotton Indian Creek southeast of Fort Gillem.

The southern drainage also includes Marchman Lake and Stephens Lake. Both are manmade, are managed for recreation, and cover a total area of approximately 15 acres. Two streams in the southeast portion of the installation, one of which drains Stephens Lake, discharge into Joy Lake off site. Joy Lake is also manmade and managed for recreation. The streams originate on the installation and are perennial, but have relatively low-flow rates except during storm events. Fort Gillem's drainage is through the South River to the Altamaha River, discharging into the Atlantic Ocean near Brunswick, Georgia, except for drainage flowing from Marchman Lake, which drains into the Flint River, discharging into the Gulf of Mexico through Apalachicola, Florida.

Surface Water Quality

Surface water quality is typical for a suburban area and is generally low to moderate. Storm events generally worsen water quality by adding sediments, pesticides and fertilizers, and other pollutants to the surface water system. Because of the large percentage of impervious surface covering the fort, high volumes of runoff during storm events contribute to erosion, stream scouring, and sedimentation.

There is an important water quality issue with Conley Creek, in the northern drainage area. VOCs and runoff from the NLA cause contamination of both the surface and groundwater, and neighboring wells are no longer suitable for potable water supply. When surface water runoff velocity decreases as the runoff reaches flat terrain, it percolates into the groundwater. A section of the NLA experienced severe erosion in the middle 1990s

and contributed to surface water contamination. It has been covered with a concrete erosion control product to prevent recurrences.

Water quality samples were taken at Lake Marchman in 1996, and while levels of pH, ammonia and hardness were within acceptable limits, levels of acetone and toluene were above acceptable ranges for human health. Samples also showed low levels of dissolved oxygen and high biological oxygen demand, making the lake unable to support aquatic life. For these reasons and because of heavy sedimentation, the lake was drained in 1999 and silt and organic sediments were removed to restore the lake to its historic depth. Because of a desire on the part of installation natural resource managers to operate a fisheries management program, the lake was subsequently stocked with fish and an aerator system was installed in 2005. Water quality remains sufficiently high to support a successful fishery management program.

Surface Water Uses

Beneficial uses of the multiple streams and two lakes on post are limited by their small size, but the presence of the forested areas broadens surface water uses from fishing on the lakes to include groundwater recharge, freshwater replacement, freshwater habitat, wildlife habitat, and flood storage.

4.7.1.2 Hydrogeology/Groundwater

The uppermost groundwater on Fort Gillem consists of water perched on underlying bedrock and flowing through saprolitic material (clay, silt, or other rock remnants). A groundwater divide is formed by the northeast trending ridge line that bisects the installation. Shallow groundwater flows from upland areas toward stream valleys that serve to discharge groundwater off site. Groundwater recharge into deeper bedrock also probably occurs through fractures in the bedrock and other secondary porosity features. The groundwater table is variable but shallow, with depths reported at less than 60 feet. The shape of the groundwater table generally conforms to the surface topography.

Groundwater Quality and Uses

Local use of groundwater aquifers is very limited, as water is supplied for residential and commercial uses by Clayton County. Groundwater quality is poor and is no longer suitable for potable water supply because of leachates and surface water runoff from the NLA. Leachates and runoff from industrial and commercial uses adjacent to or near the installation also contribute to poor groundwater quality.

4.7.1.3 Floodplains

Floodplains are defined in federal regulations (10 CFR Sec. 1022.4) as lowland, typically flat areas adjoining surface waters, “including, at a minimum, that area inundated by a one percent or greater chance of flooding in any given year” (otherwise known as the 100-year floodplain). Floodplains are also regulated by E.O. 11988, “*Floodplain Management*.” The magnitude of a floodplain depends on numerous factors, including the

size of the watercourse, size of the watershed, topography adjacent to the watercourse, soils and geology, and density of development in the watershed and adjoining the watercourses. Floodplains at Fort Gillem consist primarily of riparian areas associated with the installation's streams and are located in the northwestern and southeastern sections of the installation, away from most of its infrastructure.

Storm water drainage systems reduce the potential for flooding at the installation. However, occasional flooding occurs for periods of up to several days during heavy rainfall. There are only a few areas on the installation that are subject to flooding, primarily the stream courses that feed Conley, Upton, and Big Cotton Indian Creeks. This flooding does not affect buildings in the administration, production, or storage areas. There is potential for sections of roads on the installation to be blocked by runoff, but this is a rare and short-lived occurrence. Delineated floodplains cover a very small amount of the installation and do not appreciably constrain its development potential. The majority of the installation is in FEMA Zone X, which the agency categorizes as moderate to low risk areas and defines as "areas outside the 1 percent annual chance floodplain, areas of 1 percent annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1 percent annual chance stream flooding where the contributing drainage area is less than 1 square mile."

4.7.1.4 Coastal Zone

There is no coastal zone at Fort Gillem. The installation is not within the eleven-county Georgia Coastal Management Program Service Area.

4.7.2 Consequences

4.7.2.1 Early Transfer Disposal Alternative

Direct. Minor long-term adverse effects are expected. In the near-term, no effects are expected from the manner in which early transfer disposal occurs (i.e., as separate parcels or as one parcel, leasing strategies); however, such activities may affect the timing, duration, and short-term intensity of effects associated with non-federal ownership and redevelopment. In the long-term, disposal of Fort Gillem would result in non-federal ownership and potentially reduced emphasis on natural resource management and conservation governed by the INRMP and Army policies and regulations. This change in watershed and ecosystem management may result in minor adverse effects to water resources. Following disposal, the construction of planned residential and commercial structures would involve increased traffic, contributing to elevated levels of truck- and car-related constituents such as metals and oil in surface water. Disturbance of soil during construction could also contribute to higher levels of sediment in storm water runoff; however, compliance with state and federal erosion control standards would minimize sediment impacts to surface waters.

Indirect. Long-term minor adverse effects are expected. The increase in impervious surfaces from planned residential and commercial development is expected to contribute to increased levels of storm water runoff. Planned improvements to the existing storm

water drainage system would mitigate this effect, as well as compliance with state and federal erosion control standards. If the transferee does not continue to implement the INRMP and Forest Management Plan (FMP), long-term minor adverse effects would also be expected. Similarly, if the fisheries program at Lake Marchman was discontinued and the aeration system not maintained, water quality in the lake would decline.

4.7.2.2 Traditional Disposal Alternative

Direct. Minor short-term adverse effects are expected, but they would take place over a longer period than in the early transfer disposal alternative.

Indirect. Long-term minor adverse effects are expected, but they would take place over a longer period than in the early transfer disposal alternative.

4.7.2.3 Caretaker Status Alternative

Direct. A lower level of management and oversight could result in minor adverse impacts to water quality through deterioration of the Fort Gillem storm water management system.

Indirect. Long-term minor beneficial effects are expected. Caretaker activities would involve fewer vehicles as potential sources of contaminants that could be conveyed in storm water runoff. Similarly, reductions in the use of fuels, fertilizers and pesticides, and reduced maintenance shop activities, all of which contribute to storm water contaminant loads, would benefit water quality in the long term.

4.7.2.4 No Action Alternative

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

4.7.2.5 Intensity-Based Probable Use Scenario

Medium-Low Intensity, Direct. Short-term minor adverse and beneficial effects are expected. The construction of planned residential and commercial structures would involve increased traffic, contributing to elevated levels of truck- and car-related constituents such as metals and oil in surface water. Disturbance of soil during construction may also contribute to slightly higher levels of sediment in storm water runoff; however, much of the construction under this alternative would occur on existing hardstand areas or previously disturbed areas. The limited disturbance of natural areas and compliance with state and federal erosion control standards would minimize sediment impacts to surface waters.

The importance of employing all water conservation measures was demonstrated during the exceptionally dry year in the Atlanta area and Southeast region in 2007. It is reasonable to assume that when necessary such measures will continue to be used in the future, which could generate minor beneficial effects. The use of plumbing fixtures to conserve water greater than the goals in the National Energy Act of 1992 will also increase water use efficiency and reduce waste.

Medium-Low Intensity, Indirect. Short-term minor adverse effects are expected. A slight increase in impervious surfaces from planned residential and commercial development is expected to contribute to a minor increase in levels of storm water runoff affecting water quality downstream and off the installation. Planned improvements to the existing storm water drainage system would mitigate this effect. If the transferee does not continue the INRMP and FMP, long-term minor adverse effects would also be expected. Similarly, if the fishery program at Lake Marchman is discontinued and the aeration systems are not maintained, water quality in the lake would decline.

Medium Intensity, Direct. Short-term minor adverse effects are expected similar to those anticipated for the MLIR scenario, but they are greater because additional areas of relatively undisturbed land would be graded and prepared for construction of new facilities. The construction of planned residential and commercial structures would involve increased traffic, contributing to elevated levels of truck- and car-related constituents such as metals and oil in surface water. Disturbance of soil during construction would also contribute to higher levels of sediment in storm water runoff. The developer's planned use of sustainable design features such as installing permeable pavement for parking areas and reduced use of potable water for landscaping would reduce the adverse effects on water quality and water supply.

Medium Intensity, Indirect. Long-term minor adverse effects are expected to indirectly affect waters downstream and off the installation. An increase in impervious surfaces from planned residential and commercial development would contribute to increased levels of storm water runoff. Planned improvements to the existing storm water drainage system would mitigate this effect. If the transferee does not continue the INRMP and FMP, long-term minor adverse effects would also be expected, and the medium intensity scenario is likely to reduce forest cover slightly more than the MLIR scenario. Similarly, if the fishery program at Lake Marchman was discontinued and the aeration system was not maintained, water quality in the lake would decline.

Medium-High Intensity, Direct. Short-term minor adverse effects are expected similar to those anticipated in the less intense reuse scenarios, but they are slightly greater. Construction's contribution to elevated traffic levels and soil disturbance are expected to have water quality effects similar to those of the MIR reuse scenario, but they are slightly greater.

Medium-High Intensity, Indirect. Long-term minor adverse effects are expected similar to those anticipated in the MIR scenario, but they are slightly greater. The increase in impervious surfaces from planned residential and commercial development may be

greater and expected to contribute to slightly increased levels of storm water runoff. Planned improvements to the existing storm water drainage system would mitigate this effect. If the transferee does not continue the INRMP, long-term minor adverse effects would also be expected, and the MHIR scenario may reduce forest cover slightly more than the MIR scenario.

4.8 BIOLOGICAL RESOURCES

4.8.1 Affected Environment

The ROI with regards to biological resources analysis is the habitat on and immediately adjacent to the installation.

4.8.1.1 Vegetation

The majority of Fort Gillem was cleared of forest land either prior to or during its construction. Approximately 35 percent (530 acres) is currently covered with second growth forest. Of that, 82 percent is dominated by pine forests and 18 percent by hardwood forest. The rest is regularly mowed grass and impervious surfaces such as roads, parking lots, warehouses and other buildings. The residential area contains a limited amount of cultivated landscape.

Forested areas are largely confined to buffers on the northwest and southeast borders of the installation. Forests are primarily pine forest, mixed pine/hardwood forest and mixed hardwood forest. Dominant trees include loblolly pine *(Pinus taeda),* short-leaf pine *(P. echinata),* white oak *(Quercus alba),* southern red oak *(Q. falcata),* black oak *(Q. velutina),* tulip tree *(Liriodendron tulipifera)* and sweet gum *(Liquidambar styraciflua).* Timber stands include both upland and bottomland hardwood communities. Common understory species include flowering dogwood *(Cornus florida)* and sourwood *(Oxydendron arboretum).*

A variety of grasses and weedy plants occurs in recently disturbed soils. Along waterways and in moist soils, willows *(Salix spp.),* alders *(Alnus glutinosa),* smartweed *(Polygonum spp.),* rushes *(Juncus spp.),* sedges *(Carex spp.),* and a variety of grasses are common. In areas that are not maintained, a number of invasive vine species are common, including kudzu *(Pueraria lobata),* trumpet creeper *(Campsis radicans),* poison ivy (*Toxicodendron radicans),* greenbriers *(Smilax spp.),* and wild grapes *(Vitis spp.).* One plant, the pink ladyslipper *(Cypripedium acaule)* is listed as a state species of concern in Georgia and is a protected plant of Georgia. It is discussed in more detail in 4.8.1.3, Sensitive Species.

4.8.1.2 Wildlife

4.8.1.2.1 Mammals

Fort Gillem provides habitat for natural plant and animal communities that are becoming rarer in the rapidly urbanizing environment surrounding the installation. A growing herd of white-tailed deer *(Odocoileus virginianus)* uses the grassy and forested areas of the site as habitat. They exceed the area's carrying capacity and require regular culling through annual archery hunting events offered to installation personnel and their guests. Other common species are those typically associated with populated urban areas and include gray squirrel *(Sciurus carolinensis),* eastern fox squirrel *(Sciurus niger),* eastern chipmunk *(Tamias striatus),* eastern mole *(Scalopus aquaticus),* eastern cottontail *(Sylvilagus*

floridanus), opossum *(Didelphis virginiana),* house mouse *(Mus musculus),* Norway rat *(Rattus norvegicus),* and several bat species (U.S. Army 2006c).

4.8.1.2.2 Birds

Birds are the most prevalent and visible vertebrate form of wildlife. The species identified as common residents are all common and widely distributed species and include the starling *(Sturnus vulgaris),* American robin *(Turdus migratorius),* mockingbird *(Mimus polyglottos),* mourning dove *(Zenaida macroura),* common crow *(Corvus brachyrhynchos),* blue jay *(Cyanocitta cristata),* rock dove (*Columba livia),* house sparrow *(Passer domesticus),* common grackle *(Quiscalus quiscula),* cardinal *(Cardinalis cardinalis),* common flicker (*Colaptes auratus),* and chimney swift *(Chaetura pelagica)* (U.S. Army 2006c).

4.8.1.2.3 Reptiles and Amphibians

There are few reptiles and amphibians on the installation because of the small amount of wetland and aquatic habitat available. The common species include common garter snake *(Thamnophis sirtalis),* black rat snake *(Elaphe obsoleta obsoleta),* northern black racer *(Coluber constrictor constrictor),* American toad *(Bufo americanus),* bullfrog *(Rana catesbeiana),* and eastern box turtle *(Terrapene carolina carolina).* These species are closely associated with timbered areas or along streams or ponds, though garter snakes and the American toad are widely distributed on the installation (U.S. Army 2006c).

4.8.1.2.4 Fish

Aquatic systems at the installation consist of small streams, most of which begin on site, and two small lakes. Marchman Lake and Stephens Lake total approximately 15 acres, are manmade, and are managed for recreation. They are stocked with largemouth bass *(Micropterus salmoides)* (U.S. Army 2006c). (See Section 4.7.1.1, Surface Water)

4.8.1.3 Sensitive Species

Between August and December 2000, a Threatened and Endangered Species survey was conducted to determine the presence or absence of any unusual, rare, threatened, or endangered species occurring at Fort Gillem. The survey concentrated on, but was not limited to, potential habitat areas of state and federally listed threatened or endangered plant species known to occur in Clayton County and surrounding areas. Four populations of pink ladyslipper were observed during the field survey. Pink ladyslipper is listed as a state species of concern in Georgia. This was the only unusual, rare, threatened or endangered plant species observed during the survey. Similarly, the Fort McPherson and Fort Gillem INRMP states that no threatened or endangered plant species are known to occur at Fort Gillem (U.S. Army 2006c, Dial Cordy and Associates 2001).

The above survey did not address threatened or endangered fauna because previous EAs concluded that none are known to occur at Fort Gillem. A review of the Georgia Natural Heritage Program's Website in September 2007 found that no federal- or state-

listed threatened or endangered animal species were known to occur in Clayton County, where Fort Gillem is located, and that only one special concern animal species in Georgia, the highscale shiner *(Notropis hypsilepis),* was listed as being rare. The highscale shiner habitat consists of flowing areas of small to large streams over sand or bedrock substrates and is unlikely to occur at the installation because soils are primarily clay. A telephone interview with the Heritage Program's Environmental Review Coordinator confirmed that no threatened or endangered animals are likely to occur at the installation. In addition, correspondence letters were sent to the U.S. Fish and Wildlife Service, West Georgia Sub Office, and the GDNR, Wildlife Resources Division (see Appendix C), to identify listed species that may occur on or in the immediate vicinity of Fort Gillem. Response letters received from these agencies identified the bald eagle (*Haliaeetus leucocephalus*) (formerly listed as threatened, but now delisted), wood stork (*Mycteria americana*) (listed as endangered), oval pigtoe mussel (*Plueruobema pyriforme*) (listed as endangered), and the pink ladyslipper (listed as a state species of concern) as occurring in Clayton County, GA. Other than the pink ladyslipper, Fort Gillem does not provide necessary habitat for these listed species.

4.8.1.4 Wetlands

Also in 2000, a study was conducted to determine the occurrence of federally protected jurisdictional areas (including open waters, wetlands, streams, and drainages), as defined by the 1987 U.S. Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, Mississippi (Dial Cordy and Associates, Inc. 2001). This report resulted from a field survey in which the jurisdictional area boundaries were physically marked to classify the installation in terms of its upland and wetland status, based on the Corps manual. The marked boundaries were then mapped with a Global Positioning System, and that map was overlaid onto a topographic map of the area to produce a map of the jurisdictional areas. The survey resulted in the mapping of approximately 15.0 acres of jurisdictional lacustrine wetlands (open water, in this case lakes and ponds), 11.2 acres of jurisdictional palustrine wetlands (primarily forested), and 16,970 linear feet of riverine wetlands, primarily intermittent streams. Wetlands and streams occur primarily in the forested areas of the installation (see Figure 4.8-1). If there are any isolated wetlands on Fort Gillem that were not covered by the previous survey of jurisdictional wetlands, they may fall under jurisdiction of the GA 401 certification program (U.S. Army 2006c).

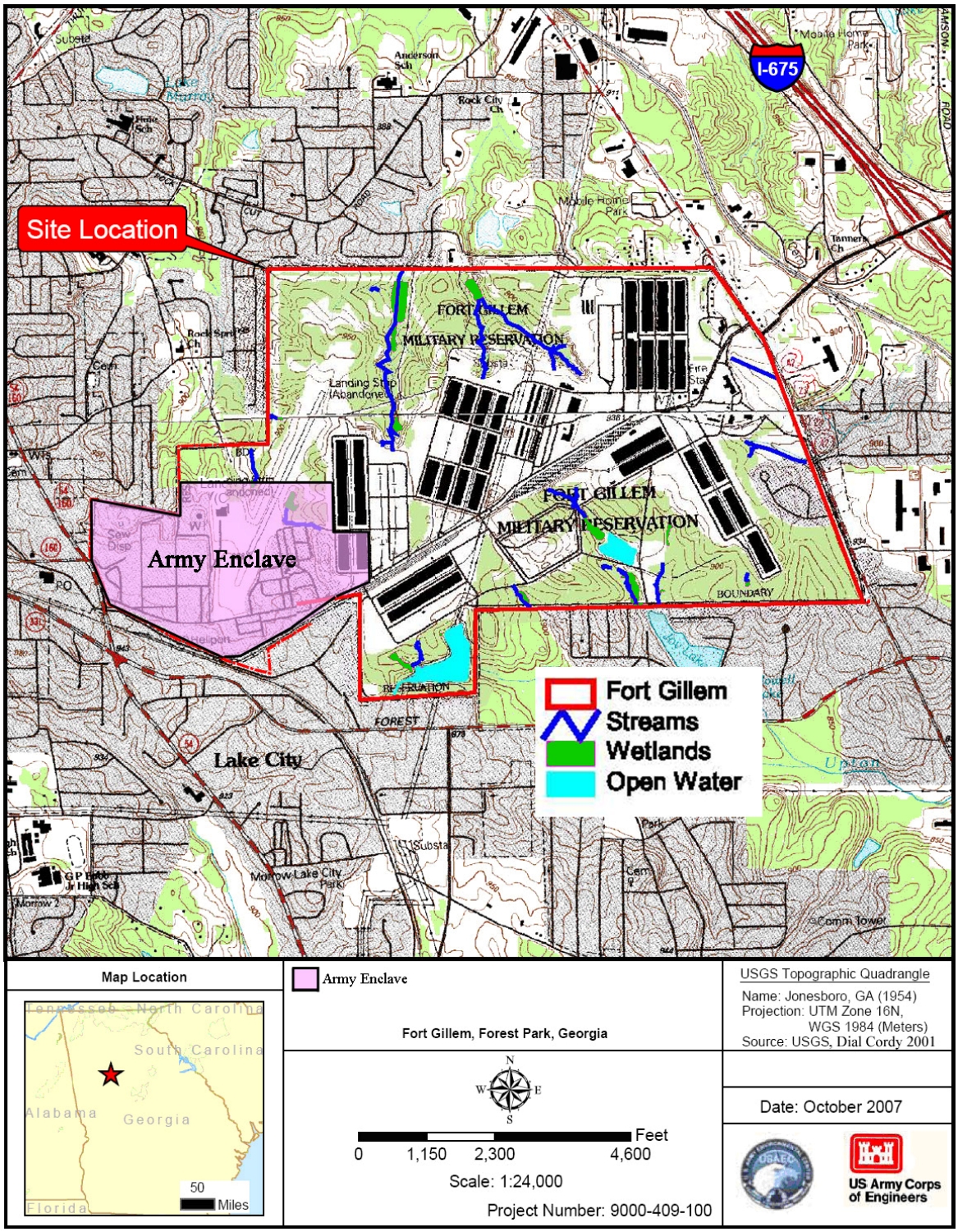

Figure 4.8-1 Wetlands Map

4.8.2 Consequences

4.8.2.1 Early Transfer Disposal Alternative

Direct. Minor to moderate adverse effects to biological resources are expected. In the near-term, no effects are expected from the manner in which early transfer disposal occurs (i.e., as separate parcels or as one parcel, leasing strategies); however, such activities may affect the timing, duration, and short-term intensity of effects associated with non-federal ownership and redevelopment. Disposal of Fort Gillem would result in non-federal ownership and potentially reduced emphasis on natural resource management and conservation governed by the INRMP and FMP or their equivalent, as well as Army policies and regulations. This change in land and ecosystem management may result in minor to moderate adverse effects to biological resources, as certain remaining natural communities on Fort Gillem may no longer be conserved (e.g., forest communities). Following property transfer, the construction of planned residential and commercial structures would eventually involve disturbing some forested areas of the installation and cause loss of urban wildlife habitat (see Section 4.8.2.5 for further discussion).

Indirect. Long-term minor to moderate adverse effects are expected. Increases in population density and human activity would reduce the installation's value to wildlife that is currently crowded out of surrounding suburban and industrial areas by converting some relatively natural land to similar residential and industrial uses. For example, the deer herd that currently occupies the installation would have reduced habitat.

4.8.2.2 Traditional Disposal Alternative

Direct. Minor to moderate adverse effects are expected, as with the early transfer disposal alternative, but they would take place further in the future.

Indirect. Long-term minor to moderate adverse effects are expected, as with the early transfer disposal alternative, but they would take place further in the future.

4.8.2.3 Caretaker Status Alternative

Direct. Short-term minor beneficial effects are expected. Reduced human activity and probable reduction in the frequency of the mowing and trimming of landscapes would make the installation more attractive to wildlife.

Indirect. Long-term minor beneficial and adverse effects are expected. Cessation of lawn maintenance would allow grassy areas to revert to a more natural state, resulting in minor beneficial effects. On the other hand, the cessation of culling activities on the deer herd could have a long-term minor adverse effect if the herd overpopulates the installation and overgrazes its food supply, both reducing the vegetation food source and causing a reduction in the herd population. Additionally, cessation of active implementation of

natural resources management plans could result in a degradation of natural resources on Fort Gillem.

4.8.2.4 No Action Alternative

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

4.8.2.5 Intensity-Based Probable Use Scenario

***Medium-Low Intensity, Direct*.** Short-term and long-term minor adverse effects are expected. The construction of planned residential and commercial structures would occur primarily on existing hardstand and already disturbed areas. As previously discussed, there are no known federally listed threatened or endangered species on the property. Implementing the MLIR scenario is not likely to impact the pink ladyslipper, a state plant species of concern, because no forested areas are likely to be disturbed. This scenario is expected to disturb the least amount of forested land and natural habitat.

Long-term minor adverse effects are the result of increases in population density. Increased human activity would reduce the installation's value to wildlife that is currently crowded out of surrounding suburban and industrial areas by converting some relatively natural land to similar residential and industrial uses.

Medium-Low Intensity, Indirect. Negligible adverse impacts to biological resources are expected.

Medium Intensity, Direct. Minor adverse effects are expected even if development follows LEED sustainable design and construction principles. The developer plans to focus on using previously disturbed sites. Implementing this alternative would disturb and remove a limited amount of the natural habitat, which would cause short-term and long-term minor adverse effects to biological resources. Minor habitat loss would cause a negligible reduction in local populations of wildlife. Long-term minor adverse effects would also be expected if the transferee does not continue implementing the INRMP and Forest FMP, or their equivalent. In particular, the pink ladyslipper is a species that exists in a natural pine forest habitat and is managed under the INRMP. Any disturbance of that type of habitat during construction and development may affect the pink ladyslipper's continued existence on Fort Gillem. There is no requirement to protect state unusual species such as the pink ladyslipper.

Medium Intensity, Indirect. Construction activity would cause minor short-term adverse effects from limited erosion, indirectly impacting aquatic resources. Increases in population density and human activity would reduce the installation's value to wildlife that is currently crowded out of surrounding suburban and industrial areas.

Medium-High Intensity, Direct. Long-term moderate adverse effects are expected. Implementing the MHIR scenario would reduce open areas and natural habitat even more. The natural habitat in the NLA could be developed for vehicle and equipment parking and storage. More intense development would directly reduce available habitat and potentially limit the property as a natural area in an urbanizing environment. The deer herd that currently occupies the installation, for example, would have reduced habitat available. Long-term adverse effects are expected for the same reasons listed for the MLIR scenario, but they may occur to a higher degree.

Medium-High Intensity, Indirect. Long-term moderate adverse effects are expected because of induced regional growth resulting in reduced natural habitat that reduces wildlife diversity and populations and possible adverse effects on a state unusual species. There is a greater potential for loss of the pink ladyslipper orchid because of a higher residential population and the probability that this attractive flower would be collected. Storm water runoff and impervious surface would be greater because this higher intensity alternative does not include sustainable design and construction features that reduce runoff. Thus, aquatic resources are stressed and impacted. Thus, flow rates and volumes during storm events may be increased relative to baseline conditions, which would have a moderate adverse effect on aquatic resources.

4.9 CULTURAL RESOURCES

4.9.1 Affected Environment

This section addresses federal statutes, regulations, E.O.s, and memoranda applicable to the management of historic properties and operation of Fort Gillem. With respect to cultural resources, the ROI analyzed for this EA is the area within the installation boundary.

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

4.9.1.1 Prehistoric and Historic Background

Prehistoric Context. The prehistory of the area that is today Fort Gillem is divided by archaeologists into five time periods: Paleo-Indian (12,000 BC to 8,500 BC), Transitional Paleo-Indian/Early Archaic (8,500 to 7,900 BC), Archaic (7,900 BC to 700 BC), Woodland (700 BC to AD 900), and Mississippian (AD 900 to AD 1540) (Elliott, et al. 1996). There are no known prehistoric remains and no artifacts from this time period found on Fort Gillem (to date).

Historic Context. No historic archaeological sites have been found at Fort Gillem. One isolated find, consisting of one mirror glass fragment and one shard of green transfer print semiporcelain (1910-1950) was recovered in 1998 survey excavations (Janus Research 1999).

Native Americans that were present at the time of first contact included the Creek and other tribes that are not well known. The Cherokee appear to have moved to northwest Georgia in the mid-to-late 18th century (Elliott et al. 1996). The Historic Period in Georgia is dated to 1540, with the arrival of Spanish explorers led by Hernando de Soto. The next European explorers to enter the area were also Spaniards, led by Tristan de Luna in 1559-1561. De Luna's expedition route led through many of the same sites as de Soto's (Elliott, et al. 1996). Over the next hundred years explorers from England, France, and Spain continued to visit the area. In the late 17th and early 18th centuries, Spain, France, and England all laid claim to what is now the State of Georgia. The Cherokee were forcibly removed from their homes by the federal government in the 1830s during the Trail of Tears.

In 1821, the land that is now Clayton County was acquired from the Creek Indians with the Treaty of the Springs. In that same year, Clayton County was established. The Macon & Western Railroad, which passes just south of Fort Gillem, was completed in 1845.

Civil War-era maps show scattered farmsteads and roads, including six residences within what is now the installation, and a church located in the southwest corner of the installation.

The county remained agricultural until WW II, and during the 20th century suburban development increased.

Military History. Fort Gillem was officially activated on November 1, 1941, during the buildup for WW II. The installation was originally called the Atlanta General Depot, also known as the Atlanta Quartermaster Depot or the Atlanta Army Services Forces Depot. Congress authorized the project in late 1940. Construction began in 1941. Concurrent with the Quartermaster Depot, design and construction of the Atlanta Ordnance Motor Base (also known as the Atlanta Quartermaster Motor Base or the Fourth Echelon Motor Base) was underway in the area of Fort Gillem that is west of 20th Street. Originally this was a separate installation with its own command structure.

During WW II the installations supplied equipment to troops overseas. During both WW II and the Korean Conflict, the installations repaired and rebuilt engineer and ordnance equipment. The Motor Base also served as an Ordnance Automotive School until 1956. New buildings were constructed in the late 1950s. In 1962 the installation was renamed the Atlanta Army Depot. In 1974 the Depot was deactivated and renamed Fort Gillem after General Alvan C. Gillem, Jr. and made a sub-installation of Fort McPherson (U.S. Army 2002).

4.9.1.2 Status of Cultural Resource Inventories and Section 106 Consultations

An Integrated Cultural Resources Management Plan (ICRMP) was completed in 2002 for both Fort Gillem and Fort McPherson (U.S. Army 2002) and updated during 2007. The ICRMP has been finalized. A cultural resources reconnaissance of certain areas was completed in 1979, and a Historic Buildings Utilization Study was completed in 1996. A Historic Preservation Plan (HPP) for Fort McPherson, Fort Gillem, and the FORSCOM Recreation Area was completed in 1996 (Elliott, et al. 1996). The Army signed a Memorandum of Agreement (MOA) with the State Historic Preservation Office (SHPO) to provide deed restrictions requiring protection of the historic properties that are transferred to the new owners, along with other provisions and mitigation requirements (see Appendix D).

Prehistoric and Historic Archaeological Resources. According to the 2002 ICRMP, construction activities and logging have destroyed any archaeological resources that may have existed at Fort Gillem. Historic photographs taken during construction of the installation show extensive grading, and the Completion Reports Atlanta Depot, which are composed of 1941 photographs, show accurately the extensive grading of the installation (Janus Research 1999, Pentecouteau 2008). An archaeological survey was conducted for the installation in 1998-99 (Janus Research 1999; U.S. Army 2002). Approximately 530 acres were surveyed with walkovers and shovel test excavations in selected areas (outside the enclave area). The investigation was a systematic survey conducted in accordance with a Scope of Work provided by the National Park Service (Janus Research 1999). The area surveyed is approximately 45 percent of the total acreage of Fort Gillem available for disposal. One historic period isolated find, in the northwest section of the installation, was identified. It was recommended ineligible for the NRHP by Janus

Research. Because of the extensive disturbance at Fort Gillem, no additional archaeological surveys or excavations are anticipated (Pentecouteau 2007).

Historic Buildings and Structures. Overall, 57 buildings have been determined eligible for the NRHP, with SHPO concurrence. These include buildings in the 100, 200, and 300 number series. A historic district had been proposed for Fort Gillem, to be located in the eastern part of the installation (U.S. Army 2002, Morton 2000). According to the HPP, the proposed District contains buildings and structures constructed during WW II (Elliott, et al. 1996). The exact number of buildings had not been decided on. The proposal was submitted in 2003 and has not been finalized with SHPO approval (Pentecouteau 2006, 2007). A detailed discussion of the buildings at Fort Gillem, including architectural details, is presented in the HPP (Elliott, et al. 1996). Identification of properties to be protected and other terms to protect significant resources once the property is transferred are specified in the MOA signed by the U.S. Army and the Georgia SHPO and through the Section 106 process (see Appendix D).

Most of the buildings at Fort Gillem were constructed during WW II, primarily from 1942 to 1943. The Fort Gillem building stock includes Wherry housing and temporary WW II-era buildings. The Wherry houses were built in the 1950s and consist of one-story brick residences south of Building 101 in the 100-300 Areas (Elliott, et al. 1996). The temporary WW II-era buildings are in the 600-900 Areas in the western part of the installation.

Wherry housing at Fort Gillem is subject to the 2002 *Program Comment for Capehart and Wherry Era (1949-1962) Army Family Housing, Associated Structures, and Landscape Features* that was approved by the Advisory Council on Historic Preservation (ACHP) on May 31, 2002. The Program Comment covers all undertakings to Capehart and Wherry buildings and landscape features, including maintenance and repair, rehabilitation, layaway and mothballing, renovation, demolition, demolition and replacement, and transfer, sale, or lease out of federal control. Army installations are not required to follow the case-by-case Section 106 review process for individual management actions affecting Capehart and Wherry Era housing, associated structures and landscape features (ACHP 2002; Advisory Council on Historic Preservation 2005, Federal Register/ Vol. 67, No. 110/ June 2002/ Notices/ pages 39332-39335). Because of the Program Comment and its associated studies, compliance with Section 106 for all Wherry structures is complete.

A nationwide PA among the DoD, the ACHP, and the National Conference of SHPOs for temporary WW II-era buildings was executed in 1986. The PA requires documentation and preservation of representative types of temporary WW II-era buildings, and preparation of a historic context for these buildings, while allowing demolition of the remaining building stock. The documentation effort is complete and the Army may proceed with demolition of WW II-era temporary buildings without restriction. The PA pertains to demolition only; actions other than demolition require SHPO consultation. However, WW II temporary buildings that contribute to historic districts may be protected within the district boundaries. At Fort Gillem, there are 14 temporary buildings located in Areas 700 and 800. They are not in the proposed Historic District (Pentecouteau 2008).

Cemeteries. There are no known cemeteries at Fort Gillem. However, there is a Military Dog Area (service dog cemetery) southeast of the Gymnasium, west of Building 608 and on the enclave. The Dog Area includes approximately 12 animal graves, with a sign, "Guardians of the Night."

Disposition of Archaeological Artifacts and Associated Documentation. To date there are no archaeological artifacts and associated documentation at Fort Gillem. However, the Fort does retain historic maps, photographs, site plans, and other documents relating to the early built architectural history of the installation (Elliott, et al. 1996). Depending on their size, these historic documents will be sent to either the South East National Archive Center located in Morrow, Georgia or the Carlisle Barracks in Pennsylvania (Pentecouteau 2006, 2007).

Paleontological Remains. No paleontological resources have been identified on the installation.

Section 106 Consultation. The Georgia SHPO has been sent a letter describing this proposed BRAC action. In addition, a MOA concerning cultural resources at Fort Gillem has been negotiated and signed by the U.S. Army and the Georgia SHPO.

4.9.1.3 Native American Resources

There are no Native American Resources or Traditional Cultural Properties identified on Fort Gillem. As directed by the USACE, St. Louis District, Garrow and Associates completed a Collections Summary in 1995. According to the Collections Summary, Native American points of contact are for the Cherokee, the Chickasaw, and the Creek Indians, the tribes associated with the land surrounding Fort Gillem (U.S. Army 2002). Twenty-one different tribes have been identified as having an interest in the land that is now Fort Gillem, Fort McPherson, and the U.S. Army Recreation Area (U.S. Army 2002). In January 2008 all potentially interested federally listed tribes and organizations were sent a consultation letter from the installation commander regarding this proposed BRAC action (see Appendix C). Of the nineteen tribes contacted, only the United Keetowah Band of the Cherokee Indians of Oklahoma and the Eastern Band of the Cherokee Indians responded to these consultation letters. The Eastern Band of the Cherokee Indians indicated that Fort Gillem was beyond the boundary of their aboriginal territory and did not wish to comment on the proposed federal undertaking at this time. The United Keetowah Band of the Cherokee Indians indicated that the area was within their ancestral homeland and wished to be notified of actions pertaining to this process.

4.9.2 Consequences

4.9.2.1 Early Transfer Disposal Alternative

Direct. Long-term moderate adverse effects to cultural resources are expected. Under non-federal ownership, the goals and objectives, management programs, and projects outlined in the ICRMP for Fort Gillem will not be fulfilled to the same degree once the parcels are disposed of and moved from federal to non-federal ownership. Restrictions

that protect cultural resources would apply as further discussed in Section 4.9.2.5. In the near-term, no effects are expected from the manner in which early transfer disposal occurs (i.e., as separate parcels or as one parcel, leasing strategies); however, such activities may affect the timing, duration, and short-term intensity of effects associated with non-federal ownership and redevelopment.

There is the potential for yet unidentified resources to be disturbed. In the long term, increases in soil disturbance could be caused by new buildings and road construction or trench excavation for underground pipes, cable lines, and similar infrastructure projects. These disturbances may increase the likelihood of disturbance of yet unknown cultural resources. Vandalism can occur when the location of an archaeological site becomes known or otherwise attracts new attention.

There are 57 buildings that are considered eligible for the NRHP. A proposed historic district is located within the eastern part of Fort Gillem. To reduce and mitigate potential adverse effects to cultural resources, the Army negotiated and signed a MOA with the Georgia SHPO and ACHP to provide deed restrictions requiring protection of the historic properties that the new owners would be required to accept as a condition of the sale or transfer of installation property (see Appendix D for the MOA). If the new owners desire to lessen or remove the deed restrictions requiring preservation, the deed will delineate a process for the new owners to consult with the Georgia SHPO to arrive at mutually agreeable and appropriate measures for mitigating the adverse effects of their proposed undertaking. Additional information regarding these restrictions and other mitigation requirements is provided in Section 4.15.

Indirect. Moderate adverse effects are expected. The new owners of the properties at Fort Gillem might seek to lessen or remove deed restrictions addressing cultural resources after disposal, resulting in a degradation or loss of properties eligible for the NRHP. If the properties cannot be preserved intact, the preservation deed restriction would require the new owner to consult with the SHPO and to undertake recordation of the properties, in accordance with the Secretary of the Interior's standards for recordation and any applicable standards. Such recordation would mitigate any potentially adverse effects of such an undertaking to an insignificant level. It is also noted that tax credits are available for maintaining historic properties, which may facilitate preservation of these structures.

4.9.2.2 Traditional Disposal Alternative

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

Indirect. Moderate adverse effects are expected, as described above for the early transfer disposal alternative.

4.9.2.3 Caretaker Status Alternative

Direct. Minor adverse effects to cultural resources are expected. Under this alternative, access to Fort Gillem would be very limited, and maintenance levels would be low. The goals and procedures outlined in the ICRMP would be suspended, and maintenance would be reduced from the standards set forth in the ICRMP. Standing structures that are eligible for listing on the NRHP would not be disturbed because no new soil disturbance would occur; however, NRHP-eligible standing structures might be subject to vandalism because of limited presence of maintenance personnel. The GSA Federal Management Regulation (Subchapter C, Real Property, Part 102-78) provides guidance on managing properties that are affected by disposal actions. In addition, MOAs with the Georgia SHPO would remain in place.

Indirect. No indirect adverse effects are expected. However, lack of maintenance of historic buildings could result in "demolition by neglect," a recognized adverse impact.

4.9.2.4 No Action Alternative

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

4.9.2.5 Intensity-Based Probable Use Scenario

Medium-Low Intensity, Direct. Long-term moderate adverse effects to cultural resources are expected. As previously discussed, 57 buildings considered NRHP eligible, including a proposed historic district at Fort Gillem are affected. Section 106 consultation concerning the disposal of eligible properties has been completed. Negotiated terms of transfer or conveyance will result in mitigation requirements and the new owners will be required to maintain the status quo of 10 select historic buildings (see Appendix D and Section 4.15) and will impose a requirement for consultation with the Georgia SHPO prior to any actions affecting these resources. Such actions will reduce potential adverse effects associated with increased development at Fort Gillem. The MOA provides deed restrictions requiring protection of select historic properties that are passed on to the new owners as a condition of the sale or transfer of installation property. If the new owners desire to lessen or remove the deed restrictions requiring preservation, the deed will delineate a process for the new owners to consult with the Georgia SHPO to arrive at mutually agreeable and appropriate measures for mitigating the adverse effects of their proposed undertaking.

There is some potential for disturbance of unknown resources during the construction, as well as adverse effects to known resources from vandalism. Soil disturbance could be caused by new building and road construction or trench excavation for underground pipes, cable lines, etc.

WW II-era wood temporary structures have been documented as part of an MOA between the DoD, the ACHP, and the National Conference of State Historic Preservation Officers. This memorandum fulfills the Section 106 requirements only for the *demolition* of these structures. Proposed exterior rehabilitation that alters the appearance of these buildings will require Section 106 review. A Program Comment on Capehart and Wherry Era (1949-1962) Army Family Housing, Associated Structures and Landscape Features was executed in 2002. By following this Program Comment, the Army has met its Section 106 compliance obligations regarding Capehart and Wherry Era housing and associated structures and landscape features. And, in August 2006, a PA between the DoD and the ACHP was signed regarding compliance with Section 106 as it concerns WW II and Cold War Era Army Ammunition Production Facilities and Plants and Ammunition Storage Facilities.

Medium-Low Intensity, Indirect. Long-term minor adverse effects are expected. The new owners of the properties at Fort Gillem might seek to lessen or remove deed restrictions addressing cultural resources after disposal, resulting in a potential degradation or loss of properties eligible for the NRHP. Although, any such changes would require consultation with the Georgia SHPO and additional mitigation requirements as discussed in Section 4.9.2.1.

Medium Intensity, Direct. Long-term moderate adverse effects are expected as described above for the MLIR scenario.

Medium Intensity, Indirect. Long-term minor adverse effects are expected as described above for the MLIR scenario.

Medium-High Intensity, Direct. Long-term moderate adverse effects are expected as described above for the MLIR scenario.

Medium-High Intensity, Indirect. Long-term minor adverse effects may be expected, as described above for the MLIR scenario.

4.10 SOCIOECONOMICS

4.10.1 Affected Environment

Fort Gillem's ROI consists of the Atlanta-Sandy Springs-Marietta Metropolitan Area. In addition, the socioeconomics section addresses the local area (i.e., sub-ROI) at both the county-level and areas in the immediate vicinity of Fort Gillem, as appropriate. This statistical area is home to 98 percent of off-post personnel of the installation (see Table 4.10-1). The Atlanta Metropolitan Area includes a total of 28 counties, including both Henry and Clayton Counties, in which close to two-thirds of the off-post personnel reside (U.S. Army 2006d). Fort Gillem is located in Clayton County, where nearly 31 percent of off-post personnel live. The installation is about 11 miles south of Atlanta. The conditions described in this section are a reflection of the ROI when the BRAC decision was made in 2005.

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

Residence	Off-post Personnel	
	Number	Percent
Atlanta-Sandy Springs-Marietta Metropolitan Area	**440**	**98**
Henry County	150	33.4
Clayton County	138	30.7
Other Counties	9	2
Total	**449**	**100**
Data Source: U.S. Army 2006d		

The FP/FGLRA has developed a Fort Gillem Strategic Reuse Plan that addresses community, economic, and other factors in the redevelopment of Fort Gillem. While this section of the EA provides broad analysis of regional socioeconomic impacts, the FP/FGLRA's Fort Gillem Strategic Reuse Plan provides more detailed analysis. During the FP/FGLRA monthly meetings, the update economic projections are updated. These meetings are open to the general public and are announced at the City of Forest Park's Website at (www.forestparkga.org).

4.10.1.1 Economic Development

Regional Economic Activity. The civilian labor force within the ROI was approximately 2,595,020 in 2005, with total unemployment estimated at 133,827 (U.S. Census Bureau 2006, U.S. Department of Labor 2006). The average annual unemployment rate in the Atlanta Metropolitan Area in 2005 was 5.2 percent, about the same as the statewide average for Georgia. The current labor force represents an approximate 9.2 percent increase since 2000, larger than the statewide increase during the same period. Henry County, which has the greatest off-post personnel population within the ROI, had a labor force of 89,258 in 2005. This is an increase of 31.6 percent since 2000, showing that the county experienced extremely rapid growth. Clayton County, where Fort Gillem is located,

experienced an 8.0 percent increase in labor force between 2000 and 2005. This is slightly smaller than the change in the ROI and the state. The per capita income for the Atlanta Metropolitan Area was about $34,825. This is greater than the Georgia state per capita personal income of $31,088 for 2005. The Atlanta Metropolitan Area and the State of Georgia had similar annual growth rates from 1995 through 2005. Henry and Clayton Counties experienced a smaller annual per capita income growth rate then the state. These figures are shown in Table 4.10-2.

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

Region of Influence	Labor Force			Per Capita Personal Income		
	2005	Percent Change 2000 - 2005	Unemployment Rate	2005	State Rank	1995-2005 Average Annual Growth Rate
Atlanta Metropolitan Area	2,595,0205	+9.2	5.2 percent	$34,825	79 (national)	3.3 percent
Henry County	89,258	+31.6	5.1 percent	$26,826	32 (state)	2.3 percent
Clayton County	136,930	+8.0	6.5 percent	$22,360	104(state)	2.1 percent
Georgia Total	4,616,140	+8.8	5.2 percent	$31,088	33 (national)	3.7percent
Data Sources: U.S. Census Bureau 2006, 2007 U.S. Department of Commerce 2007 U.S. Department of Labor 2006						

Employment by the major industry sectors in 2005 is shown in Table 4.10-3. Total employment within the ROI was approximately 2,966,453 in 2005. The Atlanta Metropolitan Area employment trends reflect national trends as federal civilian and military government, retail trade, and state and local government sectors are the top three employment industries. The largest industry in Clayton County is transportation and warehousing, making up 22.6 percent of all employment in the county, which is attributable to the presence of the Hartsfield-Jackson Atlanta International Airport which is located within Clayton County.

Table 4.10-3 Employment by Industry (2005)

Industry	ROI		State of Georgia	
	Number	Percentage	Number	Percentage
Total Employment	**2,966,453**		**5,197,037**	
Government and Government Enterprises (federal/civilian; military)	329,158	11.1	752,395	14.5
Retail Trade	309,221	10.4	558,395	10.7
State and Local Government	263,937	8.9	563,162	10.8
Administrative and Waste Services	253,099	8.5	375,669	7.2
Professional and Technical Services	236,150	8.0	318,626	6.1
Health Care and Social Assistance	217,794	7.3	416,296	8.0
Accommodation and Food Service	204,139	6.9	355,915	6.8
Manufacturing	193,456	6.5	338,502	6.5
Construction	185,536	6.3	465,899	9.0
Wholesale Trade	157,363	5.3	230,763	4.4
Data Source: U.S. Department of Commerce 2007				

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

Table 4.10-4 Ten Largest Employers in the Fort Gillem ROI (2005)

Employer's Name	Number of Employees
Delta Air Lines	28,137
BellSouth Corp (Currently AT&T)	23,560
Kroger Company	20,000
Emory University	16,154
Publix Supermarkets	15,155
Wal-Mart Stores Inc.	14,700
Promina Health System (includes WellStar)	13,000
AT&T Corp.	12,000
UPS	10,500
Randstad North America Staffing Service	10,115
Data Source: Metro Atlanta Chamber of Commerce 2006	

Fort Gillem's Contribution to Regional Economic Activity. Fort Gillem is a satellite installation of Fort McPherson; the expenditures for both installations are compiled together. Together, the installations are a major contributor to the local economy. Table 4.10-5 portrays the annual expenditures of Fort Gillem and Fort McPherson in respect to payrolls and other expenditures that typically flow directly into the local economy. The military and civilian payrolls for Fiscal Year (FY) 2006 are almost $28.4 million, with an additional $43.4 million expended for travel/transportation, utilities, supplies, equipment, and various other expenditures. In total, approximately $71.8 million is spent by Fort Gillem and Fort McPherson in the local and regional economy.

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

Expenditure	Dollars
Military Payroll	$1,469,022.00
Civilian Payroll	$26,909,010.70
Total Payroll	**$28,378,032.70**
Travel (TDY) / GSA Vehicles	$826,481.20
Transportation of Equipment and Supplies	$77,915.51
Rents, Communication, Utilities	$9,397,734.01
Printing and Reproduction	$298,992.51
Contracts, Intra-Army Purchases, Training	$28,584,335.66
Supplies and Materials	$3,525,250.88
Service Charge Functions	$(458,917.30)
Equipment	$67,798.54
Land and Structure	$1,112,231.50
Interest Payments	$2,237.66
Subtotal Non-Payroll Expenditures	**$43,434,060.15**
Total Expenditures	**$71,812,092.85**
Data Source: U.S. Army 2006d	

4.10.1.2 Regional Demographics

Regional Population. Table 4.10-6 depicts the population distribution and trends within the ROI. The population of this ROI increased from 4,248,018 in 2000 to 4,917,717 in 2005. This represented a 15.8 percent increase compared to a statewide increase of 10.8 percent during the same time period. Henry County, where the largest number of off-post personnel resides, increased 40.6 percent between 2000 and 2005. This county is growing extremely quickly, and the large percentage increase is similar to the county's change in labor force, which was also considerably larger than the surrounding area's. Population increases in Clayton County remained similar to state and Atlanta Metropolitan Area percentages. The census tract that contains Fort Gillem (ZIP Code 30297) had a total population of 29,757 in 2000.

Table 4.10-6 Population Growth in the Fort Gillem ROI

County	Population			Projected (from 2000)		
	1990	2000	2005	Percent Change 2005-2010	2010	2020
Atlanta Metropolitan Area	3,068,975	4,248,018	4,917,717	15.8	N/A	N/A
Henry County	58, 741	119,341	167,848	40.6	N/A	N/A
Clayton County	182,052	236,517	267,966	13.3	N/A	N/A
Georgia	6,478,216	8,186,453	9,072,576	10.8	9,589,080	10,843,753
Data Sources: U.S. Census Bureau 2006, 2007						

Table 4.10-7 compares the ROI and Georgia as a whole on a number of population characteristics. As seen on the table, the median age for Atlanta Metropolitan Area, Henry County, and Clayton County is approximately 33, compared to a higher median age of approximately 34 for the State of Georgia. The breakdown of race is also fairly similar for most of the areas. The Atlanta Metropolitan Area, Henry County, and the State of Georgia each have a greater number of Caucasian residents than any other racial group. As a whole, Clayton County varies in that they have a greater population of African American residents than Caucasian residents. However, the census tract that contains Fort Gillem (ZIP Code 30297) has a higher percentage of Caucasian versus African American population (42.9 versus 38.9) with a 12.5 percent Hispanic population.

Table 4.10-7 Selected ROI and State Population Characteristics (2005)

County	Median Age	Percent Caucasian	Percent African American	Percent Other	Percent Urban[1]	Percent Rural[2]
Atlanta Metropolitan Area	32.9	65.6	29.2	5.2		
Henry County	32.0	66.7	26.8	6.5	72.6	27.4
Clayton County	31.8	23.3	61.9	14.8	98.7	1.3
Georgia	34.3	63.4	29.6	7.0	71.6	28.4

Data Sources:
U.S. Census Bureau 2006, 2007

[1]Urban population reflects the percentage of residents who are considered to live in an urban region. Urban is defined by the Census Bureau as a cluster of one or more block groups or census blocks each of which has a population density of at least 1,000 people per square mile, as well as surrounding block groups and census blocks each which has a population density of at least 500 people per square mile. Data is only available from the 2000 census.

[2] Rural population reflects the percentage of residents who are considered to live in a rural area. Rural is defined by the census as all territory, population, and housing units located out of urban areas and urban clusters. Data is only available from the 2000 census.

4.10.1.3 Housing

Selected housing characteristics related to housing units, occupancy status, median value, vacancy rate and median household income are shown in Table 4.10-8. In 2006 there were a total number of 1,916,351 housing units in the Atlanta Metropolitan Area according to the U.S. Census. The owner-occupancy rate for the Atlanta Metropolitan Region (62.9 percent) is comparable to that of the state (67.5 percent). Henry County, where the majority of off-post personnel reside, has a much larger owner occupancy rate of 85.2 percent. As noted in Tables 4.10-2 and 4.10-6, Henry County is also experiencing extremely high population and labor force increases. The median value of homes for both Henry and Clayton Counties are each within $10,000 of the median value of housing units in the state, but the difference in median home values in the two counties is nearly $30,000. The Henry County median value of homes is greater than that of the state, and the Clayton County median value is lower than that of the state. Median rent is greater in both counties when compared to Georgia's median rent.

Table 4.10-8 Selected Housing Characteristics, Fort Gillem ROI

County	Total Housing Units	Percent Owner Occupied	Percent Renter Occupied	Percent Vacant	Median Value Owner Occupied	Median Rent Renter Occupied
Atlanta Metropolitan Area	1,916,351	62.9	31.8	5.3	$135,300	$746
Henry County	60,841	85.2	10.6	4.2	$122,400	$740
Clayton County	99,087	60.6	34.5	4.9	$92,700	$699
Georgia	3,281,737	67.5	24.1	8.4	$111,200	$613
Data Sources: U.S. Census Bureau 2006, 2007						

4.10.1.4 Personnel Housing

There are five single family homes located on Fort Gillem.

4.10.1.5 Quality of Life

Education. Nine school-age children live at Fort Gillem. There are no schools on the installation. There are 37 public school districts within the Atlanta-Sandy Springs-Marietta Metropolitan Area. There are also a number of private schools, along with home schooling, in proportion to levels typical for urban areas in the southeastern United States.

IMPACT AID is the program that provides funding for a portion of the education costs of federally-connected students, but schools must apply for this funding. In 2005, only one school system in Atlanta applied for IMPACT AID and received $700.00. This money was given on behalf of students coming from both Fort Gillem and Fort McPherson who attend the school system (U.S. Department of Education 2006).

Health/Medical. No medical facilities exist on Fort Gillem. There is a medical and dental clinic located on Fort McPherson that serves those living at Fort Gillem. The Atlanta Metropolitan Area ROI has 41 community hospitals.

Recreation. Three recreational areas or facilities are located on Fort Gillem. Stephens Lake is located on the south side of the post and along the perimeter. Facilities include a fishing lake, a picnic pavilion with tables and grills, a playground area, two tennis courts, and a softball field. Marchman Lake is located on the south side of Fort Gillem and along the perimeter. Facilities include a fishing lake and a picnic pavilion with tables and grills. The Joseph E. R. Neal Fitness Center includes amenities such as a basketball court, volleyball court, exercise room and weight room.

4.10.1.6 Environmental Justice

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

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

The initial step in the environmental justice analysis process is the identification of minority populations and low-income populations that might be affected by implementation of the proposed action or alternatives. For environmental justice considerations, these populations are defined as individuals or groups of individuals, 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 in 2005 correlating to $19,350.

Low income and minority population data was compared for the Fort Gillem ROI, Henry County, Clayton County, and the State of Georgia (CEQ 1997). This comparative analysis

is summarized in Table 4.10-9. Based on U.S. Census estimates, Clayton County has a greater minority population than the ROI as a whole, and greater than the state. The local census tract around Fort Gillem (ZIP Code 30297) has a slightly lower minority population (57.1 percent) compared to the county, yet still greater than the state and the country. The percentage of persons below poverty in the Atlanta Metropolitan Area is lower than the state. Clayton County, where Fort Gillem is located, has a slightly lower percentage of persons below poverty than the state. The local census tract around Fort Gillem (ZIP Code 30297) has a slightly lower poverty level, at 12.4 percent for all individuals.

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

County	Total Populations (2005)	Percent Minority Population (2005)	Median Household Income (2005 $)	Persons Below Poverty (2005)	Percent Persons Below Poverty (2005)
Atlanta Metropolitan Area	4,248,018	34.4	$51,948	395,065	9.3
Henry County	166,871	33.3	$58,962	10,588	6.3
Clayton County	264,321	76.7	$41,021	36,286	13.7
Georgia	8,821,142	36.6	$45,604	1,266,205	14.4
Data Sources: U.S. Census Bureau 2006, 2007					

4.10.1.7 Protection of Children

On April 21, 1997, President Clinton issued E.O. 13045, *Protection of Children from Environmental Health Risks and Safety Risks*. This E.O. recognizes that a growing body of scientific knowledge demonstrates that children may suffer disproportionately from environmental health risks and safety risks. These risks arise because children's bodily systems are not fully developed; 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, 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. The Army complies with E.O. 13045 by incorporating these concerns in decision-making processes supporting Army policies, programs, projects, and activities.

4.10.1.8 Homeless, Special Concerns

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

The FP/FGLRA obtained a HUD-generated mailing list of homeless assistance providers located within the vicinity of Fort Gillem and sent them each letters requesting the submission of notices of interest regarding the surplus property at Fort Gillem. Additionally, the LRA published an advertisement in two newspapers soliciting notices of interest from homeless assistance providers. In July 2006, the LRA conducted a workshop, inviting representatives of the homeless and other interested persons. The LRA provided an overview of the disposal and redevelopment planning process and informed participants of the schedule and procedure for submitting notices of interest.

The LRA received four notices of interest prior to the September 25, 2006 deadline. After the review and outreach process, the LRA elected to approve two of the notices of interest (submitted by Calvary Refuge Center, Inc. [the Center] and Clayton County Community Services Authority, Inc. [CCCSA]) proposing to establish a transitional and emergency shelter for women with male children between the ages of 11-17 (up to 100 occupants). In approving these notices of interest, the LRA has agreed to provide funding to design and construct a new facility of approximately 4,925 square feet. The facility will be built by the Center in Forest Park, Georgia. This funding support is being provided in lieu of providing Fort Gillem surplus property to the Center and CCCSA. By being located near current Center facilities, the proposed program is more feasible and achievable than seeking to locate it at Fort Gillem (FP/FGLRA 2007).

4.10.2 Consequences

4.10.2.1 Early Transfer Disposal Alternative

Economic Development

Direct: Long-term minor to moderate beneficial effects are expected (see Section 4.10.2.5, Intensity-Based Probable Use Scenario, for further discussion of modeling results). In the near-term, early transfer disposal may involve disposal of Fort Gillem lands as individual parcels overtime and/or leasing actions on specific parcels which may ultimately affect the manner in which lands are developed, including incremental changes in ownership and redevelopment intensity. As such, the manner in which the property is disposed of over time (i.e., as individual parcels, one parcel, leasing strategies, etc.) will principally affect the timing, duration, and short-term intensity of effects resulting from non-federal ownership and redevelopment. In the long-term, the early transfer of Fort Gillem would ultimately enable initiation of redevelopment activities and therefore new job

creation, increased local sales volume, possible industrial diversification primarily in the in the local economy (Clayton and Henry Counties), and expansion of the tax base. Ongoing remediation activities would generate additional employment, expenditures, and economic diversification, with similarly positive impacts on the local economy. Deed restrictions and requirements to continue remediation activities at the installation properties could preclude many uses of some areas and may limit the potential for economic development.

Indirect. Long-term minor to moderate beneficial effects and some minor adverse effects are expected. Increased employment and expenditures from closure and redevelopment activities would generate indirect increases in jobs, local sales volume, income, and tax revenues within the local economy (Clayton and Henry Counties). Disposal could also saturate the local real estate market with low-cost commercial and industrial vacancies. This effect would be localized and short-term and would not affect the entire local area equally. Initial loss of jobs in the local community may decrease expenditures in the short term, but these effects are expected to be minimal and short in duration due to the large size of the ROI and local economies.

Sociological Environment (Including Environmental Justice and Protection of Children)

Direct. Long-term minor beneficial and adverse effects are expected. Increased employment resulting from early transfer would result in increased population and corresponding increases in housing demand. It is uncertain whether increased housing demand has the potential to push housing prices up to the degree that some low-income families may no longer afford to rent or buy in the area which would be an adverse effect to these families. It is likely that these effects would be localized (Clayton and Henry Counties) rather than spread throughout the ROI. On the other hand, low-income populations could experience beneficial effects from the creation of low-skill and unskilled jobs associated with economic redevelopment of the properties, as well as experience increased household incomes, thereby reducing the effect of rising rent or home prices.

Early transfer is not expected to create impacts that disproportionately affect homeless programs or minority communities in the ROI or local areas. Residential development will be constructed away from the light industrial parts of the redevelopment plan, so no disproportionate safety risks to children are expected from increased traffic.

Indirect. Short- and long-term minor adverse effects are expected. Population growth under early transfer would lead more quickly to increased demand for public services, schools, and infrastructure. Increased demand for services may lead to minor temporary and/or localized adverse effects associated with providing certain social services (e.g., responsiveness of a social service that may be taxed from additional demand prior to the allocation of resources to address the increased need).

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

or maintaining continuing facilities on the properties and protection of vulnerable populations would transfer immediately to state and local regulatory agencies.

Quality of Life

Direct. Long-term minor beneficial effects are expected. The transfer will ultimately result in space for retail stores, resulting in additional local access for shopping opportunities. There will also be space for commercial and business offices, possibly creating job opportunities for residents closer to their homes in the neighborhoods surrounding Fort Gillem. The transfer redevelopment will include space for parks, creating additional recreational opportunities in the local region.

Indirect. Short-term minor adverse effects are expected. Adverse impacts could result from increases in local school enrollment that would follow redevelopment of the properties. Increased class size may have temporary and/or localized adverse effects on public school resources and facilities, at least until additional resources are allocated to address changes in demand.

4.10.2.2 Traditional Disposal Alternative

Economic Development

Direct. Long-term minor to moderate beneficial effects are expected. Impacts are similar to those described under the early transfer disposal alternative, but would occur later in time.

Indirect. Long-term minor to moderate beneficial effects and some minor adverse effects are expected. Impacts are similar to those described under the early transfer disposal alternative, but would occur later in time.

Sociological Environment

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

Indirect. Short- and long-term minor adverse effects are expected. Impacts are similar to those described under the early transfer disposal alternative, but would occur later in time.

Quality of Life

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

Indirect. Short-term negligible adverse impacts are expected. Impacts are similar to those described under the early transfer disposal alternative, but would occur later in time.

4.10.2.3 Caretaker Status Alternative

Direct. Long-term minor adverse effects are expected for Fort Gillem. Closure of the installation under caretaker status would result in the direct loss of 870 jobs and loss of $30 million in direct employment income, as well as a loss of approximately $37 million in direct sales volume in the ROI economy (See Appendix G for a description of the Economic Impact Forecast System [EIFS] model analysis and results). These effects would primarily be felt within Clayton and Henry Counties. Given the size of the economy within the ROI, the economic impact of these direct changes is not predicted to exceed historical thresholds for socioeconomic change in the ROI or the local area (i.e., Clayton and Henry Counties).

Indirect. Short-term and long-term minor adverse effects are expected. Under caretaker status, the loss of Fort Gillem indirect employment and expenditures would translate into a loss of 407 additional indirect jobs and about $125 million in sales volumes. The economic impacts of these indirect changes are not predicted to exceed historical thresholds for socioeconomic change and sustainability in the ROI or the local area (i.e., Clayton and Henry Counties). Caretaker status would also represent foregone economic opportunity (e.g., job creation, sales and expenditures, and tax revenues) until Fort Gillem is conveyed to the community. Additionally, depending on how long the properties remain under caretaker status and the level of dilapidation the infrastructure suffers, facilities and local infrastructure could degrade over time, increasing costs for future development. The socioeconomic impact of these total direct and indirect changes, however, is not predicted to exceed historical thresholds for socioeconomic change and sustainability within the ROI or the local areas (Clayton and Henry Counties) and can be expected to be reversed when the property is redeveloped.

Sociological Environment

Direct. Long-term minor adverse effects are expected. Depending on how long the property remains in caretaker status and the ability of Fort Gillem employees to find other work, as many as 1,300 individuals may move from the area. Since the ROI and the local economy (Clayton and Henry Counties) are so large this effect is not expected to exceed historical thresholds for socioeconomic change and sustainability.

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

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

Quality of Life

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

Indirect. Negligible minor adverse impacts are expected. Local school districts would no longer receive Federal Impact Aid support for children with parents in uniformed service who were affected by closure at Fort Gillem.

4.10.2.4 No Action Alternative

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

4.10.2.5 Intensity-Based Probable Use Scenario

Socioeconomic Impact Assessment Method of Analysis

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

For the purposes of analysis, a change is considered significant if it falls more than 5 percent outside the normal range of ROI economic variation. To determine normal variability, the EIFS model calculates a rational threshold value (RTV) profile for the ROI based on historical fluctuations in sales volume, employment, income, and population patterns. The historic extremes for the ROI become the threshold of significance for social and economic change. If the calculated effect of a reuse scenario falls more than 5

percent outside the RTV, the impact is considered significant. Appendix G describes the EIFS model in detail as well as the calculation of input parameters, and presents model input and output tables and RTV parameters for each reuse intensity scenario considered. A sensitivity analysis was also conducted using EIFS to evaluate how the predicted economic impact of redevelopment affected the local economies of Clayton and Henry Counties relative to RTV metrics and significance thresholds.

For the three scenarios, MLIR, MIR, and MHIR, the years of expected maximum economic change in the ROI economy were modeled over the 20-year phased build-out period on an annualized basis. The year or years of maximum economic change are expected to occur after Fort Gillem closure, during which time construction and increased operations may occur, with the attendant short-term pulse in employment and expenditures. Expected impacts of the reuse scenarios during the period of maximum economic change are discussed below along with their EIFS output reports. Table 4.10-10 presents model input assumptions and projected outputs and change for the MLIR, MIR, and MHIR scenarios during the assumed peak construction year(s), over the 20-year phased build-out period. EIFS analysis input and output tables for peak construction years and total change over the 20-year build-out phase are presented in Appendix G.

4.10.2.6 Economic Development

Medium-Low Intensity, Direct. Long-term minor beneficial impacts are expected, principally in the local economy. An MLIR scenario could create beneficial impacts for long-term job creation, income generation, sales and expenditures, and tax revenues. Table 4.10-10 shows that during the peak construction period an estimated 1,600 direct jobs could be created, as well as an increase of more than $47 million in annual sales volume and a $52 million increase in incomes. The economic impact of direct changes in employment, income, and sales volume are predicted to be within historical thresholds for socioeconomic change and sustainability in the ROI and the local area.

Medium-Low Intensity, Indirect. Long-term minor beneficial impacts are expected, principally in the local economy. Direct job creation, income generation, and spending related to reuse could also result in secondary job creation (520 jobs), income generation ($24 million annually), sales and expenditures ($160 million), and tax revenues, including economic activity from building construction and infrastructure development, such as roads, utilities, schools, etc. The economic impact of the indirect changes during the peak construction year(s) are predicted to fall within historical thresholds of sustainable economic change in the ROI and the local area.

Overall, implementing the MLIR scenario would have long-term negligible beneficial impacts for economic development. Table 4.10-10 shows that during the peak construction year(s) an estimated total of 2,100 jobs could be created principally in the local area. The short-term infusion of jobs could help to reduce local and regional unemployment to the extent that local skills match the needs of plant construction and the associated employment demands. Total income generation could increase by about $77 million, and total sales volumes could increase by $160 million. During the peak

construction years, the pulse in total employment and sales volumes are not expected to fall outside of historical thresholds for economic sustainability within the ROI and the local area.

Medium Intensity, Direct. Long-term minor to moderate beneficial impacts are expected, principally in the local economy. An MIR scenario could create a beneficial impact on long-term job creation, income generation, sales and expenditures, and tax revenues. Table 4.10-10 shows that during the peak construction year(s), an estimated 7,300 direct jobs could be created as well as an increase of more than $200 million in annual sales volume and a $240 million increase in direct income. The economic impact of the direct changes in employment during peak construction year(s) is predicted to be within historical thresholds for socioeconomic change and sustainability in the ROI and the local area.

Medium Intensity, Indirect. Long-term minor to moderate beneficial impacts are expected, principally in the local economy. Direct job creation, income generation, and spending related to reuse could also result in secondary job creation (2,200 jobs), income generation ($102 million annually), sales and expenditures ($677 million annually), and tax revenues, including economic activity from building construction and infrastructure development, such as roads, utilities, schools, etc. The economic impact of the indirect changes during the peak year(s) are predicted to fall within historical thresholds of sustainable economic change in the ROI and the local area.

Overall, implementing the MIR scenario would have long-term minor beneficial impacts for economic development. Table 4.10-10 shows that during the peak construction year(s), an estimated total of 9,500 jobs could be created (direct plus indirect). The short-term infusion of jobs could help to reduce regional and local unemployment to the extent that local skills match the needs of plant construction and associated employment demands. Total income generation (direct and indirect) could increase by about $342 million, and total sales volume (direct and indirect) could increase by $877 million. During the peak construction years, the pulse in total employment and sales volumes (direct and indirect) are not expected to exceed thresholds for economic sustainability in the ROI and the local area.

Medium-High Intensity, Direct. Long-term minor to moderate beneficial impacts are expected, principally in the local economy. An MHIR scenario during a year of maximum economic change could create minor beneficial impacts for long-term job creation, income generation, sales and expenditures, and tax revenues.

Table 4.10-10 shows that an estimated 11,000 direct jobs could be created during a peak year of growth, generating direct increases of approximately $368 million in income and nearly $305 million in sales volume each year. The economic impact of these direct changes during peak construction years is predicted to be within historical thresholds for socioeconomic change and sustainability in the ROI and the local area.

Medium-High Intensity, Indirect. Long-term minor to moderate beneficial impacts are expected, principally in the local economy. Direct job creation, income generation, and

spending related to reuse could also result in secondary job creation (3,300 jobs), income generation ($155.6 million), sales and expenditures ($1 billion), and tax revenues, including economic activity from building construction and infrastructure redevelopment, such as roads, utilities, schools, etc. The economic impact of the indirect changes during the peak construction year(s) are predicted to fall within historical thresholds of sustainable economic change in the ROI and the local area.

Table 4.10-10 shows that during the peak construction years(s), an estimated total of 14,500 jobs could be created (direct and indirect. The short-term infusion of jobs could help to reduce regional and local unemployment to the extent that local skills match the needs of construction and associated employment demands. Total income generation (direct and indirect) could increase by about $523 million and total sales volumes (direct and indirect) could increase by more than $1.3 billion. The economic impact of total change in sales volume and employment during the peak construction year(s) is predicted to be within historical thresholds for socioeconomic change and sustainability in the ROI and the local area.

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

ANNUAL INPUT PARAMETERS [1]			
Reuse Intensity Scenario	**Medium-Low Intensity**	**Medium Intensity**	**Medium-High Intensity**
Change in Local Expenditures (maximum annual)	$950,000	$3,265,000	$4,800,000
Net Change in Civilian Employment (maximum annual)	1,750	6,950	10,500
Change in Military Employment	-300	-300	-300
Average Income of Affected Civilian	$36,000	$36,000	$36,000
Average Income of Affected Military	$36,000	$36,000	$36,000
Percent Expected to Relocate	50 percent	50 percent	50 percent

ANNUAL FORECAST OUTPUT							
	MLIR		**MIR**		**MHIR**		**RTV Range (percent)**
	Projected Change	**Percent Change**	**Projected Change**	**Percent Change**	**Projected Change**	**Percent Change**	
Sales Volume							-9.59 – 10.55
Direct	$47,471,000		$200,294,800		$304,581,000		
Indirect	$160,452,000		$676,996,500		$1,029,484,000		
Total	$207,923,000	0.07	$877,291,300	0.28	$1,334,065,000	0.42	
Employment							-6.35 – 4.29
Direct	1,604		7,299		11,187		
Indirect	520		2,193		3,335		
Total	2,124	0.09	9,492	0.38	14,522	0.59	
Income							-6.91 – 10.1
Direct	$52,343,600		$239,893,600		$367,925,600		
Indirect	$24,254,170		$102,335,800		$155,618,400		
Total	$76,597,770	0.07	$342,229,400	0.32	$523,543,900	0.49	
Population							-1.38 – 1.45
Total Change	1,432	0.04	7,906	0.2	12,326	0.32	

[1]Sources and calculations of input parameters are presented in Appendix G

Sociological Environment (Including Environmental Justice and Protection of Children)

Medium-Low Intensity, Direct. Long-term negligible beneficial impacts are expected. The direct jobs created under this scenario (1,600 overall) could attract individuals from within the ROI and may increase population.

The MLIR scenario for Fort Gillem property would not create disproportionately high or adverse human health or environmental impacts on minority or low-income populations of the surrounding communities. Low-income populations could benefit from the creation of low-skill and unskilled jobs. No impacts are expected for environmental justice or homeless and other special programs.

Residential development will be constructed away from the light industrial parts of the redevelopment plan, so no disproportionate risks to children are expected.

From an environmental justice perspective, it is unlikely that adverse impacts potentially resulting from the proposed reuse plan would disproportionately impact minority or low-income populations. Conversely, the new jobs created could provide important benefits to those populations.

Medium-Low Intensity, Indirect. Long-term negligible beneficial and adverse effects are expected. Indirect jobs created under this scenario could attract individuals from within the ROI to the local economy and increase the local population and demand for public services creating both beneficial and adverse effects. Overtime, public support services, funded by new property tax revenue and sales taxes, should be able to adapt to the demands of the expanded local population base.

Minor adverse effects are expected if increased total demand for local rental and owner-occupied housing exceeds the 5.3 percent vacancy rate, potentially resulting in higher housing prices in the local economy and making housing less affordable to the low-income families, the unemployed, and individuals living below the poverty level in the area.

Medium Intensity, Direct. Long-term minor beneficial impacts are expected. Overall, effects are similar to those described for the MLIR scenario. The direct jobs created under this scenario (7,300 total) could attract individuals from within the ROI, increasing the local population and creating an attendant increase in housing demand.

Medium Intensity, Indirect. Long-term minor beneficial and adverse effects are expected. Overall, effects are similar to those described for the MLIR scenario.

Medium-High Intensity, Direct. Long-term minor beneficial impacts are expected. Overall, effects are similar to those described for the MLIR scenario. The direct jobs created under this scenario (11,000 total) could attract individuals from within the ROI, increasing the local population and creating an attendant increase in housing demand.

Medium-High Intensity, Indirect. Long-term minor beneficial and adverse effects are expected. Overall, effects are similar to those described for the MLIR scenario.

Quality of Life

Medium-Low Intensity, Direct. Short-term negligible adverse effects and no long-term effects are expected. The impact of an expanded population on the local school system during peak construction years could result in increased student populations and localized resource shortages. These impacts will likely be localized rather than taking place throughout the ROI, in the long term.

Medium-Low Intensity, Indirect. Short-term negligible adverse effects and no long-term effects are expected. The pulse in student population during the peak construction years will create a short-term need for new facilities and infrastructure. An increase in population and the need for new construction and public infrastructure could also have an adverse effect on visual and aesthetic values in the area, as well as create an increased demand for public support services, health and medical services, shops and services, and recreational resources.

Medium Intensity, Direct. Long-term minor adverse effects are expected. Overall, effects are similar to those described for the MLIR scenario.

Medium Intensity, Indirect. Long-term minor adverse effects are expected. Overall, effects are similar to those described for the MLIR scenario.

Medium-High Intensity, Direct. Long-term minor adverse effects are expected. Overall, effects are similar to those described for the MLIR scenario. Long-term annual average increases in the population over the 10-year build-out period will likely have fewer adverse impacts, as the time frame will allow for local and regional planning to address the needs from localized growth in the student population. Continued regional trends in population growth will likely minimize any effects, as the region is already planning for population increases.

Medium-High Intensity, Indirect. Long-term minor adverse effects are expected. Overall, effects are similar to those described for the MLIR scenario.

4.11 TRANSPORTATION

4.11.1 Affected Environment

The ROI used for analyzing transportation included the infrastructure on the installation and in Clayton County, the City of Forest Park, and Lake City.

4.11.1.1 Roadways and Traffic

Fort Gillem is bordered by two primary arterials which provide access to the east and west gates of the installation, State Route (SR) 54 and U.S. Highway (U.S.) 23/SR 42. The western boundary of the installation abuts SR 54, also known as Jonesboro Road, which is a four-lane highway and provides access to the Iverson gate. The eastern boundary is bordered by U.S. 23/SR 42, Moreland Avenue, and provides access to the MacIntosh gate on the eastern side of the installation. U.S. 23 is a two-lane road along most of the boundary and expands to four lanes at its northern tip. SR 331, Forest Parkway, is a four-lane secondary road located just to the south of the installation.

Interstate (I)-75 is located approximately three miles to the west of the installation and runs south to north towards the city of Atlanta, joining I-85 5 miles north of the Forest Parkway exit. The Atlanta beltway, I-285, runs east-west approximately four miles to the north of the installation, and I-675 runs north-south approximately one mile from the installation's eastern boundary (See Figure 4.11-1).

There are three main access points to the installation. The MacIntosh gate is the primary point of access to the installation. There is a second access point on the western boundary at the Iverson gate, which is lightly used for ingress due to staff limitations but is open during working hours for cars leaving the installation. The third access point is the truck service entry at Flankers Road. Flankers Road gate is being planned to ensure good access to redeveloped areas and without impacting the remaining Army enclave area. Traffic counts on adjacent roads are summarized in Table 4.11-1.

Roadway capacities are defined by a number of factors such as the number of lanes and whether a roadway is divided by a median or not. Most roadways are considered to reach 'capacity' when they reach a level of service (LOS) of D or E (depending on location). Service levels on roads around the installation are generally good. The LOS on Jonesboro Road at the MacIntosh gate was rated B by the Georgia Department of Transportation (GDOT) in 2005. GDOT projects it to decline to a rating of C in 2030 (although these projections are not specific to actions at Fort Gillem, they do consider continued growth in the region for which redevelopment at Fort Gillem will be a contributor). Although this lies within an acceptable LOS range, the system of roadways serving Fort Gillem exhibits a variety of problems including access points to the post, intersection congestion, east-west continuity and constraints to the circulation, and access to major parking lots (USACE 1998).

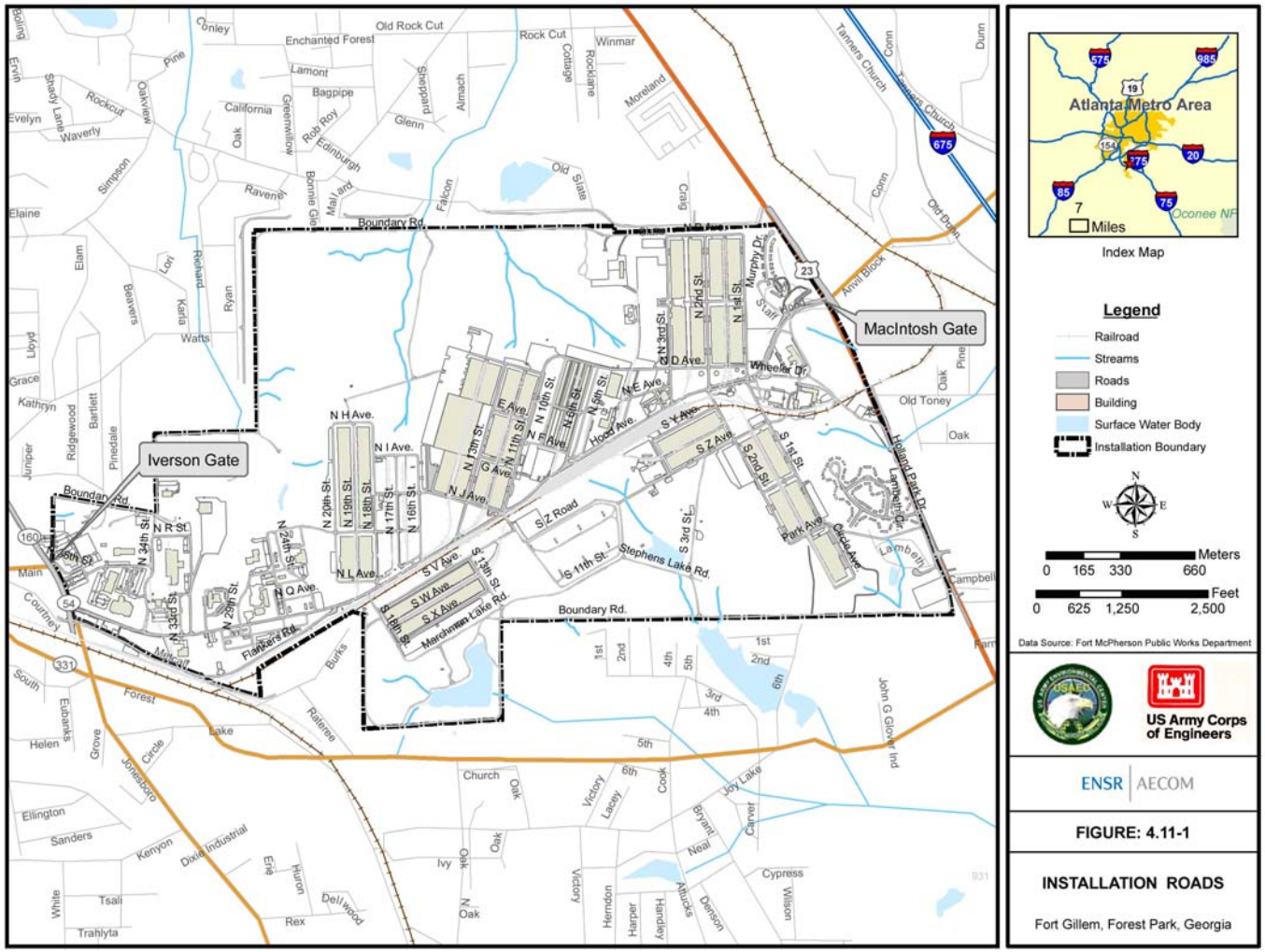

Figure 4.11-1 Installation Roads

Table 4.11-1 Traffic Counts in the Vicinity of Fort Gillem

Location	Traffic Counter Number (TC)	Average Annual Daily Traffic (AADT)
Iverson Gate: SR 54 (Jonesboro Road) from Forest Parkway to Watts Road	1,087	24,030
MacIntosh Gate: Forest Parkway from SR 54 to SR 42/U.S. 23	1,397	16,100
MacIntosh Gate: SR 42/U.S. 23 from Forest Parkway to Anvil Block Road	1,063	14,320
Data Source: Georgia Department of Transportation, analysis year 2005, analysis period peak. Traffic Counter Number identifies the location of the traffic counting device.		

4.11.1.2 Installation Transportation

The installation has approximately 107 miles of roadways. Approximately 92 miles are paved and in generally good condition. Hood Avenue, the central arterial, was repaved in 2004. The paved roads are primarily in the installation's center and serve warehouses and other buildings. Approximately 14.9 miles of roads are gravel. They are primarily on the installation's perimeter and in some cases are in poor condition because of erosion. The speed limit throughout most of the installation is 20 miles per hour, with the exception of Hood Avenue and several larger arterials, where the speed limit is 30 miles per hour. An approximate average of 7,800 cars entered the installation on a daily basis during a survey conducted by the installation in late May and early June of 2006. These included employees, multiple tenants, and residents. In addition, the survey counted pedestrian and bicycle entrants and recorded the data on a weekly basis, showing an average of 174.5 pedestrians or bicycles entering the installation during the week the survey was conducted. Traffic counts for vehicles entering the installation are shown in the following table.

Table 4.11-2 Average Daily Gate Traffic (2006)

Gate	Average Annual Daily Traffic
MacIntosh Gate	6,057
Iverson Gate	1,586
Flankers Gate	152
Total	**7,795**

In general, very little congestion exists on Fort Gillem's internal roadway network and there are generally enough through traffic lanes to serve traffic demands at an adequate LOS (USACE 1997).

4.11.1.3 Public Transportation

The installation is poorly served by public transit. There is one public bus stop near the southwestern entry gate, and none near the eastern entry gate. Bus service within the installation, with two stops along Hood Avenue, was terminated in 2004 due to a lack of riders. A small percentage of installation staff use public transit. The Metropolitan Atlanta Rapid Transit Authority does not provide public rail service to the installation.

4.11.1.4 Rail

There are 18.4 miles of railway on the installation, located primarily in the central industrial area. The railway's historical use was to move equipment and other material on and off the installation, consistent with the Fort's primary mission of supplying Army units with equipment. The majority of the track network was removed in 2004. The condition of the remaining track is good (Hutt 2008). The rail line was formerly leased to the Norfolk Southern railroad company and used for railroad car repair. However, Norfolk Southern is no longer a tenant. In addition, there are no rail easements. The Army is responsible for maintenance of the rail line, but no further maintenance is scheduled (Hutt 2008, Huyuh 2008).

4.11.1.5 Air Traffic and Airspace

The Atlanta airport is three miles to the west of the installation and lies directly under the landing path used the majority of the time. Planes fly over the installation in an east-west direction when landing and in a west-east direction when taking off. All of the airport's five runways are arrayed in an east-west direction.

There is also a formerly active landing strip on the site's western side. It runs north-south and is only long enough for light plane use. This use was terminated in 1974 when the Atlanta airport started using sophisticated radar and requiring clearance by its control tower prior to takeoff or landing. This landing strip is in generally fair condition and is currently used by FEMA for trailer repair and deployment. Potential uses as an airstrip are constrained by the above mentioned clearance requirements imposed by the Atlanta airport.

4.11.2 Consequences

4.11.2.1 Early Transfer Disposal Alternative

Direct. Short- and long-term minor to moderate adverse effects, as well as some beneficial effects to transportation infrastructure are expected at Fort Gillem. Early transfer disposal may involve disposal of Fort Gillem lands as individual parcels over time and/or leasing actions on specific parcels which may ultimately affect the manner in which

land and associated transportation networks are developed, including incremental changes in ownership and redevelopment intensity. Land disposal strategies that favor gradual redevelopment of Fort Gillem over time will ultimately reduce adverse transportation effects. As such, the manner in which the property is disposed over time will principally affect the timing, duration, and short-term intensity of transportation effects resulting from non-federal ownership and redevelopment. For off-site transportation networks, short- and long-term adverse effects are expected. It is anticipated that early transfer would result in increased traffic and increased usage of transportation infrastructure both on and off the installation. In the short term, increased use of transportation infrastructure is expected due to construction and the movement of construction materials and workers on and off the installation. In the long term, increased use of the roadways is anticipated. This increase would cause greater wear and tear on existing roadways and possibly other transportation infrastructure, such as the rail lines, thereby causing short- and long-term adverse effects both on and off the installation. This adverse effect is offset to some degree, as existing transportation infrastructure would be better maintained and possibly upgraded under this alternative. In addition, depending on the types of uses established, improvements to some of the transportation infrastructure, such as the rail network may be required. Thus, some beneficial effects would also be expected at Fort Gillem at particular locations.

Indirect. Long-term minor adverse and beneficial effects are expected near Fort Gillem. In the long term, disposal of Fort Gillem may spawn additional economic growth in the region, which could generate additional residential and commercial traffic within the area and adversely affect traffic flow. Even with on-site residential use contemplated in the reuse plan, it is likely that the majority of people working on the installation would come from elsewhere, generating increases in traffic. However, because current staff and tenants enter the installation approximately 7,000 times a day during the week, increases would occur over an extended period of time, after new land uses and businesses were put in place.

Long-term minor beneficial effects would also be expected due to the expansion of the regional road network. The redevelopment plan contemplates blending land uses on the installation with those off site and integrating them into the community. This emphasis of the reuse plan will tend to encourage new road construction.

4.11.2.2 Traditional Disposal Alternative

Direct. Short- and long-term minor to moderate adverse effects, and some minor beneficial effects, to transportation infrastructure are expected at Fort Gillem. For off-site transportation networks, short- and long-term adverse effects are expected. Effects would be similar to those described under the early transfer disposal alternative, but the effects would occur further into the future.

Indirect. Long-term minor adverse and beneficial effects are expected. Effects would be similar to those described under the early transfer disposal alternative, but the effects would occur further into the future.

4.11.2.3 Caretaker Status Alternative

Direct. Long-term minor adverse and beneficial effects are expected. Caretaker status would result in fewer demands on roads and other transportation elements. Roads would receive less use, and therefore less wear and tear, and traffic would be reduced. Reduced use and maintenance over a prolonged period of caretaker status would result in gradual deterioration of roads. No effects on regional traffic patterns are expected.

Indirect. No effects are expected.

4.11.2.4 No Action Alternative

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

4.11.2.5 Intensity-Based Probable Use Scenario

According to the Fort Gillem Reuse Plan, the three reuse scenarios are feasible with respect to transportation infrastructure. They generate similar magnitudes of daily trips and would all require additional external roadway improvements. Anticipated developments and improvements in the area independent from the reuse of Fort Gillem, such as the widening of SR 42 and the addition of proposed new transit routes, would also be beneficial to development. However, traffic generated by the site will likely have an effect on the adjacent roadway network that would require further analysis (FP/FGLRA 2007).

Medium-Low Intensity, Direct. Short-term minor adverse and beneficial effects to transportation are expected under the MLIR reuse alternative. There would be an increase in vehicle use from an increase in numbers of employees from 1,067 to 5,100, plus 1,400 construction jobs. The growth would be incremental, allowing improvement of transportation systems. Construction materials would be moved on and off the installation, and the construction workers themselves would contribute to daily use of the roadways.

Long-term minor beneficial effects may be expected due to the expansion of the road network and increase in access points, particularly in residential areas and in the western access area where planners are developing an entry point that would blend well with the remaining enclave.

Medium-Low Intensity, Indirect. Long-term minor adverse effects are expected due to increased economic activity, human activity, and development induced by growth at Fort Gillem, thereby adding to area traffic.

Medium Intensity, Direct. Long-term minor to moderate adverse effects are expected at Fort Gillem. MIR of Fort Gillem would result in an estimated increase in employees from

1,067 as of November 2005 to more than 17,000 over 20 years. Increased demands on the installation's transportation infrastructure could cause short-term moderate adverse wear and tear on available infrastructure both on and off the installation. As these figures represent long-term build-out of the facility, infrastructure investments commensurate with this growth would minimize adverse effects to transportation.

Furthermore, construction associated with reuse could result in short-term adverse impacts by affecting traffic on the installation properties. Road networks resulting from the increase in employment at Fort Gillem could cause moderate adverse effects to regional infrastructure. However, this increase in traffic would likely spur long-term improvements to infrastructure to reduce these effects. In addition, depending on the types of uses established, improvements to some of the transportation infrastructure, such as the rail network, and gate access and intersection upgrades, may be required. Gate access improvements would be planned to reduce any impacts to transportation in the enclave area.

Medium Intensity, Indirect. Long-term minor to moderate adverse effects are expected near Fort Gillem. This reuse scenario will generate additional economic growth in the region, which could result in additional residential and commercial traffic beyond the levels specifically addressed in the reuse plan. This added growth could adversely affect traffic as well. However, the redevelopment plan contemplates blending land uses on the installation with those off site and integrating them into the community. This emphasis of the reuse plan will tend to encourage new road construction, as will the addition of residential and retail uses on its southern section.

Medium-High Intensity Direct. Long-term minor to moderate adverse effects are expected. Effects would be similar to the MIR scenario but would occur at a higher intensity level.

Medium-High Intensity Indirect. Long-term minor to moderate adverse effects are expected. Effects would be similar to the MIR scenario but would occur at a higher intensity level.

4.12 UTILITIES

4.12.1 Affected Environment

The ROI used to analyze utilities includes the installation, Clayton County, the City of Forest Park, and Lake City.

4.12.1.1 Potable Water Supply

The potable water (domestic, industrial, and fire) at Fort Gillem is supplied by the Clayton County Water Authority (CCWA). The CCWA can produce 42 million gallons of potable water a day (Hammond 2007). The CCWA owns and operates five raw water reservoirs holding capacities of approximately 3.5 billion gallons of water when full. There are two service connections from the CCWA, a 12-inch main at the east gate and an 8-inch main at the west gate. These services connect to two distribution systems and four storage tanks that are owned and maintained by Fort Gillem.

There are two distribution systems at Fort Gillem, one for domestic and industrial water and one for fire protection. The domestic water system was upgraded in 1997/1998 to polyvinyl chloride piping. The fire protection distribution system was installed in 1941 and is constructed of lead, cast iron pipe (USACE 2002). The distribution systems range in size from 6-inch to 10-inch. The estimated capacity of the distribution systems is two million gallons per day (mgd) (USACE 2002, 1997).

The required storage for the fire protection system is 989,250 gallons, as specified by the CCWA. The potential storage capacity for all tanks and reservoirs for Fort Gillem is in excess of one million gallons. The property contains two underground storage tanks (UST) and two elevated storage tanks. Storage tanks have an approximate capacity of 250,000 gallons each and are mainly used for fire water storage (USACE 2002, 1997).

The average daily demand for Fort Gillem in 2002 was 654,138 gallons per day (gpd), or 454 gallons per minute (gpm) with a peak demand of 3,227 gpm. Based on these estimates, the capacity of the water system is adequate for these demands.

4.12.1.2 Wastewater System

The wastewater collection system at Fort Gillem collects both sanitary and industrial sewage. The industrial sewage is primarily from cleaning vehicles and parts and passes through oil/water separators prior to entering the sewage system. The collection system is discharged to the Clayton County sewage system and conveyed to the Snapfinger Wastewater Treatment Plant (WWTP), owned by the DeKalb County Georgia Water and Sewer Authority,for treatment and disposal. The current capacity of the plant is 36 mgd and the plant currently operates at 28 to 30 mgd (FP/FGLRA 2007). The sanitary sewer system from the National Guard Facility, which is not owned and operated by the installation, also discharges into the Clayton County sewage system prior to the installation's meter located in the abandoned WWTP in the northeast corner of the installation. No wastewater treatment takes place on the installation.

The sewer piping consists of both gravity flow and force mains. Sewage from the eastern end of the installation (areas to be redeveloped) is carried by force mains and small sewage lift stations, and sewage from the western end of the installation (the Fort Gillem enclave that is to remain after redevelopment) is carried primarily by a gravity flow system. Both are collected in a 12-inch vitrified clay sewer main and carried to an abandoned treatment plant, then metered to the Clayton County sewage system. Most of the gravity sewer lines are vitrified clay constructed in the 1940s, while force mains are cast iron pipe.

Currently, there is a 250,000 gpd restriction placed on the discharge to the Clayton County sewage system (USACE 2002, 1997). Peak sanitary sewer demand is estimated to be 153,000 gpd, based on approximately 1,800 active and civilian employees and 20 residential units (FP/FGLRA 2007). Peak flows occur during major rainfall events. Because of the age and deterioration of the sewer system, the rainfall infiltrates into the sewer lines and manholes.

The majority of the wastewater system (gravity lines, force mains, and pump stations) would need to be replaced with modern systems in the event of reuse.

4.12.1.3 Storm Water System

Fort Gillem is located along a major ridge line which bisects the installation. The northern portion of the installation drains into Conley Creek. The southern portion drains to Big Cotton Indian Creek. The eastern portion drains to Upton Creek. All three creeks flow off the installation. A few small streams flow into the three creeks. In the southwestern corner of the installation, a small stream flows into two manmade lakes, then off the installation into Upton Creek.

A majority of the surface water runoff at Fort Gillem is drained overland, in ditches or through storm drains which flow into streams, rather than in pipes or culverts. Most of the system was constructed over 50 years ago. Erosion, stream bank scour and siltation was a problem in the streams but was corrected with improved soil and vegetation management. The system is also maintained by clearing trash and debris (USACE 2002, 1997).

Eighteen outfalls are located on the installation, and six outfalls are associated with industrial activities (USACE 2007). Currently, the Fort Gillem Storm Water Pollution Prevention and Management Plan (Earth Tech 2003) is in place at Fort Gillem.

4.12.1.4 Energy Sources

Electricity. Fort Gillem is supplied electrical power by the Georgia Power Company. The service is supplied by a transmission line corridor that enters the installation via a right-of-way easement to a substation. The service is transformed down for distribution to the Fort Gillem substation located adjacent to the Georgia Power Company substation. The distribution system is owned and maintained by the Army and the system is generally old, repaired or minimally repaired, with one primary line system that was upgraded in 1989.

Transformers and the poles on which the transformers are mounted do not meet current Georgia Power Company standards. The distribution systems underground are considered in good shape. Georgia Power Company maintains another transmission corridor on the property that has been inactive for a number of years. Georgia Power Company plans to retain both transmission line corridors to service redevelopment of the property (USACE 2002, 1997). According to the FP/FGLRA, the electrical distribution system would be replaced during reuse of Fort Gillem.

The Fort Gillem substation is a 7,200-volt, three-phase, four-wire system, with four primary circuits (with the capacity for a fifth circuit that is presently unused).

The power demand varies with the seasons and peaks during the summer months. The demand ranges from 5,300 kilowatts (kW) to 7,150 kW.

Fort Gillem is one of the first Army installations to use renewable energy to reduce pollution and dependence on nonrenewable energy. Fort Gillem has added a limited number of photovoltaic solar cells to generate electricity in a few parking areas. It is very likely that the FP/FGLRA developer would seek to reuse these photovoltaic solar cells for part of the street and parking areas (Robinson 2008).

Natural Gas. The natural gas system at Fort Gillem is operated by Georgia Natural Gas. The main gas line runs in an easterly direction, with branches and lateral lines connecting to clusters of buildings and individual buildings throughout the installation. The distribution lines are buried, coated, steel pipe. The lines were upgraded and new construction was completed in 1997.

The gas usage varies with the seasons, with the demand sharply higher in the winter months. The monthly average for the winter months was approximately 162,600 therms.

An air/propane mixing plant is located near Hood Avenue and 18th Street to supplement the natural gas system if the pressure or volume of the natural gas system drops at the supply point. The plant is owned and operated by Systems Corp. and has not been operated at its design capacity. The system is considered to be well maintained and is recommended by the FP/FGLRA for retention during reuse.

4.12.1.5 Communications

A new telecommunications system was installed in 2003 and has telephone and optical fiber capabilities. The lines run along the south side of Hood Avenue and into a new switch center in Building 203. These newly constructed underground telecommunications lines can provide the latest high-tech communications and video to the businesses and residents in the planned redevelopment area (FP/FGLRA 2007).

4.12.1.6 Solid Waste

Fort Gillem currently disposes of solid waste off-post. The NLA was operated by the installation until the landfill was closed in 1982. The landfill area has been investigated

under the Installation Restoration Program (IRP) and is discussed in the Hazardous and Toxic Substances section of this EA. There were six other dump or burial sites, but most were out of use by the 1960s to early 1970s. Fort Gillem currently has a recycling program and an affirmative procurement program in place to reduce solid waste volume and prevent pollution.

4.12.2 Consequences

4.12.2.1 Early Transfer Disposal Alternative

Direct. Minor to moderate long-term adverse and minor beneficial effects to utilities are expected on Fort Gillem. Early transfer disposal may involve disposal of Fort Gillem lands as individual parcels over time and/or leasing actions on specific parcels which may ultimately affect the manner in which land and associated utility networks are upgraded, as well as incremental changes in ownership and redevelopment intensity. Land disposal strategies that favor gradual redevelopment of Fort Gillem over time will ultimately reduce adverse utility effects as additional time will be available for ensuring that system carrying capacities are not exceeded. In the long-term, minor beneficial effects will occur as private ownership and market forces enable badly needed upgrades to utility systems, including upgrading, replacing, or reconstructing sewer lines, electrical systems, storm water systems, and power infrastructure. On the other hand, minor to moderate adverse effects may occur if market forces and redevelopment outpace to some degree infrastructure upgrades that are needed. Through careful planning, stressors to system capacity will be minimized to ensure that sufficient utility service is provided to current and new tenants into the future.

Most of the utility infrastructure on Fort Gillem was constructed between the 1940s and the 1960s and will require upgrade over the long term. These systems have been repaired and upgraded to some extent, but certain systems are badly in need of further upgrading or entire replacement. Any additional utility upgrades necessary for reuse is the responsibility of the utility provider and would occur after disposal.

Indirect. Short-term minor adverse effects on Fort Gillem may result from the early transfer disposal alternative because the acceleration of the disposal may make it difficult to replace, remove, or remediate the electrical and sewer lines.

4.12.2.2 Traditional Disposal Alternative

Direct. Minor to moderate long-term adverse and minor beneficial effects to utilities are expected on Fort Gillem. Effects are similar to those described under the early transfer disposal alternative, but the changes in effects would occur further into the future.

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

4.12.2.3 Caretaker Status Alternative

Direct. Minor long-term adverse effects are expected on Fort Gillem. Caretaker status would result in decreased demands on installation infrastructure, which could extend the life of some utility systems, particularly the landfill. However, most utility systems are designed to be continually used over the life of the system, and suspending use of the system would likely do more harm than good. Reduced use and maintenance of utility systems could result in continued gradual deterioration over time, resulting in a short-term adverse effect.

Indirect. No effects are expected for Fort Gillem.

4.12.2.4 No Action Alternative

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

4.12.2.5 Intensity-Based Probable Use Scenario

Medium-Low Intensity, Direct. Long-term minor beneficial and short-term minor adverse effects are expected. Under the MLIR, utility consumption is comparable to the existing conditions. Most of the utility systems serving Fort Gillem were constructed in the 1940s and 1960s. These utilities have been repaired and maintained as needed, but have not been fully modernized. The reuse of the installation is at a slightly higher intensity than baseline consumption, and a slight adverse effect to the existing water utility supply demand and sanitary sewer outflow may occur. Most utility distribution systems would require repairs, upgrades, and possible replacement to accommodate the anticipated demand.

Minor adverse effects may occur if redevelopment outpaces to some degree infrastructure upgrades that are needed. Through continued careful planning, stressors to system capacity would be minimized to ensure that sufficient utility service is provided to current and new tenants into the future.

The MLIR scenario includes meeting the silver LEED level of sustainable design. This alternative would include low-flow water efficiency plumbing fixtures to help meet the LEED standards. Other water conservation methods could include recirculating and reusing of gray water and/or rainwater for landscape maintenance and other nonpotable water requirements. Implementing construction waste management and specifying building materials that meet high quality and high recycled material content would reduce impacts to regional landfill capacity.

Medium-Low Intensity, Indirect. No adverse effects would be expected because development would occur in areas where utilities currently exist. The economic growth from redevelopment at Fort Gillem under this scenario could generate additional

infrastructure and utility demands for the area. However, the long-term change and capacity of the regional systems are expected to be sufficient to address growing needs.

Medium Intensity, Direct. Minor beneficial and moderate adverse effects are expected. The MIR of Fort Gillem, based on the LRA's reuse plan, would result in additional development on the installation. Utility distribution systems requiring repairs, upgrades, and possible replacement would need to occur to accommodate the increased demand. Sewer line replacement/upgrades and construction of new sewer lines is needed at Fort Gillem to accommodate future development. Some sewer replacement/repair may occur following disposal, but additional work would likely be required as part of the reuse to accommodate new development.

The Fort Gillem Strategic Reuse Plan has calculated estimates of peak sanitary sewer demand. The MIR scenario is similar to Alternative A examined in the reuse plan, and it is estimated that peak sanitary sewer demand would be 6.4 mgd. This is much greater than the 250,000 gpd restriction placed on the installation. The property owners would have to obtain approval from the city to discharge this additional amount. Based on current capacity and operation of the county sewer treatment plant, the plant would most likely be able to accommodate this increase in sewer discharge.

Assuming that 90 percent of the water used flows into the sewer plant, peak water demand would be 7.1 mgd. The expected demand is much greater than the existing capacity of the aging on-site distribution system (2 mgd). Thus, the existing on-site water distribution system would have to expand or be reconfigured in order to accommodate the demand. The CCWA can distribute 42 mgd of potable water and owns and operates five reservoirs.

The MIR scenario does not direct or require meeting any LEED level of sustainable design and construction. However, the exceptionally dry conditions in 2007 (39 percent below normal precipitation as of mid-October 2007) has impacted water use and availability in the Atlanta area and demonstrates the risk of water supply being a potential limiting factor to redevelopment.

The reuse planners and developers alternative could reduce water use through installation of low-flow water efficiency plumbing fixtures to meet the LEED standard. Other water conservation methods could include recirculating and reusing of gray water and/or rainwater for landscape maintenance and other nonpotable water requirements. Runoff would also be reduced through design of structures that capture storm water as a resource for reuse, rather than as a waste diverted off site.

Maintenance of existing ditch systems and other storm water facilities is the responsibility of the LRA. Implementation of the MIR scenario would result in increased demand for electricity on Fort Gillem. Georgia Power Company electrical lines and the Georgia Natural Gas pipeline could accommodate the increased demand. The electrical distribution system on Fort Gillem would have to be replaced to meet Georgia Power Company standards.

Overall, upgrades and incremental construction and development over a period of years, and careful planning, could minimize effects to utilities to a manageable, minor level.

Medium Intensity, Indirect. No indirect effects to utility systems are expected.

Medium-High Intensity, Direct. Minor beneficial and moderate adverse effects are expected by implementing the MHIR scenario. The medium-high intensity reuse of Fort Gillem would result in additional development on the installation. Utility distribution systems requiring repairs, upgrades, and possible replacement would be updated to accommodate the increased demand. Sewer line replacement/upgrades and construction of new sewer lines is needed at Fort Gillem to accommodate future development. Some sewer replacement/repair may occur following disposal, but additional work would likely be required as part of the reuse to accommodate new development.

To approximate peak sanitary sewer demand for this scenario, the estimate for the peak sanitary sewer demand for the MIR was multiplied by the increase in FAR (FAR for MHIR is approximately 1.5 times greater than the MIR scenario). It is estimated that peak sanitary sewer demand could be as much as 10 mgd, depending on the nature of redevelopment. This is much greater than the 250,000 gpd restriction placed on the installation. The property owners would have to obtain approval from the city to discharge this additional amount. Furthermore, this volume may exceed the current capacity of the county sewer treatment plant depending on the future demand. An MHIR scenario focused more on warehousing and storage may be able to accommodate such growth without upgrades, while activities that generate higher volumes of wastewater may not be sustained at the MHIR level without sufficient system upgrades.

Assuming that 90 percent of the water used flows into the sewer plant, peak water demand would be 10.7 mgd. The expected demand is greater than the existing capacity of the aging on-site distribution system (2 mgd). Thus, the existing on-site water distribution system would have to be expanded or be reconfigured in order to accommodate the demand. The CCWA can distribute 42 mgd of potable water and owns and operates five reservoirs.

Maintenance of existing ditch systems and other storm water facilities would be the responsibility of the LRA. Implementation of the MHIR scenario would result in increased demand for electricity on Fort Gillem. Georgia Power Company electrical lines and the Georgia Natural Gas pipeline could accommodate the increased demand. The electrical distribution system on Fort Gillem would have to be replaced to meet Georgia Power Company standards.

Medium-High Intensity, Indirect. No indirect effects to utility systems are expected.

4.13 HAZARDOUS AND TOXIC SUBSTANCES

4.13.1 Affected Environment

Information in this section is largely based on information contained in the ECP Report prepared for Fort Gillem (U.S. Army 2007). The ROI used for analysis includes the installation, Clayton County, the City of Forest Park, and Lake City.

4.13.1.1 CERFA Designation

The ECP (U.S. Army 2007) identified 81 parcels in accordance with the criteria described in the CERFA – Pub. L. 102-426 guidance. CERFA directs federal agencies to evaluate all base closure property to identify uncontaminated parcels and allows the transfer of remediated parcels when the successful operation of an approved remedy has been demonstrated. Of Fort Gillem's approximately 1,426 acres, 799 acres are designated as Categories 1-4, the remaining 390 acres are Categories 5-7, and 237 acres are being retained by the Army as an enclave, and therefore will not be transferred.

Areas that were designated as Category 1, 2, 3, or 4 were considered suitable for transfer or lease, subject to other property transfer criteria beyond waste management issues. Areas that were designated at Category 5, 6, or 7 may not be suitable for transfer by deed until further evaluation and/or remedial action has occurred and the parcels are reclassified as Category 4 or lower. Under some circumstances, some of these parcels may be eligible for transfer prior to completion of environmental studies and/or remediation. Table 4.13-1 shows the breakdown of acreage and category definition. Figure 4.13-1 shows the CERFA Parcels and individual remediation sites.

4.13.1.2 Storage and Handling Areas

Fort Gillem is a RCRA Large Quantity Generator. The US EPA ID # is GA0210020046.

The NLA (parcel label 1[7] HS/HR) was the principal location for disposal of surplus equipment and waste industrial material (including used solvents, POLs and excess materials). The landfill area has not received wastes since 1980. An administrative order was issued by the GDNR on September 10, 1993. Investigations are still ongoing.

The southeast area dump site (parcel label 2[3] HS) was used as a dump site for rubber products and miscellaneous debris (including broken glass, plates/china, 55-gallon drums, carbon canisters, and miscellaneous construction debris). The dump area has not received debris since 1960. Completion of the SI, BLRA, and Remedial Investigation (RI) is expected during FY09.

Hazardous wastes are currently stored at the 90-day storage area. Various buildings operate as points that use and dispose of solvents, acids, paints, toxins, aerosols, metals, mercury and other hazardous substances. No more than 55 gallons can be accumulated at one time in the satellite accumulation points before it must be moved to the 90-day area. Hazardous material disposition is reported by various departments and tenants for

input into the Hazardous Material Management System as materials are received and disposed.

Table 4.13-1 Fort Gillem CERFA Designations

Category 1	**619 acres**
Definition: Areas where no release or disposal of hazardous substances or petroleum products has occurred, including no migration of these substances from adjacent areas.	
Category 2	**180 acres**
Definition: Areas where only releases or disposal of petroleum products has occurred.	
Category 3	**0 acres**
Definition: Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action.	
Category 4	**0 acres**
Definition: Areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken.	
Category 5	**10.5 acres**
Definition: Areas where release, disposal, and/or migration of hazardous substances has occurred, and removal or remedial actions are underway, but all required actions have not yet been implemented.	
Category 6	**375 acres**
Definition: Areas where release, disposal, and/or migration of hazardous substances have occurred, but required removal or remedial actions have not yet been initiated.	
Category 7	**4.5 acres**
Definition: Areas that are not evaluated or require additional evaluation.	
* Total acreage of Fort Gillem: **1,426 acres**	
Data Source: U.S. Army 2007	

Large quantities of sulfuric acid are used and stored in Building 209B and Area 500 Buildings under the Emergency Planning and Community Right-to-Know Act (EPCRA). Section 312 of EPCRA allows for an exemption for substances used at a medical or research facility, so the chemical storage at the CID laboratory was not examined. Hazardous materials associated with base operations include radiological materials, solvents, paints, strong acids and bases, preservatives, heavy metals, and other materials. Flammable/combustible materials are stored in these areas.

4.13.1.3 Hazardous Waste Disposal

Hazardous waste is managed under the May 2007 Hazardous Waste Management Plan currently in place at Fort Gillem. Waste is transported off post by licensed hazardous waste transporters. Under the State of Georgia regulations, Fort Gillem can accumulate hazardous waste for up to 90 days at the corner of South Y and South Z Avenue.

4.13.1.4 Site Contamination and Cleanup

Contaminated Sites. The Installation Action Plan (IAP) outlines the multiyear restoration program for a facility. It is focused on contamination resulting from past activities and is funded by the Environmental Restoration Army (ERA) budget account. Table 4.13-2 lists those sites undergoing investigation (U.S. AEC 2006).

Primary contaminants of concern from the closed NLA are VOC, semi-volatile organic compounds, metals, and pesticides. In the disposal pit, burial sites, and sewage treatment plant, chlorinated solvents were the primary contaminants (U.S. AEC 2006). Media of concern include groundwater, soil, surface water, and sediment.

A full facility Installation Assessment was completed in 1980. Preliminary Assessments were completed in 1992 with SIs completed in 1992 and 1993. The PA for the western sewage treatment plant was completed in 1980 and the SI was completed in 1982. The unexploded ordnance (UXO) site PA was completed in 1991 and the SI was completed in 1995. The RIs for the WWTP, heating plant, and vehicle rack are still underway, and the dump site RI was completed in 2002.

Soil removal actions were conducted in the NLA and bioremediated contaminated soils from the 900 Area solvent disposal pit. Underground piping was removed from Area 900, and a 42,000-gallon UST was removed from the heating plant in 1996. A No Further Action (NFA) was provided by the Georgia EPD GUST Division during 2007 on the 42,000 gallons UST.

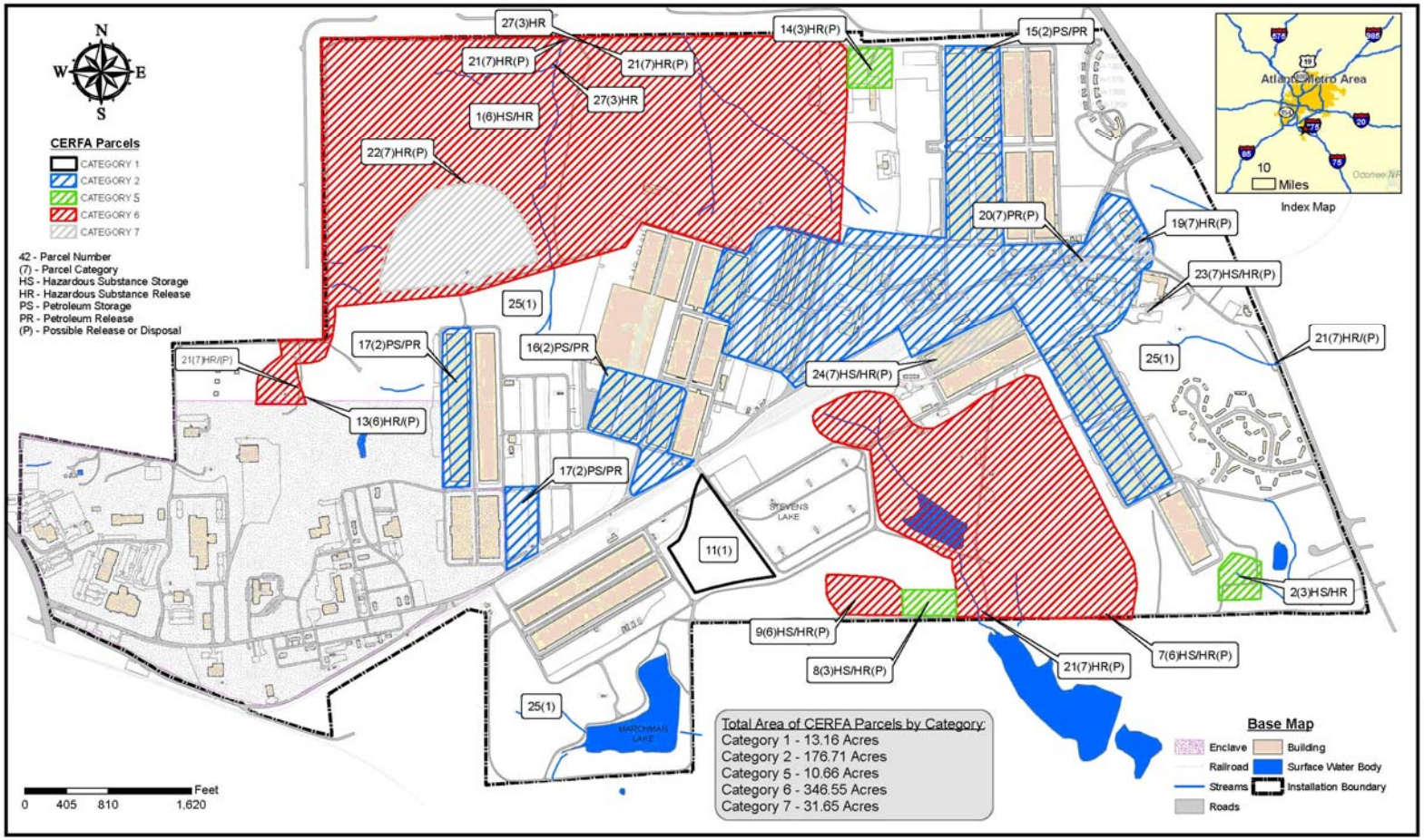

Figure 4.13-1 CERFA Parcels

Table 4.13-2 Sites with Ongoing Investigation

Site Designations	Description	Current Status
FTG-01 1(7)HS/HR Managing Operating Units 100, 200, 300, 400, 500, 600, 700, 800	Solid waste landfill North boundary Fort Gillem 300 acres	RI/Feasibility Study (FS) scheduled in 2008 Ongoing off-site investigation LUCs in Managing Operating Unit 600 (burn pit and former firing range)
FTG-01-R-01	Trapp & Skeet Range	Supplemental SI/RI scheduled in 2008
FTG-02 2(3)HS	Southeast Area Dump Site	Ongoing investigation action
FTG-C-02	Radiological Closeout Survey	Survey scheduled for 2011
FTG-03 3(3)HR	900 Area Industrial WWTP	Ongoing investigation action
FTG-C-03	UST Closure	Investigation scheduled in 2008
FTG-04 4(5)HS/HR/PS(P)	Solvent disposal pit 2 acres	RI/FS scheduled in 2008 Ongoing groundwater monitoring
FTG-05 5(4)HR/PS/PR(P)	900 Area Heating Plant	Ongoing investigation action
FTG-06 6(3)HR/PR(P)	900 Area Vehicle Wash Rack	Ongoing investigation action
FTG-07 7(7)HS/HR(P)	Burial Site #1 West of Building 307 10 acres	RI/FS scheduled in 2008
FTG-08 8(3)HS/HR(P)	Burial Site #2 (South St. and Boundary Road)	Ongoing investigation action
FTG-09 9(7)HS/HR(P)	Burial Site #3 ¼ mile west of South and Boundary 1 acre	RI/FS scheduled in 2008 Ongoing groundwater monitoring
FTG-10 10(7)HS/HR(P)	Burial Site #4 West of Buildings 309 & 310 2 acres	Combined with FTG-07 on one IRP site, RC expected April 2009
FTG-11 11(1)	Unexploded Ordnance Site (500 kilograms [kg] mustard gas bomb disposal/burial site)	Ongoing investigation action
FTG-13 13(7)HR(P)	Western Sewage Treatment Plant Northwestern boundary Fort Gillem 14.5 acres	Scheduled RI/FS in 2008 Ongoing groundwater monitoring
FTG-14 14(3)HR(P)	Eastern Sewage Treatment Plant	Ongoing investigation action
FTG-16	Pesticides Mixing Facility Building 310	Supplemental SI/RI scheduled for 2008

Range Inventory and Military Munitions Response Program (MMRP). Munitions on base consisted of small arms training only. The DoD established the MMRP under the ERA Program and Defense Environmental Restoration Program (DERP) to address UXO, discarded military munitions, and munitions constituents located on current and former military installations where suspected releases occurred prior to September 30, 2002. Operational military ranges, permitted munitions disposal facilities, and operating munitions storage ranges are not MMRP eligible. There are 11 ranges listed on the Active/Inactive Range Inventory at Fort Gillem and no MMRP site is listed in Table 4.13-3. All training areas lie within the surplus parcel, with the exception of Training Areas 1A and 2A, where portions of these areas lie within the enclave and the surplus parcels.

Table 4.13-3 Range Inventory

Range Designation/ Size	Uses	Status
Airstrip 10.41 acres	Maneuver Training light forces	Active
Training Area 1 132.87 acres	Maneuver Training light forces	Active
Training Area 1A 42.89 acres	Maneuver Training light forces	Active
Training Area 2 84.62 acres	Maneuver Training light forces	Active
Training Area 2A 34.55 acres	Maneuver Training light forces	Active
Training Area 2B 21.06 acres	Maneuver Training light forces	Non Active
Training Area 3 26.36 acres	Maneuver Training light forces	Active
Training Area 4 37.42 acres	Maneuver Training light forces	Active
Training Area 5 44.56 acres	Maneuver Training light forces	Active
Training Area 6 16.1 acres	Maneuver Training light forces	Active
Training Area 7 22.71 acres	Maneuver Training light forces	Non Active

4.13.1.5 Special Hazards

Asbestos

Thirty-four surveys for ACM were completed at Fort Gillem between 1994 and 2001 in buildings that have not been demolished. An Asbestos Management Program Plan (AMPP) was implemented at Fort Gillem in 2001 and updated in 2008 (U.S. Army 2008a). The AMPP indicates that ACM will be managed in place as long as practical, while minimizing environmental release and human exposure. Records indicate limited installation-wide remediation or abatement projects. Currently 20 structures contain

documented ACM. Fifteen of these structures were found to contain friable ACM and have asbestos operation and maintenance plans in place. Nineteen of the 20 structures with friable ACM also contain nonfriable ACM. Of the assessed structures, only those with a high disturbance potential or imminent health hazard were abated. There are 164 buildings on Fort Gillem that have no documentation of asbestos surveys performed. Since most were constructed prior to 1985, they are assumed to contain asbestos.

Lead and Lead-Based Paint

It is assumed that facilities constructed prior to 1978 contained LBP. A Lead Hazard Management Program (LHMP) was implemented at Fort Gillem in 2003 and updated in 2008 (U.S. Army 2008b). Ten known LBP surveys were performed on ten housing units, but only lead wipe sampling was conducted and soils were not investigated. No record of a comprehensive report identifying current quantities of LBP could be located. No records have been found indicating lead remediation or abatement projects.

Polychlorinated Biphenyls

All transformers at Fort Gillem have been surveyed and those containing polychlorinated biphenyls (PCB) were removed in 1987. An additional survey was performed in 2001. Of the transformers sampled, none were found to contain PCBs at concentrations greater than 50 parts per million. In-service transformers with PCB residue are replaced when they fail. PCB concentrations could not be verified in 20 of the transformers identified on the transformer upgrade list. PCBs may be contained in the ballasts of some older light fixtures within a few of the older property structures. PCB ballasts are removed and disposed of properly as light fixtures are upgraded.

Radon

Fort Gillem is qualified as a radon Zone 2 (average indoor screening level ≥ 2 picocuries per liter [pCi/L] and ≤ 4 pCi/L). Fort Gillem conducted radon surveys for Priority 1 and Priority 2 buildings during 1990. All results were less than 4.0 pCi/L, the federal acceptable standard, except Building 142 (family housing unit garage), which had a level of 4.8 pCi/L. No further information was identified about this property.

Storage Tanks Underground and Aboveground

Fort Gillem currently has 12 USTs and 16 registered aboveground storage tanks. These contain diesel fuel, waste oil, gasoline, nitrogen, antifreeze, heating oil, and lube oil. Five sites (Buildings 312, 504, 606, 610, and 926) are currently listed in the leaking UST database; however, Building 312 is closed and received NFA status from the GDNR. The cleanup in Buildings 606 and 610 is underway. Buildings 504 and 926 have “cleanup initiated” status.

Pesticides and Herbicides

Currently, pesticides are stored in the pesticide mixing and storage facility (Building 341, Fort McPherson). There is a 2003 Fort McPherson and Fort Gillem Integrated Pest Management Plan (IPMP) in place, which lists the pesticides proposed for use at the installation. Tenants conducting pest management operations are required to adhere to the conditions in the IPMP.

Medical and Biohazardous Waste

The 427th Medical Battalion and hazardous waste collection area was formerly located at Building 941. The Veterans Administration medical storage is located at Building 214B.

Radionuclides

The Army maintains five Nuclear Regulatory Commission (NRC) licenses, and equipment containing the NRC licensed commodities are used and stored at Fort Gillem. One NRC license is held by EOD for calibrators containing radioactive material (RAM). Three NRC licenses are held by the U.S. Army Armament & Chemical Acquisition and Logistics Activity at Rock Island, Illinois, for use by all DoD installations. The licenses are for RAM used in armaments and artillery systems, and chemical agent detectors and monitors. One NRC license is held by the U.S. Army Soldier & Biological Chemical Command at Aberdeen Proving Ground, Maryland, for use by all DoD installations. The license is for RAM use in chemical agent detectors and monitors. Eight buildings at Fort Gillem potentially are impacted from historical use of RAM (IAW the Final Radiological Scoping Survey Plan for Fort Gillem and Fort McPherson dated November 2007). Surveys were conducted early 2008 on five areas and these have been released and/or cleared for unrestricted reuse of any NRC licensed commodities contamination. Surveys are pending on four additional areas. In addition, one more building was added to the list of potentially impacted. The survey on the remaining facilities will be conducted during 2011 because the facilities are still occupied; therefore the NRC commodities are still being stored in the facilities.

Spills

Fort Gillem maintains a Spill Prevention, Control, and Countermeasures Plan, which pertains only to the storage of oil and oil products. Toxic, corrosive, reactive, and ignitable wastes are addressed in the Fort Gillem Hazardous Waste Management Plan. Spill response training is conducted for facility personnel every year.

4.13.1.6 Ongoing Remedial Actions

The IRP for hazardous waste sites identified in the installation assessment (USATHAMA 1980) is ongoing for multiple sites. The IRP follows the DERP, which follows CERCLA. Ongoing monitoring commitments, some long-term, and periodic review of monitoring data would need to be addressed and conveyed to state and federal regulators. The sites with ongoing remedial actions are shown on Table 4.13-2.

Risk and baseline assessments have been completed for sites FTG-07, FTG-09, and FTG-10 and are currently under review by the Georgia EPD. RIs and baseline risk assessment reports are in preparation for sites FTG-01, FTG-04, and FTG-13. The SIs for FTG-02, FTG-03, FTG-05, FTG-06, FTG-08, and FTG-14 are scheduled for review. Groundwater sampling is scheduled for FTG-11 for mustard gas and mustard gas by-products.

4.13.2 Consequences

The Army has characterized the existing environmental conditions at Fort Gillem in the ECP report (U.S. Army 2007). Fort Gillem was divided into parcels that were evaluated and assigned a score of 1 through 7 based on standard ECP area types. Category 1 is assigned to an area where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas). Categories 1 through 4 are considered suitable for transfer.

CERCLA 120(h) requires that prior to transfer necessary remedial actions be completed or in place and proven to be operating properly and successfully. Under the ETA in CERCLA 120(h)(3)(c), property can be transferred before all necessary remedial actions have been completed (Categories 5-7). The CERCLA covenant deferral request must be approved by the state governor for sites not listed on the NPL.

Regardless of the type of disposal, the Army is required to characterize contamination, define the appropriate remediation in coordination with regulatory agencies, and conduct the required remediation. The new use must be consistent with the remedial constraints, the LUCs, and the protection of human health and the environment. The new owner may agree to perform all environmental remediation and monitoring, waste management, and environmental compliance activities required, or the Army may choose to continue to conduct or contract remedial and other activities. The Army will provide notification on the storage of hazardous substances for one year or more in quantities greater than or equal to 1,000 kg or the hazardous substance's CERCLA reportable quantity (whichever is greater). If additional remedial actions are needed beyond the transfer date, the United States government is responsible for only those that are attributable to activities of the federal government prior to transfer.

The DoD policy with regard to LBP and ACM is to manage these substances in a manner protective of human health and the environment and in compliance with all applicable laws. The Army will manage LBP at Fort Gillem in accordance with the provisions of the Residential LBP Hazard Reduction Act of 1992 (Title X of Pub. L.102-550) which requires that federal property transferred for residential use and constructed after 1960 and before 1978 be inspected for LBP and related hazards and the results of that inspection be provided to prospective purchasers or transferees. ACM shall be remediated prior to property disposal if it is of a type and condition that is not in compliance with applicable laws, regulations, and standards, or if it poses a threat to human health at the time of transfer of the property. This remediation should be accomplished by the Army or by the transferee under a negotiated requirement of the contract for sale or lease. The remediation discussed above will not be required when the buildings are scheduled for

demolition by the transferee; the transfer documents prohibits occupation of the buildings prior to the demolition; and the transferee assumes responsibility for the management of any ACM in accordance with applicable laws (Office of the Under Secretary of Defense 1994).

4.13.2.1 Early Transfer Disposal Alternative

Direct. No effects are expected. Remediation of hazardous substances would continue in accordance with approved plans, in concurrence and consultation with appropriate regulatory agencies. Necessary LUCs will be put in place to ensure protection of human health and the environment as remediation efforts continue in accordance with regulatory agencies. Furthermore, parcel-specific LUCs will be placed on parcels that are still under investigation and cleanup. There is the potential that early transfer may actually facilitate accelerated cleanup and demolition efforts at Fort Gillem due to an increased opportunity for the developer to synchronize remediation efforts in relation to redevelopment priorities, thereby providing a long-term beneficial effect. Such benefits may be further enhanced if "green-building" attributes are incorporated, thereby providing a long-term beneficial effect.

Indirect. Long-term minor adverse effects may occur. Following disposal, redevelopment of Fort Gillem would lead to construction, demolition, renovation, and expanded light industrial operations. These activities could increase the potential for use, storage, transport, and generation of hazardous substances and hazardous wastes, as well as the potential for accidental releases and minor spills. In any event, hazardous waste generation and disposal are carefully regulated under state and federal programs, thereby reducing effects to the environment.

4.13.2.2 Traditional Disposal Alternative

Direct. No effects are expected. This alternative is similar to the early transfer disposal alternative and would require the continuance of ongoing remedial and monitoring actions; however, because of the additional time for transfer, some additional monitoring and closure may be completed. The long-term remedies must continue to be monitored and shown to be operating properly and successfully. Until that determination is made and agreed to by all parties, the property cannot be transferred.

Indirect. Long-term minor adverse effects may occur, similar to the early transfer disposal alternative, but they would occur further in the future.

4.13.2.3 Caretaker Status Alternative

Direct. Minor beneficial effects would occur. Remedial efforts would continue to occur during caretaker status. Storage and use of hazardous materials would decline to a minimal level. Furthermore, unused storage, treatment, disposal and production areas would be decommissioned in accordance with applicable federal, state, and local regulations. The decreased storage and use of hazardous substances would result in long-term beneficial effects relative to status quo operating conditions.

Indirect. Negligible adverse effects are expected. ACM and LBP are still located in structures. Certain studies and renovations that would have otherwise taken place may not be initiated for the idle facilities, resulting in long-term adverse effects relative to status quo operating conditions.

4.13.2.4 No Action Alternative

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

4.13.2.5 Intensity-Based Probable Use Scenario

Medium-Low Intensity, Direct. No effects are expected. Remediation of hazardous substances would continue in accordance with approved plans in concurrence and consultation with appropriate regulatory agencies. Necessary LUCs will be put in place to ensure protection of human health and the environment as remediation efforts continue in accordance with regulatory agencies.

Medium-Low Intensity, Indirect. Long-term minor adverse effects may occur. Construction, demolition, renovation, and expanded light industrial operations may increase the potential for use, storage, transport, and generation of hazardous substances and hazardous wastes relative to baseline conditions. Increased renovation and demolition of facilities containing ACM, LBP, PCBs, or other hazardous substances may be generated as a result of redevelopment. In any event, hazardous waste generation and disposal are carefully regulated under state and federal programs, thereby reducing effects to the environment. In addition, implementing a spill prevention program would minimize potential effects.

Medium Intensity, Direct. No effects are expected.

Medium Intensity, Indirect. Minor adverse effects are expected. Effects are similar to the MLIR scenario, but of greater magnitude.

Medium-High Intensity, Direct. No effects are expected.

Medium-High Intensity, Indirect. Minor adverse effects are expected. Effects are similar to the MLIR scenario, but of greater magnitude.

4.14 CUMULATIVE EFFECTS SUMMARY

4.14.1 Introduction

In this section, the cumulative effects of the proposed alternatives are identified. Cumulative impacts are considered those which result from the incremental effects of an action when considering past, present, and reasonably foreseeable future actions, regardless of the agencies or parties involved. Cumulative impacts can result from individually minor, but collectively significant, actions occurring over time.

The following section summarizes potential cumulative impacts for each action and within each resource area as appropriate. For most resources, the analysis area is the same as introduced in the resource-specific consequences section. The geographic boundaries of the analysis vary, depending on the resource and potential effects. If different, the analysis area is specifically defined under each resource section. Cumulative impacts are considered for reasonably foreseeable actions within the area, including future use of the Army enclave and long-term redevelopment projections identified by the FP/FGLRA for the surplus property over the next 20-years.

4.14.2 Cumulative Actions

The FP/FGLRA has developed alternative strategies focused on job creation. The closure of Fort Gillem will result in a substantial loss of jobs (1,067 on-site jobs) and opportunities to the area. The surrounding South Metropolitan Atlanta region is already in need of economic development. Planned and ongoing development in the area includes the Airport/South Atlanta submarket of industrial space and bulk warehouse configurations. Development associated with Fort Gillem offers opportunities to offer new, close-in industrial space that can capture the local and regional competitors. There is also a market opportunity for moderate density, moderately-priced single family homes.

The largest proposed or planned development in Forest Park currently is that associated with the Fort Gillem reuse and redevelopment actions. According to the reuse plan (FP/FGLRA 2007), though there are many large-scale regional projects planned throughout the Atlanta Metropolitan Area, the majority will not compete with the Fort Gillem property, given their location, plan, and regional impact. However, some that may directly impact the area include:

> *Villages at Ellenwood:* A 400-acre master planned community of specialty retail shops, restaurants, entertainment facilities, office space, and residential. Of this, 210 acres will be mixed-size-and-density residential. This area is about two miles northeast of Fort Gillem across I-675.
>
> *Gateway Village:* A 165-acre site with hotel, conference center, office space, and passenger rail station about one mile south of Fort Gillem. Gateway Village will connect the 163-acre wooded campus of Clayton State University with the nearby Reynolds Nature Preserve. This will be a mass transit-oriented village, with the

Atlanta-Macon train line along with the first station of the Lovejoy to Atlanta commuter train.

Mountain View: A transit-oriented district which includes industrial/distribution space, an office park, and retail space. There is no residential development, as the area is adjacent to the Hartsfield-Jackson Atlanta International Airport. The area is north of Fort Gillem along the I-285 corridor.

Forest Park: An expansion of State Farmer's Market, creating opportunities for mixed-use development and revitalizing the main-street district.

Redevelopment of Fort McPherson: As part of BRAC 05, Fort McPherson which is located approximately 10 miles northeast of Fort Gillem will also be closing and redeveloped. The McPherson Outreach and Reuse Plan prepared by the McPherson Planning Local Redevelopment Authority (MPLRA) details redevelopment plans for the closing installation (MPLRA 2007). Large-scale, mixed use redevelopment is planned for Fort McPherson including high-density mixed use districts, mixed-density housing, professional office space, green space, a historic district, and event space venues. Given the distance to Fort McPherson and the unique nature of reuse, it is unlikely that redevelopment at Fort McPherson would effect redevelopment at Fort Gillem.

Despite the scale of the new additions to the area's capacity, the industrial and business park market continues to feed on airport proximity and transportation infrastructure.

The 237-acre enclave for the Georgia Army National Guard, remaining 81st RRC units, Southeast Regional Storage Management Office, CID Forensics Laboratory, Atlanta Fraud FO, Southeastern Fraud FO, MEPS, and Navy RIA will operate on the western side of Fort Gillem. This land represents about 20 percent of Fort Gillem's 1,426 acres. Traditional activities such as building renovation, construction, services, laboratory, maintenance, and administrative operations would continue and are included in the cumulative impacts analysis.

As discussed in previous sections, green building and sustainable design are key features of future redevelopment in the area. Public awareness of "building green" would increase as developers in Clayton County and the Atlanta area increasingly use SDD methods or set high LEED sustainable design goals for redevelopment projects. SDD/LEED projects in Forest Park and Clayton County will reduce adverse effects as a result of reduced impacts to the environment (reduced energy consumption and waste streams), healthier building occupants, and higher worker productivity.

4.14.3 Alternatives Overview

4.14.3.1 Early Transfer Disposal

Under the early transfer alternative, cumulative minor adverse effects are anticipated for land use, aesthetics and visual resources, air quality, noise, water resources, biological

resources, socioeconomics, and transportation. No cumulative effects are anticipated for geology and soils, cultural resources, utilities, and hazardous and toxic substances.

Land Use. Long-term minor beneficial and adverse cumulative effects are anticipated for land use under the early transfer alternative. Land use patterns in the areas of the installation would be altered, and the integration of the installation properties with the surrounding communities would result in more regional land use changes. These changes would likely stimulate economic growth and enhanced quality of life in the community.

Minor beneficial effects could also be expected because the intensity of this development scenario would be similar overall to that in surrounding communities. An influx of new employees associated with construction and new developments in the area of the installation excess properties could result in an increased demand for new housing and associated services. For further details, see the discussion of potential cumulative land use effects related to implementation of the reuse scenarios, below.

Aesthetics and Visual Resources*.* Short-term and long-term minor adverse cumulative effects are also expected for visual and aesthetic resources under early transfer disposal. For further details, see the discussion of potential cumulative aesthetics and visual resources impacts related to implementation of the reuse scenarios, below.

Air Quality. Short-term minor adverse cumulative effects are expected under the early transfer alternative. Cumulative air quality impacts occur when multiple projects affect the same geographic areas at the same time or when sequential projects extend the duration of air quality impacts on a given area over a longer period of time. Ozone precursor emissions associated with engine exhaust from construction equipment and vehicles would contribute slightly to area-wide and regional air quality conditions. Long-term minor adverse cumulative effects are expected as a result of increased activity at Fort Gillem, including operational emissions and increased traffic flow, when added to regional air quality conditions and anticipated new projects in the region (e.g., Fort McPherson redevelopment). Disposal of Fort Gillem may also stimulate additional economic growth in the ROI, which could generate additional emissions from traffic and industry operations within the area. These cumulative effects may create future mitigation issues for businesses that create emissions, given the status of the ROI as a nonattainment area for air emissions, and given that any new sources will be regulated and permitted by the GDNR. For further details, see the discussion of potential cumulative air quality impacts related to implementation of the reuse scenarios, below.

Noise. Minor long-term adverse cumulative effects are expected for the early transfer disposal alternative from noise impacts to residential areas located along public roads serving Fort Gillem, due to increases in human activity, construction and other employment, and corresponding traffic. Air traffic will continue to be the biggest source of noise and will remain unaffected by changes at the installation.

Water Resources. Minor short-term and long-term cumulative adverse effects are expected under the early transfer alternative. These effects would occur as a result of direct and induced economic growth and development that will generate increased

construction within the watershed, increases in impervious surface within the watershed, increased water usage from key regional water sources, and increased wastewater discharge. These impacts would have the potential to affect areas beyond the installation property boundaries at the watershed level. However, the effects are expected to be minor because erosion and sediment control and other BMPs would routinely be employed during construction, demolition, and renovation activities, and because the impacts would be spread over the entire property over many years. If the fisheries program at Lake Marchman is discontinued and the aeration system not kept operational, then water quality in the lake would decline.

Biological Resources. Short-term and long-term minor to moderate adverse cumulative impacts are expected to occur as a result of early transfer disposal. Increased activity including demolition and construction could result in minor adverse effects to biological resources. Although most biological resources are not particularly sensitive or valuable from an overall perspective, they do create a semi-natural area. For further details, see the discussion of potential cumulative biological resources impacts related to implementation of the reuse scenarios.

Cultural Resources. No cumulative effects are expected.

Socioeconomics. Moderate beneficial and minor adverse cumulative effects on socioeconomics and economic development are expected to occur under early transfer. Direct jobs would be created through implementation of reuse objectives, generating new income and increasing personal spending. Such spending generally creates secondary jobs, increases business volume, and increases revenues for schools and other social services. However, if reuse were not implemented, any negative economic effects from the reduction in force at Fort Gillem under caretaker status would remain. This situation could lead to minor to negligible induced adverse cumulative effects for the ROI, including reduced income generation, reduced business volume, reduced housing demand, out-migration, and less funding for other services. For further details, see the discussion of potential socioeconomics and economic development impacts related to implementation of the reuse scenarios, below.

Transportation. Long-term minor adverse cumulative effects are expected near Fort Gillem as a result of the early transfer disposal alternative. Disposal of Fort Gillem and reuse may stimulate additional economic growth in the region that could generate additional residential and commercial traffic within the area. The full-time workforce of less than 500 in the enclave, plus weekend National Guard and Reserve activity (less than 2,200) would also contribute to cumulative effects to traffic flow. Traffic flow could be adversely affected and may result in some deterioration of road networks, but because most of the road networks in the vicinity are four-lane roads, it is not anticipated. Transportation infrastructure is expected to be upgraded for the redevelopment (FP/FGLRA 2007); therefore, only minor cumulative effects are expected.

Utilities. Overall negligible cumulative effects are expected. Limited utility improvements are likely to occur to make property ready for redevelopment. Utility operations,

maintenance, and upgrades within the enclave would need to be coordinated with the FP/FGLRA to minimize any adverse effects to the enclave's utility operations and security.

Hazardous and Toxic Substances. No cumulative effects are expected.

4.14.3.2 Traditional Disposal

Under the traditional disposal alternative, cumulative impacts are very similar to those described above for the early transfer alternative but would occur further into the future.

4.14.3.3 Caretaker Status

Under caretaker status, short-term minor cumulative beneficial effects would occur with respect to land use, aesthetics and visual resources, air quality, noise, water resources, biological resources, certain elements of socioeconomics, utilities, and transportation. Reduced facility operations will result in decreases in mission activities, resulting in fewer point and nonpoint emissions, reduced water usage, and reduced wastewater generation within the watershed and region. With respect to economic development, caretaker status would result in minor cumulative adverse effects within the ROI, as job loss and decreased expenditures associated with closure would have some effect on the overall economy and economic development. This reduction will in turn result in short-term minor beneficial cumulative effects to transportation and utilities as demand will decrease slightly within the region.

4.14.3.4 No Action Alternative

The no action alternative would result in no change to cumulative effects. Under the no action alternative, the Army would continue operations at Fort Gillem at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure. Thus, no change in effects would occur relative to continuation of the Army's mission relative to conditions in November 2005 and to the continued development within the ROI.

4.14.3.5 Intensity-Based Probable Reuse Scenarios

Under the MLIR, MIR, and MHIR scenarios, cumulative adverse effects are anticipated for land use, aesthetics and visual resources, air quality, noise, water resources, biological resources, socioeconomics, utilities, and transportation. No change to cumulative effects are anticipated for geology and soils, cultural resources, and hazardous and toxic substances. In general, effects that would take place under the MLIR scenario are less intense than those under the MIR scenario.

As previously discussed, increased use of SDD/LEED methods and goals, which are being considered as part of redevelopment at Fort Gillem by the FP/FGLRA, will reduce the effects presented in the sections below.

Land Use. Under the reuse scenarios, long-term minor beneficial and adverse cumulative effects are expected. Under reuse, the intensity of redevelopment is similar to the current use of the property and would thus change the land use patterns in the region being developed. Development of the MIR as well as MHIR scenarios would likely involve an increase of development and investment capital in the ROI. Implementation of the reuse plan may stimulate further development and alteration of land use in the area that could support economic growth and enhanced quality of life in the community. The proposed redevelopment would also likely have the effect of better integrating the property at Fort Gillem into surrounding communities.

Minor adverse impacts could be expected under the MIR and MHIR reuse scenarios because the intensity of development could be higher overall than that in surrounding communities. The level of employment represented by the MLIR, MIR, and MHIR scenarios are consistent with the levels of employment in the regional Atlanta Metropolitan Area. The existing regional labor market is able to supply the majority of the employees represented by this projection, and it is likely that other employees would commute or relocate to the area. These employees could potentially increase demand for new housing and associated services, increasing use of existing infrastructure in the area.

Aesthetics and Visual Resources. Short-term minor adverse cumulative effects are expected on visual and aesthetic resources as a result of implementation of either the MIR or MHIR reuse scenarios. After completion of redevelopment, the built environment surrounding Fort Gillem would noticeably increase due to induced growth. Preservation of the landscape and natural aesthetics at Fort Gillem would depend on, for example, the use of Lake Marchman, the amount of surface disturbance, and the design of new facilities. These cumulative effects are long-term and minor.

Air Quality. Short-term minor adverse cumulative effects are expected for any of the reuse scenarios. Cumulative air quality impacts occur when multiple projects affect the same geographic areas at the same time or when sequential projects extend the duration of air quality impacts on a given area over a longer period of time. Ozone precursor emissions associated with engine exhaust from construction equipment and vehicles would contribute slightly to area-wide and regional air quality conditions. Long-term minor adverse cumulative effects are expected as a result of increased activity at Fort Gillem, including operational emissions and increased traffic flow, when added to regional air quality conditions and anticipated new projects in the region (e.g., Fort McPherson redevelopment). Disposal of Fort Gillem may also stimulate additional economic growth in the ROI, which could generate additional emissions from traffic and industry operations within the area. These cumulative effects may create future mitigation issues for businesses that create emissions, given the status of the ROI as a nonattainment area for air emissions, and given that any new sources will be regulated and permitted by the GDNR.

Trends in air quality within the Atlanta metropolitan region suggest that air quality conditions are relatively stable and, for certain parameters, improving, despite the continued economic and population growth over the same period of time (US EPA 2008).

Nonetheless, additional economic growth projected for the region suggests that additional point and mobile sources will be added to the area and may exacerbate recovery of this airshed. Overall, the Atlanta metropolitan area is projected to grow an additional 25 percent by 2020 (Atlanta Regional Commission 2008). Furthermore, redevelopment of Fort Gillem, when added to the cumulative projects, will stimulate additional economic growth in the ROI, which could generate additional emissions from traffic and industry operations within the area. Nonetheless, total emissions for all criteria pollutants were well below *de minimis* thresholds. As such, reuse would be expected to have only a minor cumulative adverse effect on air quality even with the added growth in the region. Furthermore, total emissions under the reuse scenarios make up a negligible percentage of emissions at the local and regional level.

Noise. Minor long-term adverse cumulative effects are expected as a result of implementation of the reuse scenarios, from noise impacts to residential areas located along public roads serving Fort Gillem. These effects would be due to increases in employment and corresponding commuter traffic and delivery trucks associated with redevelopment and economic development that may be induced within the immediate vicinity of the property. Air traffic will continue to be the biggest source of noise and will remain unaffected by changes at the installation.

Geology and Soils. No cumulative effects are expected to geology. Continued development in the southern Atlanta area would have a long-term adverse effect to soils through disturbance of soil profiles, erosion, and replacement with hardstand, buildings and other impervious areas.

Water Resources. Minor short-term and long-term cumulative adverse effects are expected under either the MIR or the MHIR scenarios. These effects would occur as a result of direct and induced economic growth and development that will generate increased construction within the watershed, increases in impervious surface within the watershed, increased water usage from key regional water sources, and increased wastewater discharge. These impacts would have the potential to affect areas beyond the installation property boundaries at the watershed level. These effects are expected to be minor because erosion and sediment control and other BMPs would be employed during construction, demolition, and renovation activities, and because they would be spread over a very large land mass over many years. However, the exceptionally dry period in the Atlanta area in 2007 demonstrated that there is potential for serious long-term adverse effects to water supply, including water shortages that could affect sustainable economic development.

Biological Resources. Minor to moderate short-term and long-term adverse cumulative impacts are expected to occur as a result of implementing either of the reuse scenarios. The incremental loss of urban wildlife habitat and natural vegetative corridors would have a long-term adverse cumulative effect to biological resources in the Atlanta area. The effects would be minor compared to existing conditions.

Cultural Resources. No cumulative effects are anticipated.

Socioeconomics. Minor to moderate beneficial and minor adverse cumulative effects on socioeconomics and economic development are expected to occur as a result of implementation of the MIR or MHIR scenarios. Direct jobs would be created through implementation of reuse objectives, generating new income and increasing personal spending. Such spending generally creates secondary jobs, increases business volume, and increases revenues for schools and other social services.

Transportation. Long-term moderate adverse cumulative effects are expected near Fort Gillem as a result of implementation of either the MIR or the MHIR reuse scenarios plus the further development of Forest Park and surrounding areas and operations within the Army enclave. Disposal of Fort Gillem and reuse may stimulate additional economic growth in the region that could generate additional residential and commercial traffic within the area, which may adversely affect traffic flow and may result in some deterioration of road networks. Road networks are currently operating well below their design capacities. The enclave would include a small workforce of less than 500 plus weekend National Guard and Reserve personnel. This weekday full-time workforce represents less than 3% of the total weekday workforce expected under the FP/FGLRA's reuse plan. Furthermore, guard-related workforce on a weekend would be less than 15% of the workforce generated from FP/FGLRA's reuse plan on a weekday.

Utilities. The continued regional growth stresses utility capacities. Long-term minor to moderate adverse effects are expected, but they would be reduced through incremental development. Water supply would need to be conserved to ensure sustainable regional growth. Furthermore, carrying capacity of the WWTP would need to be carefully tracked relative to development beyond the MIR scenario, as MHIR growth may reach facility capacity. Fort Gillem waste waters are disposed to the Clayton County treatment plant. Over time, regional growth may further reduce plant capacities, thereby reducing the potential for long-term growth at Fort Gillem, unless the plant is expanded. The reduction, recycling, and reuse of solid waste would reduce the long-term adverse effects to solid waste disposal capacity and extend the life span of regional sanitary landfills. Utility operations, maintenance, and upgrades within the enclave need to be coordinated with the FP/FGLRA to minimize any adverse effects to the enclave's utility operations and security.

Hazardous and Toxic Substances. No cumulative effects are expected.

4.15 MITIGATION AND RECOMMENDATIONS FOR PLANNING AND MANAGEMENT

Beyond the placement of encumbrances on the land for the protection of cultural resources and mitigation requirements specified in the MOA (see Appendix D), no additional mitigation is required of the Army to reduce or avoid effects below levels of significance. Furthermore, federal, state, and local regulations and policies of entities who receive property at Fort Gillem will govern to a large extent the proper use and conservation of the environment including air quality, wetlands resources, water quality, cultural resources, and other resources. Beyond such measures, certain optimal management measures may be implemented by the Army or the FP/FGLRA in order to successfully manage the disposal and redevelopment of Fort Gillem according to the principles of sound and sustainable planning. These management measures (i.e., those that are not required by federal, state, or local regulations) would not be required to reduce the level of potential effects to a less-than-significant level, but could be applied by the Army or FP/FGLRA as optimal management measures to reduce or avoid adverse effects.

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

Early Transfer/Traditional Disposal Alternatives. Beyond the placement of encumbrances on the land for the protection of cultural resources and mitigation requirements specified in the MOA (see Appendix D), no additional mitigation is required of the Army to avoid significant adverse effects. To avoid, reduce, or compensate for adverse effects that might occur as a result of early transfer or traditional disposal, the Army would:

- Implement cultural resource mitigation requirements specified in the MOA (see reuse discussion further below and Appendix D for further details);
- Develop conveyance documents that would notify future owners of particular notification requirements concerning natural and cultural resources (see Appendix D). Conveyance documents would also identify past hazardous substance activities at each site, as required by CERCLA and CERFA, including restrictions on land use (e.g., groundwater use);
- Continue to work with the FP/FGLRA to ensure that disposal transactions are consistent with the adopted community reuse plan;
- Continue to identify, delineate, and, where appropriate, abate hazardous conditions in accordance with Army regulations and policies;
- Until final disposal, maintain installation buildings, infrastructure, and natural resources to the extent provided by Army policy and regulations; and

- Manage all environmental resources to ensure that the federal facility remains in compliance with state and federal laws and local regulations.

Caretaker Status Alternative. Beyond adherence to Army policy and procedures relative to long-term caretaker conditions and requirements specified in the MOA, no specific mitigation is required of the Army to avoid significant adverse effects. The longer the Fort Gillem property is in caretaker status, the greater the potential would be for adverse effects on various resources. The Army would implement the following measures to reduce or avoid adverse effects associated with caretaker status as they might occur:

- Conduct installation security and maintenance operations to the extent provided by federal policies and regulations;

- Continue to identify clean or remediated portions of the installation excess properties and prioritize restoration and cleanup activities. Recycle solid waste and debris where practicable;

- Continue with remediation actions as prioritized by the Army;

- Maintain necessary natural and cultural resources management measures (including mothballing provisions specified in the MOA, see Appendix D), including continued close coordination with other agencies; and

- Actively support interim leasing arrangements, where environmental restoration efforts permit, to provide for job creation, habitation and maintenance of structures, and rapid reuse of the installation.

No Action Alternative. Under the no action alternative, the Army would continue operations at Fort Gillem at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure. Thus, no changes to existing effects would occur relative to continuation of the Army's mission relative to conditions in November 2005.

***MLIR, MIR, and MHIR Reuse Scenario*s.** Under the MLIR, MIR, and MHIR reuse scenarios, non-Army entities assume reuse planning and execution of redevelopment actions. Measures to reduce or avoid impacts associated with intensity-based reuse scenarios, except for those related to federally protected interests, remediation, or other Army concerns, are not the responsibility of the Army. The following identifies optimal management measures that could be implemented by other parties for the reduction, avoidance, or compensation of effects resulting from their actions. Other than adherence to specific deed notifications and restrictions imposed by the Army and compliance with federal, state, and local regulations and policies, as well as mitigation requirements specified in the MOA, no additional mitigation actions are required to reduce adverse effects below levels of significance. Restrictions and optimal management measures that are important for reducing adverse effects from reuse are outlined below.

***Land Use*.** Adverse effects associated with development of the BRAC properties at Fort Gillem to a level of intensity equal to an MLIR, MIR, or MHIR scenario could be at least partially reduced through sound planning and design and creation of appropriate buffer zones. County and city officials could also evaluate the desirability of establishing new land use zoning mechanisms to provide for orderly growth throughout the ROI.

***Air Quality*.** The permit process established by the CAA provides effective controls over potential stationary air emission sources. Adherence to the SIP's provisions for mobile sources could address that source category. Additional mechanisms, such as application of traffic controls to minimize mobile air emission sources and BMPs to control fugitive dust during construction and demolition, could be used to control airborne contaminants.

IAQ could be enhanced through use of low-VOC paints, adhesives, sealants, and construction materials to reduce off-gassing of chemicals. Implementing an IAQ construction plan and ensuring any outdoor air intakes are located away from vehicles or other sources of pollutants would reduce harmful-to-human-health effects.

***Geology and Soils*.** Disturbance of erodible soils should be avoided wherever possible. Should these or other soil types be disturbed, desilting basins, sediment traps, silt fences, straw barriers, and other erosion control measures could be constructed. Development over previously disturbed sites would reduce impacts to soils along with enforcing the BMPs and key elements of the soil erosion and sedimentation plan.

***Water Resources*.** Application of BMPs to reduce sediment loading to surface waters could aid in reducing effects on water quality. Construction of storm water retention systems could help mitigate impacts associated with storm water runoff from impervious surfaces. Construction of pervious parking lots would reduce storm water runoff. Use of water conservation measures such as reusing storm water for landscape maintenance and installing plumbing fixtures that meet sustainable design standards would further reduce water quality and supply impacts.

With respect to riparian habitat, stream buffers are enforced by the City of Forest Park and Clayton County along state waters. Site grading is permitted, but no impervious structures are permitted in this area. The Georgia Safe Dams Program regulations will also be in effect for the Marchman Lake Dam, and could entail the categorizing of these dams to determine if rehabilitation is needed.

Biological Resources. The FP/FGLRA and others establishing, maintaining and conserving sufficient habitat buffer zones to ensure conservation and protection of wetlands, stream corridors and other water bodies would reduce effects to aquatic communities. It is recommended that courses of action for Marchman Lake Dam be determined to include maintenance needs. Project-specific wetlands delineations, permitting, and wetlands avoidance and/or mitigation requirements will be necessary prior to redevelopment and timbering of specific parcels in consultation with the USACE, Savannah District. As required under Section 404 of the CWA, the sequencing of wetlands mitigation requirements would ensure that impacts will be avoided if possible, and then minimized if unavoidable. As a last resort, wetlands mitigation would be

required, such as creation, restoration, banking and other means in consultation with the USACE, Savannah District. Other measures include implementation of erosion and sediment controls, storm water controls, and other appropriate BMPs to reduce or even avoid any potentially adverse effects on wetlands and water bodies from construction activities. Physical barriers (e.g., fencing) should be constructed around sensitive natural areas, including wetlands, to prevent intrusion and damage.

Cultural Resources. Future property owners will be required to take measures to protect and preserve existing and potentially eligible cultural resources at Fort Gillem in accordance with the terms in the deed and the process established through the MOA between the Army, the ACHP, and the Georgia SHPO. Furthermore, the Army has agreed to mitigation terms detailed in the MOA, as outlined in Appendix D. These measures include:

- Documentation of the history of Fort Gillem within 30 months of the authorized MOA;
- Photographic documentation and archival of the buildings and surrounding landscape features within 24 months of the authorized MOA using large format photography that meet Historic American Buildings Survey (HABS) Photographic Standards administered by the National Park Service;
- Digital photographic documentation and archival of all NRHP eligible historic properties;
- Documentation of the existing conditions of 10 Select Historic Properties (i.e., 101, 102, 103, 104, 107, 108, 110, 114, 201, and 301) through the preparation of an Existing Conditions Survey (ECS) for each building prior to transfer out of government control in accordance with the terms specified in the MOA;
- Covenant language specified in the MOA will be incorporated into deed language for the 10 Select Historic Properties (note: mitigation specified in the MOA will mitigate the loss of the remaining 47 buildings that do not receive protective covenants);
- Future recipients of Select Historic Properties and specified depositories in the MOA will receive copies of prepared ECS reports;
- Prior to transfer, unused Select Historic Properties will be maintained in accordance with mothballing provisions specified in the MOA;
- Digital archival materials maintained by the Army on Fort Gillem (which includes original drawings, historic photographs, and written documents pertaining to the history of the installation) will be provided to the SHPO and National Archives prior to the completion of transfer;

- Environmental remediation actions that may affect Select Historic Properties will be coordinated with the signatories of the MOA;

- Inadvertent discoveries of cultural resources will be coordinated with the appropriate entities and mitigation applied in accordance with regulations, as necessary; and

- Report annual status of transfer and implementation of the MOA.

Utilities. Redevelopment will require renovation of many utilities at Fort Gillem. As outlined in the reuse plan (FP/FGLRA 2007), the FP/FGLRA will exercise careful planning in order to minimize stressors to system capacity to ensure that sufficient utility service is provided to future tenants into the future. Specific mitigation measures the FP/FGLRA could take to reduce adverse effects include:

- Construct a new water distribution system on Fort Gillem to serve the areas that will undergo redevelopment;

- Replace and upgrade existing sewer lines and construct new sewer lines to accommodate future development;

- Construct new storm water systems in areas proposed for new impermeable development;

- Replace the electrical distribution system as development progresses; and

- Coordinate with the Georgia EPD during the utilities renovation to ensure full compliance with the CWA, CAA, NCA, and proper storm water management practices.

Installation of plumbing fixtures that exceed by 20 percent or more the Energy Policy Act of 1992 requirements for water efficiency would sharply reduce adverse water effects. Incorporating native vegetation and water conserving landscapes into development plans would further conserve valuable water supplies and help avoid use of potable water.

Solid waste may be reduced sharply through standard practices in SDD:

- Specifying and using building materials that meet both high performance and high recycled material content; and

- Implementing a construction waste management system that diverts 50 percent or more of construction waste from landfills for reuse or recycling.

***Transportation*.** Redevelopment of the BRAC properties under the MLIR, MIR, and MHIR scenario levels would require sound planning to meet increased traffic and raw material hauling needs using rail. Extensive improvements to roads and railway are planned over

the 20-year planning horizon within the communities surrounding Fort Gillem. The mixed-use plan developed by the FP/FGLRA is designed to make much of the property adaptable for walking, thereby reducing some adverse traffic effects. The FP/FGLRA planners would continue to work with the military community to help reduce any impacts to traffic flow within the enclave.

Fort Gillem is located along a proposed commuter train route. If the commuter train is constructed, it has the potential to reduce vehicles trips to the communities surrounding the installation, reducing the per capita traffic volume, and moderating adverse transportation effects of regional growth. Freight lines are also proposed to access the property, potentially decreasing the number of truck trips into the industrial areas (FP/FGLRA 2007).

5 FINDINGS AND CONCLUSIONS

5.1 INTRODUCTION

This EA has been prepared to evaluate the potential effects on the natural and human environment from the disposal and subsequent reuse of Fort Gillem (1,189 acres of surplus property). The primary action is disposal with three alternatives (early transfer disposal, traditional disposal, and caretaker status) as well as the no action alternative. The secondary action is reuse with three alternatives (medium-low, medium, and medium-high intensity level). The following sections provide the findings and conclusions of this EA.

5.2 FINDINGS

The following subsections summarize the potential effects on the human and natural environment resulting from implementation of each type of action: disposal, no action, and reuse. Resource areas for which no effects were identified are not discussed. The effects among the early transfer, traditional disposal, and caretaker alternatives are very similar. With proper adherence to deed restrictions and legal requirements, there are no potentially significant environmental and socioeconomic effects from implementing any of the three intensity-based reuse scenarios or the no action alternative. For a more detailed discussion of the analyses of all alternatives, refer to the appropriate subsections in Section 4, Affected Environment and Consequences. It should be noted that Section 106 consultations concerning the disposal of eligible properties are ongoing. Negotiated terms of transfer or conveyance will result in mitigation requirements (see Appendix D), along with requirements for the new owners to maintain the status quo of select historic buildings and will impose a requirement for consultation with the Georgia SHPO prior to any actions affecting these resources.

Overall, environmental effects are characterized as negligible, minor, moderate, or significant beneficial and adverse effects. Significance is defined in 40 CFR 1508.27 and conditions requiring an EIS (which imply significant adverse effects may be found) are specified in Army regulations 32 CFR 651.4. Significant adverse effects include, among others, violation of a federal or state law or permit. A negligible effect is not easily detectable, and is very minor. A minor effect is a slight impact that is detectable and that may be naturally restored or easily minimized. A moderate effect is an impact that is readily apparent and may not be naturally restorable, but is below a level of significance. Moderate effects may be reduced by mitigation or BMPs.

5.2.1 Consequences of the Early Transfer Disposal Alternative

For early transfer disposal minor or moderate adverse effects would occur for all resource areas. Overall, moderate adverse effects would occur in the areas of biological resources, cultural resources, transportation, and utilities. Some minor beneficial effects would occur for aesthetics and visual resources, socioeconomics, transportation, and utilities. Moderate beneficial effects would also occur for socioeconomics from increased economic activity. Minor adverse cumulative effects would occur in the context of land

use, aesthetics and visual resources, air quality, noise, water resources, biological resources, socioeconomics, and transportation. Although, some minor beneficial cumulative effects would occur in the context of land use as well. Moderate beneficial cumulative effects are expected to occur in the context of socioeconomics.

5.2.2 Consequences of the Traditional Disposal Alternative

For traditional disposal, minor adverse impacts would occur for all resource areas overall. Moderate adverse impacts would also occur in the areas of biological resources, cultural resources, transportation, and utilities. Some minor beneficial effects would also occur for aesthetics and visual resources, socioeconomics, transportation, and utilities. Moderate beneficial effects would also occur for socioeconomics from increased economic activity. Overall, minor adverse cumulative effects would occur in the context of land use, aesthetics and visual resources, air quality, noise, water resources, biological resources, socioeconomics, and transportation. In addition, some minor and moderate beneficial cumulative effects would occur in the context of land use and socioeconomics, respectively.

5.2.3 Consequences of the Caretaker Status Alternative

For the caretaker status alternative, minor adverse impacts would occur for land use, aesthetics and visual resources, geology, water resources, biological resources, cultural resources, socioeconomics, transportation, and utilities. Some minor beneficial effects would also occur for aesthetic and visual resources, air quality, noise, water resources, biological resources, transportation, and hazardous and toxic materials. Some minor beneficial cumulative effects would occur in the context of land use, aesthetics and visual resources, air quality, noise, water resources, biological resources, socioeconomics, transportation, and utilities.

5.2.4 Consequences of the No Action Alternative

Under the no action alternative, the Army would continue operations at Fort Gillem at levels similar to those occurring prior to the BRAC Commission's recommendations for closure. Analysis of the no action alternative is included in this EA as a basis for comparing the effects of disposal and reuse. No beneficial, adverse, or cumulative effects were identified for the no action alternative, as this alternative represents status quo conditions relative to the continuation of Army missions in November 2005 (i.e., baseline operating conditions).

5.2.5 Consequences of the Reuse Alternatives

The MLIR scenario for Fort Gillem would result in minor adverse effects for all resource areas except for geology and soils. Some minor beneficial effects would occur for aesthetics and visual resources, water resources, transportation, socioeconomics, and utilities. Reuse of Fort Gillem at such an intensity level, representing greater amounts of built space and higher levels of employment as compared to current conditions, would add jobs and increase population in the ROI.

Reuse of the installation at medium intensity, similar to the level of intensity presented in the FP/FGLRA's reuse plan, would result in effects similar to those under the MLIR scenario for most resource areas, but the intensity would be higher. However, moderate adverse effects would occur in the context of cultural resources, transportation, and utilities. Furthermore, some moderate beneficial effects would occur in the context of aesthetic and visual resources and socioeconomics.

Reuse of the installation at medium-high intensity would result in effects similar to those under the MIR scenario, but with greater intensity due to much higher levels of development (approximately 50 percent higher than the MIR scenario). Overall, adverse effects would most noticeably intensify in the context of land use, biological resources, cultural resources, transportation, and utilities. Some minor beneficial effects would also occur for aesthetic and visual resources, socioeconomics, and utilities. Moderate beneficial effects would also occur for socioeconomics from increased economic activity.

Cumulative effects related to reuse are most noticeable with respect to achievement of the MHIR scenario. Overall, minor to moderate adverse cumulative effects would occur to land use, aesthetics and visual resources, air quality, noise, water resources, biological resources, socioeconomics, transportation, and utilities. Net increases in air emissions from both stationary and mobile sources would occur at Fort Gillem and throughout the region. Some beneficial cumulative effects could occur for land use and socioeconomics.

5.3 CONCLUSIONS

Analysis in the EA shows that implementation of the proposed action or any of the alternatives would not result in any significant adverse environmental effects. No mitigation measures are required to reduce any environmental effects to below significant levels. Redevelopment of Fort Gillem property would result in beneficial and manageable adverse effects related to the economic development and sociological environment resource area. Thus, an EIS is not required, and issuance of a FNSI is appropriate, prior to implementation of the proposed action.

A Notice of Availability of the EA and Draft FNSI will be published in the local newspaper inviting the public and all interested or affected parties to provide comments during the 30-day review period of the EA and Draft FNSI. The EA is available for review on the Web at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm, as well as at nearby libraries (Forest Park and Morrow Branch Libraries) in Clayton County.

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6 PREPARERS LIST

Key personnel involved in the development of this EA are presented below.

Name	Education and Experience	Primary Responsibilities
Sean Donahoe	B.S. Mathematics and Biology, summa cum laude; M.S. Biology; 20 years experience in NEPA, natural resource management, and risk assessment; conducted over 100 NEPA studies primarily for Army actions including BRAC.	Program Manager, Technical Approach and Review, Document Preparation.
John Esson	B.S. Wildlife Biology; Graduate Studies Environmental Planning; LEED AP; 28 years experience in NEPA, sustainability planning, and natural resource management; 15 years Army BRAC experience.	Project Manager, DOPAA; Alternatives Analysis; Technical Approach and Review, Sustainability and Mitigation Analysis.
Darlene Stringos-Walker	B.S. Civil/Mining Engineering; M.S. Environmental Engineering; 22 years experience in environmental engineering, site assessments and investigations, remedial design of waste sites, ISO 14001 Lead Auditor Certified.	Assistant Project Manager, DOPPA, Technical Approach and Review, Review Geology and Hazardous and Toxic Materials Substances Sections. Site Visit.
Elizabeth Copley, AICP	B.A. Urban Studies; M.U.P. Urban Planning; certified planner with over 25 years experience in federal and state environmental planning and impact assessment, particularly associated with BRAC actions.	Resource Area Leader/Land Use and Visual Impact Assessment.
Sharon Crowland	B.S. Civil and Environmental Engineering; 15 years environmental engineering, environmental planning, and project management experience including 11 years of experience with the federal government.	Resource Area Leader - Transportation and Infrastructure.
Mary Kaplan	B.S. Meteorology; M.S. Environmental Science (Atmospheric Concentration); 7 years experience in Air Quality modeling and emissions inventories.	Resource Area Leader - Air Quality.

George Luz	Ph.D. Psychology; 36 years experience with the effects of military noise on health, safety and welfare of individuals, animals and communities. Luz Social & Environmental Associates.	Resource Area Leader – Noise.
Chris Rigby	B.A. Anthropology; M.E.S. Natural Resource Policy; 20 years experience in land conservation and natural resource management, including 6 years assisting in transferring military property for conservation purposes and drafting NEPA documents.	Biological and Water Resources; Assistant in Noise and Transportation Sections.
Paula Bienenfeld	B.A. Anthropology; M.A. Anthropology; Ph.D. Anthropology; 26 years experience in cultural resources management, 13 years experience in NEPA and Army planning, including BRAC ’95.	Resource Area Leader - Cultural Resources.
Mark Dunning	Ph.D. Sociology; 31 years experience in Social Effects Analysis, water resources planning, regional economics analysis, and NEPA analysis.	Resource Area Leader - Socioeconomics.
Holly Bisbee	B.A. Anthropology; 11 years experience in archaeological field work; 6 years experience in cultural resources management and 3 years experience in environmental analysis, including BRAC ’05.	Data collection; Preparation of Supporting Sections, Technical Review.
Jonathan Call	M.S. Hydrogeology; 7 years experience in Geographic Information Systems (GIS) and 3 years experience in Geology and Hydrogeology.	GIS Collection and Management, Cartographic Support.

Jeremy Esson	B.S. Industrial Design (minor in History); 4 years experience in print and Web editing.	Graphics and Document Layout and Edits.
Stephanie Hsia	B.A. Biology; M.S. Environmental Science and Management.	Support/Data Collection; Preparation of Supporting Sections.
Elizabeth Pratt	B.S. Business Administration; 3 years experience in socioeconomic data gathering and environmental analysis including BRAC properties.	Support/Socioeconomics; Review and Preparation of Socioeconomic Analysis.
Stefanie Smith	B.S. Environmental Studies; 3 years experience with environmental assessments and 1 year experience with NEPA analysis.	Support/Data Collection; Preparation of Supporting Sections.
Tom Stierhoff	B.S. Biology/Biochemistry; Graduate Studies Biology/Statistics; 23 years project management experience in environmental studies, specializing in natural resources and NEPA.	Preliminary Draft EA.
Justin Westrum	B.S. Environmental Biology, cum laude; M.E.M. Environmental Management; 3 years experience environmental assessment and natural resource management.	Preparation of Hazardous and Toxic Substances Section.

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416 Russell Senate Office Building
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Washington, DC 20510

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US EPA, Region IV
Director, Compliance
Atlanta Federal Building
61 Forsyth Street
Atlanta, GA 30303-3104

U.S. Fish and Wildlife Service
Atlanta Regional Office
1875 Century Blvd, Suite 400
Atlanta, GA 30345

Ms. Sandy Tucker, Field Supervisor
U.S. Fish and Wildlife Service
Georgia Field Office
West Park Center, Suite D
105 West Park Drive
Athens, GA 30606

U.S. Department of Agriculture
1400 Independence Ave., S.W.
Washington, DC 20250

U.S. Department of Agriculture
Natural Resources Conservation Service
James E. Tillman
Senior State Conservationist
355 East Hancock Ave., Stop No. 200
Athens, GA 30601

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Atlanta, GA 30334

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Atlanta, GA 30334

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Governor Sonny Perdue
Office of the Governor
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State Agencies
Georgia Department of Natural Resources
Commissioner's Office
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Atlanta, GA 30334-9000

Georgia Department of Natural Resources, Wildlife Resources Division
2065 U.S. Highway 278, S.E.
Social Circle, Georgia 30025-4743

Environmental Protection Division
Director's Office
2 Martin Luther King, Jr. Drive, S.E.
Atlanta, GA 30334-9000

State Historic Preservation Officer
Historic Preservation Division/DNR
34 Peachtree Street NW, Suite 1600
Atlanta, GA 30303-2316

Georgia EPD, Mountain District
4244 International Parkway
Atlanta, GA 30354

Local Government Officials & Agencies Local Government
Mayor Corine Deyton
745 Forest Parkway
Forest Park, GA 30297

Clayton County Board of Commissioners
Clayton County Administration, Annex 1
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Jonesboro, GA 30236

John Parker, City Manager
Office of the City Manager
745 Forest Parkway
Forest Park, GA 30297

Mike Vigil
Clayton County Chamber of Commerce
2270 Mount Zion Road
Jonesboro, GA 30236

Fred Bryant
Forest Park/Fort Gillem LRA
745 Forest Parkway
Forest Park, GA 30297

Native American Groups
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The Shawnee Tribe
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Miami, Oklahoma 74355

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P.O. Box 14
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Seminole Tribe of Florida
6300 Stirling Road
Hollywood, Florida 33024

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Tahlequah, Oklahoma 74465-0948

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Alabama-Quassarte Tribal Town
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P.O. Box 580, Highway 75 and Loop 56
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Honorable George Wickliffe, Chief
United Keetoowah Band of Cherokee Indians
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Tahlequah, Oklahoma 74465

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Thlopthlocco Tribal Town
P.O. Box 188
Okemah, Oklahoma 74859-0188

Honorable Earl Barbry, Sr., Chairman
Tunica-Biloxi Tribe of Louisiana
151 Melancon Road
Marksville, Louisiana 71351-3065

Honorable Bill Anoatubby, Governor
The Chickasaw Nation
P.O. Box 1548
Ada, Oklahoma 74821

Honorable Billy Cyprus, Chairperson
Tamiami Station
P.O. Box 440021
Miami, Florida 33144

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Bryant, Fred. Forest Park/Fort Gillem Local Redevelopment Authority. Forest Park, Georgia.

Ealy, Edward. Soil Scientist. Natural Resources Conservation Service. October 9, 2007.

Hammond, Melissa. Clayton County Water Authority. Georgia. December 2007.

Honorable A.D. Ellis, Principal Chief. Muscogee (Creek) Nation of Oklahoma. Okmulgee, Oklahoma. February 2008.

Honorable Bill Anoatubby, Governor. The Chickasaw Nation. Ada, Oklahoma. February 2008.

Honorable Buford L. Rolin, Tribal Chairman. Poarch Band of Creek Indians. Atmore, Alabama. February 2008.

Honorable Chadwick Smith, Principal Chief. Cherokee Nation of Oklahoma. Tahlequah, Oklahoma. February 2008.

Honorable Christine Norris, Chief. Jena Band of Choctaw Indians. Jena, Louisiana. February 2008.

Honorable Chief Denson, Tribal Chief. Mississippi Band of Choctaw Indians. Choctaw, Mississippi. February 2008.

Honorable Earl Barbry, Sr., Chairman. Tunica-Biloxi Tribe of Louisiana. Marksville, Louisiana. February 2008.

Honorable Enoch Kelly Haney, Principal Chief. Seminole Nation of Oklahoma. Wewoka, Oklahoma. February 2008.

Honorable Glenna J. Wallace, Chief. Eastern Shawnee Tribe of Oklahoma, Seneca, Missouri. February 2008.

Honorable George Wickliffe, Chief. United Keetoowah Band of Cherokee Indians. Tahlequah, Oklahoma. February 2008.

Honorable Gregory E. Pyle, Chief. Choctaw Nation of Oklahoma, Durant. Oklahoma. February 2008.

Honorable Jennie Lillard, Mekko. Kialegee Tribal Town. Wetumka, Oklahoma. February 2008.

Honorable Jennifer Onzahwah, Governor. Absentee Shawnee Tribe of Oklahoma. Shawnee, Oklahoma. February 2008.

Honorable Kevin Sickey, Chairperson. Coushatta Tribe of Louisiana. Elton, Louisiana. February 2008.

Honorable Michell Hicks, Principal Chief. Eastern Band of Cherokee Nation Qualla Boundary. Cherokee, North Carolina. February 2008.

Honorable Mitchell Cyprus, Chairperson. Seminole Tribe of Florida. Hollywood, Florida. February 2008.

Honorable Oscola Clayton M. Sylestine, Principal Chief. Alabama-Coushatta Tribe of Texas. Livingston, Texas. February 2008.

Honorable Tarpie Yargee, Chief. Alabama-QuassarteTribal Town. Wetumka, Oklahoma. February 2008.

Honorable Vernon Yarholar, Mekko. Thlopthlocco Tribal Town. Okemah, Oklahoma. February 2008.

Hutt, Mike. Architect/Civil Engineer. Directorate of Public Works. Fort Gillem and Fort McPherson, Georgia.

Huynh, Dao. Space Management and Real Property. Directorate of Public Works. Fort Gillem and Fort McPherson, Georgia.

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Nuttal, Owen. Environmental Specialist/P2 Manager. Fort Gillem and Fort McPherson, Georgia.

Pentecouteau, John-Paul. Historic Architect. Fort Gillem and Fort McPherson, Georgia.

Robinson, Forrest. President. Cousins Properties Incorporated. Atlanta, Georgia. January 15 and 30, 2008.

Tucker, Sandy. Field Supervisor, U.S. Fish and Wildlife Service. Athens, Georgia.

Waddell, Randy. Natural Resource Manager. Fort Gillem and Fort McPherson, Georgia.

Wolverton, Herbert. Fort Gillem Base Transition Coordinator. Fort Gillem, Georgia.

10 ACRONYMS AND ABBREVIATIONS

AAFES	Army and Air Force Exchange Service
ACHP	Advisory Council on Historic Preservation
ACM	Asbestos-Containing Material
ADC	Atlanta Distribution Center
AMPP	Asbestos Management Program Plan
AMSL	Above Mean Sea Level
AQCR	Air Quality Control Region
Army	Department of the Army
Base Closure Act	Defense Base Closure and Realignment Act of 1990
BEC	BRAC Environmental Coordinator
BMP	Best Management Practice
BRAC	Base Realignment and Closure
CAA	Clean Air Act
CCCSA	Clayton County Community Services Authority, Inc.
CCWA	Clayton County Water Authority
CEQ	Council on Environmental Quality
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERFA	Community Environmental Response Facilitation Act
CFR	Code of Federal Regulations
CID	Criminal Investigation Division
CO	Carbon Monoxide
CWA	Clean Water Act
dB	Decibel
DBCRC	Defense Base Closure and Realignment Commission
DeCA	Defense Commissary Agency
DERP	Defense Environmental Restoration Program
DNL	Day-Night Average Sound Level
DoD	Department of Defense
EA	Environmental Assessment
ECP	Environmental Condition of Property
EDC	Economic Development Conveyance

EIFS	Economic Impact Forecast System
EIS	Environmental Impact Statement
E.O.	Executive Order
EOD	Explosive Ordnance Disposal
EPCRA	Emergency Planning and Community Right-to-Know Act
EPD	Environmental Protection Division
ERA	Environmental Restoration Army
ETA	Early Transfer Authority
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FMP	Forest Management Plan
FNSI	Finding of No Significant Impact
FO	Field Office
FORSCOM	Army Forces Command
FP/FGLRA	Forest Park/Fort Gillem Local Redevelopment Authority
FPPA	Farmland Protection Policy Act
FY	Fiscal Year
GDNR	Georgia Department of Natural Resources
GDOT	Georgia Department of Transportation
gpd	Gallons per Day
gpm	Gallons per Minute
HABS	Historic American Buildings Survey
HIR	High intensity reuse
HPP	Historic Preservation Plan
HUD	U.S. Department of Housing and Urban Development
I	Interstate
IAP	Installation Action Plan
IAQ	Indoor Air Quality
ICRMP	Integrated Cultural Resources Management Plan
INRMP	Integrated Natural Resources Management Plan
IPMP	Integrated Pest Management Plan
IRP	Installation Restoration Program

kg	Kilogram
kW	Kilowatt
LBP	Lead-based paint
LEED	Leadership in Energy and Environmental Design
LHMP	Lead Hazard Management Program
LIR	Low intensity reuse
LOS	Level of Service
LRA	Local Redevelopment Authority
LUC	Land Use Control
MEC	Munitions and Explosives of Concern
MEPS	Military Entrance Processing Station
mgd	Million gallons per day
MHIR	Medium-high intensity reuse
MIR	Medium intensity reuse
MLIR	Medium-low intensity reuse
MMRP	Military Munitions Response Program
MOA	Memorandum of Agreement
MOU	Memorandum of Understanding
NAAQS	National Ambient Air Quality Standards
NCA	Noise Control Act
NEPA	National Environmental Policy Act of 1969
NFA	No Further Action
NHPA	National Historic Preservation Act
NLA	North Landfill Area
NO_x	Nitrogen Oxide
NPL	National Priorities List
NRC	Nuclear Regulatory Commission
NRHP	National Register of Historic Places
O_3	Ozone
PA	Programmatic Agreement
PCB	Polychlorinated Biphenyl
pCi/L	Picocuries per liter (in reference to radon)
Pub. L.	Public Law

PM_{10}	Particles with a diameter less than or equal to 10 microns
$PM_{2.5}$	Particles with a diameter less than or equal to a 2.5 microns
POL	Petroleum, Oil, and Lubricants
RAM	Radioactive Material
RCRA	Resource Conservation and Recovery Act
REC	Record of Environmental Consideration
RI	Remedial Investigation
RIA	Reserve Intelligence Area
RI/FS	Remedial Investigation/Feasibility Study
ROI	Region of Influence
RRC	Regional Readiness Command
RTV	Rational Threshold Value
SDD	Sustainable Design and Development
SHPO	State Historic Preservation Office
SI	Site Investigation
SIP	State Implementation Plan
SO_2	Sulfur Dioxide
SR	State Route
USACHPPM	U.S. Army Center for Health Promotion and Preventive Medicine
US EPA	U.S. Environmental Protection Agency
USACE	U.S. Army Corps of Engineers
USAR	U.S. Army Reserve
USC	U.S. Code
UST	Underground Storage Tank
UXO	Unexploded Ordnance
VOCs	Volatile Organic Compounds
WW II	World War II
WWTP	Wastewater Treatment Plant

APPENDIX A FOREST PARK/FORT GILLEM LOCAL REDEVELOPMENT AUTHORITY STRATEGIC REUSE PLAN

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FP/FGLRA Strategic Reuse Plan
July 2007

This detailed plan may be downloaded at www.forestparkga.org

This EA includes analysis of the FP/FGLRA Strategic Reuse Plan's Alternative A as representing the Medium Intensity Reuse Alternative

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Fort Gillem Strategic Reuse Plan

Forest Park/Fort Gillem Local Redevelopment Authority

July 2007

This study was prepared under contract with the Forest Park/Fort Gillem Local Redevelopment Authority with financial support from the Office of Economic Adjustment, Depart of Defense. The content reflects the views of the Forest Park/Fort Gillem Redevelopment Authority and does not necessarily reflect the views of the Office of Economic Adjustment.

Cousins/LNR
Forrest W. Robinson, Project Executive
President - Industrial Division
Cousins Properties Incorporated
191 Peachtree Street, Suite 3600
Atlanta, Georgia 30303-1740

Cousins/LNR

Fort Gillem
Strategic Reuse Plan

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Cousins/LNR

I. INTRODUCTION

This document presents the results of the Economic Analysis and Strategic Reuse Planning effort carried out by the Cousins/LNR Team for the Forest Park/Fort Gillem Local Redevelopment Authority (LRA). It was conducted to provide planning guidance and assistance to the LRA,

The objectives of this effort, as delineated by the LRA, included:

- Compilation and analysis of existing data and plans including environmental, physical and inventory data
- In-depth economic analysis, including identification of market opportunities, economic impacts and fiscal impacts of various redevelopment scenarios
- Development of a draft Strategic Reuse Plan and alternate concepts for Fort Gillem based upon economic opportunities, infrastructure, utilities and engineering analysis, and community input
- Analysis and summary of environmental issues and concerns, and recommended environmental transfer strategy
- Preparation of a property entitlement and disposition strategy for implementation of the Strategic Reuse Plan
- Coordination of consideration of homeless interests in regard to inclusion in the Strategic Reuse Plan

As further detailed in the following pages, the reuse planning developed three alternative strategies, with the recommended strategy, unanimously approved by the LRA on May 30, 2007, being the strategy most fully focused on job creation. The closure of Fort Gillem will cause a significant loss of jobs and opportunities to Forest Park, Clayton County and the surrounding South Metro Atlanta region, a region already in need of economic development. Accordingly, this Plan focuses on job creation and the economic prosperity that can follow expanded employment.

Over the past number of months since most of the Fort Gillem property was declared excess, the specific needs of the continuing Army enclave and federal agencies have been considered. The Federal Emergency Management Agency has withdrawn its initial request for excess property at Fort Gillem, and the exact boundaries of the Army enclave have evolved as the Army has continued to evaluate its needs. This Plan addresses all of Fort Gillem that may be surplus to the needs of the United States. Because discussions are ongoing as to the final Army enclave boundaries, this Plan may cover portions that may, in the end, remain in the Army enclave. In particular, this Plan, as approved by the LRA, includes and proposes redevelopment of all portions of Fort Gillem that lay South of Hood Avenue and proposes additional access to the redevelopment area from downtown Forest Park across the North portion of the enclave. This in the view of the Planning Team and the LRA will permit the best access to the redevelopment area to achieve the goals of the Plan. However, if portions of the property lying South of Hood Avenue remain in the Army enclave and/or the Northern access is not permitted, then this Plan should be viewed as accordingly amended. Other access to the redeveloped area is possible, but it will not as fully meet the goals of the plan.

Finally, while respectful of the distinction between the LRA's role of planning and the Army's role of disposition, this Plan – built to cause job creation – is well-suited to be implemented by one or more economic development conveyances. While the justifications for economic development conveyances can and will be subsequently detailed in appropriate applications, it should be noted that the LRA, which has been proactive in the development of a job-focused plan, also intends to be proactive in the implementation of such plan.

II. Methodology & Outreach

A. Methodology

Two of the nation's strongest and most experienced real estate developers have come together to assist the Forest Park/Fort Gillem Local Redevelopment Authority (LRA), in meeting its challenges. Cousins Properties Incorporated and LNR Property Corporation, as Cousins/LNR LLC (in formation), are being joined by The Benham Companies, a nationally renowned architecture and engineering firm. The Cousins/LNR team knows Atlanta – it is Cousins' national headquarters and LNR's Southeast regional headquarters. And the team knows the military and military base redevelopment – LNR is currently the master developer for five former military installations around the country and The Benham Companies is involved in numerous contracts and partnerships for and/or with various services within the Department of Defense.

The Cousins/LNR team sub-consultant members and their areas of focus for this engagement are:

- ZHA Incorporated – Planning and urban design
- Contente Consulting – Community outreach
- McKenna Long & Aldridge LLP – Legal counsel & governmental relations
- MACTEC – Environmental analysis & remediation strategy
- Kimley-Horn Associates – Land development engineering & infrastructure
- Coastal Consulting Services – Site design and construction engineering
- The Concord Group – Market & economic analysis
- Huntley Partners, Inc. – Fiscal impact analysis
- CH2M HILL – Water/wastewater & utilities analysis

The Cousins/LNR team members have unmatched knowledge and experience dealing with DoD environmental, physical and inventory data, policies and plans from multiple perspectives – as consultants on contract to the military, as partners with the military on privatization projects, and as private sector partners with LRAs in assessing and redeveloping former military installations. Many of the team members have worked together in other BRAC projects or in similar planning and analysis efforts. They know the particular challenges of base redevelopment from environmental mitigation standards for FOST and FOSET transfers to the requirements of PBC, EDC, Military Construction (MILCON) Exchange, and other fair market value conveyances. And they have worked closely with the Army on many of these projects and are familiar with specific Army issues.

B. Public Outreach Program

The purpose for developing a formalized public outreach program is to ensure consistency throughout all levels of the Fort Gillem Reuse and Redevelopment planning process. As such, this program enables the general public, government agencies, businesses and other stakeholders, to receive background and technical information in order to provide meaningful input to the LRA during the planning process. There are two foundational elements included in the Public Outreach Program:

- Facilitate open public forums/engaging community "events" where interested parties actively participate in the sharing of information, building consensus while establishing a sense of participation to encourage redevelopment of Fort Gillem.
- Dissemination of information to ensure that the general public is notified and informed of all planning activities, forums, and planning concepts throughout the entire process

After identifying key stakeholder groups, including the general public, the following public outreach techniques and venues were utilized throughout this process to provide input into the Strategic Planning process:

- Local Redevelopment Authority Board Meetings
- Local Redevelopment Authority Sub-Committee Meetings
- Public Notices and Newsletter
- Project Mailing List
- Automated Phone Message Center
- Resource Center
- Press Releases
- Public Meetings and Meeting Summaries
- Public Comment Forms

An expanded discussion of the public involvement techniques and documentation of the outreach results, including meeting attendees and public comments, is provided in Appendix A of this document.

III. Vision & Opportunity

A. Goals

The community's development objectives (goals) were identified in the Phase I Visioning study. They remained constant through the land use discernment process of the Strategic Planning phase. The emphasis is on economic growth, but also improvement in the quality of life. Six goals were established in the Visioning study and are interrelated:

- Stimulate Economic Growth
- Create a High Value Redevelopment Plan
- Improve Education
- Improve Quality of Life
- Improve the Perception of the Area
- Ensure One Community

The redevelopment planning process wove these goals into the land uses and the parcel locations in order to take advantage of the opportunity that creates significant high paying jobs, takes into account regional aspects and blends the former Army property into the city of Forest Park and surrounding areas with a seamless transition into these neighborhoods. The remaining Army enclave is a barrier to this approach on the western boundary, but that barrier is mitigated by the access reflected in this Plan (see discussion in Section V. Strategic Reuse Plan).

B. Reuse & Disposition Opportunity

Since its inception, a cornerstone of the federal Base Realignment and Closure (BRAC) process has been job creation – enabling communities long-dependent on the presence of the military to replace lost military and civilian jobs with new community jobs. Congress created a special BRAC disposition mechanism, the Economic Development Conveyance (EDC), solely for the purpose of job generation on closed military installations.

The over-arching goal of the Fort Gillem reuse strategy is job creation. Forest Park, Clayton County and the entire south side of the metropolitan Atlanta area are in need of job creation and the economic boost that jobs can bring. Forest Park and Clayton County are relatively disadvantaged compared to their more affluent neighboring counties, even with an open and active Fort Gillem, which is the largest employer in Forest Park and the second largest in Clayton County. The closure of the post will bring the loss of more than 1,000 civilian and military jobs and the economic support they provide the community.

While possessing untapped potential in terms of location, access and other factors, Forest Park has the largest number of low income families of any city of its size in the US. Clayton County has the largest number of low income loans of any county of its size in the US. They need the kind of economic boost that a carefully planned and executed reuse strategy can bring. Only by remaining an active participant throughout the process can the City of Forest Park assure that a market-based, job-focused strategy emerges and becomes reality.

The planning team considered three alternative reuse strategies. Alternative A is weighted most heavily toward economic development and job growth, reflecting both understood needs of the community and the potential of the site. This alternative evolved from the initial concept drafted by the LRA's Finance and Economic Development Sub-Committee at the first workshop. It has been the clear choice because it is both the most achievable and the most beneficial. This alternative also best considers the potential land use constraints presented by environmental remediation activities.

The recommended disposition strategy that best enables the successful implementation of this reuse strategy is an Economic Development Conveyance. The LRA has voted to request that all surplused land at Fort Gillem be conveyed to the LRA through EDCs, and the need and justification will be articulated in appropriate EDC applications.

An EDC is the preferred disposition strategy for two reasons. First, no means of conveyance better fits a job creation strategy than an EDC. The proposed land uses in Alternative A meet the criteria for an EDC by generating the potential for a significant number of jobs, many skilled and therefore high paying. And the market study has established that the proposed land uses are realistically achievable given current and project market conditions. Alternative A is dominated by job creation uses, with more than 40 percent of the land acreage devoted to light industrial and almost eight percent to business park and commercial uses. While there is a minority (11 percent) of residential uses, the entire property should be treated holistically and be included to the LRA under an EDC. The residential land use parcels are small, but integral components of the total redevelopment project. While providing short-term jobs during construction, the housing will be attractive to the new workers on the property. The open space areas are amenities demanded by the community. Since the major portion of parkland is sited on areas identified as environmentally challenged parcels, there is little value in transfer under separate conveyances. The job creation and land use sections of this report provide detailed data to support this type of conveyance.

Importantly, it is only through an EDC that Forest Park can control its own destiny. EDCs can only be made to LRAs and this assures that the LRA, alone or with the team that it selects and engages, will be the controlling force for the redevelopment of the installation. Many disposition strategies would put the LRA and Forest Park in passive roles, allowing them only to advise or serve as the zoning authority; however, zoning power may prevent undesirable development but cannot assure positive development. The special conveyance tool of an EDC recognizes the community's major role in the reuse of the property. No other conveyance method meets the community's need and desire to control the development for long-term economic growth as well as retention of quality of life. The Army has long been a welcomed part of the community, but other than the retained enclave, it is leaving Forest Park. Now the responsibility will be on the LRA and Forest Park, and they must be able to choose how and when the development should proceed.

EDCs can only be made to "implementation" LRAs. Thus, shortly after the submission of the reuse plan by the LRA to the Army, the LRA should consider seeking broader implementation powers from the City of Forest Park and begin making plans to be a full and active participant in the redevelopment of the post.

IV. Economic Analysis & Application

A. Market Analysis

Fort Gillem represents a unique reuse opportunity. As a large contiguous parcel, it presents a virtually blank canvas for the LRA to create a successful planned community. It can do so with a land use allocation strategy that matches market realities over its lifetime, maximizes synergies between various land uses and adds to the economic livelihood of Forest Park.

The Site is regionally well positioned in the path of future growth projected for South Atlanta. With easy and improving access to central Atlanta – Hartsfield-Jackson International Airport and Downtown specifically – the community will be able to attract residents and customers/users from a large area.

Although the Site itself represents a prime redevelopment opportunity, the health of the real estate markets concerned present some challenges to the overall plan. Although the supply and demand environments for residential and industrial uses in the submarket are strong, the Cousins/LNR Team projects limited demand for office and retail space at the future community.

The Team has developed three alternative reuse scenarios summarized and tested in the following report. In each, the Team has provided allocation recommendations focusing on land use and product types that make the most sense given the supply/demand environment and the inherent assets and liabilities of the Site.

- Alternative A includes 800 acres of revenue producing uses, the majority of which are located in a 642-acre industrial/business park campus in the northern portion of the property. Aside from the significant industrial/business park space, Alternative A calls for approximately 500 for-sale residences, 435,000 square feet of retail and 280,000 square feet of office uses. Based on a preliminary analysis of discounted revenue flow from finished lot sales, Alternative A represents revenue potential of approximately $50.6 million.
- Alternative B includes 780 acres of revenue producing uses, the majority of which are located in a 600-acre industrial/business park campus in the northern portion of the property Within the industrial/business park allocation, Alternative B has significantly more business park uses. Aside from the significant industrial/business park space, Alternative B calls for approximately 350 for-sale residences, 210 apartments, 870,000 square feet of retail and no office space. Based on a preliminary analysis of discounted revenue flow from finished lot sales, Alternative B represents revenue potential of approximately $48.3 million.
- Alternative C includes 774 acres of revenue producing uses, the majority of which are located in a 585-acre industrial/business park campus in the northern portion of the property. Aside from the significant industrial/business park space, Alternative C calls for approximately 521 for-sale residences, 170 apartments, 730,000 square feet of retail and no office space. Based on a preliminary analysis of discounted revenue flow from finished lot sales, Alternative C represents revenue potential of approximately $42.1 million.

As part of the Phase II market analysis effort, the Team reviewed the Phase I visioning plan and component reports to ensure the findings, conclusions and recommendations were followed and expanded upon during this iteration. From a market perspective, conclusions reached during the prior analysis were the basis upon which further land use planning exercises were completed, arriving at the three proposed scenarios.

Exhibits for this section are provided in Appendix B of the report.

1. Land Use

The Cousins/LNR Team was tasked with the identification of ideal mix/intensity of several key revenue-producing product types on the Fort Gillem property, including Industrial, Business Park, Residential (for-sale and for-rent), Retail and Office land uses. To do so, the team completed in-depth market analyses including:

- An evaluation of the market opportunity for each candidate land use given the properties' inherent strengths and weaknesses
- Definition of market areas or spheres of influence for each candidate land use and analyses of macro supply and demand metrics
- Short- and long-term statistical demand forecasts for each candidate land use
- Identification of large scale future projects that would be likely to compete with development at the Site
- Quantitative estimate of the macro-level gap between supply and demand for the specific product types planned for the Site
- Analysis of analogous large scale redevelopment and town center projects across the nation
- Development, testing and refinement of several reuse scenarios for the property, using the results of the above analyses as well as significant stakeholder input

A table summarizing the acreage allocations used in this analysis is shown on Appendix B-3.

a. Current Market Opportunities

Industrial/Business Park

Overall, subject to supply constraints and long-term trends present in the market, Fort Gillem represents a strong opportunity to offer new, close-in industrial space that will service the active South Atlanta/Airport submarket. Given the property's location at the confluence of several main transportation corridors, its proximity to Hartsfield-Jackson International Airport, the character of Forest Park and its own former use, a potential industrial/business park at Fort Gillem is well positioned to outperform and out-capture its local and regional competitors.

For-Sale Residential

Given the constraints of the Site and Forest Park's current character, the majority of residential opportunity at Fort Gillem will be moderate density, moderately priced single-family detached homes. It is unlikely that the Site will become a large-scale residential draw given the current market conditions in South Atlanta and the Site's inherent characteristics.

Apartments

The Team projects somewhat weaker-than-normal rental demand through 2010. Importantly, a lack of significant ownership cost increases has mitigated potential increases in demand for apartment homes, as the relative cost is not great. The largest barrier to homeownership is availability of funds for down payments, keeping apartments popular in areas with low incomes or large transient populations. However, given employment generating uses planned for the property, there will be a strong opportunity to offer rental housing at Fort Gillem.

Retail

Retail opportunities at Fort Gillem will be limited to neighborhood-scale centers catering to the property's residents and those in its immediate vicinity. Although significant demand will be generated by on-base households and employees, local demographics do not support a larger scale retail program that would need to compete regionally with current large-scale destination shopping centers across Clayton County.

Office

Based on new job creations and the obsolescence of current space, the Team projects annual office demand potential in Clayton/Henry Counties to be less than 50,000 square feet per year. With a large portion of this space diverted to rapidly growing Henry County, the office opportunity for the submarket is limited to town center, internally-supported service office uses.

b. Macro Supply & Demand

Industrial Market

Over the past five quarters, the Atlanta MSA's industrial market has grown rapidly, adding an average of approximately 11 million net square feet each period. Absorptions have lagged somewhat, averaging approximately 3 million square feet per quarter. Major brokerage houses project moderation of the strong construction rates over the next cycle as users occupy recently built space and vacancy rates improve from the high of 16.5% reached in the third quarter of 2006. Additionally, current vacancy rates are artificially high due to the structural gap created by users changing demands and obsolescence of current stock.

With many inherent strengths, the Airport/South Atlanta submarket (including Clayton and Henry Counties as well as a portion of Fulton County around the airport) accounts for more than its fair share of industrial employment and space. Industrial/Business Park employment makes up approximately 30% of Clayton County's workforce compared with approximately 20% for the Metro Area overall. At this time, the submarket accounts for 19% of total industrial space in the MSA, but only 9% of total households.

Within the South Atlanta submarket, the majority of industrial space is in bulk warehouse configuration, with some distribution space and little flex space. However, vacancy rates in the flex sector are much lower than MSA averages, reflecting strong and increasing demand for flex space over the next cycle.

For-Sale Residential Market

Unlike many cities in the United States, Atlanta did not experience a dramatic bubble in residential activity and prices over the last three years. With only 25% total home price appreciation over the last half decade, Atlanta ranks 219th out of 275 U.S. metro areas. For January through August 2006, the median home price in the core Atlanta area was $194,000. The Team attributes the lack of home price appreciation to several factors, including a large and constantly refreshing stock of housing product that includes many points of sale, lack of public builder penetration and physical limitations including local incomes, traffic congestion, moderate employment growth, etc.

Within Clayton County, the story is similar. Although median prices have increased steadily over the past eight years and home sales volume has generally increased, the area has lagged behind much of the nation since 2002. Nevertheless, Clayton County is feeling the pressure created by the softening in the national market and is projected to post fewer new and existing home sales in 2006 versus the totals seen in 2005.

Importantly, despite representing almost 8% of total households in the core Atlanta market, Clayton County captured an eight year average of only 6.5% of total home sales (5.7% and 5.5% in 2005 and YTD 2006, respectively) as real estate activity has become increasingly focused towards areas north of Interstate 20, which lies north of Clayton County.

At this time, Clayton County represents the least expensive county in the core market, with an average sales price of only $135,000. While affordable for its residents, the subject site development will need to change the face of current product in the county, offering housing options to a wider spectrum of buyers and penetrating regional demand for moderate to high-end homes.

For-Rent Residential Market

The performance of the Atlanta area apartment market has been mixed over the past few years. Although the markets suffered with the post 9/11 recession in 2002-2003 with market-wide vacancies as high as 11.5% and decreases in average rents, the market demonstrated full recovery by 3Q 2006. Clayton and Henry Counties, home to significant employment and high rentership have consistently performed better than the region overall, adding significant numbers of new Class A units through the recession and experiencing overall vacancy rates on par with the Atlanta MSA as a whole. In 2002, Atlanta MSA rents fell 4% on average compared with only 2% in the Clayton/Henry County submarket.

Retail Market

The Clayton County retail market is largely in equilibrium, exhibiting little growth potential. Although vacancy has held steady around 10% for the past two years, rents have increased moderately (2% to 3% annually over the same time period). Low median incomes in the area have limited the demand for retail space and focused spending to several key commercial corridors and big-box centers.

Office Market

The office market in the Atlanta MSA is lackluster, with an overall vacancy rate of almost 20%. Lease rates, which were as high as $22 per square foot per year in the 3Q 2002 are down significantly to just above $20 per square foot per year last quarter. In many ways, Clayton County represents the weakest office submarket in the area with the highest vacancy rate (27.9%), lowest asking lease rate ($14.18), highest availability rate (28.6%) and negative net absorption through 1Q-3Q 2006.

c. Statistical Demand Forecasts

Industrial/Business Park

Based on a long-term (through 2020) employment-based analysis, the Team projects demand for approximately 3.9 million square feet of new industrial space annually in the South Atlanta submarket.

For-Sale Residential

Based on our short-term, household-based analysis, there is demand for approximately 4,800 new homes per year through 2011 in Clayton and Henry Counties; representing a 16% capture of the overall demand base in the Atlanta MSA.

- On a long term basis, with employment projections as the key driver of household demand potential, the Team projects somewhat weaker-than-normal demand through 2010 and a subsequent return to prior levels and beyond through 2030. These figures demonstrate a weaker market for a slightly longer duration compared with many projections on the current national volume slowdown.

For-Rent Residential

Short term apartment demand in Clayton and Henry Counties is strong, at approximately 11,400 units annually (433 new units per year) through 2011.

- On a long term basis, flat employment growth will limit apartment demand between 2010 and 2015. From 2015 through 2030 however, strong job additions will directly increase demand potential for new apartment units.

Retail

Households in the trade area spend approximately $40k per year as consumers, the highest proportion on transportation, food and health care. From a retail perspective, the highest spending is focused towards travel, personal expenses & services and various types of apparel. Even though Clayton County does not currently have a true town center environment, growth and demand figures limit the opportunity to create a large scale retail offering on site.

- Currently Forest Park has a net retail outflow of approximately $63 million. At a conservative spending rate of $230 per square foot, this financial outflow corresponds to approximately 270,000 square feet of additional retail required to reach equilibrium.
- The addition of 103 households per year corresponds to an annual revenue increase of $4.2 million in the retail trade area per year, supporting approximately 18,000 new square feet per year across all retail categories in the trade area.

Office

Based on new job creations and the obsolescence of current space, the Team projects annual office demand potential in Clayton/Henry Counties to be less than 50,000 square feet per year. With a large portion of this space diverted to rapidly growing Henry County, the office opportunity for the submarket is limited to internally-supported service office uses.

d. Identification of Potential Land Uses

The list below represents land use categories and product types evaluated by the team:

Industrial/Business Park

- HQ-Assembly
- Bulk Warehouse
- Logistics
- Light Industrial
- R&D/Service Office

Residential

- Single-family detached; 3,500 – 12,000 square foot lots
- Maximum density of 10 du/acre apartments

Retail

- Neighborhood Center

Office

- Neighborhood Office

2. Market Area Definitions

In order to complete market analyses for Fort Gillem, key market areas or spheres of influence were delineated for each land use type. The following represents a summary of each area.

Industrial

The Airport/Clayton and Henry Counties and City of Atlanta South of I-20 submarkets were identified as key spheres of influence for industrial and business park product to be built at the subject site due to their consistent character, relative distance to the airport and strong regional transportation infrastructure.

Residential

The Primary Market Area ("PMA"), the source of the majority of demand for residential uses at the subject site, is defined as Clayton, Henry, De Kalb, Gwinnett, Fulton, Douglas and Cobb Counties. The Competitive Market Area ("CMA"), the source of competitive supply, is defined as Clayton and Henry Counties.

Retail

The retail trade area ("RTA") is comprised of the cities of Forest Park, Lake City, Conley and Morrow.

Office

The office market area ("OTA") is comprised of the Clayton and Henry Counties. The cities of Forest Park, Lake City, Conley and Morrow represent the Core Office market area.

3. Identification of Potential Future Competition

Although there are many large-scale regional projects planned throughout the Atlanta MSA, the majority will not compete directly with the Fort Gillem property, given their location, plan and regional impact. However, there are several key redevelopment nodes in Clayton County that will directly impact the reuse of Fort Gillem. Please see the list and summary statistics below:

Villages at Ellenwood

- Approximately 400 acre master-planned community
- 1.4 million gross square feet of specialty retail shops, restaurants, entertainment facilities, hotels, and office space, including a Super Wal-Mart anchor.
- 210 acres of residential development, average density 5.21 du/ac = approximately 1,000 apartments, townhomes, condominiums and single family homes. Lead residential builder: Peachtree Homes
- Designated a "tax allocation" district to provide funding for extraordinary infrastructure costs, a first in Clayton County

Mountain View

- Objectives: create a transit-oriented district to facilitate more efficient commuting and decrease traffic problems; add green spaces; add diverse housing options and multi-modal facility.
- Industrial/Distribution Uses - Southern Crescent Transportation Center
- Office/Office Park Uses
- Hotel
- Retail Uses

Forest Park

- Objectives: expand the State Farmer's Market located in the South Atlanta submarket; create opportunities for mixed-use development; revitalize main-street district; work with Fort Gillem redevelopment to facilitate a successful community.

Southside Hartsfield Redevelopment and Stabilization Plan

- Objectives: encourage neighborhood stabilization; encourage redevelopment; work to create a good environment adjacent to Hartsfield Airport.
- Mixed-Use Residential

- Retail Uses
- Industrial/Distribution Uses
- Office Uses

Jonesboro

- Objectives: expand housing and retail sector; improve area transportation; attract tourism; encourage commercial development.
- Retail (New Town Plaza)
- Housing
- Transportation (Commuter Rail Station)
- Tourism (Museum and Arts Center)

Gateway Village

- Objectives: create significant mixed-use economic development; encourage redevelopment of education, retail and entertainment centers.
- 165 Acres
- Multi-modal/passenger rail station
- Civic uses
- Education uses

4. Supply vs. Demand

Fort Gillem's market areas are largely undersupplied or in equilibrium. Despite its scale and significant new additions to supply, the industrial and business park market continues to feed on airport proximity and transportation infrastructure, showing a net undersupply of 900,000 square feet over the next year. With significant new housing growth in Clayton and Henry Counties, the residential market is largely in equilibrium. Retail and office markets demonstrate healthy but relatively minor undersupply in the near term. Please see the table below.

INDUSTRIAL	RESIDENTIAL	RETAIL	OFFICE
Market Area	Market Area	Market Area	Market Area
Airport/ South Atlanta	Clayton/Henry Counties	Retail Trade Area	Clayton/Henry Counties
Demand Base	Demand Base	Demand Base	Demand Base
3,900,488 sq ft per year	5,203 units per year	72,932 sq ft per year	44,672 sq ft per year
Currently Under Construction	LTM Permits	Currently Under Construction	Currently Under Construction
2,996,429 sq ft	5,396 units	50,000 sq ft (approx.)	0 sq ft
Under/(Over) Supply	Under/(Over) Supply	Under/(Over) Supply	Under/(Over) Supply
904,059 sq ft	(193) units	22,932 sq ft	44,672 sq ft

In addition to baseline market demand demonstrated above, the Fort Gillem reuse will be able to capitalize on its scale to attract customers and users from a wide area, increasing the overall demand potential for each future product type. As such, despite near equilibrium for the residential, retail and office markets, the opportunity is strong.

5. Product Menu

The scenario by scenario product program shown on Appendix B-4 through B-6 represents recommended acreage allocations by land use type and the segmentation described in the previous section.

Alternative A includes 800 acres of revenue-producing uses and is heavily non-residential. 640 acres are industrial or business park, corresponding to a gross building area of approximately 9.4 million square feet. Industrial and business park uses will be actively selling throughout the first eight years of Fort Gillem's sales lifetime. 153 acres are allocated to the residential product program, corresponding to approximately 510 housing units, a gross density of 3.8 units per acre, and 210 for-rent housing units at a gross density of 10 units per acre. Alternative A includes 25 acres of neighborhood commercial (±435,000 square feet) and 17 acres of neighborhood office (±280,000 square feet).

Alternative B includes 780 acres of revenue-producing uses and is also heavily non-residential. 606 Acres are industrial or business park, corresponding to a gross building area of approximately 8.7 million square feet. Industrial and business park uses will be actively selling throughout the first eight years of Fort Gillem's sales lifetime. 124 Acres are allocated to the residential product program, corresponding to approximately 353 for-sale housing units and 210 apartments. Alternative B includes 50 acres of neighborhood commercial (±870,000 square feet) and no neighborhood office space.

Alternative C includes 774 acres of revenue-producing uses and is also heavily non-residential. 606 Acres are industrial or business park, corresponding to a gross building area of approximately 8.4 million square feet. Industrial and business park uses will be actively selling throughout the first seven years of Fort Gillem's sales lifetime. 147 Acres are allocated to the residential product program, corresponding to approximately 521 for-sale housing units and 170 apartments. Alternative C includes 42 acres of neighborhood commercial (±731,000 square feet) and no neighborhood office space.

6. Competition & Recommended Positioning

The following represents the Fort Gillem positioning strategy relative to comparable or competitive development currently active in the relevant market areas.

Industrial

Industrial comparables categorized in three main groups: 1) Distribution warehouse; 2) Warehouse; 3) Flex/Office Space.

- Distribution Warehouse: Approximately 1.5 million square feet available in Clayton County; Average lease rate = $8.25 per square foot per year; Maximum size = 300,000sf+
- Warehouse: Approximately 1.9 million square feet available in Clayton County; Average lease rate = $7.71 per square foot per year; Maximum size = 630,000sf+
- Flex Space: Approximately 500,000 square feet available in Clayton County; Average lease rate = $12.79 per square foot per year; Maximum size = 250,000sf+

Recommended industrial positioning:

- In line with industrial comparables in Forest Park and Morrow

Please see Industrial Positioning exhibit on Appendix B-7.

For-Sale Residential

For-sale residential comparables in surrounding cities and communities are shown below. Market average approximately $225,000 at 2,500 square feet. Key comparables:

- Villages of Ellenwood: Comparable location, average approximately $200,000 at 2,000 square feet ($100 per square foot)
- Fayetteville: Superior location in southern Fayette County, average $300,000+ at 2,500 square feet ($122 per square foot)
- Peachtree City: Highest-end regional master planned community comparable, average $430,000+ at 2,500 square feet ($173 per square foot)
- Forest Park: Currently bottom of market, $170,000 at 2,500 square feet ($68 per square foot)

Recommended for-sale residential positioning:

- ±40% premium to currently selling Forest Park comparables
- In-line with large-lot Jonesboro and Ellenwood single family product
- In-line with Villages at Ellenwood
- Significant discount to Fayetteville and Peachtree City

Please see For-Sale Residential Positioning exhibit on Appendix B-8.

For-Rent Residential

For-rent residential comparables in surrounding cities and communities segmented into two main groups, higher-end suburban rentals and in-town value-oriented communities.

- Higher-end suburban average $1,200 per month at 750 square feet ($1.60 per square foot)
- In-town value average $1,000 per month at 1,250 square feet ($0.80 per square foot)

Recommended for-rent residential positioning:

- ±14% to 20% premium to in-town value communities
- Discount to higher-end suburban rentals

Please see Apartment Positioning exhibit on B-9.

Retail

Retail comparables categorized in five main groups: 1) Super Regional; 2) Regional; 3) Power Center; 4) Neighborhood Centers; 5) Community Strip Centers.

- Super Regional: Southlake Mall. Average lease rate = ±$17 per square foot per year
- Regional: Springhill Village. Average lease rate = ±$16 per square foot per year
- Power Center: Average lease rate = ±$30 per square foot per year

- Neighborhood Center: Average lease rate = ±$25 per square foot per year
- Community Strip Center: Average lease rate = ±$20 per square foot per year

Recommended retail positioning:

- In line with Community and Strip Centers in College Park, Forest Park and Morrow, in line with Southlake Mall and Springhill Village average.

Please see Retail Positioning exhibit on Appendix B-10.

Office

Office comparables primarily organized by size and location.

Local Comparables: Average approximately $17 per square foot per year

- Large variation in price due to location, finish/service level and age
- Highest priced building $40+ per square foot per year

Forest Park: Office comparables are priced at market average, little available space

Recommended office positioning:

- In line with highest priced College Park and McDonough product
- 30% to 60% premium to majority of local comparables
- ±35% discount to small private executive offices at top of market

Please see Office Positioning exhibit on Appendix B-11.

7. Segmentation Strategy

Given the large scale of the Fort Gillem reuse, a strong segmentation strategy is essential to the timely build-out and disposition of the property. Primarily, this has been accomplished through a distinct segmentation of product types under each general land use category. For each land use type, the team identified a maximum allowable demand capture and segmented products to be delivered within that limitation.

For industrial and business park uses, given the lack of available supply in the South Airport Submarket and significant user interest in the property, the maximum allowable annual capture was approximately 25% of the overall market, or 1 million square feet annually. Five product lines were developed to limit internal competition for users and customers, and to increase the symbiotic relationships between on-property tenants.

The residential product program was segmented to provide the shortest possible absorption timeframe within specified constraints, using a seven product line program ranging from for-sale single family units on lots ranging from 3,500 to 12,000 square feet and low-density apartments. Given the products' differing physical characteristics and price point, the residential program will appeal to a wide swath of potential Clayton and Henry County buyers and renters, enabling multiple product lines to sell concurrently. In general, segmentation-driven, for-sale absorption is projected at 24-36 units per year for all actively selling product lines, a maximum of 126 units per year across the whole community. Given this assumption, Fort Gillem will require less than 3% of the overall for-sale residential demand in Clayton and Henry Counties. With approximately 200 apartment units and a 24-month lease up, Fort Gillem will require demand capture of approximately 23%.

Given their small scale, retail and office uses were assumed to be a single product program, necessitating little product segmentation. However, during construction and build-out, a segmentation strategy for target tenants will need to be identified in order to ensure coverage of key retail and office groups. Preliminary research indicates strong unmet demand for furniture stores, electronics stores, department stores, warehouse clubs and eating/drinking places.

B. Economic Impact Analysis

Assessing the economic impact of each of the three development alternatives yields results included in the "OVERALL SUMMARY: Impacts" chart below. The development alternatives are those indicated in the preceding section and differ in the amount of development that occurs in each of the following categories:

- Single-family Detached Housing
- Multi-family Rental Housing
- Neighborhood-serving Retail
- Neighborhood-serving Office
- Business Park Office, with a maximum of 50% Office within each facility
- Light Industrial/Assembly, incorporating HQ-Assembly and Light Industrial
- Warehouse/Distribution, incorporating Bulk Warehouse and Logistics

OVERALL SUMMARY: Economic Impact

Items / Categories	Alternative A	Alternative B	Alternative C	
Housing Units Created	717	563	691	Units
Retail Square Footage Created	435,600	731,808	731,808	SF
Local Commercial Office Square Footage Created	281,398	-	-	SF
Business Park Office Square Footage Created	751,410	1,731,510	1,557,270	SF
Light Industrial/Assembly Square Footage Created	3,682,562	2,918,520	2,985,167	SF
Warehouse/Distribution Square Footage Created	4,646,981	3,550,140	3,165,070	SF
Permanent Jobs Created (FTE)	17,642	16,473	15,744	Jobs
Construction Jobs Created (FTE Man Years)	4,688	4,343	4,313	Jobs

The key economic impact that the redevelopment of Fort Gillem can have on the area economy is its potential to create full-time permanent jobs as well as temporary, but critical, full-time-equivalent (FTE) construction jobs. The jobs themselves are the foundation for income generation that, in turn, will recycle into and through the local economy as that income is spent and re-spent, producing "multiplier impacts" that could be identified and quantified in a more detailed analysis.

In the above direct-impact analysis – i.e. excluding multiplier effects – Alternative A, which includes the greatest amount of proposed Light Industrial, HQ-Assembly, Logistics and Bulk Warehouse, generates the largest number of permanent FTE jobs. Alternative C generates the least, as might be expected from its amount of housing – the largest among the three scenarios – which generates construction jobs, but not permanent jobs in and of itself.

The job-creation calculations are based on several factors that are incorporated into a multi-level economic model. In addition to the proposed amount (either in square footage or housing units) of each type of development product, the primary factors impacting jobs are (1) the number of jobs created per square foot of a particular type of product and (2) the cost of construction of a particular type of product.

The assumptions incorporated into this model regarding jobs per square feet are included in the following table.

DEVELOPMENT PRODUCT	SF PER JOB/ PER EMPLOYEE
Bulk Warehouse/Distribution/Logistics	750
Light Industrial/HQ-Assembly	500
Business Park Office (max 50% office)	500
Local-serving Commercial Office	250
Local-serving Commercial Retail	300

Construction jobs are based on the assumptions from industry data that (1) approximately 25 percent of total development costs are labor and (2) the average FTE construction wage in the Atlanta region is approximately $40,000. Alternative A generates the largest number of the three scenarios simply because the projected total cost of the entire development program under Alternative A is greater than the costs of either Alternative B or Alternative C – although the total development costs for all scenarios are relatively equal. The more significant difference in job creation under the three scenarios is in the number of permanent jobs created, which is a function of the type of development that occurs, not its cost.

Assumptions regarding development costs are described in more detail in the next section regarding fiscal impacts.

C. Fiscal Impact Analysis

Fiscal impacts of the three potential development alternatives focus primarily on tax revenue generation for each of the major local recipients of those revenues: the City of Forest Park, Clayton County and the Clayton County School System. There are also impacts on Fire District, Hospital and Bond-service tax revenues, as well as sales tax revenues distributed among all seven Clayton County municipalities and the County itself.

OVERALL SUMMARY: Fiscal Impact

Items / Categories	Alternative A	Alternative B	Alternative C	
Housing Units Created	717	563	691	Units
Retail Square Footage Created	435,600	731,808	731,808	SF
Local Commercial Office Square Footage Created	281,398	-	-	SF
Business Park Office Square Footage Created	751,410	1,731,510	1,557,270	SF
Light Industrial/Assembly Square Footage Created	3,682,562	2,918,520	2,985,167	SF
Warehouse/Distribution Square Footage Created	4,646,981	3,550,140	3,165,070	SF
Total New Development Investment	$ 750,018,000	$ 749,157,000	$ 737,561,000	
Addition to Tax Base at Completion (100% Value)	$ 871,502,000	$ 826,550,000	$ 816,687,000	
Total New Real Property Taxes	$ 243,007,000	$ 220,802,000	$ 223,635,000	
City of Forest Park* + Hospital	$ 43,781,000	$ 40,733,000	$ 39,691,000	
Clayton County	$ 58,251,000	$ 52,650,000	$ 43,783,000	
Clayton County School System	$ 140,975,000	$ 127,419,000	$ 130,161,000	
Total New Sales Tax Revenues	$ 25,047,000	$ 32,931,360	$ 36,633,960	

NOTE: All Constant 2007 Dollars
**** Homestead Exemption for City of Forest Park included @ $151,000; Homestead Exemptions minor for County and Schools and are captured in revenue discount at 95%.***

The "Total New Development Investment" of each of the three scenarios represents the total development costs of each, as referenced in Section B. above. The "Addition to Tax Base at 100% Completion" incorporates development costs to some extent, particularly in the early years of a development before sales and/or rent revenue data can be considered a reliable indicator of a property's true market value. At some point, however, the basis for real property tax appraised values will shift to revenues generated by the facilities rather than their initial cost. Thus, over the ten-year period of time anticipated in this analysis, the appraised value – the addition to the tax base – of the property will exceed its initial cost, producing an overall addition to the area tax base well in excess of that initial development cost.

The key unit construction costs incorporated into this analysis for the various development product types are indicated in the following table.

DEVELOPMENT PRODUCT	HARD COST PER SF	TOTAL COST PER SF
All Industrial / Bulk Warehouse / Distribution / Assembly / Logistics	$ 45.00	$ 58.50
Business Park Office (max 50% office)	$ 60.00	$ 78.00
Local-serving Commercial Office	$ 80.00	$ 104.00
Local-serving Commercial Retail	$ 90.00	$ 117.00
Single-family Detached Housing	A = $ 74.15 B = $ 78.70 C = $ 73.80	A = $ 96.40 B = $ 102.31 C = $ 95.94
Multi-family Housing	$ 60.00	$ 78.00

All categories incorporate other factors, such as soft costs and the average size of the housing. Although development will occur over an extended period of time, no escalation in costs is projected; all amounts are in constant 2007 dollars. There almost certainly will be significant "real" increases in construction costs over the next ten years – i.e. over and above inflation. While they can be projected and subjected to sensitivity analysis, this would likely add more confusion than value to this impact analysis.

As stated above, valuations for real property tax purposes (personal property taxes excluded from this analysis) will be based within two to three years of construction completion of a given development product on rent or sales (for housing) revenues. The rates indicated in the three alternatives have been incorporated into this impact analysis. Assumptions regarding cap rates have also been incorporated. Both are shown on the following table.

DEVELOPMENT PRODUCT	RENT PER SF	ASSUMED CAP RATE
All Industrial / Bulk Warehouse / Distribution / Assembly / Logistics	Average Rates: A = $ 3.97 B = $ 4.18 C = $ 4.14	6.5 %
Business Park Office (max 50% office)	$ 7.50	6.5%
Local-serving Commercial Office	$ 24.50	6.5%
Local-serving Commercial Retail	$ 18.00	7.5%
Single-family Detached Housing	Average Sales Prices: A = $254,533 per unit B = $270,122 per unit C = $253,334 per unit	N/A
Multi-family Housing	$ 1.025 per SF per Month	8.0%

Tax rates applied are the millage rates for the current tax year. The $151,000 basic Homestead Exemption (a combination of a $1,000 "Regular" exemption and a $150,000 "Additional Regular" exemption on assessed values of owned residential units) effectively negatives any additional property tax revenues from owned residences projected in any of the three alternatives. For an owned residential unit to generate tax revenues for the City after applying these basic Homestead Exemptions, it would have to be appraised at over $377,500. None of the alternatives include housing priced that high. Various exemptions offered by the County and Schools are extremely low and target very low income households (which generally are not homeowners), the elderly, disabled and veterans. These exemptions are accounted for in the tax revenue discount of 95 percent applied to Gross Tax Revenues.

Sales tax revenues assume that the 1 percent (1 cent per dollar) Lost Option Sales Tax (LOST) will continue indefinitely.

D. Land Residual Analysis & Cash Flow

The Cousins/LNR Team completed residual analyses to identify the static land residual – total sellout value less improvement costs – on a product-by-product basis and for the community as a whole as well as discounted revenue flow for each scenario. Inputs to the model include price positioning assumptions discussed in previous pages, construction costs gathered through interviews in the market, and market standard soft costs, builder profit and financing assumptions. Land residual analyses by product are presented in Appendix B-12 through B-16.

Based on the residual values described above and per product absorption figures, the Team has projected the net present value of each development scenario, shown in the exhibits in Appendix B-17 through B-19. Using a twenty percent discount rate, Alternative A represents the highest net present value – $31.8 million.

V. Strategic Reuse Plan

The Visioning study set the framework for the base reuse strategy. During this first phase the public provided significant input. Community representatives with diverse backgrounds were selected by the LRA for three sub-committees: the Healthy Community and Quality of Life Sub-Committee, the Reuse and Design Sub-Committee, and the Finance and Economic Development Sub-Committee.

At the beginning of the Strategic Planning phase and following the LRA direction, facilitators met with the sub-committees to commence planning the reuse of the installation. Recognizing that the initial formation of a comprehensive reuse plan is best developed by the community, these committees set aside a full-day workshop to understand the base reuse planning process, review the community goals, and prepare draft concepts of a reuse plan.

Each committee worked separately to prepare its concept for the reuse of the base. The direction given was to consider the property as undeveloped land. The only constraint was to leave the Army enclave intact. The other caveat was that these conceptual plans would undergo considerable change based on environmental conditions, market demand, transportation requirements, land characteristics and any other factors that could affect the proposed land uses.

The three conceptual scenarios derived from the workshop became the basis for alternative plans that would undergo study. The three plans prepared can be described as Alternative A – The Business Development; Alternative B – The Regional Attractor; and Alternative C – The Quality of Life. These plans were briefed to the LRA and to the general public. Comments were taken. At this point the detailed reuse planning process commenced and went through several stages as refinements were proposed, developed, discussed and amended. Throughout the process public comment was sought and considered.

The selection of the preferred plan to become the comprehensive land use plan was the primary goal in the planning process. The alternatives were used to test market conditions, ensure commitment to community goals and establish sustainable and achievable reuses. Of particular concern were the Army Enclave and the possible conveyance of a significant portion of the property to FEMA. Several alternatives addressed locations and options for a work-around of the federal enclaves.

Fortunately FEMA withdrew its application for property at Fort Gillem. With this constraint removed, the major effort became the identification of the preferred alternative and shaping that alternative around the Army enclave. Because the Army enclave lies between the redeveloped area and the remainder of Forest Park, it has posed special planning issues especially as it relates to access. The Army has shown flexibility in the final size and shape of its enclave in a process that is ongoing.

In developing the optimum plan for the redevelopment, all alternatives included access across the northern portions of the Army enclave as well as proposing redevelopment of all portions of Fort Gillem that lie south of Hood Avenue. The LRA intends to continue discussions with the Army about both aspects of the enclave as these are important for optimum access and traffic flow. However, if in the final configuration the LRA's request for these portions of the present enclave cannot be accommodated, then this Plan should be viewed as amended accordingly.

Alternative A – the plan most focused on economic development and job creation – is the recommended plan approved by the LRA. As noted, it is subject to amendment if portions lie within the final Army enclave. This plan was chosen because it maximizes the benefits to the community by combining economic value with community objectives. It provides flexibility in the long term for changing market conditions and represents the community development strategy for economic development, job creation and long-term growth.

Alternative Concept	A		B		C	
	Acre	%	Acre	%	Acre	%
Single Family Residential						
- Max. Density 4 Dwelling Units per Acre						
SF 1	37		39		18	
SF 2	42		64		72	
SF 3	34				41	
SF 4	19					
Subtotal	132	9.3%	103	7.2%	131	9.2%
Multi-Family (Med. Density) Residential						
- Max. Density 10 Dwelling Units per Acre						
MF 1	21		21		17	
Subtotal	21	1.5%	21	1.5%	17	1.2%
Commercial / Retail						
CR 1	25		25		25	
CR 2			8		17	
CR 3			9			
Subtotal	25	1.8%	42	2.9%	42	2.9%
Commercial / Office						
CO 1	17					
Subtotal	17	1.2%	0	0.0%	0	0.0%
Business Park						
BP 1	69		34		33	
BP 2			11		21	
BP 3			9		72	
BP 4			31			
BP 5			74			
Subtotal	69	4.8%	159	11.2%	126	8.8%
Light Industrial						
HQ-Assembly	194		200		184	
Bulk Warehouse	231		123		123	
Logistics	42		95		95	
Light Industrial	106		50		67	
Subtotal	573	40.2%	468	32.8%	469	32.9%
Public / Institutional						
Inst 1	36		18		33	
Inst 2	40					
Inst 3						
Library					2	
Faith Based 1	30		43		18	
Faith Based 2					11	
Subtotal	106	7.4%	61	4.3%	64	4.5%
Northern Green Space / Buffer	23	1.6%	23	1.6%	23	1.6%
Roads / Transportation R.O.W.	111	7.8%	88	6.2%	98	6.9%
Parks / Green Space	166	11.6%	278	19.5%	273	19.1%
U.S. Army	183	12.8%	183	12.8%	183	12.8%
Total	1426	100%	1426	100%	1426	100%

A. Land Use Plan

The preferred alternative for the comprehensive reuse plan became Alternative A. Since economic growth and job creation were the primary needs of the community, this was the obvious choice. At the same time, amenities and supportive uses were included to retain the quality of life the community desires. These latter uses were drawn from the other alternatives studied. Forest Park desperately needs an economic engine to regenerate its present economic condition. This plan will be the catalyst to accomplish it.

As noted in the Introduction, when the LRA Board approved Alternative A as the Preferred Alternative, they mandated a road modification to the plan. The modification requires that Main Street connect to Hood Avenue and transit through the property tying into the road through the residential area. The Board recognizes that this changes the present Army enclave boundaries. However, this change is so necessary to the ease of access from the West, that it is included in order to commence a dialogue with the Army to create this corridor. This modification adds to the highest and best use of the property.

The next sections provide a brief description of each alternative and its graphic portrayal. Alternatives B and C are included as examples of the other scenarios studied.

Alternative A

The focus of this plan is long-term economic growth and job creation. It is designed to meet the criteria for an EDC that permits the community to control its economic development.

Light, clean industries with high-salaried jobs are the emphasis, though additional jobs will come from commercial, business parks and retail development. The industrial areas are flexible enough to include assembly, distribution, logistics and warehousing. Industrial operations will have easy access to surrounding interstates, rail and air transportation.

New commercial activities in attractive business parks can support the Army enclave and open the way for new development. Retail will support the new developments and add to the existing base in Forest Park. At the same time care was taken not to hinder the enhancement of the city's Main Street development, but to continue its growth.

Green space and institutional uses provide amenities to the total reuse. Institutional parcels could be made available to support a new educational campus. Environmental conditions dictated the location of some of the green space parcels.

Alternatives B & C

The sub-committees at the initial workshop developed alternatives B and C from draft concepts prepared. They were refined and utilized to test market demand, transportation routes, economic development, etc. During the refinement process certain of the concepts, quality of life in particular, were transferred to the preferred alternative. As the refinement progressed, these plans become much closer to each other in scope. There are acreage and location variations.

These plans emphasize institutional uses for education, public safety, tourism venues and flexibility for future growth plus quality of life. Economic growth and job creation continue to be important factors

A very important feature is the extension of Main Street into the development so that Hood Avenue would be the southern boundary of the Army enclave. The land south of this road would be open to the city for development. This feature is added to reflect ongoing possible negotiations with the Army to consider a reduction of their boundaries to permit the best transportation route for access. The present Army boundaries restrict the transportation corridor to much less than optimum.

The three Alternative Land Use Plans are shown beginning on the next page.

B. Transportation & Circulation

The purpose of the transportation planning component of the master plan is to identify the necessary transportation infrastructure for each of the three alternatives as well as their respective costs. Background research of various plans, programmed improvements, and proposed developments was conducted in addition to some preliminary traffic count data collection to identify current traffic conditions in the vicinity of the project. Trip generation based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Seventh Edition, 2003 was conducted for each of the three alternatives to determine the overall volumes projected to be generated by each alternative. These projected traffic volumes were then distributed throughout the development's internal study network in order to determine the anticipated size and character of each roadway. Finally, an opinion of probable cost was prepared for the roadway systems and intersections for each alternative.

The opinion of probable cost included in this report refers specifically to roadways internal to the development. It is likely that because of the magnitude of this development, other roadway improvements will be necessary on the external roadway network. These external network costs, currently unknown, are in addition to any costs discussed in this report.

Conclusions

Following the review of the three proposed alternatives, it is anticipated that all three plans are feasible with respect to transportation infrastructure. The three plans generate similar magnitudes of daily trips and have similar potential costs with respect to transportation infrastructure. Additionally, all three plans would likely require additional external roadway improvements that have not been included in the listed costs. While the site layout of each of the plans would require some refinement, all three plans have the potential to work acceptably internal to the site.

1. Inventory & Data Collection

The Fort Gillem Redevelopment site is located to the south of I-285 in Forest Park, Georgia. It is bounded on the east by SR 42 (Moreland Avenue) and on the west by SR 54 (Jonesboro Road). The development does not border Forest Parkway; however, it is located just to the north of it. In conjunction with the redevelopment of the site, a new road will be constructed that connects Anvil Block Road and Moreland Avenue with Forest Parkway through the site.

A review of local plans and studies was conducted to better understand the anticipated developments in the area as well as any programmed improvements. The table below lists projects of interest and their potential impacts to the Fort Gillem Redevelopment site. The roadway widening of SR 42 near the site will provide additional roadway capacity that will be beneficial to the development. Additionally, the proposed transit routes, specifically the Atlanta to Macon Commuter Rail Line, have the potential to make this site very attractive for both residents and employees. While the commuter rail line would access the far west edge of the property, a shuttle bus or circulator could provide transit connections to the rail line from the entire development.

Further intersection analyses of nearby intersections will be necessary after the final determination of an alternative. The traffic generated by the site will likely have an effect on the adjacent roadway network, and those effects can be better understood after a defined site plan has been established.

Review of Local Plans and Studies

Discussion Topic	Description	Potential Impact
Gateway Village	165-acre site with hotel, conference center, office space, and multi-modal passenger rail station	More jobs that could increase residential demands
Mountain View Development	400-acre site with commercial and retail space	Competition with other developments in the area
Hartsfield-Jackson Atlanta International Airport Noise Study	Noise levels; airport expansion	Decline in property value in Northern Forest Park
State Farmers Market	Redevelopment to include direct tie into Airport through MARTA	Increased tourism and retail space
Atlanta to Macon Commuter Rail Line	Commuter Rail line connecting Atlanta to Lovejoy and Macon	Viable transit opportunities for commuters to and from the Fort Gillem site
C-Tran and GRTA Express Bus Routes	Local and express bus routes along SR 54, SR 42, and SR 331	Improved transit opportunities for local travel as well as commutes into the City of Atlanta
Forest Park Sidewalks to School	Sidewalk routes constructed for students to walk to school in Forest Park	Enhanced pedestrian safety specifically for students going to and from school
Forest Park Transit Village TOD	Commuter rail station	Increased mobility to regional destinations
Jonesboro Road (SR 54)	Commercial space is encroaching on residential space	Residents may seek to relocate
I-75/SR 54 Interchange	Widening on SR 54 over I-75 to 8 lanes	Improved traffic flow from I-75
Conley Road Upgrades	Widening of Conley Road from Old Dixie to SR 42; Interchange @ I-285	Improved east/west connectivity north of Fort Gillem between I-285 and SR 42
SR 42 Upgrades	Widening of SR 42 from Lake Harbin to Anvil Block Road	Improved north/south capacity east of Fort Gillem
Main Street Corridor	Added sidewalks and other streetscape amenities	Enhanced accessibility and appearance

Traffic Data Collection

Turning movement counts and 24-hour tube counts were conducted both internal and external to the existing Fort Gillem site. Turning movement counts were conducted at the three primary entrances to the base: Jonesboro Road gate, Anvil Block Road gate, and Flankers Metcalf Road gate. 24-hour tube counts were also conducted along the major roadways in the vicinity of the site. The external counts and tubes were conducted as noted below:

1) Jonesboro Road gate:
   TMCs: 6-9 AM, 11 AM - 1 PM, 3-6 PM
   Tubes: 24-hours - On SR 42 (north of intersection), on Anvil Block Rd (east of intersection)

2) Anvil Block Road gate:
   TMCs: 6-9 AM, 11 AM - 1 PM, 3-6 PM
   Tubes: 24-hours - On SR 54 (north of intersection)

3) Flankers Metcalf Road gate:
   TMCs: 6-9 AM, 11 AM - 1 PM, 3-6 PM

4) Forest Parkway:
   Tubes: 24-hours - On SR 54 (north of intersection)

A previous gate access inventory had been conducted by Fort Gillem; those numbers have been included as well. According to this previous inventory, the base at its current state generates approximately 22,000 trips per day. It is important to note that the base is not currently as active as in the past, and thus it generates fewer trips than it may have at one time.

The final tube counts (5) were conducted internal to the base. Because portions of the active base are programmed to remain on-site, it was necessary to capture the number of existing trips being generated by those activities. The tubes were stationed along key driveways and parking lots for 24 hours. The total number of vehicle trips associated with the uses is approximately 2,800 trips per day. Those trips were isolated and reserved for the analysis involving the trip generation due to the new development. All turning movement counts and tube counts can be found in the exhibit on the following page.

2. Trip Generation

In order to determine the size of the roadways within each alternative plan, it was necessary to calculate approximate daily traffic demand along each of the roadways due to surrounding land uses. For each of the plans, traffic demand was calculated for each pod based on the size and land use of the pod as well as agreed upon densities for each of the land uses. Refer to table below for the acreages used for each alternative.

Alternative Concept	A		B		C	
	Acre	%	Acre	%	Acre	%
Single Family Residential						
- Max. Density 4 Dwelling Units per Acre						
SF 1	37		39		18	
SF 2	42		64		72	
SF 3	34				41	
SF 4	19					
Subtotal	132	9.3%	103	7.2%	131	9.2%
Multi-Family (Med. Density) Residential						
- Max. Density 10 Dwelling Units per Acre						
MF 1	21		21		17	
Subtotal	21	1.5%	21	1.5%	17	1.2%
Commercial / Retail						
CR 1	25		25		25	
CR 2			8		17	
CR 3			9			
Subtotal	25	1.8%	42	2.9%	42	2.9%
Commercial / Office						
CO 1	17					
Subtotal	17	1.2%	0	0.0%	0	0.0%
Business Park						
BP 1	69		34		33	
BP 2			11		21	
BP 3			9		72	
BP 4			31			
BP 5			74			
Subtotal	69	4.8%	159	11.2%	126	8.8%
Light Industrial						
HQ-Assembly	194		200		184	
Bulk Warehouse	231		123		123	
Logistics	42		95		95	
Light Industrial	106		50		67	
Subtotal	573	40.2%	468	32.8%	469	32.9%
Public / Institutional						
Inst 1	36		18		33	
Inst 2	40					
Inst 3						
Library					2	
Faith Based 1	30		43		18	
Faith Based 2					11	
Subtotal	106	7.4%	61	4.3%	64	4.5%
Northern Green Space / Buffer	23	1.6%	23	1.6%	23	1.6%
Roads / Transportation R.O.W.	111	7.8%	88	6.2%	98	6.9%
Parks / Green Space	166	11.6%	278	19.5%	273	19.1%
U.S. Army	183	12.8%	183	12.8%	183	12.8%
Total	1426	100%	1426	100%	1426	100%

The alternative concepts dated May 31, 2007 were utilized for this analysis. The following densities were assumed for each land use:

Single-Family Residential:	4 Units / Acre	**Business Park:**	0.30 FAR
Multi-Family Residential:	10 Units / Acre	**Light Industrial:**	0.34 FAR
Commercial / Retail:	0.40 FAR	**Public / Institutional:**	Variable
Commercial / Office:	0.38 FAR	**Parks / Green space:**	N/A

By converting the acreage of each land use pod to square feet and multiplying by its assumed density, a total number of dwelling units or square footage of development was calculated for each pod. These development intensities were then used as the basis for all vehicular trip generation. Traffic projections for all land uses were calculated using equations contained in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Seventh Edition, 2003. The following ITE land uses were used for each of the alternative plans:

Single-Family Residential:

Land Use 210 – Single-Family Detached

Multi-Family Residential:

Land Use 220 – Apartment

Commercial / Retail:

Land Use 820 – Shopping Center

Commercial / Office:

Land Use 710 – General Office Building
(Retail was assumed to be a one-story land use with little effect on traffic)

Business Park:

Land Use 750 – Office Park

Light Industrial:

Land Use 130 – Industrial Park

Public Institutional:

Land Use 520 – Elementary School
Land Use 522 – Middle School / Junior High School
Land Use 560 – Church
Land Use 590 – Library
Police / Fire Station
(Trip generation for the schools was based on approximate numbers of students instead of building square footage. No trip generation information exists for police/fire stations; however, the land use is not expected to create significant traffic and was therefore not estimated.)

Parks / Green space:

Land Use 412 – County Park

Gross trips generated by each of the development alternatives are represented in the exhibits beginning on the next page.

Trip Generation – Alternative A

Tract #	Land Use Code	Land Use Description	Intensity	Intensity Units	Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
HQ-Assembly	130	Industrial Park	2,873,218	s.q. ft	14,504	1,067	875	192	2,227	468	1,759
Bulk Warehouse	130	Industrial Park	3,421,202	s.q. ft	17,271	1,270	1,042	229	2,651	557	2,095
Logistics	130	Industrial Park	622,037	s.q. ft	3,140	231	189	42	482	101	381
Light Industrial	130	Industrial Park	1,569,902	s.q. ft	7,925	583	478	105	1,217	255	961
SF 1	210	Single-Family Detached Housing	148	units	1,347	106	27	80	134	85	50
SF 2	210	Single-Family Detached Housing	168	units	1,529	121	30	90	152	96	56
SF 3	210	Single-Family Detached Housing	136	units	1,238	98	24	73	123	78	46
SF 4	210	Single-Family Detached Housing	76	units	692	55	14	41	69	43	25
MF 1	220	Apartment	210	units	1,412	107	21	86	133	86	47
Parks / Greenspace	412	County Park	166	Acres	378	2	2	0	10	4	6
Inst 1	522	Middle School/Junior High School	800	students	1,296	404	222	182	120	62	58
Inst 2	520	Elementary School	800	students	1,032	296	163	133	204	92	112
Inst 3	-	Fire/Police	-		-	-	-	-	-	-	-
Library	590	Library	0	s.q. ft	0	0	0	0	0	0	0
Faith Based 1	560	Church	65,340	s.q. ft	595	47	25	22	43	22	21
Faith Based 2	560	Church	0	s.q. ft	0	0	0	0	0	0	0
CO 1	710	Office/Commercial	281,398	s.q. ft	2,959	429	378	51	394	67	327
BP 1	750	Office Park	901,692	s.q. ft	9,805	1,374	1,223	151	1,197	168	1,029
BP 2	750	Office Park	0	s.q. ft	0	0	0	0	0	0	0
BP 3	750	Office Park	0	s.q. ft	0	0	0	0	0	0	0
BP 4	750	Office Park	0	s.q. ft	0	0	0	0	0	0	0
BP 5	750	Office Park	0	s.q. ft	0	0	0	0	0	0	0
CR 1	820	Shopping Center	435,600	s.q. ft	17,674	378	231	147	1,653	793	860
CR 2	820	Shopping Center	0	s.q. ft	0	0	0	0	0	0	0
CR 3	820	Shopping Center	0	s.q. ft	0	0	0	0	0	0	0
Total					**82,797**	**6,567**	**4,944**	**1,623**	**10,810**	**2,977**	**7,833**

Trip Generation – Alternative B

Tract #	Land Use Code	Land Use Description	Intensity	Intensity Units	Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
HQ-Assembly	130	Industrial Park	2,962,080	s.q. ft	15,012	1,153	945	207	2,299	483	1,816
Bulk Warehouse	130	Industrial Park	1,821,679	s.q. ft	9,232	709	581	127	1,414	297	1,117
Logistics	130	Industrial Park	1,406,988	s.q. ft	7,130	547	449	98	1,092	229	863
Light Industrial	130	Industrial Park	740,520	s.q. ft	3,753	288	236	52	575	121	454
SF 1	210	Single-Family Detached Housing	156	units	1,448	113	28	84	145	91	54
SF 2	210	Single-Family Detached Housing	256	units	2,377	185	47	139	238	150	88
SF 3	210	Single-Family Detached Housing	0	units	0	0	0	0	0	0	0
SF 4	210	Single-Family Detached Housing	0	units	0	0	0	0	0	0	0
MF 1	220	Apartment	210	units	1,412	107	21	86	133	86	47
Parks / Greenspace	412	County Park	278	Acres	634	3	2	1	17	7	10
Inst 1	522	Middle School/Junior High School	800	students	1,296	404	222	182	120	62	58
Inst 2	520	Elementary School	0	students	0	0	0	0	0	0	0
Inst 3	-	Fire/Police	-		-	-	-	-	-	-	-
Library	590	Library	0	s.q. ft	-	-	-	-	-	-	-
Faith Based 1	560	Church	93,654	s.q. ft	853	67	36	31	62	32	30
Faith Based 2	560	Church	0	s.q. ft	0	0	0	0	0	0	0
CO 1	710	Office/Commercial	0	s.q. ft	0	0	0	0	0	0	0
BP 1	750	Office Park	444,312	s.q. ft	4,717	593	527	65	560	78	482
BP 2	750	Office Park	143,748	s.q. ft	1,526	192	171	21	181	25	156
BP 3	750	Office Park	117,612	s.q. ft	1,249	157	140	17	148	21	128
BP 4	750	Office Park	405,108	s.q. ft	4,301	540	481	59	511	72	439
BP 5	750	Office Park	967,032	s.q. ft	10,267	1,290	1,148	142	1,219	171	1,049
CR 1	820	Shopping Center	435,600	s.q. ft	14,740	308	188	120	1,386	665	721
CR 2	820	Shopping Center	139,392	s.q. ft	4,717	98	60	38	444	213	231
CR 3	820	Shopping Center	156,816	s.q. ft	5,306	111	68	43	499	240	260
Total					**89,970**	**6,864**	**5,349**	**1,515**	**11,043**	**3,043**	**8,000**

Trip Generation – Alternative C

Tract #	Land Use Code	Land Use Description	Intensity	Intensity Units	Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
HQ-Assembly	130	Industrial Park	2,725,114	Acres	13,810	1,060	869	191	2,115	444	1,671
Bulk Warehouse	130	Industrial Park	1,821,679	Acres	9,232	708	581	127	1,414	297	1,117
Logistics	130	Industrial Park	1,406,988	Acres	7,130	547	449	98	1,092	229	863
Light Industrial	130	Industrial Park	992,297	Acres	5,029	386	316	69	770	162	608
SF 1	210	Single-Family Detached Housing	72	units	656	52	13	39	65	41	24
SF 2	210	Single-Family Detached Housing	288	units	2,623	207	52	155	262	165	97
SF 3	210	Single-Family Detached Housing	164	units	1,494	118	29	88	149	94	55
SF 4	210	Single-Family Detached Housing	0	units	0	0	0	0	0	0	0
MF 1	220	Apartment	170	units	1,172	87	17	70	111	72	39
Parks / Greenspace	412	County Park	273	Acres	622	3	2	1	16	7	9
Inst 1	522	Middle School/Junior High School	800	students	1,296	404	222	182	120	62	58
Inst 2	520	Elementary School	0	students	0	0	0	0	0	0	0
Inst 3	-	Fire/Police	-		-	-	-	-	-	-	-
Library	590	Library	43,560	s.q. ft	2,011	52	37	15	258	124	134
Faith Based 1	560	Church	39,204	s.q. ft	357	28	15	13	26	14	12
Faith Based 2	560	Church	23,958	s.q. ft	218	17	9	8	16	8	8
CO 1	710	Office/Residential	0	s.q. ft	0	0	0	0	0	0	0
BP 1	750	Office Park	431,244	s.q. ft	4,601	597	531	66	550	77	473
BP 2	750	Office Park	274,428	s.q. ft	2,928	380	338	42	350	49	301
BP 3	750	Office Park	940,896	s.q. ft	10,038	1,302	1,159	143	1,199	168	1,031
BP 4	750	Office Park	0	s.q. ft	0	0	0	0	0	0	0
BP 5	750	Office Park	0	s.q. ft	0	0	0	0	0	0	0
CR 1	820	Shopping Center	435,600	s.q. ft	14,740	308	188	120	1,386	665	721
CR 2	820	Shopping Center	296,208	s.q. ft	10,023	209	128	82	943	453	490
CR 3	820	Shopping Center	0	s.q. ft	0	0	0	0	0	0	0
Total					**87,977**	**6,464**	**4,954**	**1,510**	**10,842**	**3,131**	**7,711**

Several types of trip reductions are possible but have not been included in these calculations, in order to obtain a more conservative estimate of traffic volume. The reductions that may occur include internal capture, alternative mode, and pass-by; they are discussed in more detail below.

Because of the mixed-use nature of the development, internal capture between uses may occur. For example, a resident of the development may walk to a nearby restaurant for dinner instead of driving to a remote location. In this instance, two less vehicular trips have been made (to and from the restaurant).

The project site is located along a proposed commuter train route. If this commuter train is eventually constructed, it has potential to reduce residential trips leaving the development to commute into the City of Atlanta, work commute trips of those coming to the site from the north and south, trips to Hartsfield Jackson Atlanta International Airport, and even other recreational trips to locations along the rail line. Additionally, anyone accessing the development through other public transit services, biking, or walking will effectively reduce the numbers of vehicular trips on the roadways. Freight lines are proposed to access the site and have potential to decrease the number of truck trips into the industrial areas of the site. These are all considered to be alternative mode reductions.

With respect to the external roadway network, some trips to the retail components of the development will be made by people already driving along Moreland Avenue, Jonesboro Road, Forest Parkway, and Main Street. These patrons to the development are not new to the external roadway network even though they are new to the development. These trips are known as pass-by trips.

All of the aforementioned trip reductions are likely within this development; however, they have not been assumed in order to maintain a conservative analysis. It is important to note that with the construction of the internal roadway system, there will likely be diverted (cut-through) trips between the major roadways. These cut-through trips may mitigate the effects of the increased traffic on the external roadway network since they will be relocated from the major arterials and their intersections to the internal roads. While the effects on the external roadways may be slightly alleviated, the additional traffic on the internal roadways may result in a need for greater capacity (larger internal roadways). More extensive traffic count information would be necessary to develop an understanding of how many trips would be diverted onto the new roadways, but it is probable that these trips would exist. The lack of trip reductions mentioned above will likely offset many of the diverted trips using the roadway network as a cut-through between major roads.

3. Trip Distribution and Assignment

General trip distributions were determined based on area land uses, existing traffic counts, the locations of proposed land uses, and engineering judgment. Four distributions were created for each alternative based on the types of trip being made: residential, office/industrial, commercial/institutional, and green space. Each land use pod, based on the amount of development included, was incorporated into the distribution for that land use type. Its trips were then assigned to the roadway network given the general trip distributions established. Multiple access points to each pod were assumed, and any trips that accessed even a portion of a link were included in the total volume for that link.

Following the completion of all distributions, the percentages were multiplied by the total daily trips generated by the land use category and volumes were determined for each roadway link. The summation of all roadway volumes by land use represents the total projected new trips on each link. The final addition to the link volumes was the redistributed traffic from the U.S. Army site. The approximately 2,800 trips generated by the U.S. Army use were assigned to the network based on the general distributions and the assumption of two U.S. Army access points: the first access point was assumed to be along Jonesboro Road and the second was assumed to be along the northern industrial roadway.

Determination of Roadway Capacity and Characteristics

Following the calculation of projected daily volume per segment, the typical section of each roadway could be determined based on the capacity necessary to meet the projected demand. According to the Florida Department of Transportation 2002 Quality / Level of Service Handbook's Generalized Annual Average Daily Volumes Table, the following daily volumes can be accommodated on two-, four-, and six-lane facilities:

2-lane (undivided):	14,600 vehicles / day
4-lane (divided)	31,100 vehicles / day
6-lane (divided)	46,800 vehicles / day

These volumes were used as guidelines for determining the numbers of travel lanes necessary along each of the roadway segments in the three alternatives and are shown in the exhibits beginning on the next page. For Alternatives A, B and C, they show the projected non-directional traffic volumes and the number of lanes necessary to accommodate the link demand. Many of the minor roadways between parcels only require a two-lane facility to serve the uses. Most of the major roadways require four lanes to adequately serve the demand. In all three plans, the roadway leading from Moreland Avenue / Anvil Block Road requires six travel lanes. Because this is the primary access point from the east side of the property with access to I-675, it is anticipated that this roadway will carry considerable volumes of traffic, a large percentage of which may be industrial freight traffic. When more detailed design of the site occurs, an additional spur into the industrial pods of the development may help to alleviate some of the traffic on this segment. Additional roadways will likely be necessary between uses on Alternative A; however, these roadways were not included to maintain consistency across analyses.

In addition to determining the number of lanes necessary to meet the projected vehicular demand, it is also important to determine the character of the roadways and their purpose. The roadways whose primary purpose is to serve the industrial traffic have a different character than roadways like the Main Street extension that will serve vehicles accessing the residential, commercial, and institutional uses as well as pedestrians walking between them. Five types of roadways have thus been identified on each of the plans: 2-Lane, 4-Lane, and 6-Lane Industrial as well as 2-Lane and 4-Lane Mixed Use. The roadways intended to serve more than just vehicular uses on a consistent basis were identified as mixed-use roadways and incorporate additional pedestrian-friendly design elements that will be discussed further in the opinions of probable cost section.

4. Opinion of Probable Costs

The final component of the review is the opinion of probable construction cost of the transportation infrastructure required in conjunction with each plan. Individual components of each of the five roadway types, as detailed below, were identified and entered into a worksheet. The approximate associated costs are listed below on a per mile basis.

2-Lane Industrial ($1.9 million /mile):

- 2 - 12' travel lanes
- 2 - 4' paved shoulders

2-Lane Mixed Use ($2.3 million /mile):

- 2 - 12' travel lanes
- 2 - Curb and Gutter
- 2 - 6' Grass Buffers
- 2 - 6' Sidewalks

4-Lane Industrial ($4.1 million /mile):

- 4 - 12' travel lanes
- 2 - 4' paved shoulders
- 1 - 14' two-way left-turn lane

4-Lane Mixed Use ($4.6 million /mile):

- 4 - 12' travel lanes
- 2 - Curb and Gutter
- 2 - 6' Grass Buffers
- 2 - 6' Sidewalks
- 1 - Raised Median

6-Lane Industrial ($5.5 million /mile):

- 6 - 12' travel lanes
- 2 - 4' paved shoulders
- 1 - 14' two-way left-turn lane

Beginning on the next page, Table 1 summarizes the approximate construction costs associated with each of the plans while Tables 2-6 show individual breakdowns associated with each typical roadway section.

- Alternative A contains approximately 9.4 total miles of roadway for a cost of $34.1 million
- Alternative B contains approximately 7.2 total miles of roadway for a cost of $27.3 million
- Alternative C contains approximately 7.7 total miles of roadway for a cost of $28.9 million.

Table 1 also displays the anticipated construction cost for intersection signalization for each of the plans. At a general assumed cost of $130,000 per signalized intersection that does not assume mast arms or video detection, Alternative A is anticipated to cost $0.8 million (6 intersections), Alternative B is anticipated to cost $1.3 million (10 intersections), and Alternative C is anticipated to cost $1.4 million (11 intersections).

Table 1: Summary

Typical Roadway	Cost/Mile	Alternative A		Alternative B		Alternative C	
		# Miles	Total Cost	# Miles	Total Cost	# Miles	Total Cost
Table 6: 2-Lane Industrial	$1,864,000	1.5	$2,824,000	0.9	$1,765,000	2.1	$3,883,000
Table 7: 2-Lane Mixed Use	$2,252,000	1.9	$4,265,000	1.4	$3,199,000	0.3	$640,000
Table 8: 4-Lane Industrial	$4,103,000	2.7	$10,879,000	1.2	$5,051,000	1.7	$6,994,000
Table 9: 4-Lane Mixed Use	$4,557,000	2.2	$9,925,000	2.7	$12,083,000	2.6	$11,651,000
Table 10: 6-Lane Industrial	$5,505,000	1.1	$6,256,000	0.9	$5,213,000	1.0	$5,734,000
Total Roadway		9.4	$34,149,000	7.2	$27,311,000	7.7	$28,902,000

Intersection Control	Cost/Intersection	Alternative A		Alternative B		Alternative C	
		# Intersections	Total Cost	# Intersections	Total Cost	# Intersections	Total Cost
Signalization	$130,000	6	$780,000	10	$1,300,000	11	$1,430,000
Total Transportation Infrastructure Cost			$34,929,000		$28,611,000		$30,332,000

Assumptions:
1. Estimate does not include landsacpe items - i.e. trees, street lights, benches, etc.
2. New drainage structures are placed every 300 feet along raised median. Unit costs for drainage structures / pipe along the outside of the road are included in the stormwater estimations.
3. Unit Costs are based on current GDOT Unit Price data
4. Estimate does not include escalation
5. Signal opinions do not assume the use of mast arms or vehicle detection

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

Table 2: 2-Lane Industrial

Total Pavement Width (Feet)	32
Sidewalk Width Left (Feet)	0
Sidewalk Width Right (Feet)	0
Grass Strip Width Left (Feet)	0
Grass Strip Width Right (Feet)	0
Curb and Gutter (Y/N)	N
Raised Median (Y/N)	N
Center Turn Lane (Y/N)	N
Travel Lanes	2
Bike Lanes	0
Transit Lanes	0
On-Street Parking Lanes	0

Item	Units	Unit Cost	Units/Mile	Cost/Mile
Asphalt Surface Course	TN	$90	1549	$139,392
Asphalt Binder Course	TN	$90	2065	$185,856
Asphalt Base Course	TN	$90	6195	$557,568
Gradded Aggregate Base	TN	$20	12954	$259,072
Tack Coat	GL	$2	2628	$5,257
Concrete Curb and Gutter, 6 In x 30 In	LF	$20	0	$0
New Drainage Structures	EA	$5,000	0	$0
Storm Drain Pipe, 24 In	LF	$60	0	$0
Concrete Sidewalk, 4 In	SY	$45	0	$0
Thermoplastic Pvmt Marking - Center Turn Arrows	EA	$150	0	$0
Thermoplastic Pvmt Marking - Bike Symbol	EA	$150	0	$0
Thermoplastic Pvmt Stripe, 5 In White	LF	$1	0	$0
Thermoplastic Pvmt Stripe, 5 In Yellow	LF	$1	10560	$10,560
Total Unit Cost/Mile				$1,157,705
Clearing / Grubbing, Earthwork, Stabilization	LS	(40% of cost/mile)		$463,082
Contingency	LS	(15% of total cost)		$243,118
		Total Cost/Mile		$1,863,904

Assumptions:

1. Estimate does not include landsacpe items - i.e. trees, street lights, benches, etc.
2. New drainage structures are placed every 300 feet along raised median. Unit costs for drainage structures / pipe along the outside of the road are included in the stormwater estimations.
3. Unit Costs are based on current GDOT Unit Price data
4. Estimate does not include escalation

Table 3: 2-Lane Mixed Use

Total Pavement Width (Feet)	24
Sidewalk Width Left (Feet)	6
Sidewalk Width Right (Feet)	6
Grass Strip Width Left (Feet)	6
Grass Strip Width Right (Feet)	6
Curb and Gutter (Y/N)	Y
Raised Median (Y/N)	N
Center Turn Lane (Y/N)	N
Travel Lanes	2
Bike Lanes	0
Transit Lanes	0
On-Street Parking Lanes	0

Item	Units	Unit Cost	Units/Mile	Cost/Mile
Asphalt Surface Course	TN	$90	1162	$104,544
Asphalt Binder Course	TN	$90	1549	$139,392
Asphalt Base Course	TN	$90	4646	$418,176
Gradded Aggregate Base	TN	$20	9715	$194,304
Tack Coat	GL	$2	1971	$3,942
Concrete Curb and Gutter, 6 In x 30 In	LF	$20	10560	$211,200
New Drainage Structures	EA	$5,000	0	$0
Storm Drain Pipe, 24 In	LF	$60	0	$0
Concrete Sidewalk, 4 In	SY	$45	7040	$316,800
Thermoplastic Pvmt Marking - Center Turn Arrows	EA	$150	0	$0
Thermoplastic Pvmt Marking - Bike Symbol	EA	$150	0	$0
Thermoplastic Pvmt Stripe, 5 In White	LF	$1	0	$0
Thermoplastic Pvmt Stripe, 5 In Yellow	LF	$1	10560	$10,560
Total Unit Cost/Mile				$1,398,918
Clearing / Grubbing, Earthwork, Stabilization	LS	(40% of cost/mile)		$559,567
Contingency	LS	(15% of total cost)		$293,773
		Total Cost/Mile		$2,252,259

Assumptions:

1. Estimate does not include landsacpe items - i.e. trees, street lights, benches, etc.
2. New drainage structures are placed every 300 feet along raised median. Unit costs for drainage structures / pipe along the outside of the road are included in the stormwater estimations.
3. Unit Costs are based on current GDOT Unit Price data
4. Estimate does not include escalation

Table 4: 4-Lane Industrial

Total Pavement Width (Feet)	70
Sidewalk Width Left (Feet)	0
Sidewalk Width Right (Feet)	0
Grass Strip Width Left (Feet)	0
Grass Strip Width Right (Feet)	0
Curb and Gutter (Y/N)	N
Raised Median (Y/N)	N
Center Turn Lane (Y/N)	Y
Travel Lanes	4
Bike Lanes	0
Transit Lanes	0
On-Street Parking Lanes	0

Item	Units	Unit Cost	Units/Mile	Cost/Mile
Asphalt Surface Course	TN	$90	3388	$304,920
Asphalt Binder Course	TN	$90	4517	$406,560
Asphalt Base Course	TN	$90	13552	$1,219,680
Gradded Aggregate Base	TN	$20	28336	$566,720
Tack Coat	GL	$2	5749	$11,499
Concrete Curb and Gutter, 6 In x 30 In	LF	$20	0	$0
New Drainage Structures	EA	$5,000	0	$0
Storm Drain Pipe, 24 In	LF	$60	0	$0
Concrete Sidewalk, 4 In	SY	$45	0	$0
Thermoplastic Pvmt Marking - Center Turn Arrows	EA	$150	50	$7,500
Thermoplastic Pvmt Marking - Bike Symbol	EA	$150	0	$0
Thermoplastic Pvmt Stripe, 5 In White	LF	$1	10560	$10,560
Thermoplastic Pvmt Stripe, 5 In Yellow	LF	$1	21120	$21,120
Total Unit Cost/Mile				$2,548,559
Clearing / Grubbing, Earthwork, Stabilization	LS	(40% of cost/mile)		$1,019,423
Contingency	LS	(15% of total cost)		$535,197
		Total Cost/Mile		$4,103,179

Assumptions:

1. Estimate does not include landsacpe items - i.e. trees, street lights, benches, etc.
2. New drainage structures are placed every 300 feet along raised median. Unit costs for drainage structures / pipe along the outside of the road are included in the stormwater estimations.
3. Unit Costs are based on current GDOT Unit Price data
4. Estimate does not include escalation

Table 5: 4-Lane Mixed Use

Total Pavement Width (Feet)	48
Sidewalk Width Left (Feet)	6
Sidewalk Width Right (Feet)	6
Grass Strip Width Left (Feet)	6
Grass Strip Width Right (Feet)	6
Curb and Gutter (Y/N)	Y
Raised Median (Y/N)	Y
Center Turn Lane (Y/N)	N
Travel Lanes	4
Bike Lanes	0
Transit Lanes	0
On-Street Parking Lanes	0

Item	Units	Unit Cost	Units/Mile	Cost/Mile
Asphalt Surface Course	TN	$90	2323	$209,088
Asphalt Binder Course	TN	$90	3098	$278,784
Asphalt Base Course	TN	$90	9293	$836,352
Gradded Aggregate Base	TN	$20	19430	$388,608
Tack Coat	GL	$2	3942	$7,885
Concrete Curb and Gutter, 6 In x 30 In	LF	$20	21120	$422,400
New Drainage Structures	EA	$5,000	36	$180,000
Storm Drain Pipe, 24 In	LF	$60	3000	$180,000
Concrete Sidewalk, 4 In	SY	$45	7040	$316,800
Thermoplastic Pvmt Marking - Center Turn Arrows	EA	$150	0	$0
Thermoplastic Pvmt Marking - Bike Symbol	EA	$150	0	$0
Thermoplastic Pvmt Stripe, 5 In White	LF	$1	10560	$10,560
Thermoplastic Pvmt Stripe, 5 In Yellow	LF	$1	0	$0

Total Unit Cost/Mile			$2,830,477
Clearing / Grubbing, Earthwork, Stabilization	LS	(40% of cost/mile)	$1,132,191
Contingency	LS	(15% of total cost)	$594,400
		Total Cost/Mile	$4,557,068

Assumptions:

1. Estimate does not include landsacpe items - i.e. trees, street lights, benches, etc.
2. New drainage structures are placed every 300 feet along raised median. Unit costs for drainage structures / pipe along the outside of the road are included in the stormwater estimations.
3. Unit Costs are based on current GDOT Unit Price data
4. Estimate does not include escalation

Table 6: 6-Lane Industrial

Total Pavement Width (Feet)	94
Sidewalk Width Left (Feet)	0
Sidewalk Width Right (Feet)	0
Grass Strip Width Left (Feet)	0
Grass Strip Width Right (Feet)	0
Curb and Gutter (Y/N)	N
Raised Median (Y/N)	N
Center Turn Lane (Y/N)	Y
Travel Lanes	6
Bike Lanes	0
Transit Lanes	0
On-Street Parking Lanes	0

Item	Units	Unit Cost	Units/Mile	Cost/Mile
Asphalt Surface Course	TN	$90	4550	$409,464
Asphalt Binder Course	TN	$90	6066	$545,952
Asphalt Base Course	TN	$90	18198	$1,637,856
Gradded Aggregate Base	TN	$20	38051	$761,024
Tack Coat	GL	$2	7721	$15,441
Concrete Curb and Gutter, 6 In x 30 In	LF	$20	0	$0
New Drainage Structures	EA	$5,000	0	$0
Storm Drain Pipe, 24 In	LF	$60	0	$0
Concrete Sidewalk, 4 In	SY	$45	0	$0
Thermoplastic Pvmt Marking - Center Turn Arrows	EA	$150	50	$7,500
Thermoplastic Pvmt Marking - Bike Symbol	EA	$150	0	$0
Thermoplastic Pvmt Stripe, 5 In White	LF	$1	21120	$21,120
Thermoplastic Pvmt Stripe, 5 In Yellow	LF	$1	21120	$21,120

Total Unit Cost/Mile			$3,419,477
Clearing / Grubbing, Earthwork, Stabilization	LS	(40% of cost/mile)	$1,367,791
Contingency	LS	(15% of total cost)	$718,090
		Total Cost/Mile	**$5,505,358**

Assumptions:

1. Estimate does not include landsacpe items - i.e. trees, street lights, benches, etc.
2. New drainage structures are placed every 300 feet along raised median. Unit costs for drainage structures / pipe along the outside of the road are included in the stormwater estimations.
3. Unit Costs are based on current GDOT Unit Price data
4. Estimate does not include escalation

In terms of total transportation infrastructure, the results for each alternative are as follows:

- Alternative A: $34.9 million
- Alternative B: $28.6 million
- Alternative C: $30.3 million

The construction costs mentioned above do not account for probable escalation in cost of construction materials. Extra expenses should be budgeted based on the anticipated build-out year and inflation per year. A 15% contingency has been added to each cost per mile calculation to account for additional roadways and unforeseen construction costs. Additionally, the only drainage structures included in the transportation opinion of probable cost are those necessary to drain a median. All other curbside inlets and pipes have been assumed as part of the stormwater costs. All three plans are relatively close in probable construction cost; however, the higher cost of Alternative A is a result of the additional roadway mileage associated with the design of the plan.

It is important to also note that additional roadway improvements will most likely be needed on the external roadway network as a result of this development. When a final plan is prepared and permitting is initiated, a Development of Regional Impact (DRI) study will be required as a result of Georgia Regional Transportation Authority (GRTA) and the Atlanta Regional Commission (ARC) policy because the development will exceed 400,000 square feet of mixed-use development. The process may identify additional improvements that have not been included in the opinion of probable costs; however, at this time those improvements and associated costs are unknown.

C. Stormwater Management

The purpose of the stormwater planning component of the master plan is to identify the necessary stormwater infrastructure for each of the three alternatives, including their respective probable costs; as well as other water resources-related concerns. Background research utilizing USGS, FEMA and available survey and topographic maps was conducted in order to determine the existing drainage basin mapping. Clayton County Water Authority as well as the Georgia Stormwater Management Manual was then used to determine the pre-development (existing) and post-development condition for each of the alternatives. Other water resources-related issues were also addressed, including State and County stream buffer regulations and the Georgia Safe Dam Program. Finally, an opinion of probable cost was prepared for the stormwater drainage system (outside of each development pod) as well as the probable costs for each drainage basin assuming above ground extended wet detention for each alternative plan.

The opinion of probable cost included in this report refers specifically to the stormwater drainage internal to the development. It is likely that because of the magnitude of this development and the layout of the topography that offsite stormwater may cross the boundaries of the development. All offsite water that may flow through the site is not included within our calculations.

Conclusions

Following the review of the three proposed alternatives, it is anticipated that all three plans are feasible with respect to stormwater drainage. The existing stream buffers do not greatly impact any of the alternatives but do moderately impact industrial areas in the north-northwest portion of the site. The probable costs associated with all three plans including roadway and basin drainage are within 20% of each other, therefore, no one alternative is significantly more cost effective as it pertains to on-site drainage.

1. Pre-Development Condition

The pre-development condition for Fort Gillem was analyzed using a combination of USGS, existing topographical surveys/ maps and NRCS area soil survey (1993) to determine the drainage basins within the base, which are shown in the exhibit on the following page. The site is a total of 1,454 acres currently developed for industrial uses with open space (park and other) as well as several streams and two lakes. Analysis of the current condition resulted in 23 basins ranging in size from 9-acres to 212-acres. A summary of existing land uses, percent impervious, I, and runoff coefficients, CN, are shown in the table below. The "Type B" and "Type C" land use designations refer to the soil type found in that land use area.

Pre-developed On-site Runoff Coefficients per Land Use

Sub-Area Land Use	Impervious Area, percent	CN	Total Area, acre
Industrial – Type B	72	88	943
Open Space – Type B	0	61	451
Open Space – Type C	0	70	47
Water	100	100	13.2
TOTAL		79	1454

2. Post-Development Condition

There are currently three alternatives for the post-development condition. Each alternative was modeled individually using PondPack 10.0 to determine the pre versus post detention requirements. The City of Forest Park refers to the Clayton County Water Authority and the Georgia Stormwater Management Manual for designing of all stormwater quality and quantity systems. Therefore, each alternative was modeled using the SCS method to determine detention requirements as follows:

1. Stormwater Quality – Defined as the first 1.2" inches of rainfall. Requirement for 80% annual removal of Total Suspended Solids (TSS)

2. Channel Protection Volume – Defined as the first 3.36" of rainfall. Requirement for the protection of stream banks from erosion during medium-sized storm events.

3. Overbank Protection – 25-year storm event

4. Extreme Flood Protection – 100-year storm event

Drainage Designations

Since each alternative is in a master plan state, it was assumed that the topographic layout would remain the same as the pre-existing condition, therefore allowing the pre versus post calculation. It is also assumed that all of the detention facilities will be an extended wet detention pond. This was done to allow for a comparable cost analysis across each land use designation.

Roadway drainage is analyzed a bit differently. Roadway drainage is assumed to be conveyed through curb inlets, down storm pipes and into the detention system within that particular basin. Since we do not have any information about the pods, no costing information was determined for the storm pipe system inside each pod. Roadway storm curb inlets were assumed to be located every 300 LF on both sides of the roads and manhole structures as needed with a minimum of one per basin.

Land Use Designations

Although the three alternatives are different in layout and function, the same variable designations were used for each land use type for the purpose of modeling of the system. A summary of post-development land uses; assumed percent impervious; and runoff coefficients, CN, are shown below. The land use maps dated 5/31/07 from ZHA were utilized in all of the post development calculations. The "Type B" and "Type C" land use designations refer to the soil type found in that land use area. The weighted CN valued for each alternative can be seen on the Excel sheets – "Storm Basin Calculations, Post-A, Post-B and Post-C".

Post-Developed On-site Runoff Coefficients per Land Use

Sub-Area Land Use	Impervious Area percent	CN
Commercial – B	85	92
Industrial – B	72	88
Institutional – B	85	92
Office Park – B	85	92
Open Space – B	0	61
Open Space – C	0	70
Residential – B	38	75
Multi-Family Residential – B	65	85
Water	100	100

For each of the alternatives, cost information was calculated for each drainage basin as well as the drainage associated with each alternative road system. The addition of both of these numbers is an estimate of the cost associated with the storm water drainage. This rough estimate, however, does not take into effect any alternate or innovative systems that would reduce runoff by infiltration or stormwater reuse. This potentially could reduce these costs significantly.

A summary of that cost information is shown below and on the next page. The cost estimate for each detention basin as outlined in the table below is based upon $5.00/cubic yard. This is assuming that all levels of stormwater treatment need to be accounted for and that the means for treating the stormwater is in a traditional extended wet detention pond with the water quality volume incorporated into the design. A 15% contingency was added to the probable costs for unforeseeable construction and material costs. Escalation was not included in the estimates.

Fort Gillem Detention Pond Sizes and Opinion of Probable Costs

Sub-Area Basin	Total Area, acres	Alternative A		Alternative B		Alternative C	
		Volume of Pond, cuft	Cost, US Dollar	Volume of Pond, cuft	Cost, US Dollar	Volume of Pond, cuft	Cost, US Dollar
Basin A	36	389,298	$79,592	391,754	$80,047	391,754	$80,047
Basin B	27	291,973	$61,569	294,958	$62,122	294,958	$62,122
Basin C	14	280,183	$59,386	250,908	$53,964	250,908	$53,964
Basin D	44	799,209	$155,502	605,818	$119,688	690,482	$135,367
Basin E	23	106,636	$27,247	47,685	$16,331	47,685	$16,331
Basin F	152	2,004,409	$378,687	2,054,439	$387,952	2,054,439	$387,952
Basin G	22	45,612	$15,947	45,612	$15,947	45,612	$15,947
Basin H	10	20,733	$11,339	20,733	$11,339	20,733	$11,339
Basin I	28	306,937	$64,340	306,937	$64,340	306,937	$64,340
Basin J	20	202,488	$44,998	183,198	$41,426	216,541	$47,600
Basin K	89	1,436,938	$273,600	1,209,387	$231,461	1,504,445	$286,101
Basin L	9	146,779	$34,681	146,779	$34,681	146,779	$34,681
Basin M	24	529,788	$105,609	529,788	$105,609	529,788	$105,609
Basin N	15	80,586	$22,423	80,586	$22,423	80,586	$22,423
Basin O	127	1,834,327	$347,190	1,606,676	$305,033	1,858,213	$351,613
Basin P	146	2,116,125	$399,375	1,945,342	$367,748	1,832,786	$346,905
Basin Q	61	825,642	$160,397	825,642	$160,397	829,543	$161,119
Basin R	97	1,832,180	$346,793	1,657,955	$314,529	1,636,173	$310,495
Basin S	90	1,622,599	$307,981	1,512,381	$287,571	1,527,514	$290,373
Basin T	56	303,703	$63,741	701,416	$137,392	368,973	$75,828
Basin U	212	1,592,228	$302,357	1,098,943	$211,008	1,165,811	$223,391
Basin V	46	414,849	$84,324	307,007	$64,353	294,819	$62,096
Basin W	106	709,021	$138,800	642,356	$126,455	797,140	$155,119
Total	1454	17,82,243	$4,008,760	16,466,298	$3,705,087	16,892,619	$3,795,877

The table below outlines the drainage structures costs for the major road network for each of the alternatives. The storm pipe was calculated based on the volume and flow rate of stormwater that would need to be conveyed along the roadway system. The pipe type was assumed to be reinforced concrete (RCP). In addition to the piping, storm inlets were assumed to be located every three hundred linear feet and on both sides of the road. Manhole structures were included for the intersection of pipes and roadways as well as where large piping systems are anticipated to intersect. The manholes were assumed to be at an 8' depth on average across the site. Again, a 15% contingency was added to the probable costs for unforeseeable construction and material costs and escalation was not included in the probable costs.

Fort Gillem Storm Drainage Piping and Structures with Opinion of Probable Costs

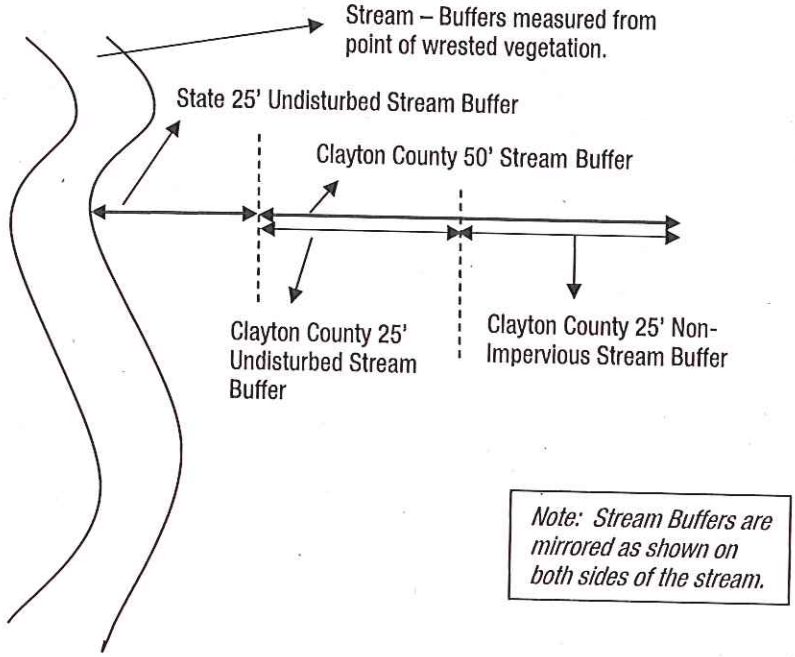
Storm Drainage Structure	Alternative A	Alternative B	Alternative C
Storm Pipe (LF)	37,033	33,860	40,126
Estimated Cost – Storm Pipe	$3,221,605	$2,168,450	$2,724,393
Estimated Cost for Manholes	$188,800	$166,400	$192,000
Storm Curb Inlets	244	228	268
Estimated Cost – Inlets	$610,000	$570,000	$670,000
Opinion of Probable Cost	**$4,623,465**	**$3,340,577**	**$4,124,352**

Total Drainage Probable Costs for each Alternative

Type of Stormwater Drainage	Alternative A	Alternative B	Alternative C
Piping & Structural	$4,623,460	$3,340,577	$4,124,352
Drainage Basins	$4,008,760	$3,705,087	$3,795,877
Total Opinion of Probable Cost	**$8,632,225**	**$7,045,664**	**$7,920,229**

3. Stream Buffer

The City of Forest Park and Clayton County enforce two levels of stream buffers along State waters. A stream buffer is defined from the point of wrested vegetation on either side of a perennial, intermittent or ephemeral stream. The two levels of stream buffers include the State 25-foot undisturbed stream buffer and the Clayton County 50-foot stream buffer. The first 25-feet of the Clayton County stream buffer is a non-disturb buffer, similar to that of the State of Georgia. The next 25-feet are a non-impervious stream buffer. Within the non-impervious buffer, limited grading is typically allowed but no impervious structures may be constructed within this area. This is illustrated on the following page.



Stream Buffer Illustration

4. Georgia Safe Dams Program

The regulations of the Georgia Safe Dams Standards for Dam Safety state that a Category 1 dam means the classification where improper operation or dam failure would result in probable loss of life. These dams are regulated by the Georgia Safe Dams Program (GSDP). In order to be classified as a Category 1 dam, a dam must meet at least one of the following qualifications:

- Twenty-five (25) feet or more in height from the natural bed of the stream at the downstream toe to the maximum water storage elevation.
- An impounding capacity at maximum water storage elevation of one hundred (100) acre-feet or more.

As Fort Gillem is currently a Federal site, any dams located therein are exempted from regulation by the GSDP. With the transfer of a portion of the Fort Gillem property to private property, these lakes will be assessed by the GSDP in order to categorize and regulate them. In a site inspection of the existing Fort Gillem lakes conducted on May 9, 2007 with Fred Bryant, Marchland Lake appears to have a dam height of greater than twenty-five feet. It is recommended that early coordination with GSDP begin to determine the categorization of these dams and any rehabilitation that may be required in order to meet the Georgia Safe Dams Standards for Dam Safety. This process typically takes between 18 to 24 months.

Beginning on the next page are exhibits detailing the Stream Buffers and Storm Drainage Lines for Alternatives A, B and C.

Detailed Excel spreadsheets created in conducing the Storm Basin Analysis and Storm Infrastructure Analysis are provided on the CD that accompanies this submittal.

D. Sanitary Sewer

Sewer service is currently provided to the base by a combination of gravity sewers and force mains. At one time, three separate treatment (or pre-treatment) facilities treated domestic and industrial wastewater on the base prior to discharge. These plants have been decommissioned, and the wastewater is currently conveyed to a single point on the northwest corner of the base and discharged to the Clayton County Water Authority (CCWA) collection system. Flows from the base are conveyed to the Snapfinger WWTP, owned by the DeKalb County GA Water and Sewer Authority (WSA). DeKalb County treats the wastewater on a contract basis for CCWA. The collection system within the Fort Gillem enclave (to remain after re-development) is largely a gravity system, while the areas to be redeveloped are served by small sewage lift stations and force mains. The gravity portions of the system are mostly vitrified clay lines, and the force mains are cast iron pipe. The eastern portions of the gravity system date from the construction of the base (1940's) and are sized for small sanitary flows from storage warehouses. The lift stations are of more recent construction but also are sized for small flows.

Planning Constraints

The gravity lines, pump stations, and force mains on the eastern side of the base (to be redeveloped) are of little practical use in the redeveloped base and can easily be replaced with modern systems sized for the new developments. However, the sections serving the points of contact with the CCWA collection system are larger and may be of use in the redeveloped base. In addition, the point of contact with the CCWA system is unlikely to change in the near future, due to a general lack of large collection systems in the area. Therefore, the only planning constraints presented by the sewer system are the large lines near the point of contact on the northwestern part of the site.

Potential Worth for Reuse

The existing sewer system has been designed and maintained for use by Fort Gillem, and most of the system will not fit the needs of the realignment plan. The large parts of the system (10-inches and larger) near the point of contact with the CCWA system may be worth preserving for reuse, depending on the required flow capacities.

Assessment for Alternatives

The existing sanitary sewer system within Fort Gillem is composed of a combination of gravity flow lines and pump stations and associated force mains. There are also separate septic tanks/drain fields located within certain areas of the site that could not be supported by the existing sewer system. Originally the existing sanitary sewer system flowed to two on-site sewage treatment plants, one at the northeast corner of the property and the other at the northwest corner of the property. Both sewage treatment plants have since been abandoned and all flow directed to the northwest corner of the property has been redirected. The sanitary sewer flow is currently piped by a system of off-site public sewers to the Snapfinger Wastewater Treatment Plant (WWTP) that is operated by Dekalb County Water & Sewer. From discussions with the plant operators, the current capacity of the plant is 36 million gallons per day (MGD) with the plant currently operating at 28-30 MGD. Estimated peak sanitary sewer demand for the existing conditions is 153,000 gallons per day (gpd) based upon approximately 1,800 active and civilian employees and 20 residential units on site.

Proposed Sanitary Sewer System & Demand

The study to determine estimated proposed sanitary sewer flow demands and corresponding trunk line sizes was developed based upon Alternatives A, B, and C, dated May 31, 2007. Hydraulic design and sanitary sewer design flow rates were based upon Clayton County Water Authority specifications included with this document. Flow rates were assigned to each land use for each proposed alternative with flows generated based on density and acreage. The sanitary sewer systems for each alternative are shown in the exhibits following this page.

Each of the alternatives uses a system of gravity flow lines and pump stations/force mains as shown in the attached exhibits and spreadsheets. Sizes are based on flows generated, estimated pipe slopes and the assumptions that the pipes will flow half full. The different land uses are indicated with an arrow indicating each entry node. A few upstream nodes are noted as receiving no flow but were included in the spreadsheet for pricing purposes. The nodes should receive flow in the actual conditions after roadway profiles and adjacent property grading have been established. Estimated peak sanitary sewer flow from the future Army portion of the property is 37,500 gallons per day based upon 250 employees and 20 residential units.

Estimated Peak Sanitary Sewer Demand

- Alternative A – 6.4 MGD
- Alternative B – 5.9 MGD
- Alternative C – 5.8 MGD

Estimated Costs for Proposed Systems (Estimate does not include service lines/taps nor distribution systems within the individual site zones.

- Alternative A – $5.6 million
- Alternative B – $4.9 million
- Alternative C – $4.7 million

Future Design Work

More in-depth design of the sanitary sewer design and layout can be undertaken as the roadway horizontal and vertical alignments and pods are further developed. Further development of the land uses and densities will also further substantiate the sanitary sewer design and support a more detailed cost estimate.

E. Water Supply

The existing water distribution system within Fort Gillem is separate from the Clayton County Water Authority (CCWA) system. The onsite system is owned, maintained and operated by the Army. The water needed to operate the Fort Gillem system is purchased from the Clayton County Water Authority. The Fort's water is metered by two CCWA meters located at the west and east gates. The water pressure gradient within the fort property is independent of the CCWA system.

The Fort Gillem on-site water distribution system consists of two separate systems: a fire suppression water system and a potable water service. The fire suppression water distribution system is the older of the two systems and consists mostly of cast iron mains. The potable water system is newer and consists of small size plastic pipes. There are also four water storage tanks (two are elevated and two are at ground level). The combined capacity of the tanks is in excess of 1,000,000 gallons. The tanks are of different ages and are mainly used for fire water storage; the condition of the tanks is unknown.

Included below are results from a fire flow test results taken as part of a 2001 Master Plan study of the Fort Gillem onsite water distribution system:

ITEM	EAST GATE	WEST GATE
Service Road	Highway 42	Metcalf Road
Water Main Size (inches, nominal)	12	8
Approx. Ground Elev. (feet) from Fort Gillem Site Map	923	960
Static Pressure (psig)	80	68
Residual Pressure (psig) at Fire Flow (gpm)	77 1,202	56 1,106

The precise location of the tests can not be determined from the report. However, it is logical to assume that the tests were taken on the Fort Gillem side of the distribution system.

The CCWA distribution system adjacent to the fort site is composed of 8", 12" and 16" DI pipes. The 12" mains located in Forest Parkway and Route 42 appear to have good capacity; however on-site-storage will be needed to meet fire flow duration requirements.

Proposed Water Supply & Demand

The study is based on abandonment of the existing Fort Gillem water distribution system. The new system would become part of the CCWA system.

The study undertaken to determine estimated water flow demands and corresponding major main sizes was developed based upon Alternatives A, B, and C, dated May 31, 2007. Exhibits showing the water main systems for each alternative are provided beginning after page V-27.

The design flow rates were based upon Clayton County Water Authority specifications included with this document. Flow rates were assigned to each land use, for each proposed alternative with flows generated based on acreage plus fire fighting demand and duration. Each of the alternatives uses a backbone system of mains to furnish the water needs for each of the individual site areas. The distribution mains within the individual site areas were not included in this study, since the street layouts within these areas are not known at this time.

Estimated Costs for Proposed Water Supply Systems

- Alternative A – $3.8 million
- Alternative B – $3.9 million
- Alternative C – $3.7 million

Future Design Work

A more in-depth study of the water supply requirements can be undertaken as the roadway horizontal and vertical alignments and pods are further developed. Further development of the land uses and densities will also further substantiate the water supply design and support a more detailed cost estimate.

F. Dry Utilities

1. Electrical

The current electrical system consists of two transmission corridors, a sub station and installation distribution lines. The transmission corridors are on two separate easements controlled by Georgia Power and these transmission lines support the surrounding area as well as Fort Gillem. One transmission corridor is in use and one has been inactive for a number of years. Georgia Power wants to retain both of these transmission corridor easements for the purpose of supporting the reuse plan and the remaining Army Enclave.

The distribution system is owned and maintained by the Army. The distribution system is a mix of old, repaired, minimally maintained systems with one primary line system that was up graded in 1989 to four 12,000-volt lines running along Hood Avenue. Wire sizes and differing wire types exist through out the distribution system. While the transformers on the primary line system were replaced in 1989, they are not of the type used by GaPower and are of no use to them. The poles on which the transformers are mounted need to be replaced and do not meet current GaPower standards. All the distribution lines need to be reconstructed to meet acceptable standards.

The Army distribution systems in the remaining Army Enclave are underground and are in good shape. They will remain and can be maintained by the Army. The LRA will continue to work with GaPower and the Army to privatize the electric service for the Enclave.

For planning purposes on the part of the installation that is to be turned over to the local community and be redeveloped, the only planning constraints are the two Georgia Power Transmission Lines and easements, and the one GaPower substation.

Potential Worth for Reuse

There is no value to retaining any of the installation electrical distribution systems for use in the reuse plan as the current systems are in need of repair, replacement and upgrading to meet current standards for Lt. Industrial, Business Park, Residential, and Institutional uses.

Impacts on Alternatives

The existing electrical systems, transmission and distribution impacts would not have a differing benefit nor value among alternatives than those listed above for the preferred alternative.

2. Natural Gas

The natural gas system was upgraded and new construction completed in 1997. The system includes a propane/air mix backup system located in the southwest corner of the installation. The system is well-maintained and constructed of superior pipe (12"-6400 SDR). There is a loop consisting of two lines that run east and west, located south of the rail lines parallel to Hood Avenue. Distribution lines run off this main loop. The propane/air mix back up system refers to the operation of the propane back up system that is automatically started up when the pressure in the natural gas system drops. When this happens, air is mixed with the propane and pushed into the system to replace the natural gas with the mixture of propane and air that acts and burns like natural gas.

The natural gas system is operated by Exelon Services, Inc., Federal Group of Knoxville, Tennessee under an agreement with the Army. The system provides $1 million a year in savings on the purchase and use of natural gas. The Army will own the system at the end of the agreement.

The system should be considered for retention and planned around. The major loop runs east and west, south of Hood Avenue and south of the existing rail lines. These lines should be preserved in a utility ROW or easement. The natural gas system and its propane backup system provide natural gas as a non-interruptible use, but at an interruptible rate that results in the $1 million-a-year savings. This savings associated with the use of natural gas should be a great selling factor for light industrial and commercial users that rely upon the use of natural gas for heating and operations.

Potential Worth for Reuse

The retention of the natural gas system along with its propane backup system have the potential of saving users substantial sums in the costs of heating and operating their facilities. The Army currently claims a savings of $1 million/year in natural gas costs as a result of this system. The owner and operator of the system, Exelon Services, Inc. of Knoxville, Tennessee claims its contract with the Army was extended an additional five years and that the Army will not own the system until 2013. The Army has told us they will own the system in 2009. Exelon Services is attempting to make a corporate decision on the future operation of the system.

Impacts on Alternatives

Alternatives B and C should also consider the retaining of the natural gas system with backup propane gas in some sort of utility easement. The location of these lines could be part of a buffer separating the light industrial/business park areas from the residential/institutional area.

3. Telecommunications & Fiber Optics

There is a new telecommunications under ground trunk line that was installed in 2003 that runs along the south side of Hood Avenue and into a new switch center in building 203. The line has both telephone and optical fiber capability supporting the telecommunication needs of First Army Headquarters and other Army functions on Fort Gillem. We have requested additional information from the Army but have not had a response to date.

These new underground telecommunication systems should be considered for retention in a utility ROW or easement. They are in the same general area as the natural gas lines and Hood Avenue and could be incorporated into one utility easement. There is the potential for having the utility easement form a buffer between the light industrial / business park areas and the Residential/Institutional areas.

Potential Worth for Reuse

These newly constructed under ground telecommunications lines can provide the latest high tech communications and video to the businesses and residents in the planned redevelopment area.

Impacts on Alternatives

The retention of the new underground telecommunications and optical fiber service installed along Hood Avenue should have the same benefits to the alternative plans as it could to the preferred plan.

G. Building Inventory

The planning team performed an onsite evaluation of the existing buildings within the Fort Gillem reuse area to determine their condition and suitability for redevelopment. Assistance in conducting the on-site evaluation was provided by Fred Bryant, Executive Director of Forest Park / Fort Gillem Local Redevelopment Authority and with Grady Myrick Jr., BRAC Personal Property Coordinator.

The Building Suitability Map on the next page identifies the buildings within the facility as:

- Significant – having potential for redevelopment;
- Not Significant – lacks potential for reuse;
- Possible Relocations – structures that may be reused if relocated.

The details of the individual building analysis are provided in Appendix C, including a table that provides a building by building summary of the facilities.

Preliminary Conclusions

Most of the building and facilities are not significant and will probably not be economically viable for use in the new development. The Existing Buildings Inventory exhibit included in Appendix page C-5 indicates those buildings that are significant and should be considered for use if compatible with the development plan. Asbestos and other environmental issues are definitely associated with the Headquarters Building and probably with other facilities as well. These factors must be considered whether in demolition or renovation. There was some interest in selling and moving some facilities, such as the houses, which are also indicated on the plan. Facilities in the Army enclave were not examined as those facilities will not be subject to the development.

H. Entitlement Strategy

To implement the plan that is ultimately approved by the LRA, there are certain due process and administrative approval processes that are required by state law or city ordinance to be undertaken in connection with the redevelopment of Fort Gillem. On the state level is the Development of Regional Impact (DRI) process, and at the municipal level are the rezoning and comprehensive planning processes. The redevelopment of Fort Gillem as envisioned by the LRA and the City of Forest Park should be in alignment with the land use decisions regarding the property that will advance the interests of the community.

Forest Park Comprehensive Plan 2005-2025

The City of Forest Park adopted a Comprehensive Plan in 1995 to meet the State standards for local comprehensive planning, as required by O.C.G.A. §36-70-1, et seq. The current document is the Comprehensive Plan Update 2005-2025, which is a major update to the 1995 Comprehensive Plan. The Comprehensive Plan is intended to serve several purposes. It provides a basis for the evaluation of all significant future development proposals such as requests for rezoning and applications for subdivision plat approval. Development and updating of plans for transportation, economic development, community facilities, housing, and natural/historic resources are also an integral part of the Comprehensive Plan. By considering these public functions together, interrelated services, infrastructure and development can be coordinated in compliance with community goals.

Accordingly, a significant portion of the Comprehensive Plan is the Land Use Element. Therein, existing land use is assessed, future land use needs are evaluated and a future land use plan is created for the City of Forest Park. It will therefore be critical that to the extent the vision for Fort Gillem changes what is currently adopted in the Comprehensive Plan, that the Comprehensive Plan is amended through the City's legislative process to reflect the desired changes for Fort Gillem.

The Comprehensive Plan also notes that the Forest Park Livable Centers Initiative (LCI) Study incorporates several policy recommendations for the creation of a mixed-use transit oriented development anchored by proposed transportation improvements in Forest Park. Many of these policies adhere to the principles of Traditional Neighborhood Development and seek to create a transit village in Forest Park's Main Street core. The goals of the LCI Study are instructive as to a proper land use integration of Fort Gillem into the fabric of Forest Park as a live-work, transit-oriented community.

First, the LCI Study calls for maintaining an interconnected street network leading into the transit village. For Fort Gillem, a street grid is essential for the master planning process.

Second, an interconnected network of bicycle lanes linking new neighborhoods within Fort Gillem to each other and with the rest of Forest Park should be created.

Third, the LCI Study calls for increased pedestrian orientation within a ½ mile radius of the proposed commuter rail station.

Fourth, design of the transit village should center on existing civic activity centers of the airport, State Farmer's Market, Forest Park Government Complex, and the soon-to-be redeveloped Fort Gillem.

Fifth, new development in the transit village should maintain visual compatibility with the existing surrounding neighborhoods.

Sixth, allowable densities should be scaled in concentric rings around the transit village, creating a smooth transition to the existing neighborhoods.

Seventh, traditional neighborhood mixed uses should be allowed within the core area of the transit village.

Finally, a multi-modal variety of transit options should converge within the transit village to support a dense urban environment.

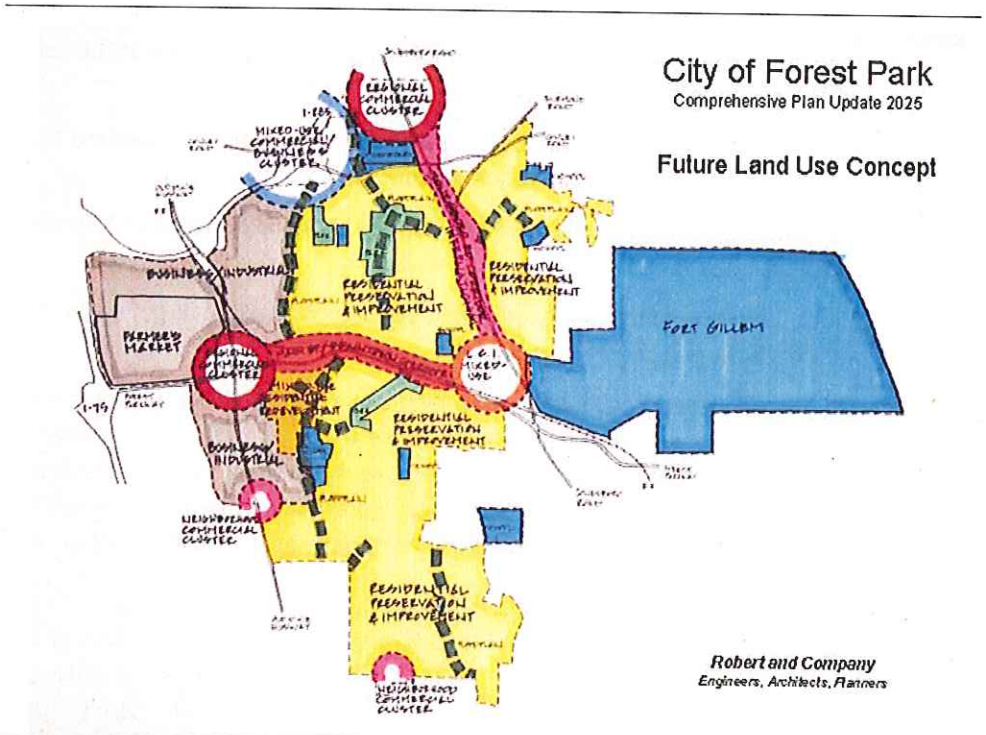
The Plan currently provides a future land use inventory, which reflects a distribution of land uses typical of a diverse municipality. Note that in the following comparison table, however, there is a definite preference that mixed use developments be an integral part of meeting the future land use needs of the community. In particular, there is a preference for more dense residential components, including transit options as a critical planning component.

Land Use	2004		2025		Net Change In Acreage
	Acres	% of Area	Acres	% of Area	
Low Density Residential	N/A	N/A	1,657.5	28.0%	N/A
Medium Density Residential	N/A	N/A	102.6	1.7%	N/A
High Density Residential	N/A	N/A	117.9	2.0%	N/A
TOTAL Residential	**1,977.8**	**33.4%**	**1,878.0**	**31.7%**	**-99.8**
Commercial	684.4	11.5%	611.6	10.3%	-72.8
Office/Professional	17.8	0.3%	38.6	0.7%	20.8
Office/Business	N/A	N/A	89.6	1.5%	89.6
Mixed Use Commercial/Residential	N/A	N/A	28.9	0.5%	28.9
Mixed Use Office/Residential	N/A	N/A	46.2	0.8%	46.2
Mixed Use Transit Village	N/A	N/A	74.6	1.3%	74.6
TOTAL Mixed Use	**N/A**	**N/A**	**149.7**	**2.5%**	**149.7**
Light Industrial	549.8	9.3%	639.5	10.8%	89.7
Public/Institutional	1,655.3	27.9%	1,667.4	28.1%	12.1
Transport/Communications/Utilities	681.1	11.5%	678.8	11.5%	-2.2
Parks/Recreation/Conservation	50.5	0.9%	170.4	2.9%	119.9
Undeveloped	309.4	5.2%	2.4	0.04%	-307.0
TOTAL Forest Park	**5,926.0**	**100.0%**	**5,926.0**	**100.0%**	

City of Forest Park Comprehensive Plan 2005 – 2025; Table 7.5 Comparison of Future Land Use 2025 with 2004 Existing Land Use

Rezoning Process

For the plan of redevelopment for Fort Gillem envisioned by Forest Park and the LRA to be implemented, the City would for the first time be imposing zoning regulations on the site. Although Fort Gillem has been part of Forest Park since 1941 when it was established as the Atlanta General Depot, it has not been subject to the zoning or other regulatory authority of local governments because it is owned by the U.S. Army.



City of Forest Park Comprehensive Plan 2005 – 2025 Map 7.2 Future Land Use Concept

The Future Land Use Concept Map shown above demonstrates that the City has heretofore not included Fort Gillem in its land use planning. In meeting the objectives of the City's Comprehensive Plan 2005-2025, it is appropriate to facilitate a mixed-use development in an appropriate area by modifying current zoning codes and promoting development opportunities. In addition, land use planning through zoning can engender the creation of an appropriate employment center at the site of Fort Gillem.

The City of Forest Park has a comprehensive zoning process that is embodied in its Code of Ordinances. Land use is regulated by district and character such as residential (single family), multi-family, condominium-townhouse, commercial, institutional, industrial and planned unit development. Within each type of land use are varying degrees of density and land use intensity that delineate the location and character of a specific zoning category. Considering the master-planned, mixed-use character of the various alternatives envisioned for the redevelopment of Fort Gillem, it appears as though the Planned Unit Development District ("PUD") would be more appropriate as the rezoning mechanism, rather than seeking rezoning of the varying types of land use by parcels. A PUD can achieve a master-planned character for the site as well as tailor the types of uses that will be allowed within each district or category.

PUD zoning is governed by Forest Park Code of Ordinances §8-8-63. The intent of the PUD is to "encourage development of compatible land uses on a scale larger than that of individual small parcels in a comprehensively planned setting. Such developments are to be very sensitive to the interrelationships of use, natural environment, architectural styles, scales of structures, intensities of development, and the larger community setting in which it is situated." Code §8-8-63(a). Specifically, Fort Gillem would be a comprehensive PUD with residential, institutional-commercial, and light industrial uses, as well as green space contained therein. Code §8-8-63(c). For purposes of zoning compliance, a PUD district property is treated as one parcel.

Importantly, the City doesn't have to wait for a developer to seek to rezone; the municipality can initiate rezoning. In fact, the City may want to consider rezoning the parcel to a PUD early in the process so that there is certainty from land use perspective of the types of uses that may be constructed by future developers. As part of the PUD rezoning, a delineation of permissible land uses can be legislated in accordance with the specific reuse strategy adopted by the LRA and the City. Any changes to that land use plan would be through the zoning process. Alternatively, the City could pursue a strategy of establishing zoning designations on a parcel by parcel basis based upon the adopted reuse plan.

It is important to note that rezoning land may cause a significant increase in fair market value, particularly from the U.S. Army's perspective; however, the financial impact must be weighed against the land use planning benefits. With the objective of aligning policy and land use goals of a mixed-use, transit oriented development with a focus on this site for appropriate residential density, institutional and office growth, a balance of uses can be designed for Fort Gillem as a PUD. Moreover, to realize the objective of quality job creation, the community may want to allow only such light industrial uses at the site that employ large numbers of skilled workers such as headquarters and manufacturing operations and limiting light industrial uses, such as warehousing, that employ significantly fewer people. Thus again, a PUD is uniquely suited to create a site plan that limits uses to those that are compatible with the redevelopment plan and the vision of the community.

Development of Regional Impact (DRI) Approvals

As defined by state law, Developments of Regional Impact (DRI) are large-scale developments that are likely to have regional effects beyond the local government jurisdiction in which they are located. O.C.G.A. §50-8-1, et seq. To maintain eligibility for certain state and federal transportation funding, a local government must submit every potential DRI it is considering for review and comment.

A DRI review is initiated by a county or city as part of the existing development review process. Examples of filings that trigger a DRI process include rezoning, special use permit, development permit, land disturbance permit or building permit. The maximum time allowed for a DRI review is 45 days from the time the review is initiated. The review officially begins when the local government notifies the regional development center. The Atlanta Regional Commission (ARC) is the regional planning and intergovernmental coordination agency for the 10-county area that includes Clayton County. The Georgia Regional Transportation Authority ("GRTA") also has a role in the DRI process for projects located within 13 counties and municipalities in the Atlanta metropolitan area. GRTA's mission therefore requires that it review DRIs within its jurisdiction. O.C.G.A. §50-32-14.

Thresholds are used to determine whether a proposed development qualifies as a DRI. A mixed-use project covering more than 120 acres qualifies as does industrial greater than 500,000 gross square feet or covering more than 400 acres, and residential projects with greater than 400 dwelling units. Fort Gillem would clearly qualify to receive DRI review. Note that master-planned, multi-phased projects are reviewed in their entirety rather than phase by phase.

Process

In this instance, upon receiving a rezoning request, the City of Forest Park would submit a DRI "Form 1B", which acts as official notification that a development qualifying as a DRI has been received. Form 1B is submitted on-line to DCA, ARC and GRTA. The local government must have detailed information about the project that describes almost every aspect of the development sought. ARC then has 5 days to determine whether the developments meets the applicable threshold. Once ARC determines that the project warrants regional review, then within 10 days, ARC holds a joint pre-review conference with GRTA staff, the local government, and the applicant. It is during that time that a determination is made regarding what additional information is required for the review.

Once ARC receives an official 'DRI Review Initiation Request' form from the city, ARC and GRTA must, within five days, issue a letter to the local government, the applicant and DCA stating that: (1) the 'DRI Review Initiation Request' submittal is complete and the DRI review process is underway; or (2) the submittal is incomplete and identify any additional materials the local government and/or the applicant must provide. The review process will not begin until both the RDC and GRTA certify the completeness of the submittal. If all of the necessary information is provided, the ARC staff will request that the city submit the "Form 2" and thus begins the 30 to 45 day review period. It is important to note that the city may not take any official action related to the rezoning request until the DRI review process is complete and the city has reviewed and considered the recommendations found in the DRI. The city may undertake preliminary staff administrative functions, but no planning or zoning action may take place.

As part of its review, ARC notifies any other potentially affected governments and agencies, including the Georgia Departments of Transportation, Natural Resources, and Community Affairs in all cases, and likely Clayton County in this case. DCA's rules state that ARC's evaluation of DRIs shall consider inter-jurisdictional impacts on neighboring jurisdictions, on the natural environment, on the economy of the region, on public transportation, water supply, sewer, solid waste, or other public facilities; on the ability of people to find adequate housing reasonably accessible to places of employment, and whether the planned development is consistent with ARC's Development Guides and Policies.

ARC determines whether the DRI is in the best interest of the Region and the State or is not in the best interest of the Region and the State. Other comments can also be included. This finding is only an advisory that no adverse impacts or conflicts exist and the project has no adverse impact on an approved regionally important resource. The finding does not imply that the project is in the best interest of the city or county where it is to be located. If there is a negative public finding by the ARC, there are formal mediation processes that can be undertaken to resolve conflicts. Local governments are strongly encouraged to give careful consideration to ARC's finding in their decision making process.

Georgia Regional Transportation Authority (GRTA) Review is undertaken while the ARC Review is also taking place. Additionally, GRTA has an important informal and optional stage that is recommended for the benefit of the applicant. A Methodology Meeting can occur as a preliminary informal meeting to discuss how the applicant's project will be reviewed and what data and analysis will be required. This stage includes discussion of the development plan and coordination of the plan with the technical analysis. This Methodology Meeting is between the GRTA Staff and the applicant. These stages occur prior to filing any forms and may be initiated by a phone call. To avoid delays during the formal process, GRTA strongly

recommends that before any application triggering DRI approval is filed at the local level, the Methodology Meeting should be scheduled

Following the filing of Form 1b, GRTA works with the applicant to identify the size, scope, and type of analysis to be performed and the materials to be submitted. The stage ends with a Letter of Understanding (LOU), which identifies the scope of traffic analysis to be done. Next, the developer should be prepared to present the following information at the Pre-Application Conference with ARC and GRTA:

- Project location, size, and character.
- Proposed methodology to be used for traffic distribution and assignment.
- Assumptions related to data collection activities. For example, what is the acceptable age of old traffic counts to be used, and how will they be factored to existing conditions?
- Method to be used to project future year background traffic.
- Assumptions related to use of TIP or RTP projects as part of existing or future conditions analysis.
- Capacity analysis procedures.
- Trip generation data sources, including all variables and assumptions used to calculate proposed trip generation.
- Mode split assumptions.
- LOS standards for area roadways.
- Other pertinent factors.

GRTA recognizes that some DRIs do not justify full-blown GRTA review because their impacts on regional mobility and air quality are negligible or even positive. Accordingly, expedited review, with shortened timeframes and reduced submittal requirements, is available under certain circumstances. In general, DRIs that meet one of the following conditions may be eligible for expedited review:

- generate less than 1,000 average daily vehicular trips and do not require an air quality permit from the Georgia EPD;
- provide a mix of uses that creates a trip reduction of at least 50% below standard trip generation rates based on internal capture and transportation by means other than single occupant vehicles;
- significantly reduce average vehicle miles traveled; or
- significantly promote the use of alternatives to the single-occupant vehicle.

GRTA will grant Expedited Review to DRIs that satisfy the specific expedited review criteria in Section 3-101 and 3-102 of the Procedures and Principles for GRTA Development of Regional Impact Review, as determined pursuant to acceptable methodologies and supporting criteria.

For non-expedited reviews, GRTA evaluates DRIs according to the following criteria:

- The proposed DRI is likely to promote improved regional mobility in terms of the quality, character, convenience and flexibility of transportation options;
- The proposed DRI is likely to promote improved regional mobility by reducing vehicle miles of travel;
- The proposed DRI is likely to promote improved regional mobility because it is located in an urban core, town center, an activity center previously designated by an RDC, a rail/transit station development or is a part of a publicly sponsored redevelopment or infill initiative;
- The proposed DRI is located sufficiently close to existing or planned transit facilities to indicate a likelihood of significant use of transit by residents, employees and visitors of the proposed DRI;
- The proposed DRI is located within an established Transportation Management Area, which creates a likelihood that the proposed DRI is reasonably anticipated to result in improved regional mobility as a result of the Transportation Management Area;
- Offsite trip generation from the proposed DRI is reduced by at least fifteen percent (15%), or, in the event that a proposed DRI is unable to satisfy the trip reduction standard established in this subsection because of other conditions that are beyond the control of the developer or the affected local government, the proposed DRI implements all available trip reduction techniques that are reasonably practical.
- The proposed DRI:
  - Contains a mix of uses that are reasonably anticipated to contribute to a balancing of land uses such that it would be affordable for at least ten percent (10%) of the persons who are reasonably anticipated to be employed in the proposed DRI are reasonably anticipated to have an opportunity to reside within the DRI; or
  - Is located in an Area of Influence where the proposed DRI is reasonably anticipated to contribute to a balancing of land uses within the Area of Influence such that twenty-five percent (25%) of the persons who are reasonably anticipated to be employed in the proposed DRI have the opportunity to live within the Area of Influence; or
  - Is located in an Area of Influence with employment opportunities which are such that at least twenty-five percent (25%) of the persons who are reasonably anticipated to live in the proposed DRI and are reasonably expected to be employed will have an opportunity to find employment appropriate to such persons' qualifications and experience within the Area of Influence.
- The proposed DRI is not located in any area where the existing level of development and availability of infrastructure within the Area of Influence of the proposed DRI is such that the proposed DRI is reasonably anticipated to result in unplanned and poorly served development that would not otherwise occur until well-planned growth and development and adequate public facilities are available.

In the event GRTA determines that the degree to which the DRI satisfies these criteria is significant in the context of GRTA's purpose and objectives to improve regional mobility, GRTA will approve the DRI Plan of Development. The Development can also be approved if GRTA makes the finding that the DRI includes uses or other benefits that mitigate non-compliance or there is a compelling need for the DRI in the area of influence. In the event GRTA denies a DRI, that denial has the effect of disallowing the expenditure of Federal or State Transportation funds related to the proposed development for a period of 5 years. Only a three-fourths vote of the Forest Park City Council can override this GRTA determination. Pursuant to the applicable administrative rules, a three-fourths vote of reversal by the City Council within 60 days after a GRTA decision not to approve will override the five-year disallowance of transportation funding of a project. GRTA monitors the expenditure of state and federal funds for any expenditures in violation of a GRTA decision.

I. Army Enclave

The Army Enclave is a major constraint on the redevelopment of the property to it highest and best use, primarily because it lies between the property to be redeveloped and the remainder of Forest Park. One goal of the redevelopment plan is seamless transition between present day Forest Park and the redevelopment area. To address these concerns, all of the alternative plans include an access to the redevelopment area along the northern boundary of the Army Enclave and a designation that Hood Avenue be the southern border of the Enclave. As outlined in the alternative plans and especially the recommended plan, this expanded access provides needed and optimum transportation access and separation between truck and passenger traffic. The Army has exhibited cooperation and openness to the issues associated with the final shape and size of the Enclave, and they will be the source of continued discussion.

The ongoing uses and personnel working within the Army Enclave are expected to provide support to commercial businesses in the redevelopment area, such as retail stores, restaurants and housing, just as the Army's continued use of the Enclave will be supported by the availability of expanded retail, restaurant and housing opportunities. The City of Forest Park will continue to interface with the Army Enclave over time, providing municipal services and support, such as utilities and police and fire protection, at levels in the mutual best interest of the City and the Army.

J. Homeless Interests

Outreach to Homeless Assistance Providers

Fort Gillem lies entirely within the city limits of Forest Park, Clayton County, Georgia. The residents of Forest Park have a vested interest in the redevelopment planning process for Fort Gillem's reuse, an interest shared by the extended community. To assure that these interests were adequately represented, the Forest Park/Fort Gillem Local Redevelopment Authority ("LRA"), formed to oversee the redevelopment process, is comprised of the Mayor of Forest Park, the Forest Park City Council, the City Manager of Forest Park, the Commissioner of the Georgia Department of Community Affairs and the President and CEO of the Clayton County Chamber of Commerce.

To broaden community input, the LRA created three subcommittees:

- Healthy Community and Quality of Life Subcommittee
- Reuse and Design Subcommittee
- Finance and Economic Development Subcommittee

Each subcommittee is comprised of members of the LRA, employees of the City of Forest Park and Clayton County and private citizens of the City of Forest Park and Clayton County. The Mayor of the City of Lake City, a community on the southern border of Fort Gillem, also serves on a subcommittee.

In an effort to ensure widespread participation by all interested stakeholders, especially on the issue of homeless reuse, the LRA obtained a HUD generated mailing list of homeless assistance providers located within the vicinity of Fort Gillem and sent letters to these providers requesting the submission of notices of interest (NOI) regarding the real property declared surplus at Fort Gillem. Additionally, on May 26, 2006, (within 30 days of the Military Department's May 9, 2007, publication of available surplus property) the LRA published an advertisement in two newspapers of general circulation, the Atlanta Journal-Constitution and the Clayton News Daily. The advertisement again solicited NOIs from homeless assistance providers regarding the surplus property at Fort Gillem. The deadline for submitting an NOI was September 25, 2006.

On July 13, 2006, the LRA conducted a workshop in which representatives of the homeless and other interested persons were invited to participate. During the workshop, the executive director of the LRA provided an overview of the realignment and disposal process and informed of the schedule and procedure for submitting NOIs. Additionally, a representative from HUD, who attended the workshop, reviewed the role of HUD in the reuse planning process. Attendees of the workshop received:

- A timeline summary for community and federal action
- A copy of the public notice request for NOIs
- Content requirements for NOIs submitted by homeless assistance providers
- Content requirements for NOIs submitted by entities interested in obtaining property via a public benefit conveyance

- A map of Fort Gillem
- A property information summary for Fort Gillem

Subsequent to the workshop, representatives of the homeless were invited to attend a tour of Fort Gillem hosted by the LRA.

State of Homelessness in the Vicinity

The property at Fort Gillem is subject to two local economic and community development plans – the Clayton County, Georgia Consolidated Plan 2006 - 2010 and Action Plan 2006 Consolidated Plan) and the City of Forest Park Comprehensive Plan 2005 – 2025 (Comprehensive Plan).

1. Consolidated Plan

In the Consolidated Plan, Clayton County identifies the limited quantity of emergency shelter facilities as being the highest need (gap) among homeless activities, followed by the need for additional transitional housing. The Consolidated Plan further indicates that a significant portion of homeless persons who need housing in Clayton County are women and children. This need has been reconfirmed each year of this Consolidated Plan period through an informal survey of providers of homeless housing and services.

The Consolidated Plan contains the table on the following page, accompanied by the following narrative:

> "Inadequate resources of three types of housing which constitute the housing stock resources are consistently reaffirmed. Clearly, additional housing units [emergency shelter, transitional housing, and permanent housing] and bed spaces must be made available in Clayton County to homeless persons and families."

HOMELESS AND SPECIAL NEEDS POPULATION (HUD TABLE 1A)					
Individuals					
	Estimated Need		**Current Inventory**	**Unmet Need/Gap**	**Relative Priority**
Example	**Emergency Shelter**	**115**	**89**	**26**	**M**
Beds/Units	Emergency Shelter	210	25	190	H
	Transitional Housing	43	20	43	M
	Permanent Housing	267	0	170	M
	Total	**520**	**45**	**403**	
Estimated Supportive Services Slots	Job Training	35	20	0	M
	Case Management	200	0	0	M
	Substance Abuse Treatment	20	9	0	M
	Mental Health Care	50	82	32	M
	Housing Placement				M
	Life Skills Training				M
	Other				
Estimated Sub-populations	Chronic Substance Abuse	8	10	0	H
	Seriously Mentally Ill				H
	Dually-Diagnosed	17	26	9	H
	Veterans				H
	Persons with HIV/AIDS	56	12	44	H
	Victims of Domestic Violence	38	32	6	H
	Youth	55	60	0	H
	Other				
Persons in Families With Children					
Example	**Emergency Shelter**	**115**	**89**	**26**	**M**
Beds	Emergency Shelter	1,116	20	1096	H
	Transitional Housing	298	5	271	M
	Permanent Housing	23	0	21	M
	Total	**1,437**	**25**	**1,388**	
Supportive Services Slots (This Section is OPTIONAL)	Job Training	32	20	12	M
	Case Management	68	27	41	M
	Substance Abuse Treatment				M
	Mental Health Care				M
	Housing Placement				M
	Life Skills Training	68	27	41	M
	Other				
Estimated Sub-populations	Chronic Substance Abuse				H
	Seriously Mentally Ill				H
	Dually-Diagnosed				H
	Veterans				H
	Persons with HIV/AIDS	18	0	18	H
	Victims of Domestic Violence	83	60	23	H
	Youth				H
	Other				

The Consolidated Plan also contains the following table, accompanied by the following narrative:

> "Presented here are needs for assistance for extremely low income, very low income, and moderate-income families by renter/homeowner status, family size, age status [elderly/non-elderly], disability status, and HIV/AIDS status. Needs are described in terms of the following problems: cost burden, severe cost burden, housing condition (standard / sub-standard), and overcrowding. [The table] lists estimated Priority Needs for Low- and Moderate-Income Renters, Homeowners, and Special Populations who are not homeless."

PRIORITY HOUSING NEEDS SUMMARY (HUD TABLE 2A)					
PRIORITY HOUSING NEEDS (Households)		Priority Need Level High, Medium, Low		Unmet Need	Goals
Renter	Small Related	0-30%	H	2594	50
		31-50%	H	2782	50
		51-80%	H	4353	20
	Large Related	0-30%	M	526	5
		31-50%	M	611	5
		51-80%	M	1043	5
	Elderly	0-30%	M/H	886	15
		31-50%	M/H	397	75
		51-80%	M/H	323	10
	All Other	0-30%	L	1385	0
		31-50%	L	1577	0
		51-80%	L	3153	0
Owner		0-30%	H	1282	0
		31-50%	H	1852	600
		51-80%	H	6091	150
Special Populations		0-80%	L	500	0
Total Goals					900
Total 215 [Affordable Housing] Goals					900

2. City of Forest Park Comprehensive Plan 2005 – 2025

As part of an ongoing planning process, the City of Forest Park prepared the Comprehensive Plan, which covers a long-range horizon of 20 years, 2005-2025, and includes short- and intermediate-term growth projections for both population and economic activity. This Comprehensive Plan also includes a housing element that provides an analysis of the existing inventory of the housing stock and a determination as to the adequacy of the housing stock in serving existing and future population as well as economic development goals.

The value of owner occupied housing units and the median gross rent in Forest Park, Clayton County and Georgia is summarized in the tables on the next page. The median value of owner occupied housing units in Forest Park ($69,600) is substantially lower than the median value of housing in both Clayton County ($92,700) and Georgia ($111,200). The median gross rent in Forest Park ($621), while on par with the state ($613), is lower than Clayton County ($699) and Metro Atlanta ($746). Given the modest home values and low rental rates in Forest Park, the Comprehensive Plan indicates that Forest Park does not appear to lack affordable housing; however, the Comprehensive Plan indicates that the two key needs of the homeless are the inadequate supply of emergency shelters and the inadequate supply of transitional housing.

VALUE OF SPECIFIED OWNER-OCCUPIED HOUSING UNITS IN 2000 (CITY, COUNTY, AND STATE)					
Range of Value	City of Forest Park		Clayton County		Georgia %
	Units	%	Units	%	
Less than $50,000	374	10.40%	1,099	2.40%	9.50%
$50,000 to $99,999	2,906	80.60%	26,340	58.30%	34.20%
$100,000 to $149,999	262	7.30%	13,074	28.90%	25.80%
$150,000 to $199,999	39	1.10%	3,093	6.80%	13.30%
$200,000 to $299,999	13	0.40%	1,037	2.30%	10.20%
$300,000 or greater	10	0.30%	518	1.10%	7.00%
Total	3,604	100.00%	45,161	100.00%	100.00%
Median Value ($)	$ 69,600		$ 92,700		$ 111,200

GROSS RENT, SPECIFIED RENTER-OCCUPIED HOUSING UNITS, 2000 (CITY, COUNTY, AND STATE COMPARISON)						
Gross Rent	City of Forest Park		Clayton County		Georgia	
	Units	%	Units	%	Units	%
Less than $250	61	2.10%	821	2.60%	84,279	9.30%
$250 to $499	443	15.00%	2,557	8.00%	231,100	25.50%
$500 to $749	1,950	65.90%	16,686	52.50%	301,088	33.20%
$750 to $999	412	13.90%	10,151	31.90%	200,611	22.10%
$1000 or more	91	3.10%	1,562	4.90%	88,835	9.80%
Total Units with Cash Rent	2,957	100.00%	31,777	100.00%	905,913	100.00%
Median Gross Rent ($)	$ 621		$ 699		$ 613	

Notices of Interest

In response to its outreach efforts, the LRA received four NOIs prior to the September 25, 2006 deadline and two NOIs that were received after this deadline. (ref. Appendix D: Notices of Interest). After the review and outreach process, the LRA elected to approve two NOIs, those submitted by Calvary Refuge Center, Inc. (the "Center") and Clayton County Community Services Authority, Inc. ("CCCSA"), and to disapprove the remaining four NOIs.

1. Approved NOIs

The Center and CCCSA collaborated to submit NOIs proposing to establish a transitional and emergency shelter for women with male children between the ages of 11 to 17 (up to 100 occupants). In approving these two NOIs, the LRA has agreed to provide funding to design and construct a new facility of approximately 4925 square feet (ref. Appendix E: New Facility). This new facility will be built on property presently owned by the Center in Forest Park, Georgia, consisting of approximately 5.853 acres. The new facility will be a separate building from existing facilities now owned by the Center, but the services to be provided by the Center at the new facility will be supported by activities currently conducted at the Center's existing facilities. This funding support is being provided in lieu of providing Fort Gillem surplus property to the Center and CCCSA. By being co-located with an existing program, the proposed program is more feasible and achievable than seeking to locate the program at Fort Gillem.

The LRA identified five key reasons for supporting the joint proposal submitted by the Center and CCCSA:

- The Consolidated Plan identifies the limited quantity of emergency shelters as being the highest need (gap), and this proposal directly responds to that need.
- The Consolidated Plan indicates that a significant portion of homeless persons needing housing in Clayton County are women and children, and this proposal further responds to that need.
- The Comprehensive Plan states that the two key needs of the homeless are the inadequate supply of emergency shelters and the inadequate supply of transitional housing, and the proposal would provide a solution to part of the need for emergency shelter.
- The Center and CCCSA are recognized by the Internal Revenue Service as 501(c)(3) tax-exempt entities and each has a well-established track record for providing emergency and transitional housing and related support services in the City of Forest Park and the County of Clayton.
- The Center and CCCSA have a proven ability to generate revenues and to manage an operating budget.

2. Disapproved NOIs

In addition to the approved NOIs, the LRA received NOIs from First Light Vision, Inc., Weinza House, Inc., Covenant House Georgia Inc. and Handled With Care, Inc. Following is a summary of the programs proposed by each entity and the reasons for disapproving the NOI.

First Light Vision, Inc. – First Light submitted an NOI proposing to establish a shelter which would provide six months of transitional housing for women and women with children. The LRA elected not to approve this NOI for the following reasons: (i) the proposed program is redundant with the programs currently provided by the Center and CCCSA; (ii) First Light is not presently a 501(c)(3) entity; (iii) First Light has not demonstrated that it has the capacity to carryout the proposed program (i.e. it is newly established and without a track record for providing this type of service); (iv) First Light lacks the financial resources required to operate this type of shelter; and (v) the off-base building identified by First Light (as an alternative to on-base property) as being suitable for the proposed shelter is not appropriately zoned and there is no assurance that the community will support such a change in zoning.

Weinza House, Inc. – Weinza submitted an NOI proposing to establish a transitional recovery residence for males and females that suffer from alcohol and substance abuse. The LRA elected not to approve this NOI for the following reasons: (i) the proposed program is not directly linked with housing homeless individuals (i.e. individuals with no primary nighttime residence or whose primary nighttime residence is a shelter); (ii) neither the Consolidated Plan nor the Comprehensive Plan indicate that the proposed program fulfills a gap in the continuum of care; (iii) Weinza has not demonstrated that it has the capacity to carryout the proposed program (i.e. it is newly established and without a track record for providing this type of service); (iv) Weinza failed to demonstrate that it has the financial resources required to operate this type of shelter; and (v) Our Brothers and Sisters, a treatment facility in Clayton County, presently provides counseling and treatment for homeless individuals suffering from alcohol and substance abuse.

Covenant House Georgia Inc. – Covenant House submitted an NOI proposing to establish an independent living facility for male and female youth. The LRA elected not to approve this NOI for the following reasons: (i) the NOI was submitted 24 hours after the September 25, 2006 deadline; (ii) Covenant House has demonstrated a diminished level of interest by not responding to multiple invitations from the LRA to participate in the reuse planning process; and (iii) the NOI does not directly respond to the key needs of the homeless as identified in the Consolidated Plan and the Comprehensive Plan.

Handled With Care, Inc. – HWC submitted an NOI proposing to establish a transitional living facility for young women. The LRA elected not to approve this NOI for the following reasons: (i) the proposed program is redundant with the programs currently provided by the Center and CCCSA; (ii) HWC failed to demonstrate that it has the financial resources required to operate this type of shelter; and (iii) the NOI was submitted three (3) months after the September 25, 2006 deadline.

Legally Binding Agreements

A proposed legally binding agreement ("LBA") for the homeless accommodation to be provided to the Center is attached. (ref. Appendix F: Form of Legally Binding Agreement). Further, attached is the executed Memorandum of Agreement with the Center, subject to the conditions and contingencies set forth therein. (ref. Appendix G: Memorandum of Agreement).

Balancing Redevelopment & Homeless Assistance

The Consolidated Plan states that the vision for Clayton County will reflect a safe well-balanced, quality of life for people of all backgrounds and economic circumstances. The county should be a place where people can feel good about where they live, have the opportunity for employment, have a sense of community spirit and are concerned for their future and the well being of their neighbors. The vision to combat homelessness, as set forth in the Consolidated Plan, includes a requirement to address a root cause of homelessness which is identified as the limited financial capacity of homeless households.

Similar to the Consolidated Plan, the Comprehensive Plan expresses the vision for Forest Park as follows:

> "The City of Forest Park will be a community that promotes progress by striving for balanced growth and development that is representative of an increasingly diverse population. The city will protect and enhance its unique character and qualities; environmental, cultural and historic resources; public services, facilities and infrastructure; and economic climate of opportunity and growth in order to realize long term prosperity and enhanced quality of life."

The Comprehensive Plan identifies the two key homeless needs issues in Clayton County as an inadequate supply of emergency shelters and transitional housing.

Consistent with the stated vision for Clayton County and Forest Park, the six goals established by the LRA to guide the redevelopment planning process are:

- To stimulate economic growth
- To create a high value redevelopment plan
- To improve education
- To improve quality of life

- To improve the perception of the area
- To ensure one community

To achieve these goals, the LRA has adopted a reuse plan for Fort Gillem focused on job creation with the view that many of the goals can best be met with economic stimulus. In the reuse plan, fully 55% of the property at Fort Gillem is devoted to job-generating uses, including light industrial, a business park and a retail and office development. The reuse plan also sets aside portions of the property to be used for institutional, housing and open space.

Because the homeless need is best addressed off-base, the goal of reusing the base so as to drive economic redevelopment can be balanced with the need for the recommended homeless accommodation. The LRA has agreed to provide funds needed to design and construct the homeless shelter for women with male children, which will be constructed adjacent to the current facilities of the Center. The off-site location is better situated to complement the services currently provided by the Center, and will require a smaller increase in the Center's operating budget. The obligations of the LRA in the LBA are subject to the conditions as set forth in the LBA.

Public Comment

Throughout the Fort Gillem planning process the community was invited to attend public meetings where attendees were encouraged to comment on proposed reuse plans and the accompanying homeless accommodation. Notices of upcoming meetings were published on the LRA website, in a routinely circulated LRA newsletter and local newspapers. At the conclusion of each meeting, participants were permitted to ask questions, make comments and voice any concerns.

The LRA completed its draft of the Fort Gillem Homeless Assistance Submission (HAS) on June 13, 2007. A full copy of the Fort Gillem HAS was made available for public review at Forest Park City Hall. Additionally, the public could view a copy of the draft by visiting the LRA website and selecting the appropriate hyperlink.

A public hearing on the Fort Gillem HAS was held on June 26, 2007 and a notice published in a local newspaper. This meeting was opened by an LRA representative who briefly discussed the homeless outreach process. After advising that the Fort Gillem HAS was available for public review on the LRA website and at Forest Park City Hall, the LRA representative described each of the NOIs received from homeless assistance providers, explained the reasons for either approving or disapproving an NOI, and summarized the requirements of legally binding agreements. Next, the LRA representative recapped the major components of the adopted Fort Gillem reuse plan and described how the plan and the HAS attempted to balance redevelopment of Fort Gillem with the needs of the homeless. Attendees were invited to view the approved reuse plan. At the conclusion of the presentation, all meeting participants engaged in dialogue regarding the Fort Gillem HAS and the reuse plan.

3. Public Benefit Transfer Outreach

The LRA has not received any NOIs requesting public benefit conveyances. The May 26, 2006 newspaper advertisement that solicited NOIs from homeless assistance providers also solicited NOIs from entities interested in public benefit conveyances. Nevertheless, the LRA could later propose uses for portions of the redevelopment property that could best be accomplished through public benefit conveyances.

VI. Environmental Summary

The full environmental analysis and summary for Fort Gillem is provided in Appendix D and summarized below.

The Fort Gillem installation may be characterized as a light industrial facility that has been used for warehousing and maintenance activities for approximately 70 years. During that period, soil and groundwater impacts have occurred due to releases from petroleum storage tanks, spills of maintenance chemicals, such as cleaning solvents and burial of waste including but not limited to: oils, lubricants, equipment, narcotics, medical supplies, sludge, used product containers, and garbage. Available records indicate multiple, relatively small burial sites that are concentrated in the northwest corner of the property and along the eastern half of the southern boundary. Refer to Appendix D Figure 1 for a summary of environmental concerns associated with soil and groundwater impacts.

In addition to soil and groundwater impacts, organic constituents in the impacted soil and buried waste can create vapors as degradation occurs over time. Vapors can also emanate from contaminated ground water as it migrates away from the source area. Although vapor assessment has been limited thus far, the groundwater plumes shown in Appendix D Figure 1 are prime areas for the potential presence of organic vapors.

Dozens of large warehouses and service buildings occupy the property along with multiple smaller office buildings, stores, and residences. Many of these structures contain hazardous building materials including asbestos, lead-based paint, and miscellaneous materials such as light ballasts, mercury switches, and refrigerants. Radioactive materials have also been stored at the base. Refer to Appendix D Figure 2 for a summary of environmental concerns associated with facilities impacts.

Redevelopment of the property must consider the following basic environmental affects:

- The effect of soil and groundwater impacts on future ground disturbing activities
- The effect of vapor intrusion on future building occupants
- The effect of hazardous building materials on the disposal of demolition waste
- The effect of other environmental considerations such as natural, cultural and historical impacts
- The effect of each of these elements on the cost of redevelopment, on the health and safety of workers during redevelopment activities, and on the public afterwards

Regulatory agency controls and oversight will be mandated throughout the redevelopment process and potentially for many years post-development until all impacted areas have reached acceptable levels. As such, it is essential that any transferee devise an environmental strategy to address ongoing environmental liabilities.

Due to the nature and extent of known soil and groundwater impacts, it will be impractical for a transferee to facilitate a "clean transfer" within a reasonable time. Therefore, an effective environmental strategy should at least account for the following issues:

- An "Early Transfer" process
- Responsibilities for post-transfer monitoring and remediation
- Liability for remnant conditions
- Controls on property access
- Abatement of hazardous building materials prior to demolition or renovation
- Soil and groundwater clean up standards and the potential for regulatory changes
- Protection against vapor intrusion into new structures

The ultimate redevelopment and reuse plan should account for environmental implications and liabilities associated with siting of various land uses such as industrial, commercial, institutional, hospitality, residential and green space. The current perception is that soil, groundwater and vapor impacts will be least accommodated by single-family residential land use and potentially most accommodated by industrial land use or green space.

It is advisable that any transferee give serious consideration to entering the property, or portions thereof, into the Georgia Voluntary Brownfield Program (VBP) prior to acquisition. This program can be a primary tool in controlling legal and regulatory liabilities associated with pre-existing subsurface contamination at the property. In addition, it is important to avoid having additional portions of the property listed on the Hazardous Site Inventory, if possible, as a further means of controlling environmental liabilities.

Available environmental information indicates that groundwater contamination has migrated to properties beyond the boundaries of the base in two areas, primarily residential properties to the northwest and to the southeast of the base. Therefore, an environmental strategy must consider the potential for third-party liabilities.

Regardless of the thoroughness of environmental assessments performed at the installation to date or in the future, there is a risk that unknown or unidentified environmental conditions will be encountered during site development activities because of the long term, undocumented, industrial nature of past site use. Any transferee should develop a comprehensive environmental management plan to instill awareness in contractors, promote safe practices, and establish a line of communication and procedures for implementing corrective actions.

APPENDIX B ENCLAVE RECORDS OF ENVIRONMENTAL CONSIDERATION

Record of Environmental Consideration (REC)

1. **Project Title:** Renovation of Building 608 at Fort Gillem, Georgia.

2. **Brief Description:** The purpose of the project is to renovate building 608 at Fort Gillem which is an existing wood frame warehouse originally constructed in the 1940's to be used as a multi-unit readiness center for the GA National Guard. Building 608 consists of 119,763 SF and is currently being used for dry storage. Renovation will include new standing seam metal roof, new HVAC system and ducting, electrical upgrades, IT upgrades, extensive interior renovation, loading dock addition, oil & water separator for the motor pool areas, security fencing and force protection improvements. A green space adjacent and east to the existing facility will be graded and paved to be used for Motor Pool and POV parking. The facility is required to replace an existing facility licensed to the GA ARNG located at Ft. Gillem. The 221st MI BN and B(-) 48th MI Co currently occupy 71,538 SF in building 211 at Ft. Gillem, GA. Building 211 will be closed under the 2005 BRAC Law and as such the units that occupy this facility must be relocated to another building within the Ft. Gillem Enclave that will remain open. Renovated facility will include the following areas: administrative, storage, training, one work bay for light maintenance of equipment. Flammable liquids will not be stored at this facility.

3. **Anticipated date of proposed action:** Proposed construction will begin December 2007.

4. **Reason for using Record of Environmental Consideration:** The proposed project is categorically excluded under the provisions of AR 200-2, Appendix B, 32 CFR Part 651 of Section II, CX # (c)(1), dated March 29, 2002. The area is less than 5 acres for the subject project.

5. **Environmental Considerations:**

   a. **Fish and Wildlife:** Since the proposed project is to be located in a developed area, the project will not have any adverse effect on fish and wildlife resources.

   b. **Threatened and Endangered Species:** There are no threatened and endangered species.

   c. **Cultural Resources:** The building is not on the National Register of Historic Places.

   d. **Forestry:** There would be no trees removed by the proposed project.

e. **Air Quality:** The proposed project has been reviewed and will not result in decreased air quality.

f. **Storm Water:** There will be no net effect to the storm water run-off at this proposed project site. The green space adjacent and east to the existing facility will be graded and paved to be used for Motor Pool and POV parking.

g. **Restoration:** There are currently no restoration sites within the footprint of this proposed project. However, we are currently conducting a compliance cleanup action for a leaking underground storage tank (LUST) 75 feet north of the building 608 footprint at a former gas station. LUST compliance cleanup project is not impacting project footprint.

h. **Toxic Organic Substances and Chemicals Act**: The proposed project would not generate, use or store hazardous materials or waste.

i. **Wetlands:** The proposed project would not impact any wetlands.

j. **Georgia Erosion and Sedimentation Control:** Any land disturbing activities greater than 1.1 acres will require a Land Disturbance Permit or technical oversight/review by the Natural Resources Conservation Service prior to groundbreaking activities. Soil and Erosion Control Measures will be implemented during project construction.

k. **Asbestos and Lead base paint**: Due to the age of the facility the building contains asbestos and lead base paint; however, during the renovation project the contractor will be required to take all the proper precautions in order to protect the construction workers from exposure and to prevent any releases into the environment. Furthermore, all the hazardous materials and wastes generated during the renovation will be properly package and dispose off site. IAW the Asbestos and Lead Based Paint Management Plans the GA Environmental Protection Division (GA EPD) will be properly notified before the initiation of the renovation project.

6. Point of contact for this REC is Mr. B. V. Sheth, Environmental Engineer, Fort Gillem at (404) 469-3558.

BVSheth for 18 OCT '06	18 OCT 06
Owen Nuttall DATE	Victor M. Bonilla DATE
Chief, Environmental Division	Environmental Engineer
BRAC Office, Fort McPherson	BRAC Office, Fort McPherson

Record of Environmental Consideration (REC)

1. PROJECT TITLE: Southeast Regional Storage Management Office

2. BRIEF DESCRIPTION: This stationing action is in response to the directives outlined in HQDA DCS, G3/5/7 (DAMO-FMI) memorandum, dated 17 Sep 05, SUBJECT: Base Realignment and Closure (BRAC) Discretionary Move Review. That memo directed the relocation of the Southeast Regional Storage Management Office, 10 civilian authorizations, currently located on Fort Gillem, Georgia, because of the BRAC 2005 decision that the Fort Gillem, Georgia, installation be closed. Headquarters, Military Surface Deployment and Distribution Command requested discretionary restationing to the Fort Gillem Enclave, Georgia.

3. ANTICIPATED DATE OF PROPOSED ACTION: Effective date of restationing the Military Surface Deployment and Distribution Command's Southeast Regional Storage Management Office (W4PQ06) to the Fort Gillem Enclave is 1 October 2007.

4. REASON FOR USING A RECORD OF ENVIRONMENTAL CONSIDERATION: The proposed project is categorically excluded under the provisions of AR 200-2, Appendix B, 32 CFR Part 651 of Section II,CX # (c)(1), dated March 29, 2002.

5. Environmental Considerations:

a. Fish and Wildlife: Since this proposed action is to be located in a developed area, the action will not have any adverse effect on fish and wildlife resources.

b. Threatened and Endangered Species: There are no threatened and endangered species on the installation.

c. Cultural Resources: The building is not on the National Register of Historic Places.

d. Forestry: There would be no trees removed by this proposed action.

e. Air Quality: The proposed action has been reviewed and will not result in any decreased air quality.

f. Strom Water: There will be no net effect to the storm water run-off at this proposed site.

g. Wetlands: The proposed action will not impact any wetlands.

h. Asbestos and Lead base paint: The building does not contain asbestos or lead base paint.

6. Point of contact for this REC: Owen Nuttall, Fort Gillem at (404) 469-5245.

Owen Nuttall
Chief, BRAC Environmental Office

23 Sept 2008
Date

Record of Environmental Consideration (REC)

1. Project Title: Addition to Building 839, NAVY-RIA at Fort Gillem, Georgia.

2. Brief Description: BUILDING 839 was constructed in 1992. Gross S.F. of of the facility is currently 12, 147. The current facility houses the S.E. Army Reserve Intelligence Support Center (S.E. ARISC) and the Joint Reserve Intelligence Center (JRIC). BRAC 2005 directed the relocation of NAVY- RIA from the Naval Air Station Atlanta, Marietta, GA to Ft. Gillem, GA. The addition to building 839 will consist of 8,078 S.F. administrative space and a training area. Work includes: Exterior shell of the addition matching the existing shell of building 839. Mechanical, electrical, civil site work and communication systems. The interior space will be mainly administrative, with a training classroom, conference room, pantry and men and women restroom facility. A new POV parking lot will be constructed to provide adequate parking for the new building occupants.

3. Anticipated date of proposed action: Proposed construction will begin December 2008.

4. Reason for using Record of Environmental Consideration: The proposed project is categorically excluded under the provisions of AR 200-2, Appendix B, 32 CFR Part 651 of Section II, CX # (c)(1), dated March 29, 2002.

5. Environmental Considerations:

a. Fish and Wildlife: Since the proposed project is to be located in a developed area, the project will not have any adverse effect on fish and wildlife resources.

b. Threatened and Endangered Species: There are no threatened and endangered species.

c. Cultural Resources: The building is not on the National Register of Historic Places.

d. Forestry: There would be no trees removed by the proposed project.

e. Air Quality: The proposed project has been reviewed and will not result in decreased air quality.

f. Storm Water: There will be no net effect to the storm water run-off at this proposed project site. The proposed parking lot areas are already paved.

g. **Wetlands:** The proposed project would not impact any wetlands.

h. **Georgia Erosion and Sedimentation Control:** Any land disturbing activities greater than 1.1 acres will require a Land Disturbance Permit or technical oversight/review by the Natural Resources Conservation Service prior to groundbreaking activities. Soil and Erosion Control Measures will be implemented during project construction.

i. **Asbestos and Lead base paint:** The building does not contain asbestos and lead base paint.

6. Point of contact for this REC is Owen Nuttall, Fort Gillem at (404) 469-5245.

Owen Nuttall
Chief, BRAC Environmental Office

4 April 2008
DATE

AR Center Fort Gillem
Georgia Communication Network Building

217 12 68473 2,500

PRIMARY FACILITY				993
Communications Center	SF	1,200	297.94	(358)
Communications Pulling Vault	SF	400	207.83	(83)
SDD and EPAct05	LS	--	--	(370)
Antiterrorism Measures	LS	--	--	(156)
Building Information Systems	LS	--	--	(26)
SUPPORTING FACILITIES				1,273
Electric Service	LS	--	--	(246)
Water, Sewer, Gas	LS	--	--	(197)
Paving, Walks, Curbs And Gutters	LS	--	--	(364)
Storm Drainage	LS	--	--	(128)
Site Imp(128) Demo()	LS	--	--	(128)
Information Systems	LS	--	--	(33)
Antiterrorism Measures	LS	--	--	(73)
Communications Center	LS	--	--	(104)

ESTIMATED CONTRACT COST	2,266
CONTINGENCY (5.00%)	113
SUBTOTAL	2,379
SUPERVISION, INSPECTION & OVERHEAD (5.70%)	136
TOTAL REQUEST	2,515
TOTAL REQUEST (ROUNDED)	2,500
INSTALLED EQT-OTHER APPROPRIATIONS	(1,373)

Construct a new facility with both unclassified/classified Telephone and Network handling capabilities. The structure is to be made of brick and have the following features: no windows, steel doors, building ground system IAW I3A standards for Telecommunications and Network facilities of this type, intrusion Alarm Detection System, and Climate Control HVAC System. An office, bathroom, racks, cabling, voice and data outlets, and a cable vault with connectivity to new and existing outside plant telecommunications cable systems, back-up generator and battery system with force protection around the perimeter. Water, natural gas, electrical power and access to the sewer are required. Building must blend into the existing surrounding area.

AR Center Fort Gillem
Georgia

Communication Network Building 68473

---

11. REQ: 2,400 SF ADQT: 2,400 SF SUBSTD: NONE

PROJECT:
Construct a Telephone /Network facility to provide the Army, Navy and Army Reserve Units with uninterrupted classified and unclassified telecommunications services at Fort Gillem Enclave.

REQUIREMENT:
A new Telephone/Network facility with a Main Distribution Frame (MDF), main cable vault, cable trays, connecting blocks w/ 30 feet pigtails, gas filled protective blocks, a building ground system, an emergency back-up electrical power system (batteries and generator), a new Telephone switch (Avaya S8700), Army Gateway Router and Security stack, system administration terminals, storage cabinets. There is a required space for ten work stations, break area, modular furniture, an office, and separate network rooms for classified and unclassified data equipment.

CURRENT SITUATION:
Currently there is not a main Telephone / Network Facility within the enclave at Fort Gillem. Building 912 (ADN) is too small (220-SF) and cannot be expanded to accommodate the increased telephone requirements, classified and unclassified data network equipment or personnel. Building 912 is congested with two Definity telephone switching cabinets, encased 24 cell gel filled batteries, a three thousand line main frame and telecom. The Army, Navy and Army Reserve military organizations and units within the enclave cannot meet their mission demands if all telecommunications services are cut-off. Customers within the enclave will not be able to make or receive official telephone calls. They will not be able to send or receive or access classified or unclassified data or receive CATV and CCTV monitoring. If telecommunications services are cut-off it would place critical constraints on major military organizations and units within the enclave and those who are scheduled to move there.

IMPACT IF NOT PROVIDED:
The Army, Navy and Army Reserve military organizations and units within the enclave cannot meet their mission demands if all telecommunications services are cut-off. Customers within the enclave will not be able to make or receive official telephone calls. They will not be able to send or receive or access classified or unclassified data or receive CATV and CCTV monitoring. If telecommunications services are cut-off it would place critical constraints on major military organizations and units within the enclave and those who are scheduled to move there.

2009 68473 R REVISION DATE: 12 MAR 2009
ARMY BCA (AS OF 03/17/2009 AT 13:11:17) 20 DEC 2006
LAF=.87 UM=E

AR Center Fort Gillem
Georgia

Communication Network Building 68473

/S/ Marguerite C. Garrison
Colonel, MP
Commanding Officer

ESTIMATED CONSTRUCTION START:	JUN 2009	INDEX: 2487
ESTIMATED MIDPOINT OF CONSTRUCTION:	DEC 2009	INDEX: 2512
ESTIMATED CONSTRUCTION COMPLETION:	JUN 2010	INDEX: 2537

AR Center Fort Gillem
Georgia

Communication Network Building 68473

			U/M	Qty	Unit Cost	Cost ($000)
PRIMARY FACILITY.						
GENERAL.						
1.0)	13120	Communications Center	SF	1,200	297.94	(358)
1)		Communications Center	SF	1,200	297.94	358
2.0)	13120	Communications Pulling Vault	SF	400	207.83	(83)
1)		Communications Pulling Vault	SF	400	207.83	83
3.0)	00005	SDD and EPAct05	LS	--	--	(370)
1)		Communications Center	SF	1,200	207.83	249
2)		Cable Vault	SF	400	301.34	121
4.0)	88041	Antiterrorism Measures	LS	--	--	(156)
1)		Communications Center	SF	125	1,247	156
INFORMATION SYSTEMS.						
1.0)	80800	Building Information Systems	LS	--	--	(26)
SUPPORTING FACILITIES.						
Electric Service			LS	--	--	(246)
1)	13120	Communications Center	LS	--	--	246
Water, Sewer, Gas			LS	--	--	(197)
1)	13120	Communications Center	LS	--	--	197
Paving, Walks, Curbs And Gutters			LS	--	--	(364)
1)	13120	Communications Center	LS	--	--	364
Storm Drainage			LS	--	--	(128)
1)	13120	Communications Center	LS	--	--	128
Site Improvement			LS	--	--	(128)
1)	13120	Communications Center	LS	--	--	128
Information Systems			LS	--	--	(33)
1)	80800	Information Systems	LS	--	--	33
Antiterrorism Measures			LS	--	--	(73)
1)	13120	Communications Center	LS	--	--	73
Communications Center			LS	--	--	(104)

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68473
PROJECT TITLE: Communication Network Building
INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB B - PLANNING AND DESIGN DATA (ESTIMATE)

1. STATUS
   A. DESIGN START DATE..... MAR 2007
   B. PERCENT COMPLETE AS OF 15 SEP 2007 (DSGN YR) 15.00
   C. PERCENT COMPLETE AS OF 01 JAN 2008 (BDGT YR) 35.00
   D. PERCENT COMPLETE AS OF 01 OCT 2008 (PROG YR) 100.00
   E. CONCEPT COMPLETE DATE..... JAN 2008
   F. DESIGN COMPLETE DATE..... OCT 2008
   G. TYPE OF DESIGN CONTRACT: Design-bid-build

2. BASIS
   A. STANDARD OR DEFINITIVE DESIGN (YES/NO) N
   B. WHERE DESIGN WAS MOST RECENTLY USED:

   C. PERCENTAGE OF DESIGN UTILIZING STANDARD DESIGN 0.00

3. COST (TOTAL $000)
   A. PRODUCTION OF PLANS AND SPECS..... 107
   B. ALL OTHER DESIGN COST..... 107
   C. TOTAL DESIGN COST (C) = (A)+(B) OR (D)+(E).. 214
   D. CONTRACT..... 107
   E. IN HOUSE..... 107

4. CONSTRUCTION CONTRACT AWARD..... APR 2009

5. CONSTRUCTION START DATE (PLANNED)..... JUN 2009

6. CONSTRUCTION COMPLETION DATE..... JUN 2010

7. LEED RATING (at Design)..... SILVER

DATE 20 DEC 2006 FY 2009 PROGRAM
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TAB C - QUANTITATIVE DATA

TYPE OF DESIGN: This facility does not include unusual construction features that require extra design effort.

UNIT OF MEASURE: SF

A.	TOTAL REQUIREMENT	2,400	
B.	EXISTING SUBSTANDARD	0	
C.	EXISTING ADEQUATE	2,400	
D.	FUNDED, NOT INVENTORY	0	
E.	ADEQUATE ASSETS	2,400	
//////////////////////////////////////		AUTHORIZED	FUNDED
F.	UNFUNDED PRIOR AUTHORIZATION	0	//////////////////////
G.	INCLUDED IN FY PROGRAM	0	
H.	DEFICIENCY (A-E-F-G)		

DATE 20 DEC 2006 FY 2009 PROGRAM
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LOCATION: Georgia

TAB C - ADDITIONAL REQUIREMENTS

PROVISIONS FOR HANDLING CLASSIFIED INFORMATION
AR 25-2 requires a TEMPEST Risk Assessment when provisions for storage, handling, or use of classified information are required.

A TEMPEST Risk Assessment needs to be requested.

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LOCATION: Georgia

TAB C - GENERAL JUSTIFICATION DATA

GENERAL

This project will provide the Army, Army Reserve Units, Navy and with uninterrupted classified and unclassified telecommunications services at the Fort Gillem Enclave.

ANALYSIS OF DEFICIENCIES

The current Communication Network Building is located outside of the proposed BRAC Enclave.

CRITERIA FOR PROPOSED CONSTRUCTION

1. References:

a. I3A: Installation Information Infrastructure Architecture (I3A) Design and Implementation Guide,

b. UFC 1-200-01 Design: General Building Requirements, 27 November 2007

c. UFC 3-600-01, Fire Protection Engineering for Facilities,

d. National Fire Protection Association (NFPA) 101, Life Safety Code,

Installation Engineer: Daniel Greene
Phone Number: 404-464-2161

DATE 20 DEC 2006 FY 2009 PROGRAM
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LOCATION: Georgia

TAB C - SITE INFORMATION

Site has not been approved by the IMCOM Regional Director.

Site Location:

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68473
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INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB C - PLANNING CHARRETTE VALIDATION

REGION: IMCOM-Southeast Region
PROJECT SPONSOR:
BASOPS:
DESCRIPTION OF LOCATION:

LEED RATING (at Planning Charrette):
DATE OF CHARRETTE:

Planning Charrette Team Members:

Members listed below participated and/or provided information to the planning charrette team. All requirements for development of the project have been met, environmental documentation has been started/completed or will be completed prior to budget year, all known costs have been identified and are included in the project estimate.

NAME	TITLE	PHONE	SIGNED
MASTER PLANNER LEAD:			
USER/PROJECT SPONSOR REP:			
DPW OR EQUIVALENT REP:			
FORCE PROTECTION OFFICER:			
PROVOST MARSHAL OFFICER:			
ENVIRONMENTAL OFFICER:			
INFO SYSTEMS PLANNER:			
USACE CHARRETTE REP:			
USACE PM:			
USACE CX:			

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68473
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INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

NAME	TITLE	PHONE	SIGNED
INSTALLATION PM:			
COST ENGINEER:			
ECONOMIST:			
REGION REP:			
MACOM REP:			

PROJECT DESCRIPTION: Construct a new facility with both unclassified/classified Telephone and Network handling capabilities. The structure is to be made of brick and have the following features: no windows, steel doors, building ground system IAW I3A standards for Telecommunications and Network facilities of this type, intrusion Alarm Detection System, and Climate Control HVAC System. An office, bathroom, racks, cabling, voice and data outlets, and a cable vault with connectivity to new and existing outside plant telecommunications cable systems, back-up generator and battery system with force protection around the perimeter. Water, natural gas, electrical power and access to the sewer are required. Building must blend into the existing surrounding area.

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INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB E - FURNISHINGS AND EQUIPMENT

INFORMATION SYSTEMS FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	Info Sys - ISC	1,373	2011	BCA-OP
2)	Info Sys - PROP	0	0000	BCA O&M

LINE		EST. DELIVERY DATE	PROC STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
1)	(CONT'D)			0	0000	
2)	(CONT'D)			0	0000	

TOTALS BY APPROPRIATION TYPE:
TOTAL OMA/OMN/3400/OM DHP: 0
INSTALLED EQUIPMENT - OTHER APPROPRIATIONS: 1,373
TOTAL RELATED FURNITURE & EQUIPMENT AMOUNT: 1,373

2009 68473 R REVISION DATE: 12 MAR 2009
BCA (AS OF 03/17/2009 AT 13:11:17) 20 DEC 2006
LAF=.87 UM=E

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LOCATION: Georgia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE):

INSTALLATION - AR Center Fort Gillem YEAR - 2009 FNO - 68473

PROGRAM TYPE - BCA PROJECT NO. - 68473

USACE DISTRICT - Savannah District MACOM - FORSCOM

PROJECT TITLE - Communication Network Building

PRIMARY PROPONENT FUND TYPE - OPA CONTGY FACTOR - 5.00

SECTION I. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

	DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1)	TELEPOWER POLE DOUBLE	EA	2	383.75	768	C
2)	CABLE TRAY (12" WIDE)	LF	15	20.09	301	C
3)	EMT 3/4" W/HDW (SGL RJ45 & TV)	LF	180	3.84	691	C
4)	EMT 1" W/HDW (DUAL OUTLETS)	LF	450	4.51	2030	C
5)	BACKBOARD 4' X 8' X 3/4"	EA	2	53.13	106	C
				TOTAL	3896	

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LOCATION: Georgia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

SECTION II. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

	DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1)	SET, 2500 TYPE (DESK OR WALL)	EA	7	69.40	486	I
2)	SET, MULTILINE	EA	3	460.14	1380	I
3)	SET, WEATHER-PROOF	EA	1	850.75	851	I
4)	FO SC/ST PATCH PNL 48 SM W/CPL	EA	5	844.08	4220	C
5)	MDF CONN 100 PR W/ 20 FT STUB	EA	4	1034.95	4140	C
6)	MDF JUMPER WIRE: WRAPPED	EA	10	2.94	29	C
7)	OUTLET: SGL RJ45 W/CBL	EA	2	83.85	168	C
8)	OUTLET: DUAL RJ45/2-SC/ST W/CB	EA	12	547.69	6572	C
9)	OUTLET: SGL CATV, F-TYPE W/CBL	EA	2	93.00	186	C
10)	PATCH PANEL, RJ45: 96 PORT, CA	EA	1	618.64	619	C
11)	PATCH CORD, RJ45: 5 FT, CAT 6	EA	15	5.96	89	C
12)	EQUIPMENT RACK & HARDWARE	EA	4	423.91	1696	C
13)	BLOCK: 110 TYPE, 100PR RACK MT	EA	1	100.27	100	C
14)	PATCH CORD: SC/ST, DUPL, SM, 5	LF	24	159.55	3829	C
15)	PATCH CORD: RJ45 CAT 6, 15 FT	EA	24	7.92	190	C
16)	EPABX, LARGE: 2500 LINES	LN	1	1132679.41	1132679	I
17)	5.00% Contgy Factor	LS	0	.00	56770	I
				TOTAL	1214004	

PRIMARY FACILITY NOTES:
Approximately ì__10___ø personnel will ultimately require telephone service in this facility; immediate requirement for telephone service is for ì__10___ø personnel. ìLAN system is required as follows: N/A and LAN network interface requirements by type--_N/A____ø. ì A requirement for fiber optic LAN connectivity has been identified for ì__10___ø personnel. ìA standard outlet density of one outlet per 80 square feet is required in this facility.ø ìA modified outlet density of one outlet per ì_N/A____ø square feet is required in this facility.ø ì__11___ø new telephone sets are required. ìì_____ø special feature telephone sets, ì_Weatherproof-__ø, are required. CATV requirements

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TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

include: ì__--2ea. CATV outlets__ø. Special requirements
include:ì__--Telephone Switch MOdel:Avaya S8700--__ø

SECTION III. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE - INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

	DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1)	UNDGRD DUCT: 4-WAY	LF	574	9.98	5729	C
2)	INNERDUCT 4-1"	LF	700	3.88	2716	C
3)	TRENCH: BACKHOE 24"X 36" (DUCT	LF	565	6.91	3904	C
4)	TRENCH: HANDDIG 24"X 36" (DUCT	LF	35	6.35	222	C
				TOTAL	12571	

SECTION IV. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE - EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

	DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1)	CARD: STA VOICE, 1 PORT	EA	12	189.65	2276	I
2)	FOC-SM, UNDERGRND: 96 STRANDS	LF	1800	11.50	20700	C
3)	5.00% Contgy Factor	LS	0	.00	114	I
				TOTAL	23090	

SUPPORTING FACILITIES NOTES:
Telephone cable service can be had ì_600__ø feet from the project site at location: ì__manholeø. Fiber optic LAN/WAN cable service can be had ì600ø feet from the project site at location: ìmanholeø. ìNew copper cable(s) will be required as follows: N/A ì__--specify the required copper cable plant required

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TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

-- include for each cable the number of copper pairs and the cable length(s)--__ø.ø ìNew fiber optic cable(s) will be required as follows: ì_SM 96 strands FO Cable_ 1800ftø ìì__N/A___ø manhole(s) are required; buried duct is required as follows: ì__-- 4-way 600ft underground Duct__ø.ø Special requirements include: ì__N/A__ø.

INFORMATION SYSTEMS COST SUMMARY:

	CONF	ISC	PROP	TOTAL
PRIMARY FACILITY	25734	1192166	0	1217900
SUPPORTING FACILITIES	33271	2390	0	35661
TOTAL	59005	1194556	0	1253561

REMARKS:
This project is associated with MCA Project Number: ì_N/A____ø. The outside plant in this projects also supports requirements associated with MCA Project Number: ì_N/A_ø. ìLocal agreements require that the government provide ì__--specify any local agreement that impact the information system, i.e.: government provide access to outside plant manhole and duct system for commercial telephone and CATV service; government does not provide cable barracks telephone/CATV outlets; etc.ø. Special requirements include: ì__Spare Duct for CATV__ø.

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INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

ANTITERRORISM PROTECTION MEASURES

This project has been coordinated with the installation's antiterrorism plans. Risk and threat analyses have been performed in accordance with DA PAM 190-51 and TM 5-853-1, respectively. Only protective measures required by regulation and the minimum standards as required by UFC 4-010-01 "Department of Defense Minimum Antiterrorism Standards for Buildings" are needed. These requirements are included in the description of construction and cost estimate.

RISK ANALYIS = YES Dated 26 FEB 08
THREAT ANALYSIS = NO

SUMMARY OF RISK AND THREAT ANALYSES AND DESCRIPTION OF ANY PROTECTIVE MEASURES THAT ARE REQUIRED.

Building Measures: Because the building is set back from streets and parking areas the minimum distances or more, or has parking within a controlled perimeter, the only antiterrorism measure required is to provide windows glazed with minimum 6 mm thick laminated glass for single pane glazing and 6 mm thick laminated glass as the inner pane of insulated glazing. Aluminum window frame members will be designed based on a 0.2% offset yield strength as required by paragraph B-3.1.2.1 of UFC 4-010-01. Exterior doors will open outwards so doors will seat into door frames in response to an explosive blast, increasing the likelihood that doors will not enter the building as hazardous debris.

Site Measures: The curb type barrier will be located to provide minimum or greater standoff distances and prevent vehicles from directly approaching the building. Parking spaces are to be added to the newly controlled parking lot.

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TAB H - DISPOSAL/DEMOLITION SUPPORT DATA

IS DEMO CREDIT NEEDED? NO

DATE 20 DEC 2006 FY 2009 PROGRAM
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INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB I - REAL PROPERTY MAINTENANCE ACTIVITY (RPMA) AND ENVIRONMENTAL COMPLIANCE

RPMA DISCUSSION

Ft. Gordon DPW.

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68473
PROJECT TITLE: Communication Network Building
INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB J - ENVIRONMENTAL ANALYSIS

ENVIRONMENTAL DOCUMENTATION

Record of Environmental Consideration (REC)

1. Project Title: Communication Network Building

2. Brief Description: The purpose of the project is to construct a new facility with both unclassified/classified Telephone and Network handling capabilities. The structure is to be made of brick and have the following features: no windows, steel doors, building ground system IAW I3A standards for Telecommunications and Network facilities of this type, intrusion Alarm Detection system, and Climate Control HVAC System. The structure will have an office, bathroom connected to the sanitary sewer, racks, cabling, voice and data outlets, and a cable vault with connectivity to new and existing outside plant telecommunications cable systems, back-up generator and battery system with force protection around the perimeter. Water, natural gas, electrical power and access to the sewer are required. Building must blend into the existing surrounding area.

3. Anticipated date of proposed action: Proposed construction will begin March 2010.

4. Reason for using Record of Environmental Consideration: The proposed project is categorically excluded under the provisions of AR 200-2, Appendix b, 32 CFR Part 651 of Section II, CX # (c)(1), dated March 29, 2002. The proposed construction site area is less than 5 acres.

5. Environmental Considerations:

a. Fish and Wildlife: Since the proposed project is to be located in a developed area, the project will not have any adverse effect on fish and wildlife resources.

b. Threatened and Endangered Species: There are no threatened and endangered species.

c. Cultural Resources: There is no threat to cultural resources.

d. Forestry: There would be no trees removed by the proposed project.

e. Air Quality: The proposed project has been reviewed and will not result in

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LOCATION: Georgia

TAB J - ENVIRONMENTAL ANALYSIS

ENVIRONMENTAL DOCUMENTATION (Contd..)

decreased air quality.

f. Storm Water: There will be no net effect to the storm water run-off at this proposed project site.

g. Wetlands: The proposed project would not impact any wetlands.

h. Georgia Erosion and Sedimentation Control: Any land disturbing activities greater than 1.1 areas will require a Land Disturbance Permit or technical oversight/review by the Natural Resources Conservations Service prior to groundbreaking activities. Soil and Erosion Control Measures will be implemented during project duration.

6. Point of contact for this REC in Mr. Owen Nuttall, Chief, BRAC Environmental Office, Fort Gillem (404) 469-5245.

Signed copy available in Environmental Office, Fort Gillem, BLDG.400

ENVIRONMENTAL STANDARD TEXT

The Record of Environmental Consideration (REC) is included. It has been determined that the action: "qualifies for categorical exclusion, 32 CFR Part 651, II 32 CFR Part 651."

ENVIRONMENTAL OFFICER

/S/ OWEN NUTTAL
DAC
Chief, Environmental Div.
23 APR 2008

DIRECTOR OF PUBLIC WORKS

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68473
PROJECT TITLE: Communication Network Building
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LOCATION: Georgia

TAB J - ENVIRONMENTAL ANALYSIS

/S/ DANIEL J. GREENE
DAC
Director
26 FEB 2008

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68473
PROJECT TITLE: Communication Network Building
INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB J - PROTECTION OF HISTORIC PROPERTIES

HISTORIC AND ARCHEOLOGICAL SITES (STANDARD TEXT)

Review procedures have been implemented for this project in accordance with 36 CFR 800. The review has established that there will be no effect.

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INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB J - EVALUATION OF FLOOD HAZARDS AND ENCROACHMENT ON WETLANDS

EVALUATION OF FLOOD HAZARDS (STANDARD TEXT)

This project is not sited in a floodplain or wetlands.

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68473
PROJECT TITLE: Communication Network Building
INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB J - ACCESSIBILITY STANDARDS

ACCESSIBILITY STANDARDS (STANDARD TEXT)

This project will be designed for accessibility and usability by individuals with disabilities The estimated count of civilian employees and civilian users is 20.

ACCESSIBILITY STANDARDS

This project will be designed for accessibility and usability by individuals with disabilities.

AR Center Fort Gillem
Georgia Enclave Force Protection Requirements

141 13 68476 5,500

PRIMARY FACILITY				766
Gate House	SF	300	257.36	(77)
Guard Booth	SF	12.50	254.40	(3)
Visitor Control Center	SF	1,200	138.47	(166)
Building Information systems	LS	--	--	(21)
Access Control Canopy	SF	1,200	94.63	(114)
Total from Continuation page(s)				(385)
SUPPORTING FACILITIES				4,036
Electric Service	LS	--	--	(327)
Water, Sewer, Gas	LS	--	--	(214)
Paving, Walks, Curbs And Gutters	LS	--	--	(1,628)
Storm Drainage	LS	--	--	(153)
Site Imp(1,628) Demo()	LS	--	--	(1,628)
Antiterrorism Measures	LS	--	--	(86)

ESTIMATED CONTRACT COST	4,802
CONTINGENCY (5.00%)	240
SUBTOTAL	5,042
SUPERVISION, INSPECTION & OVERHEAD (5.70%)	287
DESIGN/BUILD - DESIGN COST (4.0000%)	202
TOTAL REQUEST	5,531
TOTAL REQUEST (ROUNDED)	5,500
INSTALLED EQT-OTHER APPROPRIATIONS	(0)

Creation of the Fort Gillem Enclave requires a perimeter fence for separation from the property to be relinquished, and construction of a new gate to accommodate vehicular and pedestrian traffic from Hood Avenue and Flankers Road on the southeast corner of the Enclave. Construct a gatehouse with canopy, and an overwatch facility with Final Barrier System. Repave existing Flankers Gate entrance road to include turnaround areas and vehicle parking/inspection area. Add channelization island for traffic calming. Install entry gate with cabling system. Widen 24th Street, North "O" Avenue, a portion of North 29th Street, and construct new roadway arteries for truck and large military vehicle flow. Project includes all demolition, pavements, utilities, lighting and site improvements.

Enclave Force Protection Requirements 68476

9. COST ESTIMATES (CONTINUED)

Item	U/M	Qty	Unit Cost	Cost ($000)
PRIMARY FACILITY (CONTINUED)				385
SDD and EPAct05	LS	--	--	(258)
Antiterrorism Measures	LS	--	--	(127)

---

11. REQ: NONE ADQT: NONE SUBSTD: NONE

PROJECT:
Force Protection requirements for Fort Gillem Enclave.

REQUIREMENT:
To provide adequate Force Protection for base personnel. This requires construction of a new gate for security forces to perform personnel identification, vehicle inspections, and prevent unauthorized vehicles from entering the installation. A fence is also required to stand up the Enclave and separate it from property to be relinquished. Road reconfiguration is required for adequate vehicle flow in the vicinity of the new gate and perimeter fence.

CURRENT SITUATION:
Security forces personnel can only perform personnel identification checks at the West gate and the Moreland street gate, which are considered the main gates to the installation. After BRAC, the Moreland street gate will no longer exist, leaving the West gate as the only personnel identification check point. The West gate does not accommodate vehicle pullover, truck entry and turnaround, or include a vehicle parking/inspection area. When the Fort Gillem Enclave is created, the property will require a continuous perimeter fence to provide force protection from the surrounding area.

IMPACT IF NOT PROVIDED:
Failure to provide these Force Protection upgrades will pose a significant risk to military personnel. Key facilities and other mission critical facilities are located within the Ft. Gillem Enclave and could be at serious risk from terrorist activities. In addition, an Access Control Point at the southeast corner of the Enclave is required for safe and orderly commercial and military vehicular entry to the post.

ADDITIONAL:
This project meets the Military Surface Deployment and Distribution Command Transportation Engineering Agency (SDDCTEA Pamphlet 55-15) "Facility Requirements" for Entry Control Facilities. Director DPW-DOL: Mr. Daniel J.

AR Center Fort Gillem
Georgia

Enclave Force Protection Requirements 68476

ADDITIONAL: (CONTINUED)
Greene (404) 464-2161. Traffic Check House 1,604 SF; Overwatch Facility: 904 SF; Perimeter Gate: 9,840 SF; Perimeter Fence: 5,100 LF.

/S/ MARGUERITE C. GARRISON
Colonel, MP
Commanding Officer

ESTIMATED CONSTRUCTION START:	JUN 2009	INDEX: 2487
ESTIMATED MIDPOINT OF CONSTRUCTION:	DEC 2009	INDEX: 2512
ESTIMATED CONSTRUCTION COMPLETION:	JUN 2010	INDEX: 2537

AR Center Fort Gillem
Georgia

Enclave Force Protection Requirements 68476

			U/M	Qty	Unit Cost	Cost ($000)
PRIMARY FACILITY.						
GENERAL.						
1.0)	14113	Gate House	SF	300	257.36	(77)
1)		Access Control Facility	SF	265	291.36	77
2.0)	14113	Guard Booth	SF	12.50	254.40	(3)
1)		Guard Booth	SF	12.50	254.39	3
3.0)	14113	Visitor Control Center	SF	1,200	138.47	(166)
1)		Visitor Control Center	SF	600	276.94	166
4.0)	14113	Building Information systems	LS	--	--	(21)
1)		Building Information systems	LS	--	--	21
5.0)	14113	Access Control Canopy	SF	1,200	94.63	(114)
1)		Access Control Canopy	SF	1,240	91.58	114
6.0)	00005	SDD and EPAct05	LS	--	--	(258)
1)		Gate house	SF	250	178.07	45
2)		Guard Booth	SF	12.50	193.34	2
3)		Visitor Control Center	SF	600	193.34	116
4)		Access Control Canopy	SF	1,240	76.32	95
7.0)	88041	Antiterrorism Measures	LS	--	--	(127)
1)		AT Measures	LS	--	--	127
SUPPORTING FACILITIES.						
Electric Service			LS	--	--	(327)
1)	81150	Electrical Service	LS	--	--	327
Water, Sewer, Gas			LS	--	--	(214)
1)	84510	Water Supply	LS	--	--	112
2)	82410	Gas	LS	--	--	102
Paving, Walks, Curbs And Gutters			LS	--	--	(1,628)
1)	85110	Roads	LS	--	--	1,628
Storm Drainage			LS	--	--	(153)
1)	83220	Combined Sewer	LS	--	--	153
Site Improvement			LS	--	--	(1,628)
1)	93210	Site Improvments	LS	--	--	1,628
Antiterrorism Measures			LS	--	--	(86)
1)	14113	Overwatch, Misc	SF	1	86,493	86

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68476
PROJECT TITLE: Enclave Force Protection Requirements
INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB B - PLANNING AND DESIGN DATA (ESTIMATE)

1. STATUS
   A. DESIGN START DATE..... MAR 2007
   B. PERCENT COMPLETE AS OF 15 SEP 2007 (DSGN YR) 5.00
   C. PERCENT COMPLETE AS OF 01 JAN 2008 (BDGT YR) 15.00
   D. PERCENT COMPLETE AS OF 01 OCT 2008 (PROG YR) 30.00
   E. CONCEPT COMPLETE DATE..... JAN 2009
   F. DESIGN COMPLETE DATE..... MAY 2009
   G. TYPE OF DESIGN CONTRACT: Design-build

2. BASIS
   A. STANDARD OR DEFINITIVE DESIGN (YES/NO) N
   B. WHERE DESIGN WAS MOST RECENTLY USED:

   C. PERCENTAGE OF DESIGN UTILIZING STANDARD DESIGN 0.00

3. COST (TOTAL $000)
   A. PRODUCTION OF PLANS AND SPECS..... 138
   B. ALL OTHER DESIGN COST..... 82
   C. TOTAL DESIGN COST (C) = (A)+(B) OR (D)+(E).. 220
   D. CONTRACT..... 138
   E. IN HOUSE..... 82

4. CONSTRUCTION CONTRACT AWARD..... MAY 2009

5. CONSTRUCTION START DATE (PLANNED)..... JUN 2009

6. CONSTRUCTION COMPLETION DATE..... JUN 2010

7. LEED RATING (at Design)..... GOLD

ENERGY/LIFE CYCLE STATEMENT

An energy study and life cycle cost analysis will be documented during the final design.

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68476
PROJECT TITLE: Enclave Force Protection Requirements
INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB C - ADDITIONAL REQUIREMENTS

PROVISIONS FOR HANDLING CLASSIFIED INFORMATION
AR 25-2 requires a TEMPEST Risk Assessment when provisions for storage, handling, or use of classified information are required.

A TEMPEST Risk Assessment needs to be requested.

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68476
PROJECT TITLE: Enclave Force Protection Requirements
INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB C - GENERAL JUSTIFICATION DATA

GENERAL

To provide adequate Force Protection for base personnel. This requires construction of a new gate for security forces to perform personnel identification, vehicle inspections, and prevent unauthorized vehicles from entering the installation. A fence is also required to stand up the Enclave and separate it from property to be relinquished. Road reconfiguration is required for adequate vehicle flow in the vicinity of the new gate and perimeter fence.

TRAFFIC ANALYSIS (STANDARD TEXT)

A Traffic Analysis does not apply to this project.

ANALYSIS OF DEFICIENCIES

After BRAC, the Moreland street gate will no longer exist, leaving the West gate as the only personnel identification check point. The West gate does not accommodate vehicle pullover, truck entry and turnaround, or include a vehicle parking/inspection area.

Installation Engineer: Daniel J. Greene
Phone Number: 404-464-2954

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68476
PROJECT TITLE: Enclave Force Protection Requirements
INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB C - SITE INFORMATION

Site has not been approved by the IMCOM Regional Director.

Site Location:

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68476
PROJECT TITLE: Enclave Force Protection Requirements
INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB C - PLANNING CHARRETTE VALIDATION

REGION: IMCOM-Southeast Region
PROJECT SPONSOR:
BASOPS: IMCOM-Southeast Region
DESCRIPTION OF LOCATION:

LEED RATING (at Planning Charrette):
DATE OF CHARRETTE:

Planning Charrette Team Members:

Members listed below participated and/or provided information to the planning charrette team. All requirements for development of the project have been met, environmental documentation has been started/completed or will be completed prior to budget year, all known costs have been identified and are included in the project estimate.

NAME	TITLE	PHONE	SIGNED
MASTER PLANNER LEAD:			
USER/PROJECT SPONSOR REP:			
DPW OR EQUIVALENT REP:			
FORCE PROTECTION OFFICER:			
PROVOST MARSHAL OFFICER:			
ENVIRONMENTAL OFFICER:			
INFO SYSTEMS PLANNER:			
USACE CHARRETTE REP:			
USACE PM:			
USACE CX:			

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68476
PROJECT TITLE: Enclave Force Protection Requirements
INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

NAME	TITLE	PHONE	SIGNED
INSTALLATION PM:			
COST ENGINEER:			
ECONOMIST:			
REGION REP:			
MACOM REP:			

PROJECT DESCRIPTION: Creation of the Fort Gillem Enclave requires a perimeter fence for separation from the property to be relinquished, and construction of a new gate to accommodate vehicular and pedestrian traffic from Hood Avenue and Flankers Road on the southeast corner of the Enclave. Construct a gatehouse with canopy, and an overwatch facility with Final Barrier System. Repave existing Flankers Gate entrance road to include turnaround areas and vehicle parking/inspection area. Add channelization island for traffic calming. Install entry gate with cabling system. Widen 24th Street, North "O" Avenue, a portion of North 29th Street, and construct new roadway arteries for truck and large military vehicle flow. Project includes all demolition, pavements, utilities, lighting and site improvements.

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68476
PROJECT TITLE: Enclave Force Protection Requirements
INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

PARAMETERS FOR MIMIMUM AT STANDARDS FOR BUILDINGS

BUILDING TYPE	BUILDING CATEGORY	CONTROLLED PERIMETER	MEETS CONVEN CONST STANDOFF	BUILDING THREE STORIES OR MORE
		Y	Y	N

ANTITERRORISM PROTECTION MEASURES

This project has been coordinated with the installation's antiterrorism plans. Risk and threat analyses have been performed in accordance with DA PAM 190-51 and TM 5-853-1, respectively. Only protective measures required by regulation and the minimum standards as required by UFC 4-010-01 "Department of Defense Minimum Antiterrorism Standards for Buildings" are needed. These requirements are included in the description of construction and cost estimate.

RISK ANALYIS = YES Dated 26 FEB 08
THREAT ANALYSIS = NO

SUMMARY OF RISK AND THREAT ANALYSES AND DESCRIPTION OF ANY PROTECTIVE MEASURES THAT ARE REQUIRED.

This project will meet all requirements of the DoD Minimum Antiterrorism Standards for Buildings, UFC 4-010-01, dated 8 October 2003 Including change 1, 22 January 2007.

Building Measures: Because the building is set back from streets and parking areas the minimum distances or more, or has parking within a controlled perimeter, the only antiterrorism measure required is to provide windows glazed with minimum 6 mm thick laminated glass for single pane glazing and 6 mm thick laminated glass as the inner pane of insulated glazing. Aluminum window frame members will be designed based on a 0.2% offset yield strength as required by paragraph B-3.1.2.1 of UFC 4-010-01. Exterior doors

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68476
PROJECT TITLE: Enclave Force Protection Requirements
INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

SUMMARY OF RISK AND THREAT ANALYSES AND DESCRIPTION OF ANY PROTECTIVE (CONTD)
MEASURES THAT ARE REQUIRED.

will open outwards so doors will seat into door frames in response to an explosive blast, increasing the likelihood that doors will not enter the building as hazardous debris.

Site Measures: The existing curb type barrier will be located to provide minimum or greater standoff distances and prevent vehicles from directly approaching the building. Parking spaces are to be added to the newly controlled visitors parking lot.

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68476
PROJECT TITLE: Enclave Force Protection Requirements
INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB H - DISPOSAL/DEMOLITION SUPPORT DATA

IS DEMO CREDIT NEEDED? NO

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68476
PROJECT TITLE: Enclave Force Protection Requirements
INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB I - REAL PROPERTY MAINTENANCE ACTIVITY (RPMA) AND ENVIRONMENTAL COMPLIANCE

RPMA DISCUSSION

Ft. Gordon DPW.

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68476
PROJECT TITLE: Enclave Force Protection Requirements
INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB J - ENVIRONMENTAL ANALYSIS

ENVIRONMENTAL DOCUMENTATION

Record of Environmental Consideration (REC)

1. Project Title: Enclave Force Protection Requirements

2. Brief Description: Creation of the Fort Gillem Enclave requires a perimeter fence for separation from the property to be relinquished, and construction of a new gate to accommodate vehicular and pedestrian traffic from Hood Avenue and Flankers Road on the southeast corner of the Enclave. The project calls for the construction of a gatehouse with a canopy, and an overwatch facility with Final Barrier System. The project includes repaving the existing Flankers Gate entrance road to include turnaround areas and a vehicle parking/inspection area. A channelization island will be added for traffic calming. An entry gate will be installed with a cabling system. 24th Street, North ìOî Avenue and a portion of North 29th Street will be widened. New roadways for truck and large military vehicle flow will be constructed.

3. Anticipated date of proposed action: Proposed construction will begin March 2010.

4. Reason for using Record of Environmental Consideration: The proposed project is categorically excluded under the provisions of AR 200-2, Appendix b, 32 CFR Part 651 of Section II, CX # (c)(1), dated March 29, 2002. The proposed construction site area is less than 5 acres.

5. Environmental Considerations:

a. Fish and Wildlife: Since the proposed project is to be located in a developed area, the project will not have any adverse effect on fish and wildlife resources.

b. Threatened and Endangered Species: There are no threatened and endangered species.

c. Cultural Resources: There is no threat to cultural resources.

d. Forestry: There would be no trees removed by the proposed project.

e. Air Quality: The proposed project has been reviewed and will not result in decreased air quality.

TAB J - ENVIRONMENTAL ANALYSIS

ENVIRONMENTAL DOCUMENTATION (Contd..)

f. Storm Water: There will be a minimal effect to the storm water run-off for this proposed project.

g. Wetlands: The proposed project would not impact any wetlands.

h. Georgia Erosion and Sedimentation Control: Any land disturbing activities greater than 1.1 areas will require a Land Disturbance Permit or technical oversight/review by the Natural Resources Conservations Service prior to groundbreaking activities. Soil and Erosion Control Measures will be implemented during project duration.

6. Point of contact for this REC in Mr. Owen Nuttall, Chief, BRAC Environmental Office, Fort Gillem (404) 469-5245.

A signed copy is available in the Environmental Office, Fort Gillem, BLDG. 400

ENVIRONMENTAL STANDARD TEXT

The Record of Environmental Consideration (REC) is included. It has been determined that the action: "qualifies for categorical exclusion, 32 CFR Part 651, II 32 CFR Part 651."

ENVIRONMENTAL OFFICER

/S/ OWEN NUTTAL
DAC
Chief, Environmental Div.
23 APR 2008

DIRECTOR OF PUBLIC WORKS

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68476
PROJECT TITLE: Enclave Force Protection Requirements
INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB J - ENVIRONMENTAL ANALYSIS

/S/ DANIEL J. GREENE
DAC
Director
26 FEB 2008

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68476
PROJECT TITLE: Enclave Force Protection Requirements
INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB J - PROTECTION OF HISTORIC PROPERTIES

HISTORIC AND ARCHEOLOGICAL SITES (STANDARD TEXT)

Review procedures have been implemented for this project in accordance with 36 CFR 800. The review has established that there will be no effect.

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68476
PROJECT TITLE: Enclave Force Protection Requirements
INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB J - EVALUATION OF FLOOD HAZARDS AND ENCROACHMENT ON WETLANDS

EVALUATION OF FLOOD HAZARDS (STANDARD TEXT)

This project is not sited in a floodplain or wetlands.

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68476
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INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB J - ACCESSIBILITY STANDARDS

ACCESSIBILITY STANDARDS (STANDARD TEXT)

This project will be designed for accessibility and usability by individuals with disabilities The estimated count of civilian employees and civilian users is 25.

ACCESSIBILITY STANDARDS

This project will be designed for accessibility and usability by individuals with disabilities.

DATE 20 DEC 2006 FY 2009 PROGRAM
PROJECT NUMBER: 68476
PROJECT TITLE: Enclave Force Protection Requirements
INSTALLATION: AR Center Fort Gillem
LOCATION: Georgia

TAB J - ENERGY AND UTILITY REQUIREMENTS

SUMMARY OF ENERGY REQUIREMENTS

LEED.

SUMMARY OF UTILITY SUPPORT

DPW.

APPENDIX C AGENCY CONSULTATION LETTERS

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MARSTEL DAY
CONSERVATION & CONSULTING
EPOPEE & PARTNERS

www.marstel-day.com

May 18, 2007

Mr. Bert Langley, District Manager
Georgia EPD, Mountain District
4244 International Parkway
Atlanta, GA 30354

Dear Mr. Langley:

In compliance with the National Environmental Policy Act, the Department of the Army is preparing an Environmental Assessment (EA) for the disposal and reuse of Fort Gillem, slated for closure under the Base Realignment and Closure Act of 2005. The EA will address the environmental and socioeconomic effects of the disposal of real property interests at Fort Gillem. Various property disposal alternatives will be evaluated in the EA. Specific plans for reuse are currently being developed by the Local Redevelopment Authority. Future redevelopment of Fort Gillem is considered a secondary action resulting from disposal.

Fort Gillem consists of 1,437 acres. The installation is currently used to support the U. S. Army Forces Command (FORSCOM) readiness mission and is home to many FORSCOM and Fort McPherson activities. The installation also provides warehouse storage facilities for various governmental activities, including the Army and Air Force Exchange Services and the Federal Emergency Management Agency. Fort Gillem is located in Clayton County Georgia immediately east of the City of Forest Park and approximately six miles south of the City of Atlanta. A map showing the location of the installation is included for your reference.

Army regulations require consideration of state-listed species in all Army actions. We are requesting a list of state listed threatened, endangered, or candidate species, as well as sensitive species known to occur, or potentially occurring on or in the vicinity of Fort Gillem. We would also appreciate information on any other sensitive natural resource that could be impacted by the proposed action.

If your office has any information available on these issues, please send it to:

Marstel-Day, LLC
(Attn: John Esson)
509-1 Jackson Street
Fredericksburg, Virginia 22401

Thank you in advance for your assistance in this matter. If you have any questions, or require additional information, please contact me at (757) 727-7897, or by email at johnesson@ecwenvironmental.com.

Sincerely,

John Esson
Project Manager

509-1 Jackson St., Fredericksburg, VA 22401 540-371-3338
218 North Lee Street, Suite 300, Alexandria, VA 22314 703-519-3777
1736 Franklin Street, Suite 500, Oakland, CA 94612 510-663-0936

MARSTEL DAY
CONSERVATION & CONSULTING
FROM SEA TO STARS

www.marstel-day.com

May 18, 2007

Ms. Sandy Tucker, Field Supervisor
US Fish and Wildlife Service, Georgia Field Office
West Park Center, Suite D
105 West Park Drive
Athens, GA 30606

Dear Ms. Tucker:

In compliance with the National Environmental Policy Act, the Department of the Army is preparing an Environmental Assessment (EA) for the disposal and reuse of Fort Gillem, slated for closure under the Base Realignment and Closure Act of 2005. The EA will address the environmental and socioeconomic effects of the disposal of real property interests at Fort Gillem. Various property disposal alternatives will be evaluated in the EA. Specific plans for reuse are currently being developed by the Local Redevelopment Authority. Future redevelopment of Fort Gillem is considered a secondary action resulting from disposal.

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We are requesting a list of federally listed threatened, endangered, or candidate species, as well as sensitive species known to occur, or potentially occurring on or in the vicinity of Fort Gillem. We would also appreciate information on any other sensitive natural resources that could be impacted by the proposed action.

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Sincerely,

John Esson
Project Manager

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1736 Franklin Street, Suite 500, Oakland, CA 94612 510-663-0936

MARSTEL DAY
CONSERVATION & CONSULTING
FROM SEA TO STARS

www.marstel-day.com

December 23, 2008

Mr. Bert Langley, District Manager
Georgia EPD Mountain District
P.O. Box 3250
16 Center Road
Cartersville, GA 30120

Dear Mr. Langley:

In compliance with the National Environmental Policy Act, the Department of the Army is preparing an Environmental Assessment (EA) for the disposal and reuse of Fort Gillem, slated for closure under the Base Realignment and Closure Act of 2005. The EA will address the environmental and socioeconomic effects of the disposal of real property interests at Fort Gillem. Various property disposal alternatives will be evaluated in the EA. Specific plans for reuse are currently being developed by the Local Redevelopment Authority. Future redevelopment of Fort Gillem is considered a secondary action resulting from disposal.

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Marstel-Day, LLC
(Attn: Holly Bisbee)
2217 Princess Anne Street, Suite 101-1A
Fredericksburg, Virginia 22401

Thank you in advance for your assistance in this matter. If you have any questions, or require additional information, please contact me at (757) 727-7897, or by email at johnesson@ecwenvironmental.com.

Sincerely,

John Esson
Project Manager

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1736 Franklin Street, Suite 500, Oakland, CA 94612 510-663-0936

MARSTEL DAY
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FROM SEA TO STARS

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December 23, 2008

Ms. Sandy Tucker, Field Supervisor
US Fish and Wildlife Service, Georgia Field Office
West Park Center, Suite D
105 West Park Drive
Athens, GA 30606

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1736 Franklin Street, Suite 500, Oakland, CA 94612 510-663-0936

Noel Holcomb, Commissioner
Dan Forster, Director

Georgia Department of Natural Resources
Wildlife Resources Division

Nongame Conservation Section
2065 U.S. Highway 278, S.E., Social Circle, Georgia 30025-4743
(770) 918 6411

February 27, 2009

Sean Donahoe
Program Manager
Marstel-Day, LLC
2217 Princess Anne St.
Suite 101-1A
Fredericksburg, VA 22401

Subject: Known occurrences of natural communities, plants and animals of highest priority conservation status on or near Fort Gillem Base Closing, Clayton County, Georgia

Dear Mr. Donahoe:

This is in response to your request of February 10, 2009. According to our records, within a three-mile radius of the project site there is the following Natural Heritage Database occurrence:

GA *Cypripedium acaule* (Pink Ladyslipper) approx. 0.5 mi. N of site

* Entries above proceeded by "US" indicates species with federal status in Georgia (Protected or Candidate). Species that are federally protected in Georgia are also state protected; "GA" indicates Georgia protected species.

Recommendations:

We have a record of a state species of concern, *Cypripedium acaule* (Pink Ladyslipper) on Fort McPherson (see enclosed map). The closing of the base is not likely to negatively impact this or other rare species or habitats. However, we are concerned about future land use in the area. Before any development occurs on site, we recommend surveys for high priority species or habitats be conducted. We also recommend that rare species, natural habitats and greenspace on the base be preserved in the future.

If any construction or demolition occurs on site in the future, we urge you to use stringent erosion control practices during these activities. Further, we strongly advocate leaving vegetation intact within 100 feet of creeks, which will reduce inputs of sediments, assist with maintaining riverbank integrity, and provide shade and habitat for aquatic species. We realize that some trees may have to be removed, but recommend that shrubs and ground vegetation be left in place.

Data Available on the Nongame Conservation Section Website

By visiting the Nongame Conservation Section Website you can view the highest priority species

and natural community information by Quarter Quad, County and HUC8 Watershed. To access this information, please visit our GA Rare Species and Natural Community Information page at: http://georgiawildlife.dnr.state.ga.us/content/displaycontent.asp?txtDocument=89

An ESRI shape file of our highest priority species and natural community data by quarter quad and county is also available. It can be downloaded from: http://georgiawildlife.dnr.state.ga.us/assets/documents/gnhp/gnhpds.zip

Disclaimer:

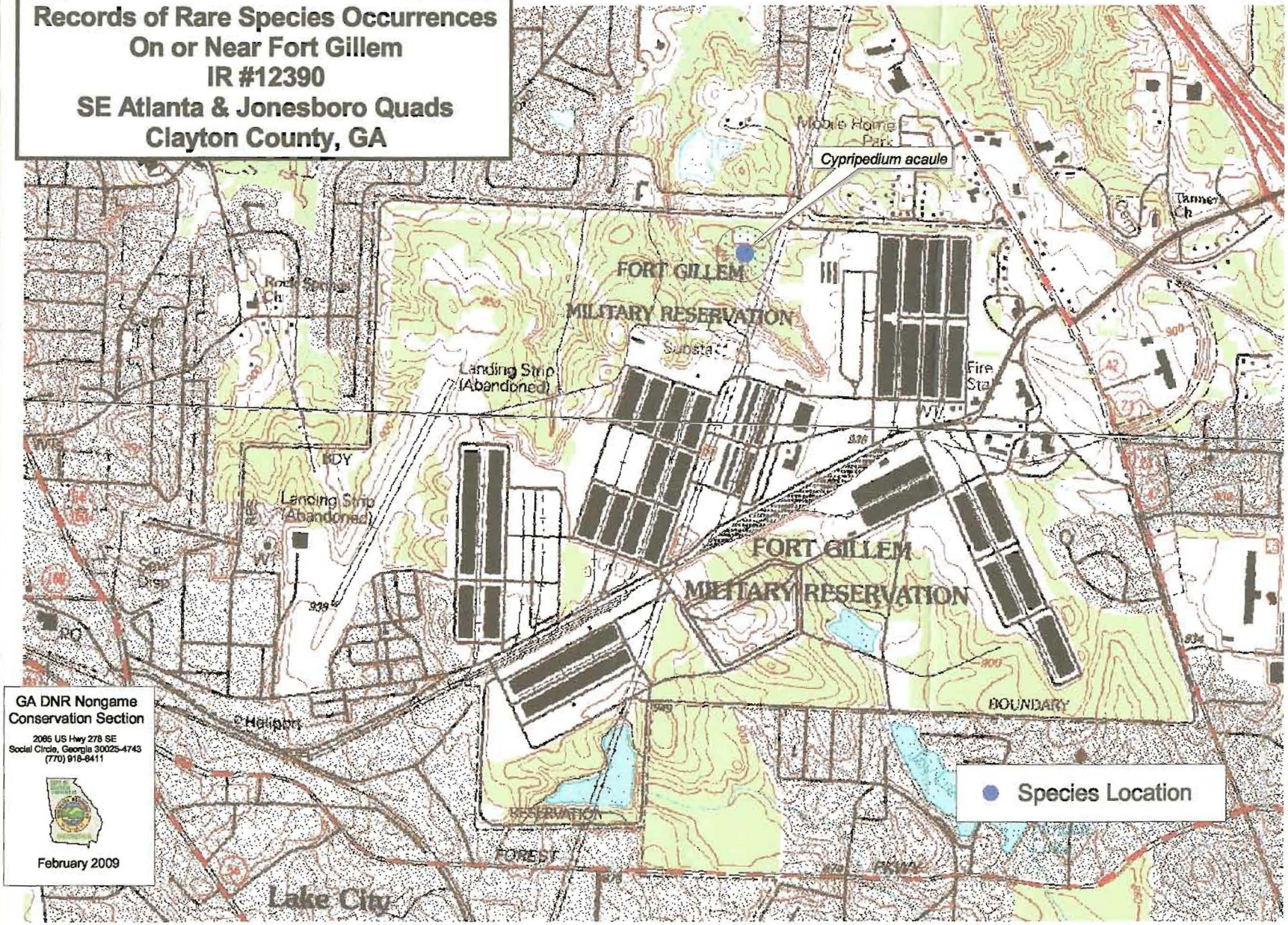
Please keep in mind the limitations of our database. The data collected by the Nongame Conservation Section comes from a variety of sources, including museum and herbarium records, literature, and reports from individuals and organizations, as well as field surveys by our staff biologists. In most cases the information is not the result of a recent on-site survey by our staff. Many areas of Georgia have never been surveyed thoroughly. Therefore, the Nongame Conservation Section can only occasionally provide definitive information on the presence or absence of rare species on a given site. Our files are updated constantly as new information is received. **Thus, information provided by our program represents the existing data in our files at the time of the request and should not be considered a final statement on the species or area under consideration.**

If you know of populations of highest priority species that are not in our database, please fill out the appropriate data collection form and send it to our office. Forms can be obtained through our web site (http://www.georgiawildlife.com) or by contacting our office. If I can be of further assistance, please let me know.

Sincerely,

Katrina Morris
Environmental Review Coordinator

Records of Rare Species Occurrences On or Near Fort Gillem IR #12390 SE Atlanta & Jonesboro Quads Clayton County, GA



GA DNR Nongame Conservation Section
2065 US Hwy 278 SE
Social Circle, Georgia 30025-4743
(770) 918-6411

February 2009

0 0.5 1 Miles

*This map is for planning purposes only, not for public release.

United States Department of the Interior

Fish and Wildlife Service

105 West Park Drive, Suite D
Athens, Georgia 30606

West Georgia Sub Office
P.O. Box 52560
Ft. Benning, Georgia 31995-2560

Coastal Sub Office
4270 Norwich Street
Brunswick, Georgia 31520

JAN 22 2008

Marstel-Day, LLC
2217 Princess Anne Street
Suite 101-1A
Fredericksburg, VA 22401
Attn: Holly Bisbee

Re: FWS Log No. 2009-FA-0372

Dear Ms. Bisbee:

The Service has received your December 23, 2009, letter requesting information on threatened and endangered species on or in the vicinity of Fort Gillem in Clayton County, Georgia. The Department of the Army is preparing an Environmental Assessment (EA) for the disposal and reuse of Fort Gillem, slated for closure under the Base Realignment and Closure Act of 2005.

We are providing a list of the federally endangered (E) and threatened (T) species which potentially occur in the above mentioned county for your use. Species list by county for the State of Georgia can be found at http://athens.fws.gov/ if you need information on additional counties in the future. We also recommend you contact the Georgia Department of Natural Resources (GADNR) Natural Heritage Program at (770) 918-6411 concerning known populations of federal and/or state endangered or threatened species, and other sensitive species within the above mentioned counties.

Your interest in ensuring the protection of endangered and threatened species and our nation's valuable resources is appreciated. If you have further questions or require additional information, please contact Sandy Abbott of the West Georgia sub-office at (706) 544-7518.

Sincerely,

Sandra S. Tucker

Sandra S. Tucker
Field Supervisor

cc: file, USFWS, West GA Office

Listed Species in Clayton County (updated May 2004)				
Species	Federal Status	State Status	Habitat	Threats
Bird				
Bald eagle *Haliaeetus leucocephalus*	T	E	Inland waterways and estuarine areas in Georgia.	Major factor in initial decline was lowered reproductive success following use of DDT. Current threats include habitat destruction, disturbance at the nest, illegal shooting, electrocution, impact injuries, and lead poisoning.
Wood stork *Mycteria americana*	E	E	Primarily feed in fresh and brackish wetlands and nest in cypress or other wooded swamps. Active rookeries were located in Camden County 1991-2001.	Decline due primarily to loss of suitable feeding habitat, particularly in south Florida. Other factors include loss of nesting habitat, prolonged drought/flooding, raccoon predation on nests, and human disturbance of rookeries.
Invertebrate				
Oval pigtoe mussel *Pleurobema pyriforme*	E	E	River tributaries and main channels in slow to moderate currents over silty sand, muddy sand, sand, and gravel substrates	Habitat modification, sedimentation, and water quality degradation

DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

Base Realignment and Closure Division

Honorable Ron Sparkman
Chairman
The Shawnee Tribe
PO Box 189
Miami, Oklahoma 74355

Dear Chairman Sparkman:

I am writing to inform you of the Base Realignment and Closure 2005 (BRAC) action for Fort Gillem, Georgia. In accordance with 36CFR Part 800, and Section 106 of the National Historic Preservation Act (NHPA), the U.S. Army wishes to initiate its consultation process with appropriate, federally-recognized tribes who historically used this region and/or continue to use the area.

Fort Gillem is to be closed under BRAC 2005. An Environmental Assessment (EA) is being prepared under requirements of the National Environmental Policy Act (NEPA). This EA will evaluate any environmental, cultural resource, and socioeconomic effects of closing Fort Gillem. Various property disposal alternatives are being evaluated in the EA. Specific plans for reuse are currently being developed by a Local Redevelopment Authority (LRA).

Fort Gillem is a 1,426-acre installation located approximately 11 miles south of downtown Atlanta in Forest Park, Georgia. It is 4 miles east of the Hartsfield-Jackson Atlanta International Airport. Fort Gillem is a sub-installation to Fort McPherson and is located 8 miles to the southeast. It is a logistical support hub for Fort McPherson and home to 51 tenants including organizations from the Active Army, Reserve Component, Georgia Army National Guard, Federal Emergency Management Agency, Georgia Emergency Management Agency, Army/Air Force Exchange Service, retail and distribution and other Department of Defense and federal agencies. The principal features of the facility are warehousing and transportation facilities with administrative support.

A map showing the location of the installation is included for your reference.

According to the 2007 Integrated Cultural Resources Management Plan (ICRMP), construction activities and logging have destroyed any intact archeological resources at Fort Gillem. Historic photographs taken during construction of the installation showing extensive grading are described in a 1999 archeological survey report (Janus Research,

Archaeological Survey at Fort McPherson, Fort Gillem and the U.S. Army Recreation Area, Georgia, 1999). That report also presented results of the archeological survey that was conducted for the installation in 1998-99. A total of 581 acres were surveyed with walkovers and shovel test excavations in selected areas. One historic period isolated find, in the northwest section of the installation, was identified. It was determined ineligible for the National Register of Historic Places (NRHP).

Most of the buildings at Fort Gillem were constructed during World War II, especially 1942-43. The Fort Gillem building stock includes Wherry housing, and temporary World War II-era buildings. The Wherry houses were built in the 1950s, and consist of one-story brick residences south of Building 101 in the 100-300 Areas. The temporary World War II era buildings are in the 600-800 Areas in the western part of the installation.

To date, there are no archeological artifacts and associated documentation at Fort Gillem. However, the Fort does retain historic maps, photographs, site plans, and other documents relating to the early built architectural history of the installation. These historic documents will be sent to either the Southeast Region National Archive, Morrow, Georgia or the Carlisle Barracks in Pennsylvania, or both. A procedure is in place and funding is available to complete this task.

The U.S. Army Corps of Engineers, St. Louis District, completed a Collections Summary in 1995. According to the Collections Summary, Native American points of contact are for the Cherokee, the Chickasaw, and the Creek Indians, the tribes associated with the land surrounding Fort Gillem. Eight different tribes were identified by the St. Louis District as having an interest in the land that is now Fort Gillem, Fort McPherson, and the U.S. Army Recreation Area. Twenty-one tribes were identified by the Mobile District. Interested federally-listed tribes and organizations have been sent a consultation letter regarding this proposed BRAC action.

There are no Native American Resources or Traditional Cultural Properties identified on Fort Gillem. To our knowledge, no traditional cultural properties or Native American sacred sites have ever been identified at Fort Gillem. At this time, we respectfully request any information you can give us concerning sacred sites or other traditional cultural properties that could be impacted by the proposed closure.

If you wish to continue consultation beyond this notification of the planned closure, please respond to this notice and we will address any concerns you may have about the projects. We will also provide you with copies of the EA, once it has been developed, if you so wish.

I am happy to have this opportunity to work with you, and I look forward to your comments. Please respond within 30 days to this letter. Should we not receive comments within 30 days, we will assume that your community has no interest in the proposed action. If you have any questions concerning the BRAC EA and NHPA process, please contact Mr. Glynn Ryan, Director, Base Realignment and Closure

Office, (404) 464-2269 or glynn.d.ryan@us.army.mil at Fort McPherson. Your comments will be greatly appreciated.

Sincerely,

Marguerite C. Garrison
Colonel, US Army
Commanding

Enclosure

DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

Base Realignment and Closure Division

Honorable Oscola Clayton M. Sylestine
Principal Chief
Alabama-Coushatta Tribe of Texas
Route 3 Box 640
Livingston, Texas 77351

Dear Principal Chief Sylestine:

I am writing to inform you of the Base Realignment and Closure 2005 (BRAC) action for Fort Gillem, Georgia. In accordance with 36CFR Part 800, and Section 106 of the National Historic Preservation Act (NHPA), the U.S. Army wishes to initiate its consultation process with appropriate, federally-recognized tribes who historically used this region and/or continue to use the area.

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Colonel, US Army
Commanding

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1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

Base Realignment and Closure Division

Honorable Christine Norris
Chief
Jena Band of Choctaw Indians
PO Box 14
Jena, Louisiana 71342

Dear Chief Norris:

I am writing to inform you of the Base Realignment and Closure 2005 (BRAC) action for Fort Gillem, Georgia. In accordance with 36CFR Part 800, and Section 106 of the National Historic Preservation Act (NHPA), the U.S. Army wishes to initiate its consultation process with appropriate, federally-recognized tribes who historically used this region and/or continue to use the area.

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Marguerite C. Garrison

Marguerite C. Garrison
Colonel, US Army
Commanding

Enclosure

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US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

Base Realignment and Closure Division

Honorable Mitchell Cyprus
Chairperson
Seminole Tribe of Florida
6300 Stirling Road
Hollywood, Florida 33024

Dear Chairperson Cyprus:

I am writing to inform you of the Base Realignment and Closure 2005 (BRAC) action for Fort Gillem, Georgia. In accordance with 36CFR Part 800, and Section 106 of the National Historic Preservation Act (NHPA), the U.S. Army wishes to initiate its consultation process with appropriate, federally-recognized tribes who historically used this region and/or continue to use the area.

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Sincerely,

Marguerite C. Garrison
Colonel, US Army
Commanding

Enclosure

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US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

Base Realignment and Closure Division

Honorable Chadwick Smith
Principal Chief
Cherokee Nation of Oklahoma
PO Box 948
Tahlequah, Oklahoma 74465

Dear Principal Chief Smith:

I am writing to inform you of the Base Realignment and Closure 2005 (BRAC) action for Fort Gillem, Georgia. In accordance with 36CFR Part 800, and Section 106 of the National Historic Preservation Act (NHPA), the U.S. Army wishes to initiate its consultation process with appropriate, federally-recognized tribes who historically used this region and/or continue to use the area.

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Marguerite C. Garrison
Colonel, US Army
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Enclosure

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US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

Base Realignment and Closure Division

Honorable Tarpie Yargee
Chief
Alabama-Quassarte Tribal Town
PO Box 187
Wetumka, Oklahoma 74863

Dear Chief Yargee:

I am writing to inform you of the Base Realignment and Closure 2005 (BRAC) action for Fort Gillem, Georgia. In accordance with 36CFR Part 800, and Section 106 of the National Historic Preservation Act (NHPA), the U.S. Army wishes to initiate its consultation process with appropriate, federally-recognized tribes who historically used this region and/or continue to use the area.

Fort Gillem is to be closed under BRAC 2005. An Environmental Assessment (EA) is being prepared under requirements of the National Environmental Policy Act (NEPA). This EA will evaluate any environmental, cultural resource, and socioeconomic effects of closing Fort Gillem. Various property disposal alternatives are being evaluated in the EA. Specific plans for reuse are currently being developed by a Local Redevelopment Authority (LRA).

Fort Gillem is a 1,426-acre installation located approximately 11 miles south of downtown Atlanta in Forest Park, Georgia. It is 4 miles east of the Hartsfield-Jackson Atlanta International Airport. Fort Gillem is a sub-installation to Fort McPherson and is located 8 miles to the southeast. It is a logistical support hub for Fort McPherson and home to 51 tenants including organizations from the Active Army, Reserve Component, Georgia Army National Guard, Federal Emergency Management Agency, Georgia Emergency Management Agency, Army/Air Force Exchange Service, retail and distribution and other Department of Defense and federal agencies. The principal features of the facility are warehousing and transportation facilities with administrative support.

A map showing the location of the installation is included for your reference.

According to the 2007 Integrated Cultural Resources Management Plan (ICRMP), construction activities and logging have destroyed any intact archeological resources at Fort Gillem. Historic photographs taken during construction of the installation showing

extensive grading are described in a 1999 archeological survey report (Janus Research, *Archaeological Survey at Fort McPherson, Fort Gillem and the U.S. Army Recreation Area, Georgia,* 1999). That report also presented results of the archeological survey that was conducted for the installation in 1998-99. A total of 581 acres were surveyed with walkovers and shovel test excavations in selected areas. One historic period isolated find, in the northwest section of the installation, was identified. It was determined ineligible for the National Register of Historic Places (NRHP).

Most of the buildings at Fort Gillem were constructed during World War II, especially 1942-43. The Fort Gillem building stock includes Wherry housing, and temporary World War II-era buildings. The Wherry houses were built in the 1950s, and consist of one-story brick residences south of Building 101 in the 100-300 Areas. The temporary World War II era buildings are in the 600-800 Areas in the western part of the installation.

To date, there are no archeological artifacts and associated documentation at Fort Gillem. However, the Fort does retain historic maps, photographs, site plans, and other documents relating to the early built architectural history of the installation. These historic documents will be sent to either the Southeast Region National Archive, Morrow, Georgia or the Carlisle Barracks in Pennsylvania, or both. A procedure is in place and funding is available to complete this task.

The U.S. Army Corps of Engineers, St. Louis District, completed a Collections Summary in 1995. According to the Collections Summary, Native American points of contact are for the Cherokee, the Chickasaw, and the Creek Indians, the tribes associated with the land surrounding Fort Gillem. Eight different tribes were identified by the St. Louis District as having an interest in the land that is now Fort Gillem, Fort McPherson, and the U.S. Army Recreation Area. Twenty-one tribes were identified by the Mobile District. Interested federally-listed tribes and organizations have been sent a consultation letter regarding this proposed BRAC action.

There are no Native American Resources or Traditional Cultural Properties identified on Fort Gillem. To our knowledge, no traditional cultural properties or Native American sacred sites have ever been identified at Fort Gillem. At this time, we respectfully request any information you can give us concerning sacred sites or other traditional cultural properties that could be impacted by the proposed closure.

If you wish to continue consultation beyond this notification of the planned closure, please respond to this notice and we will address any concerns you may have about the projects. We will also provide you with copies of the EA, once it has been developed, if you so wish.

I am happy to have this opportunity to work with you, and I look forward to your comments. Please respond within 30 days to this letter. Should we not receive comments within 30 days, we will assume that your community has no interest in the proposed action. If you have any questions concerning the BRAC EA and NHPA

process, please contact Mr. Glynn Ryan, Director, Base Realignment and Closure Office, (404) 464-2269 or glynn.d.ryan@us.army.mil at Fort McPherson. Your comments will be greatly appreciated.

Sincerely,

Marguerite C. Garrison
Colonel, US Army
Commanding

Enclosure

DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

Base Realignment and Closure Division

Honorable Jennie Lillard
Mekko
Kialegee Tribal Town
PO Box 332
Wetumka, Oklahoma 74883

Dear Mekko Lillard:

I am writing to inform you of the Base Realignment and Closure 2005 (BRAC) action for Fort Gillem, Georgia. In accordance with 36CFR Part 800, and Section 106 of the National Historic Preservation Act (NHPA), the U.S. Army wishes to initiate its consultation process with appropriate, federally-recognized tribes who historically used this region and/or continue to use the area.

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Marguerite C. Garrison
Colonel, US Army
Commanding

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DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

Base Realignment and Closure Division

Honorable Jennifer Onzahwah
Governor
Absentee Shawnee Tribe of Oklahoma
2025 South Gordon Cooper
Shawnee, Oklahoma 74801

Dear Governor Onzahwah:

I am writing to inform you of the Base Realignment and Closure 2005 (BRAC) action for Fort Gillem, Georgia. In accordance with 36CFR Part 800, and Section 106 of the National Historic Preservation Act (NHPA), the U.S. Army wishes to initiate its consultation process with appropriate, federally-recognized tribes who historically used this region and/or continue to use the area.

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HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

Base Realignment and Closure Division

Honorable Glenna J. Wallace
Chief
Eastern Shawnee Tribe of Oklahoma
PO Box 350
Seneca, Missouri 64865

Dear Chief Wallace:

I am writing to inform you of the Base Realignment and Closure 2005 (BRAC) action for Fort Gillem, Georgia. In accordance with 36CFR Part 800, and Section 106 of the National Historic Preservation Act (NHPA), the U.S. Army wishes to initiate its consultation process with appropriate, federally-recognized tribes who historically used this region and/or continue to use the area.

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Enclosure

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US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

Base Realignment and Closure Division

Honorable Michell Hicks
Principal Chief
Eastern Band of Cherokee Nation
PO Box 455, Qualla Boundary
Cherokee, North Carolina 28719

Dear Principal Chief Hicks:

I am writing to inform you of the Base Realignment and Closure 2005 (BRAC) action for Fort Gillem, Georgia. In accordance with 36CFR Part 800, and Section 106 of the National Historic Preservation Act (NHPA), the U.S. Army wishes to initiate its consultation process with appropriate, federally-recognized tribes who historically used this region and/or continue to use the area.

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Enclosure

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US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

Base Realignment and Closure Division

Honorable Kevin Sickey
Chairperson
Coushatta Tribe of Louisiana
PO Box 818
Elton, Louisiana 70532

Dear Chairperson Sickey:

I am writing to inform you of the Base Realignment and Closure 2005 (BRAC) action for Fort Gillem, Georgia. In accordance with 36CFR Part 800, and Section 106 of the National Historic Preservation Act (NHPA), the U.S. Army wishes to initiate its consultation process with appropriate, federally-recognized tribes who historically used this region and/or continue to use the area.

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Enclosure

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US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

Base Realignment and Closure Division

Honorable Gregory E. Pyle
Chief
Choctaw Nation of Oklahoma
Drawer 1210, 16th and Locust
Durant, Oklahoma 74702

Dear Chief Pyle:

I am writing to inform you of the Base Realignment and Closure 2005 (BRAC) action for Fort Gillem, Georgia. In accordance with 36CFR Part 800, and Section 106 of the National Historic Preservation Act (NHPA), the U.S. Army wishes to initiate its consultation process with appropriate, federally-recognized tribes who historically used this region and/or continue to use the area.

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process, please contact Mr. Glynn Ryan, Director, Base Realignment and Closure Office, (404) 464-2269 or glynn.d.ryan@us.army.mil at Fort McPherson. Your comments will be greatly appreciated.

Sincerely,

Marguerite C. Garrison
Colonel, US Army
Commanding

Enclosure

DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

Base Realignment and Closure Division

Honorable Enoch Kelly Haney
Principal Chief
Seminole Nation of Oklahoma
PO Box 1498
Wewoka, Oklahoma 74884

Dear Principal Chief Haney:

I am writing to inform you of the Base Realignment and Closure 2005 (BRAC) action for Fort Gillem, Georgia. In accordance with 36CFR Part 800, and Section 106 of the National Historic Preservation Act (NHPA), the U.S. Army wishes to initiate its consultation process with appropriate, federally-recognized tribes who historically used this region and/or continue to use the area.

Fort Gillem is to be closed under BRAC 2005. An Environmental Assessment (EA) is being prepared under requirements of the National Environmental Policy Act (NEPA). This EA will evaluate any environmental, cultural resource, and socioeconomic effects of closing Fort Gillem. Various property disposal alternatives are being evaluated in the EA. Specific plans for reuse are currently being developed by a Local Redevelopment Authority (LRA).

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A map showing the location of the installation is included for your reference.

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extensive grading are described in a 1999 archeological survey report (Janus Research, *Archaeological Survey at Fort McPherson, Fort Gillem and the U.S. Army Recreation Area, Georgia,* 1999). That report also presented results of the archeological survey that was conducted for the installation in 1998-99. A total of 581 acres were surveyed with walkovers and shovel test excavations in selected areas. One historic period isolated find, in the northwest section of the installation, was identified. It was determined ineligible for the National Register of Historic Places (NRHP).

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Marguerite C. Garrison
Colonel, US Army
Commanding

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US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

Base Realignment and Closure Division

Honorable Buford L. Rolin
Tribal Chairman
Poarch Band of Creek Indians
5811 Jack Springs Road
Atmore, Alabama 36502

Dear Tribal Chairman Rolin:

I am writing to inform you of the Base Realignment and Closure 2005 (BRAC) action for Fort Gillem, Georgia. In accordance with 36CFR Part 800, and Section 106 of the National Historic Preservation Act (NHPA), the U.S. Army wishes to initiate its consultation process with appropriate, federally-recognized tribes who historically used this region and/or continue to use the area.

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Enclosure

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HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

Base Realignment and Closure Division

Honorable A. D. Ellis
Principal Chief
Muscogee (Creek) Nation of Oklahoma
PO Box 580, Highway 75 and Loop 56
Okmulgee, Oklahoma 74447

Dear Principal Chief Ellis:

I am writing to inform you of the Base Realignment and Closure 2005 (BRAC) action for Fort Gillem, Georgia. In accordance with 36CFR Part 800, and Section 106 of the National Historic Preservation Act (NHPA), the U.S. Army wishes to initiate its consultation process with appropriate, federally-recognized tribes who historically used this region and/or continue to use the area.

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HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

Base Realignment and Closure Division

Honorable George Wickliffe
Chief
United Keetoowah Band of Cherokee Indians
PO Box 746
Tahlequah, Oklahoma 74464

Dear Chief Wickliffe:

I am writing to inform you of the Base Realignment and Closure 2005 (BRAC) action for Fort Gillem, Georgia. In accordance with 36CFR Part 800, and Section 106 of the National Historic Preservation Act (NHPA), the U.S. Army wishes to initiate its consultation process with appropriate, federally-recognized tribes who historically used this region and/or continue to use the area.

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Enclosure

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US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT MCPHERSON
1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

Base Realignment and Closure Division

Honorable Vernon Yarholar
Mekko
Thlopthlocco Tribal Town
PO Box 188
Okemah, Oklahoma 74859-0188

Dear Mekko Yarholar:

I am writing to inform you of the Base Realignment and Closure 2005 (BRAC) action for Fort Gillem, Georgia. In accordance with 36CFR Part 800, and Section 106 of the National Historic Preservation Act (NHPA), the U.S. Army wishes to initiate its consultation process with appropriate, federally-recognized tribes who historically used this region and/or continue to use the area.

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US ARMY INSTALLATION MANAGEMENT COMMAND
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1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

Base Realignment and Closure Division

Honorable Earl Barbry, Sr
Chairman
Tunica-Biloxi Tribe Of Louisiana
151 Melancon Road
Marksville, Louisiana 71351-3065

Dear Chairman Barbry:

I am writing to inform you of the Base Realignment and Closure 2005 (BRAC) action for Fort Gillem, Georgia. In accordance with 36CFR Part 800, and Section 106 of the National Historic Preservation Act (NHPA), the U.S. Army wishes to initiate its consultation process with appropriate, federally-recognized tribes who historically used this region and/or continue to use the area.

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1386 TROOP ROW SW
FORT MCPHERSON GA 30330-1069

REPLY TO
ATTENTION OF:

Base Realignment and Closure Division

Honorable Bill Anoatubby
Governor
The Chickasaw Nation
PO Box 1548
Ada, Oklahoma 74821

Dear Governor Anoatubby:

I am writing to inform you of the Base Realignment and Closure 2005 (BRAC) action for Fort Gillem, Georgia. In accordance with 36CFR Part 800, and Section 106 of the National Historic Preservation Act (NHPA), the U.S. Army wishes to initiate its consultation process with appropriate, federally-recognized tribes who historically used this region and/or continue to use the area.

Fort Gillem is to be closed under BRAC 2005. An Environmental Assessment (EA) is being prepared under requirements of the National Environmental Policy Act (NEPA). This EA will evaluate any environmental, cultural resource, and socioeconomic effects of closing Fort Gillem. Various property disposal alternatives are being evaluated in the EA. Specific plans for reuse are currently being developed by a Local Redevelopment Authority (LRA).

Fort Gillem is a 1,426-acre installation located approximately 11 miles south of downtown Atlanta in Forest Park, Georgia. It is 4 miles east of the Hartsfield-Jackson Atlanta International Airport. Fort Gillem is a sub-installation to Fort McPherson and is located 8 miles to the southeast. It is a logistical support hub for Fort McPherson and home to 51 tenants including organizations from the Active Army, Reserve Component, Georgia Army National Guard, Federal Emergency Management Agency, Georgia Emergency Management Agency, Army/Air Force Exchange Service, retail and distribution and other Department of Defense and federal agencies. The principal features of the facility are warehousing and transportation facilities with administrative support.

A map showing the location of the installation is included for your reference.

According to the 2007 Integrated Cultural Resources Management Plan (ICRMP), construction activities and logging have destroyed any intact archeological resources at Fort Gillem. Historic photographs taken during construction of the installation showing

extensive grading are described in a 1999 archeological survey report (Janus Research, *Archaeological Survey at Fort McPherson, Fort Gillem and the U.S. Army Recreation Area, Georgia,* 1999). That report also presented results of the archeological survey that was conducted for the installation in 1998-99. A total of 581 acres were surveyed with walkovers and shovel test excavations in selected areas. One historic period isolated find, in the northwest section of the installation, was identified. It was determined ineligible for the National Register of Historic Places (NRHP).

Most of the buildings at Fort Gillem were constructed during World War II, especially 1942-43. The Fort Gillem building stock includes Wherry housing, and temporary World War II-era buildings. The Wherry houses were built in the 1950s, and consist of one-story brick residences south of Building 101 in the 100-300 Areas. The temporary World War II era buildings are in the 600-800 Areas in the western part of the installation.

To date, there are no archeological artifacts and associated documentation at Fort Gillem. However, the Fort does retain historic maps, photographs, site plans, and other documents relating to the early built architectural history of the installation. These historic documents will be sent to either the Southeast Region National Archive, Morrow, Georgia or the Carlisle Barracks in Pennsylvania, or both. A procedure is in place and funding is available to complete this task.

The U.S. Army Corps of Engineers, St. Louis District, completed a Collections Summary in 1995. According to the Collections Summary, Native American points of contact are for the Cherokee, the Chickasaw, and the Creek Indians, the tribes associated with the land surrounding Fort Gillem. Eight different tribes were identified by the St. Louis District as having an interest in the land that is now Fort Gillem, Fort McPherson, and the U.S. Army Recreation Area. Twenty-one tribes were identified by the Mobile District. Interested federally-listed tribes and organizations have been sent a consultation letter regarding this proposed BRAC action.

There are no Native American Resources or Traditional Cultural Properties identified on Fort Gillem. To our knowledge, no traditional cultural properties or Native American sacred sites have ever been identified at Fort Gillem. At this time, we respectfully request any information you can give us concerning sacred sites or other traditional cultural properties that could be impacted by the proposed closure.

If you wish to continue consultation beyond this notification of the planned closure, please respond to this notice and we will address any concerns you may have about the projects. We will also provide you with copies of the EA, once it has been developed, if you so wish.

I am happy to have this opportunity to work with you, and I look forward to your comments. Please respond within 30 days to this letter. Should we not receive comments within 30 days, we will assume that your community has no interest in the proposed action. If you have any questions concerning the BRAC EA and NHPA

process, please contact Mr. Glynn Ryan, Director, Base Realignment and Closure Office, (404) 464-2269 or glynn.d.ryan@us.army.mil at Fort McPherson. Your comments will be greatly appreciated.

Sincerely,

Marguerite C. Garrison
Colonel, US Army
Commanding

Enclosure

Eastern Band of Cherokee Indians
Tribal Historic Preservation Office
P.O. Box 455
Cherokee, NC 28719
Ph: 828-554-6852 Fax 828-488-2462

DATE: 19 - February - 08

TO: Department of the Army
US Army Installation Management Command
Headquarters, United States Army Garrison, FT McPherson
Attn: Glynn Ryan
1386 Troop Row SW
Fort McPherson, GA 30330-1069

PROJECT(S): **The Base Realignment and Closure 2005 (BRAC) action for Fort Gillem, GA.**

The Tribal Historic Preservation Office of the Eastern Band of Cherokee Indians is in receipt of the information for the above-referenced projects and would like to thank you for the opportunity to comment on these proposed NHPA Section 106 activities. However, the above referenced projects are outside the aboriginal territory of the Cherokee people. At this time the EBCI THPO does not wish to make comments on the proposed federal undertakings.

Please find enclosed a map depicting the Cherokee traditional territory within your state. The shaded grey counties are those within Alabama in which we should continue to be consulted regarding cultural resource issues. This office should continue to receive all notices of federal undertakings as defined in Section 106 of 36 CFR 800. The EBCI THPO requests all cultural resource data, including phase I archeological reports, topo maps, historical research, or archives research forwarded to the Alabama Historical Commission for comment also be to this office in accordance with Section 106 of the NHPA.

If you have any questions or comments, please do not hesitate to contact me at 828-554-6852.

Sincerely,

Tyler B. Howe
Tribal Historic Preservation Specialist
Eastern Band of Cherokee Indians

White, LaKeshia CIV USA McPherson USAG

From: Ryan, Glynn D CIV USA McPherson USAG CMD GRP BRAC
Sent: Thursday, April 03, 2008 9:48 AM
To: White, LaKeshia CIV USA McPherson USAG
Subject: FW: BRAC action Ft. Gillem Georgia (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: NONE

Email from Keetoowah Band of Cherokee. As of 3 April 2008 I have not received a follow-up letter.

Glynn D Ryan
BRAC Chief
USAG Fort McPherson, GA
404-464-2269

-----Original Message-----
From: Tim Goodvoice [mailto:tgoodvoice@unitedkeetoowahband.org]
Sent: Wednesday, February 27, 2008 5:15 PM
To: Ryan, Glynn D CIV USA McPherson USAG CMD GRP BRAC
Cc: Lisa Stopp; Elizabeth Bird; Charles Locust; George Wickliffe; Diane Barker-Harrold
Subject: BRAC action Ft. Gillem Georgia

Mr. Glynn Ryan:

The United Keetoowah Band of Cherokee Indians in Oklahoma is interested in continuing dialogue and active participation in the BRAC process at Ft. Gillem, Georgia. This area of the Country is the ancestral homeland of the Keetoowah Cherokee people; we wish to be notified of all actions pertaining to this process. A formal letter will be forthcoming that will identify the POC for the United Keetoowah Band of Cherokee.

Sincerely,

Tim Good Voice

Administrative Officer

United Keetoowah Band of Cherokee

PO Box 746

Tahlequah, OK 74465

Office 918-431-1818 x 113

Fax 918-431-1873

tgoodvoice@unitedkeetoowahband.org

Classification: UNCLASSIFIED
Caveats: NONE

APPENDIX D CULTURAL RESOURCES

Fort Gillem

Memorandum of Agreement

Among the

Department of the Army

The
Georgia State Historic Preservation Officer

For the
Closure and Disposal of Fort Gillem, Georgia

May 12, 2010

Memorandum of Agreement
Among the
Department of the Army
the
Georgia State Historic Preservation Officer
For the
Closure and Disposal of Fort Gillem, Georgia

May 12, 2010

WHEREAS, the United States Army (Army) is responsible for implementation of the Defense Authorization Amendments and Base Closure and Realignment Act of 1988 (Pub. L. 100-526, 10 U.S.C. § 2687 note) and the Defense Base Closure and Realignment Act of 1990 (Pub. L. 101-510, 10 U.S.C. § 2687 note) and is proceeding with the closure of Fort Gillem and consequent disposal of excess and surplus property by September 15, 2011, in a manner consistent with the requirements of the 2005 Defense Base Closure and Realignment Commission (BRAC) Recommendations; and

WHEREAS, the Area of Potential Effect (APE) of this undertaking is defined as the entire real property of the installation: and

WHEREAS, the Army has determined that BRAC closure of Fort Gillem is an undertaking and will have an adverse effect upon historic properties that are listed on or designated as eligible for listing on the NRHP at Fort Gillem; and

WHEREAS, the Army consulted with the Georgia State Historic Preservation Officer (SHPO) and the Advisory Council on Historic Preservation (ACHP) pursuant to the provisions of the National Historic Preservation Act (NHPA), as amended, 16 U.S.C. §470 et seq., and the implementing regulations at 36 C.F.R. § 800; and

WHEREAS, a select portion of Ft Gillem as shown in Attachment A shall remain under federal control (the Enclave) after closure and therefore does not constitute an undertaking; and

WHEREAS, BRAC related actions occurring within the Enclave have been determined not to effect properties eligible for the NRHP; and

WHEREAS, the ACHP was invited to consult on this undertaking and has chosen not participate; and

WHEREAS, the Army and the SHPO concur that historic property identification efforts are complete at Fort Gillem and a definitive list of historic properties on or determined eligible for the National Register of Historic Places are as listed in Attachment B; and

WHEREAS, historic property means any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of

Historic Places maintained by the Secretary of the Interior, including artifacts, records, and remains that are related to and located within such properties; and

WHEREAS, the Army and SHPO agree that this Memorandum of Agreement ("MOA") will apply to all historic property at Fort Gillem, of which Buildings 101, 102, 103, 104, 107, 108, 110, 114, 201, and 301 (hereafter the "Select Historic Properties") shall be preserved with covenants; and

WHEREAS, Attachment C contains a list of previous cultural resource studies, assessments, textual records and documentation associated with Fort Gillem; and

WHEREAS, the installation operated during the Cold War era (1949-1990) and as all U.S. military facilities of the period were part of the overall projection of force primarily directed at the Soviet Union, the installation does not contain Cold War properties that directly and vividly illustrate via material culture the efforts of the U.S. to combat real or perceived Soviet threats during the Cold War period; and

WHEREAS, the Army identified Federally recognized Indian Tribes (Attachment D) that attach traditional religious and cultural importance to properties in the APE and were notified via registered letters twice of the undertaking and invited to consult on a nation-to-nation basis to address Tribal concerns; and

WHEREAS, the responses from the Tribes is as noted in Attachment C, resulting in no Tribe electing to participate in this agreement; and

WHEREAS, the Army is in the process of conducting an Environmental Assessment under National Environmental Policy Act (NEPA) and integrating Section 106 public involvement with NEPA through a series of public meetings; and

WHEREAS, interested members of the public have been provided opportunities to comment and consult on the effects this base closure may have on historic properties at Fort Gillem through NEPA scoping meetings, public hearings, consultation meetings, and other means; and

WHEREAS, the Army, in consultation with the SHPO, has invited the Forest Park/Fort Gillem Local Redevelopment Authority (LRA), an independent organization authorized by Congress to plan the redevelopment of Fort Gillem, to consult in this agreement; and

WHEREAS, the Army has completed compliance under the NHPA for Capehart and Wherry Era Housing and World War II Temporary Wooden Buildings through the Program Comment for Capehart and Wherry Era Army Family Housing and Associated Structures and Landscape Features (1949-62), approved on 31 May 2002 by the ACHP; and the Programmatic Memorandum of Agreement between the DoD, ACHP, and the National Conference of SHPOs (NCSHPO) regarding demolition of World War II Temporary Buildings, signed in July 1986, and amended in May 1991; and

WHEREAS, the ACHP Comment for World War II and Cold War Era (1939-1974) Ammunition Storage Facilities mitigates any potential adverse effects to ammunition storage facilities at Fort Gillem; and

NOW, THEREFORE, the signatories agree that the undertaking described above shall be implemented in accordance with the following stipulations to take into account the effect of the undertaking on historic properties and fulfills the Army's responsibilities under Sections 106 and 110 of the NHPA**.**

Stipulations

The Army will ensure that the following measures are carried out:

I. Mitigation

A. Popular Report. Mitigation for the overall loss of Fort Gillem as a military entity shall consist of documentation of the history of the installation from its inception to its closure through the development of a popular report by the Army within thirty (30) months of the signing of this agreement.

1. The report shall be equal to the scope and quality of the 2006 publication *Under one Roof: The Story of Air Force Plant 6 by Jeffery L. Holland.* A draft review shall be sent to the SHPO for a 30-day period of review and comment.

2. Two hundred fifty (250) perfect bound copies shall be produced and distributed to signatories, consulting parties, local libraries and institutions. Electronic copies shall also be made available to these parties.

3. All work on the report shall be performed by personel that meet the Secretary of the Interior's Professional Qualifications Standards (36 C.F.R. §61)

B. Photographic Documentation. The Army shall perform photographic documentation of the buildings and surrounding landscape features identified in Attachment B within twenty four (24) months of signing this agreement. The purpose of the documentation is to document the installation as an entity prior to transfer out of federal control. Photography shall consist of:

1. Large Format Photographic Documentation. A maximum of thirty (30) large-format general outdoor landscape views of the installation that capture the essence of the installation as an entity. Views shall be chosen in consultation with the SHPO.

    a. Archivally processed large-format prints and negatives shall be submitted to the Library of Congress.

b. Photographic documentation shall meet or exceed HABS Photographic Standards established by the National Park Service (NPS).

2. Digital Photography and Archival Prints. High-quality digital photographic documentation (consisting of images of 10 mega-pixel or greater taken with a digital SLR) of each type or plan of all NRHP eligible historic property consisting of a minimum of four principal elevations, one oblique view and one architectural detail of each type building.

   a. Interior views shall be taken of the interior lobby of Building 101.

   b. A professional photographer with demonstrated experience in documenting historic structures shall perform all photography.

   c. All digital photographs and prints shall meet NPS standards for digital photography.

   d. One set of archival prints of all photographs shall be submitted to the SHPO and the HABS collection of the Library of Congress.

C. Existing Condition Survey (ECS).

1. Within one year of signing of this agreement, the Army shall compile an individual Existing Conditions Survey (ECS) for Select Historic Properties: 101, 102, 103, 104, 107, 108, 110, 114, 201, and 301. The purpose of the ECS is to establish existing conditions of these Select Historic Properties prior to transfer out of federal control and to establish a benchmark in which the SHPO may evaluate future preservation efforts against the Secretary of the Interior's Standards for Rehabilitation (Standards).

   a. The Army shall base the ECS upon Section 4.3.1 of the LRA's Operating Plan for Fort Gillem dated December 2008 (reference sample in Attachment F). The Army shall adapt the document to more clearly illustrate the descriptions of the buildings, the historic significance of the buildings and the nature of their historic significance and the exterior character-defining features of all Select Historic Properties and interior character-defining features of Building 101.

   b. The ECS shall incorporate digital photographs produced by the Army in Stipulation I (B) (2).

   c. Character-defining features shall be identified in the ECS as described by NPS Preservation Brief #17, *Architectural*

Character-Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character.

d. Building 101 shall include interior character-defining features as described in NPS Preservation Brief #18, *Rehabilitating Interiors in Historic Buildings; Identifying and Preserving Character-Defining Elements*. No other select historic properties retain character-defining features. The ECS shall incorporate digital photographs produced by the Army in Stipulation I (B) (2).

e. The landscape fronting Building 101 shall be included as a character-defining feature of the ECS for this structure.

2. All work on the ECS shall be performed by personnel that meet the Secretary of the Interior's Professional Qualification Standards (36 C.F.R. §61).

3. The ECS shall incorporate existing plans, elevations and details pertinent to the character-defining elements of each structure.

4. The ECS shall include a concise description of each Select Historic Property, composed of its character defining features that make it eligible for the National Register of Historic Places. These digitized records shall be available to the depositories specified in Stipulation II.

5. Each ECS shall include a list of previous cultural resource studies, assessments, textual records and documentation associated with Fort Gillem as shown in Attachment B.

6. The draft ECS of each structure shall be submitted to the SHPO for a 30-day review and comment period. A final ECS shall be submitted to the SHPO within 90 days of receipt of comments.

7. The Army shall ensure the ECS for each Select Historic Building is incorporated into the covenant language for the deed for the land underlying the Select Historic Building(s). The covenant that will be attached to each deed is shown in Attachment E upon transfer.

II. Historic Textual Records

Fort Gillem maintains an extensive digital archive of photographs and drawings. Textual records consist of original drawings, historic photographs and written documents that illustrate the history of the installation and the significance of its structures. Fort Gillem's digital archive consists of a combination of photographs, drawings, as-built architectural and engineering drawings of all buildings listed in Attachment C. An electronic copy of the entire digital archive shall be made available to the SHPO and the National Archives

before the transfer of the last remaining parcel containing historic properties. The Army shall make available to recipients of historic properties to receive covenants, both printed and electronic copies of the ECS.

III. Treatment of Select Historic Properties Prior to Transfer from Federal Control

A. Property Maintenance. The Army will ensure the provision of caretaker building maintenance, security, and fire protection pending the disposal of Select Historic Properties at Fort Gillem in accordance with 32 CFR 174.14, relating to facilities operations, maintenance and repair for BRAC facilities.

B. Mothballed Properties. The Army shall undertake reasonable measures to preserve unused Select Historic Properties through mothballing.

1. The Army shall mothball Select Historic Properties that have been or are to remain vacant for twelve (12) months or if there is no planned use for them.

2. Mothballing shall be according to guidance found in the NPS *Preservation Brief 31: Mothballing Historic Buildings*.

IV. Non-BRAC Undertakings.

On non BRAC-related actions, the Army shall continue to consult under 36 C.F.R. §800 on all federal undertakings prior to transfer.

V. Treatment of All Historic Properties Upon Transfer from Federal Control

Through consultation culminating in this agreement, select historic properties were identified and selected as having a high potential for reuse. The majority of the warehouses were deemed not conductive for reuse.

A. **Select Historic Properties to Receive Covenants. Select** Historic Properties 101, 102, 103, 104, 107, 108, 110, 114, 201, and 301 shall have covenant language as shown in Attachment E incorporated into the transfer documents as a provision of transfer to avoid future adverse effects to historic properties.

B. **Mitigation for Potential Loss of Remaining Historic Properties.** Measures in Stipulation I shall mitigate for the loss of all historic properties not receiving covenants.

VI. Modification to Facilitate Transfer

If the Army cannot transfer any of the Select Historic Properties pursuant to the any of the provisions set forth herein, then the Army will consult with the signatories, and the prospective transferee(s) to determine what steps are necessary in order to complete

transfer of the property(ies) within established disposal timelines. Such modifications shall be limited to those that are reasonably necessary in order to affect transfer of, or effectively market, the concerned property within established timelines. Any failure to agree shall be resolved through the Dispute Resolution clause of this agreement.

VII. Environmental Remediation

A. Coordination. Proposed environmental remediation plans will be coordinated between the LRA and the Fort Gillem BRAC Environmental Coordinator (BEC) to identify any effects to historic properties, known or yet to be discovered. Determinations of effect/adverse effect will be made by a qualified historic preservation professional who meets the Secretary of the Interior's Professional Qualifications Standards (36 C.F.R. §61). If the Army determines that historic properties will be adversely affected by a proposed remediation plan, the Army will consult with the signatories to determine what steps should be taken, if any, with respect to those effects. Federally recognized tribes shall be notified and consulted when remediation plans and activities have the potential to disturb sites of importance to the tribe(s). Proposed remediation plans that the Army determines may affect the Subject Properties will be submitted to the SHPO for review and comment in accordance with the following procedures:

(1) Proposed remediation plans or supplemental documentation furnished by the Army will provide descriptions of any potential conflicts between remediation and the Subject Properties;

(2) In situations where the Army determines that there is an immediate threat to human health, safety, or the environment, and that remediation must proceed without first taking steps to preserve the Subject Properties, then the Army's reasons for so determining will be fully described;

(3) In situations where the Army determines that there is not an immediate threat to human health, safety, or the environment, and that implementation of its proposed remediation plan will result in the demolition or substantial alteration of any historic property, then the Army shall either modify its remediation plan to avoid the adverse effect or implement consultation with the SHPO and affiliated federally recognized Indian tribes, taking into account health and safety constraints inherent in properties containing hazardous materials, resource availability, and any other relevant constraints.

B. Environmental Remediation. Environmental remediation by the Army that occurs after the transfer of the Subject Property out of federal control shall constitute a separate undertaking under the NHPA and shall be coordinated under 36 C.F.R. Part 800.

VIII. Inadvertent Discoveries

A. NAGPRA Related Discoveries. If Native American human remains and/or objects subject to the provisions of the Native American Graves Protection and Repatriation Act (NAGPRA), (burials, associated and unassociated funerary objects, sacred objects and objects of cultural patrimony), are encountered before the transfer of Fort Gillem, the Army shall notify and consult with the appropriate Federally recognized tribe(s) and/or culturally affiliated descendants to determine appropriate treatment measures for these human remains in agreement with 43 C.F.R. Part 10. It shall be the responsibility of the Army to either preserve in place or repatriate these human remains, depending on the agreed upon determination of the tribe(s) and/or culturally affiliated descendants. If remains / objects subject to NAGPRA are encountered prior to completion of the transfer, the rules of NAGPRA disposition will be followed by the Army. Nothing in this agreement should be construed to contradict this stipulation.

B. Non-NAGPRA Related Discoveries. In the event of inadvertent discovery of archaeological materials not subject to NAGPRA, the Army shall make reasonable efforts to avoid, minimize or mitigate adverse effects to such properties and shall comply with 36 C.F.R. §800.13(b), including notification to, and consultation with, the SHPO, Federally recognized Indian tribes that might attach significance to the property, and the ACHP.

IX. Anti-Deficiency Act

The stipulations of this agreement are subject to the provisions of the Anti-Deficiency Act. If compliance with the Anti-Deficiency Act alters or impairs the Army's ability to implement the stipulations of this agreement, the Army will consult in accordance with the amendment and termination procedures in this agreement. All stipulations in this agreement ensured by the Army are subject to the availability of funds.

X. Status Reports

Until such time as all Fort Gillem and historic properties have been transferred from Army control in accordance with the terms of this MOA, the Army will provide an annual status report to the SHPO for review implementation of the terms of this agreement and to determine whether amendments are needed. If amendments are needed, the signatories to this MOA will consult, in accordance with stipulations of this agreement, to make such revisions. The first status report will be submitted to the consulting parties one year after the date this agreement is ratified.

XI. Dispute Resolution

A. Should the signatories to this MOA object within thirty (30) days to any plans or other documents provided by the Army or others for review pursuant to this

MOA, or to any actions proposed or initiated by the Army pursuant to this MOA, the Army shall consult with the objecting party to resolve the objection. If the Army determines that the objection cannot be resolved, the Army shall request that the ACHP comment and shall notify all consulting parties of the request. The Army shall forward all documentation relevant to the dispute to the ACHP. Within thirty (30) days after receipt of all pertinent documentation, the ACHP will either:

1. Provide the Army notice that it will consult with the consulting parties to seek to resolve issues; or

2. Notify the Army that it will comment pursuant to 36 C.F.R. §800.7(c)(2), and shall transmit its comments within 45 days of receipt of the request.

The Army shall take into account any ACHP comment in accordance with 36 C.F.R. §800.7(c)(4) with reference to the subject of the dispute and shall prepare a summary of the Army decision that contains the rationale for the decision and evidence of consideration of the ACHP's comments and provide it to the ACHP. The Army shall provide a copy of the summary to all consulting parties and notify the public and make the record available for public inspection.

B. Any recommendations or comment provided by the ACHP will pertain only to the subject of the dispute; the Army's responsibility to carry out all other actions under this MOA that are not the subject of the dispute will remain unchanged.

C. At any time during implementation of the measures stipulated in this MOA by the Army, if an objection to any such measure or its manner of implementation is raised by interested persons, the Army shall consider the objection and consult, as appropriate, with the objecting party and the consulting parties to attempt to resolve the objection.

XII. Amendments

Pursuant to 36 C.F.R. §800.6(c)(7) the signatories to this MOA may amend the MOA. Any executed amendments to this MOA shall be filed with the ACHP.

XIII. Termination of Agreement

A. Pursuant to 36 C.F.R. §800.6(c)(8), if any signatory determines that the terms of this MOA cannot be, or are not, being carried out, the signatories shall consult to seek amendment of the MOA. If the MOA is not amended, any signatory may terminate it providing 30 days written notice to all other signatories. The Army

shall either execute a new MOA with signatories pursuant to 36 C.F.R. §800.6(c)(1) or request the comments of the ACHP under 36 C.F.R. §800.7(a)(1).

B. In the event of termination, the Army will comply with 36 C.F.R. Part 800 with regard to individual undertakings associated with the BRAC disposal action at Fort Gillem.

C. The parties agree that this MOA will terminate upon the disposal of the last parcel at Fort Gillem containing historic property as defined herein, or when the Army has completed its obligations under this MOA, whichever is last occurring.

D. The effective date of this MOA shall be the date of the last signature of a signatory party.

E. Execution and implementation of this MOA evidences that the Army has taken into account the effects of the undertaking on historic properties and has afforded the ACHP a reasonable opportunity to comment on the closure and disposal of excess and surplus property at Fort Gillem. Execution and compliance with this MOA fulfills the Army's Section 106 responsibilities regarding the closure and disposal of Fort Gillem upon a signed copy of the agreement filed with the ACHP.

Signatory Parties:

DEPARTMENT OF THE ARMY

By: Date: 2 June 2010
Deborah B. Grays
Garrison Commander, Fort McPherson

GEORGIA STATE HISTORIC PRESERVATION OFFICE

By: Date: 26 MAY 2010
Dr. David Crass
Director, Historic Preservation Division
Deputy State Historic Preservation Officer

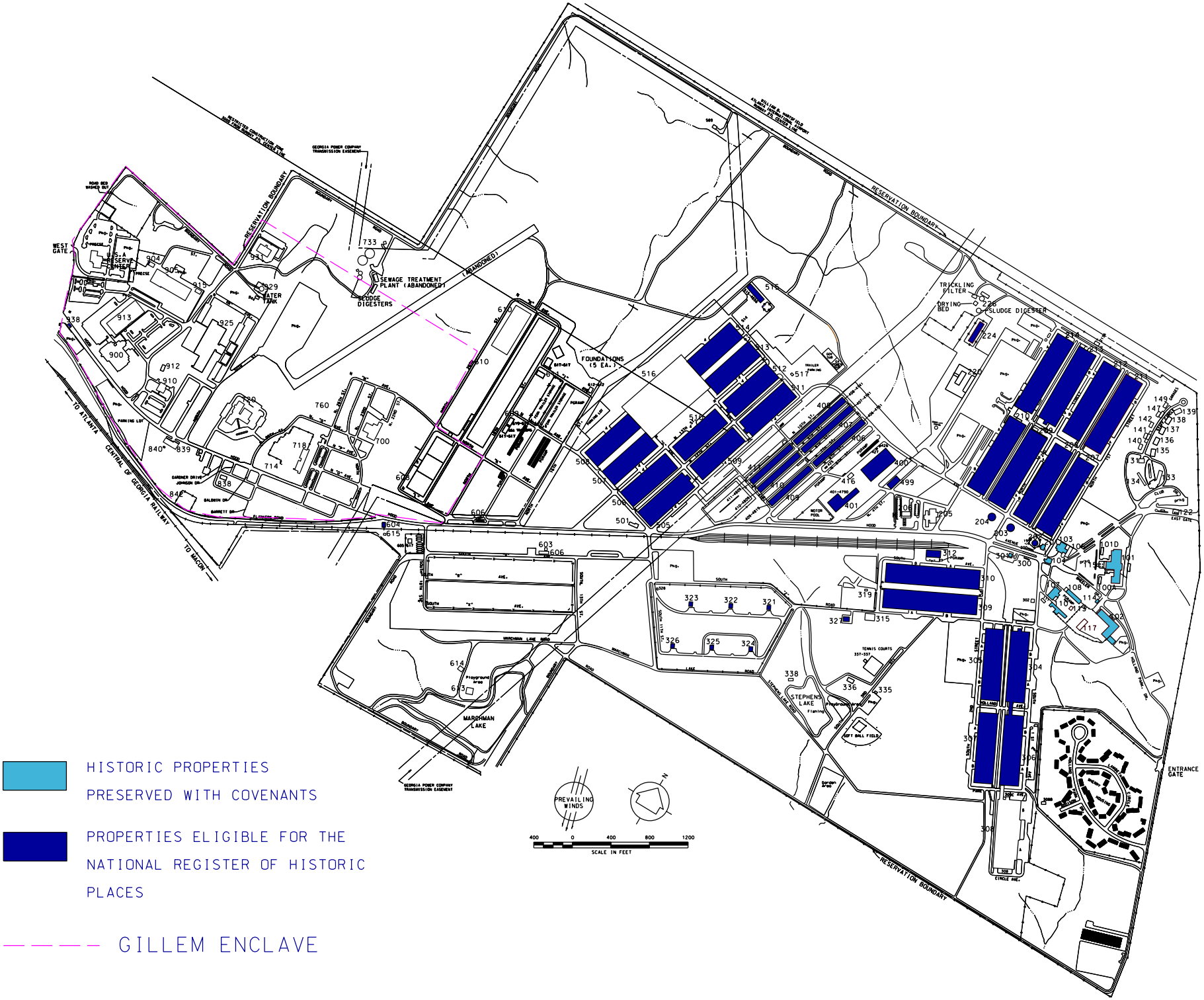
Concurring Party:

Forest Park/Fort Gillem Local Redevelopment Authority

By: Date 30 June 2010
Fred Bryant
Executive Director

ATTACHMENT A

MAP OF FORT GILLEM


HISTORIC PROPERTIES PRESERVED WITH COVENANTS
PROPERTIES ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES
GILLEM ENCLAVE
RESERVATION BOUNDARY
WEST GATE
ENTRANCE GATE
EAST GATE
SEWAGE TREATMENT PLANT (ABANDONED)
SLUDGE DIGESTERS
WATER TANK
TRICKLING FILTER
DRYING BED
SLUDGE DIGESTER
FOUNDATIONS (5 EA.)
MARCHMAN LAKE
STEPHENS LAKE
TENNIS COURTS
SOFT BALL FIELD
PREVAILING WINDS
SCALE IN FEET
TO ATLANTA
TO MACON
CENTRAL OF GEORGIA RAILWAY
GEORGIA POWER COMPANY TRANSMISSION EASEMENT

ATTACHMENT B

Definitive list of historic properties eligible for the National Register of Historic Places at Fort Gillem:

100 AREA

Building # 101 Post Headquarters ---------- Year built: 1942
Building # 102 Engineers Building ---------- Year built: 1942
Building # 103 Fire Station ---------- Year built: 1942
Building # 104 Guard House ---------- Year built: 1942
Building # 107 Mechanic Shop---------- Year built: 1942
Building # 108 Paint Shop ---------- Year built: 1942
Building # 110 Oil & Gasoline storage Shop---------- Year built: 1942
Building # 114 Boiler House ---------- Year built: 1942

200 AREA

Building # 201 Water Pumping Station ---------- Year built: 1942
Building # 202 Water Tower ---------- Year built: 1942
Building # 203 Underground Water Storage ---------- Year built: 1942
Building # 204 Underground Water Storage ---------- Year built: 1942

Warehouses
Building # 207 Warehouse---------- Year built: 1942
Building # 208 Warehouse---------- Year built: 1942
Building # 209 Warehouse---------- Year built: 1942
Building # 210 Warehouse---------- Year built: 1942
Building # 211 Warehouse---------- Year built: 1942
Building # 212 Warehouse---------- Year built: 1942
Building # 213 Warehouse---------- Year built: 1942
Building # 214 Warehouse---------- Year built: 1942

Building # 224 Ammunition Facility ---------- Year built: 1942

300 AREA

Building # 301 Yard Master's Office---------- year built: 1942

Warehouse
Building # 304 Warehouse---------- Year built: 1942
Building # 305 Warehouse---------- Year built: 1942
Building # 306 Warehouse---------- Year built: 1942
Building # 307 Warehouse---------- Year built: 1942
Building # 309 Warehouse---------- Year built: 1942
Building # 310 Warehouse---------- Year built: 1942

Building #312 Locomotive repair Shop ---------- Year built: 1942

Ammunition Bunkers
Building # 321 Ammunition Bunker ---------- Year built: 1942
Building # 322 Ammunition Bunker ---------- Year built: 1942
Building # 323 Ammunition Bunker ---------- Year built: 1942
Building # 324 Ammunition Bunker ---------- Year built: 1942

Building # 325 Ammunition Bunker ---------- Year built: 1942
Building # 326 Ammunition Bunker ---------- Year built: 1942

Building # 327 Inflammable Storage Facility ---------- Year built: 1942

400 AREA

Building# 400 Engineer Base Maintenance Shop---------- Year built: 1952
Building # 401 Engineer Equipment Processing Bldg.---------- Year built: 1953

Engineer's Sheds
Building # 406 Engineer Shed---------- Year built: 1942
Building # 407 Engineer Shed---------- Year built: 1942
Building # 408 Engineer Shed---------- Year built: 1942
Building # 409 Engineer Shed---------- Year built: 1942
Building # 410 Engineer Shed---------- Year built: 1942
Building # 411 Engineer Shed---------- Year built: 1942

500 AREA

Warehouse
Building # 505 Warehouse---------- Year built: 1942
Building # 506 Warehouse---------- Year built: 1942
Building # 507 Warehouse---------- Year built: 1942
Building # 508 Warehouse---------- Year built: 1942
Building # 509 Warehouse---------- Year built: 1942
Building # 510 Warehouse---------- Year built: 1942
Building # 511 Warehouse---------- Year built: 1942
Building # 512 Warehouse---------- Year built: 1942
Building # 513 Warehouse---------- Year built: 1942
Building # 514 Warehouse---------- Year built: 1942

Building # 515 Inflammable Storage Facility ---------- Year built: 1942

Building # 604 Gate House ---------- Year built: 1942

Building # 734 Chapel WW II Wood Structure ---------- Year built: 1942

Notes:

1. **No eligible archeological sites were identified at Fort Gillem.**
2. **All properties listed have as built digital scans of the architectural drawings as listed in Attachment C, I (E).**

ATTACHMENT C

List of previous cultural resource studies, assessments, textual records and documentation associated with Fort Gillem

I. Materials Concerning Fort Gillem Located at Engineering Plans and Services

Engineering Plans and Services
Fort McPherson: Building # 181,
1322 Cobb Street SW. Directorate of Public Works
Ft McPherson Atlanta, GA 30330

A. Completion Report four (4) Volumes:

- Completion Report Atlanta QM Motor Base: Project No. P (41-1)
Submitted: August 29, 1942
- Completion Report Atlanta QM Motor Base: Project No. P (42-1)
Submitted: August 14, 1942
- QM Motor Base Book 2 of 2 Submitted: October 28, 1942
- QM Motor Base Book 2 of 2 Submitted: December 8, 1942

B. Completion of Atlanta Ordnance Depot Conley, Georgia Job No. P-3
Submitted: April 20, 1943

C. Integrated Cultural Resources Management Plan (ICRMP) Document

The ICRMP is an internal Army compliance and management plans. The ICRMP integrates the entirety of the cultural resources management program of a military installation and allow identification of potential conflicts between the Installation's mission and cultural resources.

D. Cultural Resources Management Files for the Restoration of Historic Buildings

-The work plan of undertakings includes:
Architectural history, Architectural analysis, Photographs, Architectural sketches related to the buildings modifications and Cover letter addressed to the State Historic Perseveration Office.
Number of files: 55

E. Electronic Files of Architectural and Engineer Plans used for the construction of Fort Gillem

These files are organized by building numbers from One Hundred (100) to Nine Hundred (900) areas
These plans illustrate the Architectural evolution of Fort Gillem since 1942

Original Architectural and Engineer Plans of Fort Gillem are placed in a vault and a storage room of building # 181 at fort McPherson

F. Real estate files for Fort Gillem include:

- Certificate of title and deed, Engineering and architectural plans, completion reports and technical correspondence
- Real property record cards stored in card file cabinets (3 cabinets)

G. History of Fort Gillem

-Fort McPherson, Fort Gillem The First Hundred and Sixteen Years 1885-2001 Original prepared by Captain Louis M. Martinez (1985) Updated by Jim Dale (200) Edited by Ronal Morton (2001)

H. Set of historic Maps including:

- Fort Gillem General post map----------year 1943 (Depot)
- Fort Gillem General post map----------year 1943 (Motor Base)
- Fort Gillem Development plan----------year 1997
- Fort Gillem Land use plan----------year 1997

I. Historic Photographs stored in acid free boxes

- 5' x 7" Photographs stored in 1 box
- 8' x 10" Photographs stored in 1 box

J. Archaeological Survey

Final Report
Archaeological Survey at Fort McPherson and the U.S. Army Recreation Area, Georgia
Submitted by Janus Research
1691 Michigan Avenue, suite 225
Miami Beach, Florida 33139

II. Newspapers from the Public Affairs Office Relating to Fort Gillem

Address of Public Affairs Office:
U.S. Army Garrison Public Affairs Office
Attn; Sentinel Editor, 1386 Troop Row SW,
Fort McPherson, GA 30330

The Public Affairs Office possesses a collection of bounded newspapers called 'The sentinel". The Sentinel is a weekly newspaper covering the daily life of the two garrisons Fort McPherson and Fort Gillem since the 1950th.

III. Files of Fort Gillem at the National Archives Southeast Region

National Archives Southeast Region

5780 Jonesboro Road
Morrow, Georgia 30260
Phone: 770-968-2100
Fax: 770-968-2547

ATTACHMENT D

Federally Recognized Tribes that place traditional religious and cultural importance to properties in the Area of Potential Effect (APE) and notified of the undertaking, contacted and invited to consult on a nation-to-nation basis to address Tribal concerns

There are no known archeological sites/artifacts at Fort Gillem and there are no Native American Resources or Traditional Cultural Properties identified on the installation. Two separate letters were sent to each tribe inviting them to consult on a nation-to-nation basis. Result of the contact is as noted.

Absentee Shawnee Tribe of Oklahoma (Southern Plains)

Result of contact: no response.

Alabama-Coushatta Tribe of Texas (Southern Plains)

Result of contact: declined due to no traditional cultural properties present.

Alabama-QuassarteTribal Town (Eastern Oklahoma)

Result of contact: no response.

Cherokee Nation of Oklahoma (Eastern Oklahoma)

Result of contact: no response.

Choctaw Nation of Oklahoma (Eastern Oklahoma)

Result of contact: Outside tribal area of interest.

Coushatta Tribe of Louisiana (Southeast)

Result of contact: no response.

Eastern Band of Cherokee Nation (Southeast)

Result of contact: no interest - declined.

Eastern Shawnee Tribe of Oklahoma (Eastern Oklahoma)

Result of contact: no response.

Jena Band of Choctaw Indians (Southeast)
Result of contact: no response.

Kialegee Tribal Town (Eastern Oklahoma)

Result of contact: no Section 106 related issues for consultation under this undertaking.

Miccosukee Tribe of Indians of Florida (Southeast)

Result of contact: declined.

Mississippi Band of Choctaw Indians (Southeast)

Result of contact: no response.

Muscogee (Creek) Nation of Oklahoma (Eastern Oklahoma)

Result of contact: no response.

Poarch Band of Creek Indians (Southeast)

Result of contact: no response.

Seminole Nation of Oklahoma (Eastern Oklahoma)

Result of contact: no response.

Seminole Tribe of Florida (Southeast)

Result of contact: no response.

The Shawnee Tribe (Eastern Oklahoma)

Result of contact: no response.

The Chickasaw Nation (Eastern Oklahoma)

Result of contact: no response.

Thlopthlocco Tribal Town (Eastern Oklahoma)

Result of contact: no response.

Tunica-Biloxi Tribe of Louisiana (Southeast)

Result of contact: no response.

United Keetoowah Band of Cherokee Indians (Eastern Oklahoma)

Result of contact: No Section 106 related issues for consultation under this undertaking.

ATTACHMENT E

Standard Preservation Covenant Language To Convey Historic Property at Fort Gillem, Georgia

1. In consideration of the conveyance of the real property at Fort Gillem, which includes Buildings 101, 102, 103, 104, 107, 108, 110, 114, 201, and 301 ("the Historic Property"), located in the County of Clayton, Georgia, which is more fully described as [insert legal description] (hereafter "the Property"), [Name of property recipient] hereby covenants on behalf of [himself/herself/itself], [his/her/its] heirs, successors, and assigns at all times to the Georgia State Historic Preservation Office (SHPO), to maintain and preserve the Historic Buildings in accordance with the recommended approaches in *The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*, as may be amended from time to time (hereinafter the "Secretary's Standards"), in order to preserve and enhance those qualities that make the Historic Property eligible for inclusion in/or resulted in the inclusion of the Historic Property in the National Register of Historic Places as further provided herein. This covenant shall constitute a binding servitude upon the Property and shall be deemed to run with the land, in perpetuity.

2. In order to make more certain the full extent of the Grantee's obligations and the restrictions with respect to said property, and in order to document the external nature of the Historic Property subject to this covenant as of the date hereof, attached hereto as Exhibit ___ and incorporated herein by this reference are a set of photographs depicting the exterior surfaces of the Historic Property, and the applicable section of the Existing Conditions Survey specifying the technical and locational information relative to the Historic Property attached hereto as Exhibit ___. The Grantee hereby stipulates that the information contained in the Existing Conditions Survey, Exhibit ___, accurately represents the condition of the Historic Property as of the date of this Quitclaim Deed.

3. In furtherance of this covenant, the Grantee agrees at all times to maintain the Historic Property, identified in Exhibit ___ in the same or better structural condition and state of repair as that existing on the date of this Quitclaim Deed. The Grantee's obligation to maintain shall require replacement, repair, and/or reconstruction by Grantee whenever necessary to preserve the character defining features of the Historic Property as set fort in the Existing Conditions Survey in substantially the same structural condition and state of repair as that existing on the date of this Quitclaim Deed. Subject to the casualty provisions in paragraph 9, the obligation to maintain shall require replacement, repair, and/or reconstruction of the Historic Property whenever necessary in accordance with Secretary's Standards.

4. The Grantee shall notify the Georgia SHPO prior to undertaking any construction, alteration, remodeling, or any other modifications that affects the Historic Property's eligibility for the National Register of Historic Places by altering the Historic Property's

character-defining features. Such notice shall describe in detail, how the undertaking conforms to the Secretary's Standards. The Grantee shall provide all information deemed necessary by the Georgia SHPO to constitute a completed notification hereunder.

5. Within thirty (30) calendar days of the appropriate Georgia SHPO's receipt of notification provided by (name of property recipient) pursuant to paragraph 4 of this covenant, the Georgia SHPO will respond to (name of property recipient) in writing as follows:

(a) That (name of property recipient) may proceed with the proposed undertaking without further consultation; or

(b) That (name of property recipient) must initiate and complete consultation with the Georgia SHPO before (he/she/it) can proceed with the proposed undertaking. If the Georgia SHPO fails to respond to the (name of property recipient)'s written notice within thirty (30) calendar days of the Georgia SHPO's receipt of the same, then (name of property recipient) may proceed with the proposed undertaking without further consultation with the Georgia SHPO.

6. If the response provided to (name of property recipient) by the Georgia SHPO pursuant to paragraph 5 of this covenant requires consultation with the SHPO, then both parties will so consult in good faith to arrive at mutually-agreeable and appropriate measures that (name of property recipient) will employ to comply with the Secretary's Standards or to mitigate any adverse effects associated with the proposed undertaking. If the parties are unable to arrive at such mutually-agreeable mitigation measures, then (name of property recipient) shall, at a minimum, undertake recordation for the concerned property in accordance with the Secretary's Standards for recordation and any applicable State standards for recordation, or according to such other standards to which the parties may mutually agree--prior to proceeding with the proposed undertaking. Pursuant to this covenant, any mitigation measures to which (name of property recipient) and the Georgia SHPO mutually agree, or any recordation that may be required, shall be carried out solely at the expense of (name of property recipient).

7. With appropriate notice, the Georgia SHPO shall be permitted at all reasonable times be permitted to inspect the Historic Buildings on the Historic Property to ascertain their condition and to fulfill its responsibilities hereunder.

8. In the event that the Historic Property is substantially destroyed by fire, flood, windstorm, hurricane, earth movement, or other casualty, this covenant shall terminate on the date of such destruction or casualty. The determination of substantial destruction shall be made in consultation with Georgia SHPO.

9. In the event that unexpected changed conditions surrounding the Historic Property make continued adherence to this covenant impossible, such as the partial or total destruction of the Historic Property resulting from a casualty of such magnitude necessitating the demolition and removal of the majority of the character defining

features of the Historic Property , the Grantee will deliver a duly executed and acknowledged notice of termination to the Georgia SHPO, and record a duplicate original of said notice in the county Deed Records. The notice will include photographic documentation of the substantially destroyed Property obtained at the Grantee's expense. Such notice shall be conclusive evidence in favor of every person dealing with the Property as to the facts set forth therein.

10. Upon request by the Grantee, the Georgia SHPO will promptly furnish Grantee with a certification that to the best of the SHPO's knowledge, Grantee is in compliance with the obligations of this covenant, or that otherwise describes the status of this covenant to the extent of the SHPO's knowledge.

11. In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the Georgia SHPO may, following reasonable notice to [name of recipient], institute suit to enjoin said violation or to require the restoration of the Historic Property affected by such violation. The successful party shall be entitled to recover all costs or expenses incurred in connection with any such suit, including all court costs and attorney's fees.

12. [Name of recipient] agrees that the Georgia SHPO may, at its discretion and without prior notice to [name of recipient], convey and assign all or part of its rights and responsibilities contained in this covenant to a third party.

13. Any notice which either Grantee or Georgia SHPO may desire or be required to give to the other party shall be in writing and shall be delivered by one of the following methods: by overnight courier postage prepaid, facsimile transmission, registered or certified mail with return receipt requested, or hand delivery; if the Grantee, then at [address], and if to the SHPO, then to [address]. Each party may change its address set forth herein by a notice to such effect to the other party.

14. This covenant is binding on [name of recipient], [his/her/its] heirs, successors, and assigns in perpetuity. Restrictions, stipulations, and covenants contained herein shall be inserted by [name of recipient] verbatim or by express reference in any deed or other legal instrument by which [he/she/it] divests [himself/herself/itself] of either the fee simple title or any other lesser estate in [parcel designation] or any part thereof.

15. The failure of the Georgia SHPO to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time.

16. The covenant shall be a binding servitude upon the real property underlying the Historic Property and shall be deemed to run with the land. Execution of this covenant shall constitute conclusive evidence that [name of recipient] agrees to be bound by the foregoing conditions and restrictions and to perform the obligations herein set forth.

ATTACHMENT F

SECTION 4.0 FROM OPERATING PLAN FOR FORT GILLEM
December 2008

4.0 Rehabilitation/CIP—Buildings

4.1 Introduction

The Benham team performed an onsite evaluation of the existing buildings within the Fort Gillem reuse area to determine their condition and suitability for redevelopment. Fred Bryant, Executive Director of the FP/FGLRA, and J.R. Myrick Jr., BRAC Personal Property Coordinator, provided assistance in conducting the onsite investigation. The information contained in Appendix B, obtained from the BRAC Personal Property Coordinator, provides a building-by-building summary of the facilities with age of construction, building size, current use, occupancy category, and availability of utilities. Information in this section is limited to buildings that are roofed in, although some have open sides.

4.2 Data Collection Methods

A team of Benham architects and engineers spent one week at Fort Gillem inspecting the individual structures on the site. Included in the investigation were examinations of structural conditions, construction materials, mechanical systems, and major existing equipment. Visits to Fort McPherson to collect data on historic structures were also included.

The following pages provide a discussion of and evaluation of individual buildings within the SRP area. The analysis is categorized according to the suitability of each building for adaptive reuse versus removal (Figure 4-1). Table 4-3, at the end of the section, is a summary of the facility assessment with estimated costs to mitigate known or suspected environmental hazards such as asbestos and lead-based paint and to meet access requirements of the Americans with Disabilities Act (ADA). The probable estimates of cost also price demolition and/or removal of those buildings not recommended for adaptive reuse.

4.3 Findings and Analysis

4.3.1 Recommendations for Adaptive Reuse

Fort Gillem, located in Forest Park, Georgia, is a satellite installation of Headquarters, U. S. Army Garrison, Fort McPherson, Georgia. Founded in 1941, the post was formerly known as the Atlanta Army Depot and earlier as the Atlanta General Depot. Many of the buildings at Fort Gillem were constructed in the early 1940's and reflect the architecture of the time period. The FP/FGLRA may consider some of those buildings for adaptive reuse and maintain the external character when economically feasible and consistent with the SRP. Buildings for which it is recommended that adaptive reuse be considered include Buildings 101, 102, 103, 104, 106, 107, 108, 110, 201, 301, and 312. The following sections describe each building in its historical context, existing use, and potential for adaptive reuse.

4.3.1.1 Building 101 – Headquarters

Use: The Headquarters Building was built in 1942. It is fairly prominent and monumental as seen from the road near the Moreland Avenue Gate entrance. It is a three story structure that has had the attic (fourth floor) remodeled and turned into a command center. There is a considerable amount of classified materials and sophisticated devices in this space, where cameras are prohibited. The first three floors house the offices of ongoing Fort Gillem Headquarters functions.

Building 101 - Headquarters

Structure: The building has a concrete structure with poured concrete coffered floors, columns about 20 feet on center, and solid brick exterior walls. The floor-to-floor height appears to be about 12 feet. The original interior corridor walls were clay tile with plaster with high operable windows for ventilation. Some of these original walls still exist. Others have been changed in past remodels. There was some indication of plaster ceilings above the dropped ceilings in the corridors. There are fire sprinklers on the 4th floor only. The other 3 floors have fire and smoke alarm systems, but no sprinklers. They do have hose cabinets. Small telephone and mechanical rooms are located throughout the building. There is only one hydraulic elevator in the building. The toilets have their original marble toilet partitions but require remodeling to meet today's ADA standards. There are three poured concrete vaults in the building.

Building 101 - Headquarters grounds

The ground floor contains a major corridor with the original transoms, original clay tile walls and original steel windows. Other parts of the floor and hallways have been significantly altered, with raised computer floors and false ceilings.

Large rooftop cooling units occupy side roofs of the building.

Environmental: It is likely that asbestos would be found in the window caulking and lead would be found in some of the older layers of paint under existing layers. These items would require mitigation in a building renovation.

Prospects: This building provides nearly 110,000 square feet of floor area, has considerable history, and the aesthetics of a strong building with a simple architectural style. It is structurally sound and a strong candidate for adaptive reuse. Possibilities include a municipal building, heritage center, or corporate offices. Based on proximity to the airport, a convention center/hotel use might be pursued. Such a use would provide significant income both privately and publicly; an amenity for

Building 101 – Original Corridor

office and industrial development; and a charming gateway to the new development. Other buildings in the 100 Area can be part of this development as described below.

4.3.1.2 Building 102— Department of Public Works

Use: The Department of Public Works (DPW) and USACE occupy and actively use Building 102.

Structure: This building is characterized by its structural brick construction. The central portion of the building is supported by steel columns with steel trusses topped by wood plank deck between steel wide flange purlins spaced about 8′ O.C., The floor is concrete with 12x12 clay tiles. Brick pilasters with concrete capitals accent the north, east and west sides of the building. Once completely open, it is now divided into offices. Many parts of the exposed building interior are quite attractive.

Building 102 - Dept. of Public Works

Environmental: It is likely that asbestos would be found in the window caulking and lead would be found in some of the older layers of paint under existing layers. These items would require mitigation in a building renovation.

Prospects: This building has over 28,000 square feet of floor area and is 100% sprinkler protected. It is located south of Building 100, in an area identified in the SRP for development as a business park. Potential use of this building is best imagined if it is tied into a complex around Building 101 in which it would provide support in the form of offices or food services. In fact, the very attractive roof structure in the open areas reminds one of the décor in a modern-day restaurant or food court.

4.3.1.3 Building 103 – Fire Station

4.3.1.3.1 Main Building (Building103)

Use: This original structure, built in 1942, served as the fire station for the Atlanta Quartermaster Depot and continues to serve in that function today. It is one of the earliest buildings on the post.

Structure: Building 103 is an unusual two-story brick structure of five-course common bond brick construction. The building has a hipped roof central building and "flat" roofed flanking one-story wings. This edifice rests on a concrete foundation and has a cast stone belt course continuing the top of the adjacent parapet. The walls are of concrete block bearing construction with exterior brick facing and a stucco parge coat. The lower roof is framed with long-span steel bar-joists and sloped for drainage. It is not visible from the ground due to the parapet walls.

Building 103 - Fire Station & Building 106 - Addition

Environmental: It is likely that asbestos would be found in the window caulking and lead would be found in some of the older layers of paint under existing layers.

Addition to Fire Station (Building 106)
Use: In 1996, a new apparatus room was constructed adjacent to the north wing of the existing fire station. The addition houses one engine bay and includes an office, storeroom, and exercise area. The finished floor level of the addition is at grade, approximately three feet lower than the present north wing.

Structure: This structure is masonry, faced on the exterior with red brick, which matches the color of the existing building fairly well. The lower courses have a stucco parge coat to mimic the concrete of the original building. A stone coping caps the parapet walls at the same level as the existing stone coping of the north wing. Windows are wood, six-over-six, double-hung sash to match the windows of the existing building. Precast concrete windowsills and brick soldier-course jack arches mark the window openings. The rear door has the same brickjack-arch as the windows. The doors are wood paneled with six lights in the upper half. The garage doors at the east and west ends of the addition are wood paneled, roll-up garage doors to match the existing garage doors.

Environmental: It is not likely that any environmental problems exist in this recent addition.

Prospects: Buildings 103 & 106 function as one structure. The building and its site retain a high degree of integrity. The original building design and site characteristics are clearly recognizable, retaining the character, feeling and association of the original Depot.

This structure has significant potential for reuse in the Fort Gillem development. It could retain its existing use, be converted as offices or be part of a complex made up of other 100 Area buildings as support services including shops, restaurant, art gallery or offices.

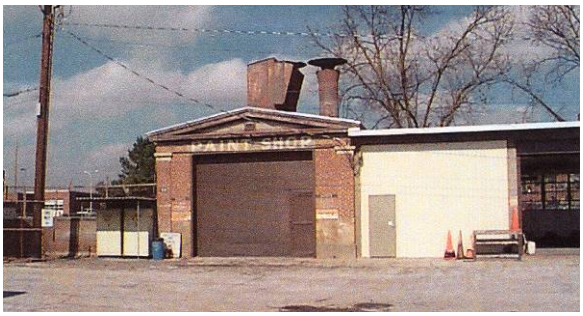
4.3.1.4 Building104—Guard House

Use: Building 104, completed in May 1942, served as the original Checkers' Office and Guard House for the Depot, a function that it continues to serve. There are reportedly plans by the military to renovate the structure as a communications center.

Structure: Building 104 is one of the original buildings constructed for the Atlanta General Depot. The building and its site retain a high degree of integrity. The original building design and site characteristics are clearly recognizable, retaining the character, feeling and association of the original Depot. A flat roof, red brick walls, and bands of metal windows, which are curved on the west elevation, mark the building. The only major change in the appearance of the building over the years has been the demolition of the low brick walls and wrought-iron gates, which used to stand on either side of the road to the north and south of the building. These changes occurred in October 1958.

Building 104 - Guard House

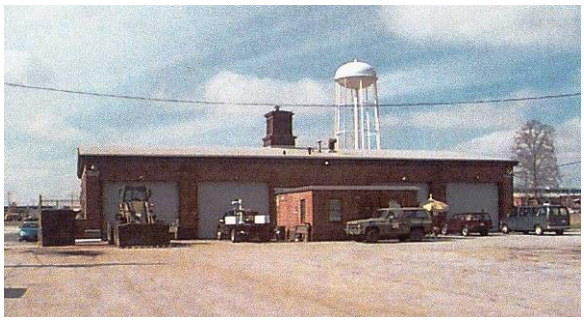
Site: The area around the building remains relatively unchanged as well. Building 104 sits in the middle of Hood Avenue, west of Building 101, and near the fire station and Yardmaster's office. It marked the main entry into the Depot and served as the checkpoint for all vehicles and trucking coming onto the installation from the east.



Building 108 - Paint Shop

Environmental: It is likely that asbestos would be found in the window caulking and lead would be found in some of the older layers of paint under existing layers.

Prospects: This 2,000 square foot building is slated by the Army to be renovated as a community facility, while preserving the existing exterior. When turned over by the Army, this facility would be an excellent security and gateway operation for whatever further development occurs around it. Located at the west end of the 100 Area, Building 104 could signal the transition from a modern development to an historic area. The economic feasibility of maintaining the building may hinge on the realignment of Hood Avenue in the redevelopment plan.



Building 107 - Motor Pool

4.3.1.5 Building 107— Garage - Motor Pool

Use: Built in 1942, this facility is used as a garage for repairs and vehicle storage.

Structure: Brick exterior and interior walls, solid steel columns, concealed steel roof trusses, and a metal deck ceiling characterize this building. It was built in the same period style as the other 100 Area buildings and has some attractive features.

Environmental: It is likely that asbestos would be found in the window caulking and lead would be found in some of the older layers of paint under existing layers. Mitigation of this building would be accomplished during its renovation.

Prospects: This 7,600 square foot structure could be part of a development of the 100 Area buildings in which all structures in this style are preserved. It could serve as a garage and maintenance facility or commercial use if an historic development requires it.

4.3.1.6 Building 108—Paint Shop

Use: Building 108 was constructed in 1942 and included the original paint shop for the depot, and one of two eight- bay, vehicle storage facilities. The paint shop was at the west end of this long, narrow building, and shares the same architectural details with Building 107. On the south elevation, a large roll-up garage door opened onto the yard. The same steel sash used on Building 107 also allowed air and light into the paint shop on the west and north elevations. The vehicle storage bays had a much simpler, utilitarian appearance. This portion of the building was open on the front (south) elevation, with its concrete frame

exposed. Only the short end walls and the rear wall were brick; and the roof was a flat concrete slab.

Building 110 - Oil Storage

Structure: The original Greek Revival style structure exhibited brick bearing walls, a sloped roof, wood joists, and a concrete structure. A 1950 frame shed addition has since been demolished, restoring the original building form. A number of other changes have been made which have altered the original appearance, but not to the point of compromising the original integrity of the building. In 1951, a paint spray booth was constructed inside the paint shop, and two large vents were installed through the roof. At about this same time, the south side of the vehicle storage bays was enclosed for use as offices and shops. Other modifications included the installation of wood, six-over-six, double-hung windows; wood paneled and glass doors; and the areas between the columns were filled in with corrugated aluminum siding. Mitigation of this building would be accomplished during its renovation along with numerous other buildings at the Depot. Sometime between 1951 and 1961, the large industrial steel sash was installed on the north elevation at each of the vehicle bays. In 1998 the aluminum siding, windows and doors, which were added around 1951, were removed and/or replaced. The roof leaks and there may be structural problems.

Environmental: It is likely that asbestos would be found in the window caulking and lead would be found in some of the older layers of paint under existing layers.

Site: When the motor pool was completed, Building 108 formed the north side of the yard. Along with Buildings 107 and 110, Building 108 enclosed the motor pool for the Depot. In the middle of the yard was a concrete ramp and a chain link fence enclosed the east end of the complex. In 1944, a small, enclosed wash rack, Building 113, was constructed in the middle of the yard.

Prospects: Although there are concerns regarding its deteriorating condition, this 6,700-square-foot building may have potential for adaptive reuse, perhaps for some type of commercial activity.

4.3.1.7 Building 110 - Paint & Oil Lube (Maintenance)

Use: Constructed in 1942, this building is one of the original buildings constructed for the Atlanta General Depot. In spite of later modifications, the building and its site retain a high degree of integrity. The original building design and site characteristics are clearly recognizable, retaining the character, feeling and association of the original Depot.

Structure: Building 110 is a clay tile and brick structure in the style of other 100 Area buildings.

Environmental: It is likely that asbestos would be found in the window caulking and lead would be found in some of the older layers of paint under existing layers. Mitigation of this building would be accomplished during its renovation.

Prospects: Building 110 has a floor area of 15,000 square feet and is in good structural condition. This building should be considered for adaptive reuse, probably in some type of commercial use.

4.3.1.8 Building 114—Utility

Use: The Greek-Revival style brick structure still contains gas-fired boilers that are no longer in use. The 800 square foot building is currently occupied as office space.

Structure: The building is a clay tile and brick structure with steel components to the accommodate the heavy weight of boilers. The front work area is separated from the boiler room. Large windows allow a lot of natural lighting to enter the building. A notable feature is the high emissions stack.

Environmental: It is likely that asbestos would be found in the window caulking and lead would be found in some of the older layers of paint under existing layers. Mitigation of this building would be accomplished during its renovation.

Building 114 - Utility

Prospects: The building's proximity to Building 101 makes a commercial use conceivable.

4.3.1.9 Building 201 – Pumping Station

Use: Constructed in 1942, this facility is utilitarian in nature and has been used as a pumping station for many years.

Structure: Building 201 typifies the small support structures of the Depot. It is a simple rectangular building, constructed of red brick, with a flat concrete roof. The windows are steel, with fixed and operable panels.

Building 201 - Pumping Station

Environmental: No issues identified.

Prospects: This facility has a floor area of approximately 1,000 square feet and is located in the northwest corner of N 1st Street and Hood Avenue. According to the SRP, this area is for Lt Industrial/HQ/Assembly use. The continued need for the building as a pumping station is doubtful; however, it may be considered for adaptive reuse use should an appropriate use be identified.

4.3.1.10 Building 301

Building 301 - Operations

Use: Building 301 was built in 1942 as the Yard Master's Office for the Quartermaster Depot. In 1948, the building was redesignated as an office building, the Yard Master's functions having become obsolete. It was converted to the office of the Provost Marshal in 1958, with some minor interior modifications. Today the building serves as offices for the post commander.

Structure: The building design reflected the utilitarian appearance of the small support buildings such as the water pumping station, the gas station, and the east and west gatehouses. It was a simple, single-story, red brick building, with a flat, concrete slab roof, and a concrete foundation wall, which was partially exposed. A simple soldier course of brick formed a belt course towards the top of the walls. The building had large steel windows, which were generally set in pairs. Each sash had three lights; the large center light was an awning sash, with a small hopper sash below, and a fixed sash above. The three doors had wood panels, with glass in the upper half, and wood screen doors. Today, the original appearance remains relatively unchanged.

Building 301 is one of the original buildings of the Atlanta Quartermaster Depot. As the yardmaster's office, it played a significant role in the activities of the Depot. Both the building and its site retain a high degree of integrity and clearly convey the history of the Depot.

Environmental: It is likely that asbestos would be found in the window caulking and lead would be found in some of the older layers of paint under existing layers.

Prospects: This 1,300 square foot building is located on the south side of Hood Avenue in an area identified in the SRP for industrial use. Its proximity to the 100 Area Buildings makes it a candidate to be considered for adaptive reuse as a support facility for any development there, including gateway, security, or office.

4.3.1.11 Building 312—Locomotive Repair Shop

Building 312 - Locomotive Repair Shop, 1942

Use: Building 312 was constructed as the Locomotive Repair Shop in 1942. Its design is based on a standard Quartermaster design. Recently it has been used as a maintenance facility.

Structure: The building was constructed using the same red brick, which was typical of other original buildings at the Quartermaster Depot. It had a shallow gabled roof, with a gabled roof monitor along much of the ridge. The ends of the monitor

were sheathed with sheet metal, and there was a continuous vent along its ridge. There were three large roll-up doors at the west end of the building, and a single pedestrian door at the east end. When the building was completed, there was a long ribbon of large industrial steel sash on both the north and south elevations, with a single, multi-light at the east end of this ribbon. Five similar single, multi-light sash marked the east elevation. Each window consisted of two six-light pivoting sash, one above the other, both of which were surrounded by fixed lights. The north and south elevations of the monitor had similar six-light pivot sash, which were flanked by fixed panes of glass. In 1990-91, the windows were replaced with smaller units, and the monitor altered. The roll-up garage doors were also replaced at some point.

Environmental: It is likely that asbestos would be found in the window caulking and lead would be found in some of the older layers of paint under existing layers.

Prospects: Building 301 has total floor area of over 10,000 square feet. The building is located along Hood Avenue in an area identified in the SRP for light industrial use. Adaptive reuse should be considered if a compatible land use is identified.

4.3.2 Recommendations for Demolition

With the exception of Building 516 and a few other structures, most Fort Gillem warehouse facilities were constructed in 1941 and 1942 as part of the Atlanta General Depot. The buildings are generally in fair structural condition but considered obsolete and unable to meet the needs of a modern warehouse due to the low ceiling heights and inadequate truck docking areas. Most of these warehouse buildings are recommended for demolition.

It is also recommended that the residential quarters be demolished, or if economically feasible, relocated. The current location of the buildings is in conflict with the SRP, which recommends development of the area for light industry, office and assembly activities. In total, 108 building are recommended for demolition and/or removal. Much of the building materials such as steel and brick are capable of being salvaged and recycled. The following pages include an individual building assessment.

4.3.2.1 100 Area Buildings

4.3.2.1.1 Building 111—Utility

Use: This building was constructed in 1942 with a touch of Greek Revival style common to the 100 Area.

Structure: The structure is clay tile and brick veneer.

Environmental: No issues identified.

Prospects: This 48 square foot building has limited potential for reuse and is recommended for demolition.

4.3.2.1.2 Building 113—Storage

Use: Storage

Structure: Features 12x12 clay tile, wood trusses and is in bad condition.

Environmental: No issues identified.

Prospects: This building is recommended for demolition.

4.3.2.1.3 Building 115—Storage

Use: Out buildings supporting Building 101, probably storage.

Structure: Temporary

Use: These buildings are not significant and should probably be replaced or removed.

Environmental: No issues identified.

4.3.2.1.4 Building 117— Storage

Use: Out-building supporting Building 102, probably storage.

Structure: Temporary

Environmental: No issues identified.

Prospects: This building is not significant and should probably be replaced or removed.

4.3.2.1.5 Building 122 MP

Use: Small guard building constructed in 1991.

Structure: Temporary

Environmental: No issues identified.

Prospects: This building is not significant

4.3.2.1.6 Building 129—Storage

Use: Very small storage building

Structure: Temporary

Environmental: No issues identified.

Prospects: This building is not significant.

4.3.2.1.7 Building 131-134—Housing & Community

Use: These buildings are part of the old housing complex. Building 131 is a former officers' club now listed as a community facility. The housing units are wood-framed covered by clapboard siding and appear to have served as a bachelors' quarters.

Structure: Duplex/Townhouse style, wood frame with brick veneer housing that, from outward appearance, are in good condition. The roofs are asphalt shingle and do not appear to be old.

Structure: Duplex/Townhouse style, wood framed, brick veneered housing that appears to be in good condition.

Environmental: No issues identified.

Prospects: These homes have little value in an industrial development, and demolition is recommended.

4.3.2.1.8 Building 135 - 139—Housing

Use: Built in 1947, these structures consist of five 2-story brick duplex residences; all appear to be in good condition. There are detached brick garages across the street from the residences. Historically, these residences have provided quarters for officers and their families.

Structure: Duplex/Townhouse style, wood frame with brick veneer housing units that, from outward appearance, are in good condition. The roofs are asphalt shingle and do not appear to be old. The aesthetics of the house and streetscape are pleasant and could be an asset in the correct zoning.

Environmental: No issues identified.

Prospects: These homes have little value within an industrial development, and demolition is recommended.

Buildings 135-139 - Housing

Buildings 135-139 - Housing

4.3.2.1.9 Building 140-142, 147, 149 – POV Parking

Use: These are detached parking structures for Buildings 135-139 (houses).

Structure: The structures are wood-frame with a brick veneer and appear to be in fairly good condition.

Environmental: No issues identified.

Prospects: Demolition is recommended.

Buildings. 140 – 142, 147, 149 – POV Garages

4.3.2.1.10 Building 145-146, 148, 150-156 - Storage

Use: These small buildings are currently used for storage.

Structure: Temporary

Environmental: No issues identified.

Prospects: These small structures have little value in an industrial development, so demolition is recommended.

4.3.2.2 200 Area Buildings

4.3.2.2.1 Building– 202 thru 204 – Water Towers

Use: These structures are part of the Fort Gillem water system and though still structurally sound, may not be useful in the new developments. A new water infrastructure to serve modern industrial uses is likely to be developed (see Section 6).

Structure: Steel

Environmental: No issues identified.

Prospects: Demolition of the water tower structures is included in the cost analysis.

4.3.2.2.2 Building 205 – Postal

Use: Building 205, constructed in 1942, contains approximately 15,000 square feet of floor space. It is currently used as a postal facility.

Structure: The building is a clay tile and brick structure.

Environmental: It is likely that asbestos would be found in the window caulking and lead would be found in some of the older layers of paint under existing layers.

Prospects: The building is located on the west side of N 3rd Street and north of Hood Avenue. The SRP identifies the site for light industry, corporate headquarters and assembly. Although reuse may be possible, the likelihood of this building meeting the space needs of an appropriate user is minimal. Demolition is recommended.

4.3.2.2.3 Buildings 207 - 214- Storage/Warehouse

Use: These buildings, completed in 1942, were part of the first Depot authorization. Their design is based on a standard Quartermaster design.

Structure: The red brick exterior matches the other buildings of the Depot. Other features include four-foot high concrete slab steel structure, gypsum board, planks roof desk, steel structure, firewalls. The construction of the 300 Area is identical to that of the 200 Area; therefore, the above architectural description applies also to these warehouses.

Environmental: No issues identified.

Prospects: Reuse is possible, but few of the dimensions match those needed for modern industrial use. Demolition is recommended.

4.3.2.2.4 Building 224 – Storage

Use: Constructed in 1942, this large building still serves as a storage facility.

Structure: Metal surrounded by fence.

Environmental: No issues identified.

Prospects: Demolition is recommended.

4.3.2.3 300 Area Buildings

Most of the 300 Area warehouses were part of the first Depot authorization, and were completed in 1942. Their design was based on a standard Quartermaster design. Red brick, matching the other buildings of the Depot, was used in their construction. The construction of the 300 Area is identical to that of the 200 Area; therefore, the above architectural description applies also to these warehouses.

Typical 300 Area Warehouse

4.3.2.3.1 Building 304A, 304B, 305A, 305B, 306A, 306B, 307A, 307B, 308A, 308B, 309A, 309B, 310A, 310B—Storage

Use: Warehouse and storage.

Structure: The red brick exterior matches the other buildings of the Depot. Other features include a 4′ high concrete slab steel structure, gypsum board planks, roof deck, steel structure and firewalls.

300 Area Warehouse circa. 1942

Environmental: It is likely that asbestos would be found in the window caulking and lead would be found in some of the older layers of paint under existing layers. Mitigation of this building would be accomplished during its renovation.

Prospects: Reuse may be possible, but few of the dimensions match those needed for modern industrial use. Demolition is recommended.

4.3.2.3.2 The 300 Area warehouses, Buildings 304 through 307 (also called Group C), and 309 and 310 (also called Group D),

Use: Warehouse and storage.

Structure: These buildings were part of the first Depot authorization, and were completed in 1942. Their design was based on a standard Quartermaster design.

The buildings are constructed using red brick typical of other buildings on the Depot. The buildings characteristically are constructed with a 4-foot-high concrete slab steel structure, gypsum board, planks, roof deck, and interior firewalls.

Environmental: It is likely that asbestos would be found in the window caulking and lead would be found in some of the older layers of paint under existing layers.

Prospects: Reuse may be possible but few of the dimensions match those needed for modern industrial use. Demolition is recommended.

4.3.2.3.3 Building 308—Warehouse

Use: Warehouse and storage

Structure: Like 309, concrete block, not brick.

Environmental: It is likely that asbestos would be found in the window caulking and lead would be found in some of the older layers of paint under existing layers.

Prospects: Reuse may be possible, but few of the dimensions match those needed for modern industrial use. Demolition is recommended.

4.3.2.3.4 Building 321 - 326

Use: Record storage.

Structure: These former ammunition bunkers are barrel-vaulted concrete structures characterized by 6″ to 8″ thick concrete floors with 18″ thick concrete walls, 2 feet of dirt on top, 14 ‘ high at the top inside; steel doors. They are used for paper storage at this time.

Environmental: No issues identified.

Prospects: These structures could be used for records storage but their wide spacing over a large acreage would stand in the way of a modern development, especially as this area is targeted for residential use. Demolition is recommended.

4.3.2.3.5 Building 327

Use: Operations Building

Structure: Brick & block

Environmental: No issues identified.

Prospects: Demolition is recommended.

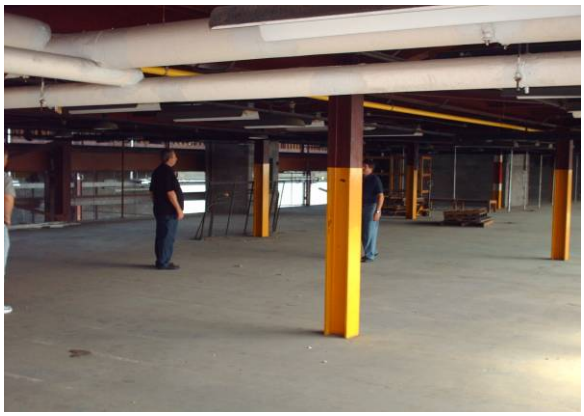
4.3.2.3.6 Building 328

Use: Storage

Structure: Brick & block

Environmental: No issues identified.

Prospects: Demolition is recommended.



Building 400 - Maintenance

4.3.2.4 400 Area Buildings

Most of the buildings in the 400 Area were constructed around 1942 with a few additional buildings constructed around 1953. They appear to have served as vehicle storage.

Typical 400 Area Engineer Shed

4.3.2.4.1 Building 400—Maintenance

Use: Formerly used for vehicle maintenance and repair. Currently that portion of the building is not in use, although the office area houses Fort Gillem management functions.

Structure: Full-length cranes run in the high bay, while smaller bays to the side house cranes. The cranes were last in use in 2003. Clerestory jalousie windows frame the full length of the central bay. A fairly new metal roof appears to have been installed, probably over the original wood plank and shingles roof, brick separation walls. Radiant heaters run the length of the central bay. The building is sprinkled. There is a dumbwaiter to the mezzanine and a crane runs the length of the building.

Environmental: No issues identified

Prospects: We determined Building 400 to be in poor condition with little potential for reuse. This building is typical of the 400 Area buildings. Demolition is recommended.

4.3.2.4.2 Building 401 – Maintenance

Use: Formerly used for vehicle maintenance and repair, Building 401 is no longer used.

Structure: The steel framed building has clerestory jalousie windows, which frame the full length of the central bay. The metal roof is recent, replacing the original wood plank and shingles roof. Radiant heaters run the length of the central bay. The building is sprinkled and has brick separation walls.

Environmental: No issues identified.

Prospects: Although a very specific user could possibly reoccupy the building, it is not considered an asset to the site. Demolition is recommended.

4.3.2.4.3 Buildings 406 - 411—Storage

Use: These are 1942 vintage. A couple of the other 400 Area buildings appear to have been old hangars of some sort. These are about 1953 vintage.

Environmental: No issues identified.

Prospects: These buildings are in poor condition and have little potential for reuse. Demolition is recommended.

4.3.2.5 500 Area Buildings

4.3.2.5.1 Building 501 – Building 516 - Storage

Use: Constructed around 1942, typical of the 500 Area, these buildings are steel framed, brick masonry walled warehouses with the primary floor about 4 feet above grade. The area surveyed has been remodeled into office space, built within the old warehouse.

Structure: The typical construction was gypsum board / metal stud walls and lay-in ceilings.

Buildings 501 - 516 - Storage

Environmental: It is likely that asbestos would be found in the window caulking and lead would be found in some of the older layers of paint under existing layers. These items would require mitigation in a building renovation.

Prospects: Reuse would be possible but only for specific customers, as bay spacing and dimensions do not match typical modern industrial needs. Demolition is recommended.

Typical 600 - Warehouse

4.3.2.5.2 Building 517 – Storage

Use: Storage

Structure: Temporary

Environmental: No issues identified.

Prospects: Demolition is recommended.

4.3.2.5.3 Building 518 - Utility

Use: Utility storage

Structure: Temporary.

Environmental: No issues identified.

Prospects: Demolition is recommended

4.3.2.6 600 Area Buildings

These are about 1942 vintage and are wood framed construction. Most of the buildings have an exposed open bay exterior with some masonry exterior walls in places.

Typical 600 - Warehouse

4.3.2.6.1 Buildings 601, 602, 609 and 610

Use: When first completed in the fall of 1942, these four buildings were identical open storage sheds, 1440' long by 180' wide.

Structure: Two hundred ninety-two 10" square wood columns supported the built-up timber trusses. Each truss was approximately 7' deep at the ends and 9' deep at the center of the span. The roof has a smooth built-up surface. Wood siding covered the trusses around the perimeter of the buildings; otherwise, there were no other wall surfaces. A 30′ wide asphalt apron was laid around the base of the perimeter columns, extending 12′ into the building and 16' outside the building. The remainder of the covered building area was dirt. After the buildings were

Warehouse #601 - Building 600 Area

completed, the construction histories took diverging paths, but a few things were common to all of the buildings. A number of columns had to be replaced in Buildings 601, 602 and 609 in 1946; and all four buildings had to have numerous columns replaced in 1954. In 1950, drawings were prepared and construction completed for brick firewalls. Solid brick walls divided each building into six bays, with small brick valve houses adjacent to the walls as required. At the same time the walls were being constructed, sprinkler systems were installed in each building. In 1951, corrugated aluminum siding was applied over the wood siding which covered the trusses.

Environmental: It is likely that asbestos would be found in the window caulking and lead would be found in some of the older layers of paint under existing layers. These items would require mitigation in a building renovation.

Prospects: These buildings could still be used for warehousing, but in a very limited capacity as they are not configured as would be a modern warehouse. Demolition is recommended.

4.3.2.6.2 Building 607 – Warehouse

Use: Completed in September 1942, as part of the Atlanta General Depot, Building 607 is used as a warehouse and storage facility.

Structure: Unlike other warehouse buildings at the Depot, this building was made of standard wood frame construction, and covered with wood siding. It has concrete foundations, with wood frame walls and wood trusses. Horizontal wood siding covered the walls and the built-up roof had a smooth surface. The roof of the center longitudinal bay was approximately 8' higher than the side bays, with fixed, wood, monitor windows. In plan, Building 607 is 181' wide by 603' long. Originally a railroad-loading platform ran the entire length of one long side of the building, with a 100' long truck loading dock centered on the opposite elevation. On the railroad loading platform there were 10 large sliding wood doors and five pedestrian doors. A wood canopy runs the length of this loading dock providing protection to the workers loading and unloading equipment. There were also four large sliding wood doors into the middle bay of the building. The building's only windows were on this elevation and included a window at each of the restrooms, and two windows at the office. The windows were wood, eight-over-eight, double-hung sash.

Inside, two brick fire walls divide the building into three bays: a large open bay (240'-6" long) at each end of the building, and a smaller (121' long) center bay. Just inside the doors of the center bay at the truck loading dock are an office and two multi-fixture restrooms.

With the exception of the application of corrugated aluminum siding over the original wood siding in 1951, little appears to have been done to Building 607 until 1970 when a second office was constructed just inside the truck loading dock. In 1983, the current aluminum siding was applied to the exterior walls. All of the railroad loading platform doors have been closed off; and the monitor windows have been covered with fiberglass panels.

Environmental: It is likely that asbestos would be found in the window caulking and lead would be found in some of the older layers of paint under existing layers. These items would require mitigation in a building renovation.

Prospects: This building could possibly be used for warehousing, but in a very limited capacity, as it is not configured as would be a modern warehouse facility. Demolition is recommended.

4.3.2.6.3 Building 611 – Garage & Maintenance

Use: Constructed within the last twenty years, this building is used for vehicle storage and maintenance.

Building 611 - Garage

Structure: Steel and metal siding, concrete slab floor, pitched metal roof

Environmental: Some oil and chemical contamination is likely at this site. Reuse would require mitigation

Prospects: This structure is only useful as a vehicle storage and maintenance facility. Due to its location in a prominent development area, we recommend demolition.

4.3.2.6.4 Military Service Dog Cemetery

Formerly behind **Building 605,** the military dog cemetery has been relocated and is no longer an issue in the Fort Gillem redevelopment strategy

Former Military Service Dog Cemetery

4.4 Recommendations for Structures to Be Maintained In Their Present Use

4.4.1 Building 516 – Distribution Warehouse

Use: This building, built around 1997 is situated on the site of two demolished warehouses constructed for the original Atlanta General Depot. It has a floor area of about 420,000 square feet. There are two story office spaces within the building, one of which has an elevator. It has approximately 4-foot high loading docks on both the front and back of the building.

Structure: Unlike the brick and timber structures typical of the 1942 era buildings, Building 516 is a modern high bay distribution warehouse with sophisticated conveying systems. It is constructed of precast concrete panels with steel support columns and ceiling trusses to support the metal roof decking. The concrete is colored red to emulate the traditional red brick. The building has a fire suppression system throughout. The walls between the new warehouse and old warehouses appear to be true firewalls such that the old

Building 516 - Warehouse

warehouses could be demolished leaving the wall of the newer warehouse intact and with little disturbance to the new warehouse.

Environmental: No environmental issues are present.

Prospects: The building is located within an area recommended by the SRP for Light Industrial and Bulk Warehouse uses. This building could be retained in its current use with little modification.

Building 516 Intersection with the West Elevation of Building 513

4.4.2 Building 220 - Credit Union

Use: This building, constructed about 1998, is a functioning credit union and is in good condition.

Structure: The structure is steel framed with brick veneer and has a standing seam metal roof.

Environmental: No issues identified.

Prospects: As part of the FP/FGLRA agreement, this facility is to remain under its present use in the first phases of the development. Further development might necessitate the removal of this building, although the credit union function could be included elsewhere in the development.

Building 220 - Credit Union

4.4.3 Building 206 – Mini-Mart

Use: Building 206, referred to as the Mini-Mart, was constructed in 1998. Present uses include a fast food restaurant, convenience store and car wash facility.

Structure: The structure is steel frame with a brick veneer.

Environmental: No issues identified.

Prospects: This facility could remain under its present use, as such services would continue to be required.

Building 206 - Mini-Mart

4.4.4 Building 217 – Fiber Optics

Use: This building was recently constructed and is used as a fiber optics building

Structure: The flat-roofed, block building is in good condition.

Environmental: No issues identified.

Prospects: Building 217 should be retained in its present use during the initial redevelopment phase.

4.5 Preliminary Conclusions

4.5.1 Adaptive Reuse of Buildings

The site includes a total of 94 buildings with 5,142,367 square feet of space. Field surveys indicate that the majority of the buildings and facilities would probably not be economically viable for use in the new development. Fifteen buildings should be considered for reuse if compatible with the development plan. Eleven of these buildings date from the 1940s and are part of the original Atlanta Army Depot. These facilities could be considered for adaptive reuse, to include maintaining their external integrity/building façade.

As noted above, most of the buildings and facilities within the Fort Gillem Reuse Area have little economic value for continuing use in the new development. However, 11 structures should be considered for adaptive reuse because of their historical significance and representation of the period architecture characteristic of the Atlanta General Depot, including the addition to the fire station, Building 106. Four additional structures are relatively new and may be incorporated into the development plan maintaining their current use. These building include the Mini-Mart, Credit Union, a fiber optics building and Warehouse 516. Renovation costs to Building 516 include exterior wall treatment required when the adjacent buildings are removed. Mitigation costs to remove anticipated environmental hazards and to bring the structures into compliance with the ADA are close to $1.5 million. Table 4-1 provides a detail of the estimated mitigation expenditures.

TABLE 4-1
Mitigation Cost Analysis for Buildings to be Considered for Adaptive Reuse
Fort Gillem Operating Plan

BLDG. NO.	FACILITY	BLDG. FLR. AREA (SQ FT)	BUILDING VOLUME (CU. FT)	MITIGATION COSTS	ADA RESTROOM RENOVATION COSTS	ADA RAMPS	ELEVATOR COSTS	BLDG. TOTAL COSTS
101	Headquarters Bldg.	109,701	1,371,300	$163,107	$380,000	$50,000	$100,000	$693,107
102	Public Works Bldg.	28,123	337,500	$41,814	$60,000		$0	$101,814
103	Fire Station	9,344	112,150	$13,893	$60,000	$30,000	$75,000	$178,893
104	Guard House	2,024	20,250	$3,009	$30,000		$0	$33,009
106	Fire Station Annex	3,250	39,000	$4,832	$60,000			$64,832
107	Motor Pool	7,617	182,850	$11,325	$40,000		$0	$51,325
108	Paint Shop	6,740	107,850	$10,021	$0		$0	$10,021
110	Oil Storage	15,006	240,100	$22,311	$0		$0	$22,311
201	Pumping Station	1,059	10,600	$787	$30,000	$1,500	$0	$32,287
301	Yard Master's Office	1,295	25,900	$1,925	$40,000		$0	$41,925
312	Locomotive Repair Shop	10,125	202,500	$15,054	$40,000		$0	$55,054
206	Mini-Mart	1,528	37,300					$0
217	Fiber Optics Facility	UNK	UNK					$0
220	Credit Union	3,730	15,300					$0
516	Warehouse	420,000	7,560,000	$200,000				$200,000
		619,542	**10,262,600**	**$488,081**	**$740,000**	**$81,500**	**$175,000**	**$1,484,581**

Figure 4-1 indicates those buildings that are candidates for adaptive reuse and should be incorporated into the redevelopment plan. Asbestos and other environmental issues are definitely associated with the Headquarters Building and probably with other facilities as well. These factors must be considered whether in demolition or renovation. There was some interest in selling and moving some facilities, such as the houses, which is indicated on the

APPENDIX E LEAD-BASED PAINT AND ASBESTOS PROVISIONS FOR BRAC LEASES AND DEEDS

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I. BRAC LEASE PROVISIONS

(1) WHERE LEASED PREMISES INCLUDE NO RESIDENTIAL HOUSING:

Lead-based Paint Warning and Covenant:

1. The Leased Premises do not contain residential dwellings and are not being leased for residential purposes. The Lessee is notified that the Leased Premises contains buildings built prior to 1978 that contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to lease.

2. Available information concerning known lead-based paint and/or lead-based paint hazards, the location of lead-based paint and/or lead-based paint hazards, and the condition of painted surfaces is contained in the Environmental Baseline Survey, which has been provided to the Lessee. Additionally, the following reports pertaining to lead-based paint and/or lead-based paint hazards have been provided to the Lessee:

Additionally, the Lessee has been provided with a copy of the federally-approved pamphlet on lead poisoning prevention. The Lessee hereby acknowledges receipt of all of the information described in this subparagraph.

3. The Lessee acknowledges that it has received the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards prior to execution of this Lease.

4. The Lessee shall not permit use of any buildings or structures on the Leased Premises for residential habitation without first obtaining the written consent of the Army. As a condition of its consent, the Army may require the Lessee to: (i) inspect for the presence of lead-based paint and/or lead-based paint hazards; (ii) abate and eliminate lead-based paint hazards by treating any defective lead-based paint surface in accordance with all applicable laws and regulations; and (iii) comply with the notice and disclosure requirements under applicable Federal and state law. The Lessee agrees to be responsible for any future remediation of lead-based paint found to be necessary on the Leased Premises.

5. The Army assumes no liability for remediation or damages for personal injury, illness, disability, or death, to the Lessee, its successors or assigns, sublessees or to any other person, including members of the general public, arising from or incident to possession and/or use of any portion of the Leased Premises containing lead-based paint as residential housing. The Lessee further agrees to indemnify and hold harmless the Army, its officers, agents and employees, from and against all suits, claims, demands or actions, liabilities, judgments, costs and attorneys' fees arising out of, or in any manner

predicated upon, personal injury, death or property damage resulting from, related to, caused by or arising out of the possession and/or use of any portion of the Leased Premises containing lead-based paint as residential housing. This section and the obligation of the Lessee hereunder shall survive the expiration or termination of this Lease and any conveyance of the Leased Premises to the Lessee. The Lessee's obligation hereunder shall apply whenever the United States of America incurs costs or liabilities for actions giving rise to liability under this section.

(2) LEAD-BASED PAINT PROVISION WHERE LEASED PREMISES CONTAIN RESIDENTIAL HOUSING:

NOTICE OF THE PRESENCE OF LEAD-BASED PAINT AND COVENANT

a. The Lessee is hereby informed and does acknowledge that all buildings on the Leased Premises, which were constructed or rehabilitated prior to 1978, are presumed to contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 residential housing, lessors must disclose to lessees and sublessees the presence of lead-based paint and/or lead-based paint hazards therein. Residential housing means any housing constructed prior to 1978, excepting housing for the elderly (households reserved for and composed of one or more persons 62 years of age or more at the time of initial occupancy) or persons with disabilities (unless any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling. A risk assessment or inspection for possible lead-based paint hazards by the Lessee is recommended prior to lease.

b. Available information concerning known lead-based paint and/or lead-based paint hazards, the location of lead-based paint and/or lead-based paint hazards, and the condition of painted surfaces is contained in the Environmental Baseline Survey, which has been provided to the Lessee. Additionally, the following reports pertaining to lead-based paint and/or lead-based paint hazards have been provided to the Lessee:

All lessees and sublessees must also receive the federally-approved pamphlet on lead poisoning prevention. The lessee hereby acknowledges receipt of all of the information described in this subparagraph.

c. The Lessee acknowledges that it has received the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards prior to execution of this lease.

d. The Lessee shall not permit the occupancy or use of any buildings or structures as residential housing without complying with this section and all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the occupancy of residential housing, if required by law or regulation, the Lessee, at its sole expense, will abate and eliminate lead-based paint hazards by treating any defective lead-based paint surface in accordance with all applicable laws and regulations.

e. The Army assumes no liability for remediation or damages for personal injury, illness, disability, or death, to the Lessee, its successors or assigns, sublessees or to any other person, including members of the general public, arising from or incident to possession and/or use of any portion of the Leased Premises containing lead-based paint as residential housing. The Lessee further agrees to indemnify and hold harmless the Army, its officers, agents and employees, from and against all suits, claims, demands or actions, liabilities, judgments, costs and attorneys fees arising out of, or in any manner predicated upon, personal injury, death or property damage resulting from, related to, caused by or arising out of the possession and/or use of any portion of the Leased Premises containing lead-based paint as residential housing. This section and the obligations of the Lessee hereunder shall survive the expiration or termination of this Lease and any conveyance of the Leased Premises to the Lessee. The Lessee's obligation hereunder shall apply whenever the United States of America incurs costs or liabilities for actions giving rise to liability under this section.

(3) ASBESTOS PROVISION

Notice of the Presence of Asbestos and Covenant:

a. The Transferee/Lessee is hereby informed and does acknowledge that friable and non-friable asbestos or asbestos-containing materials (ACM) has been found on the Premises, as described in the final base-wide EBS. Except as provided for in c. below, the ACM on the Premises does not currently pose a threat to human health or the environment. All friable asbestos that posed a risk to human health has either been removed or encapsulated.

b. The Transferee/Lessee covenants agrees that its use and occupancy of the Premises will be in compliance with all applicable laws relating to asbestos and that the Transferor/Lessor assumes no liability for future remediation of asbestos or damages for personal injury, illness, disability, or death, to the Transferee/Lessee, its successors or assigns, sublessees, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Premises described in this Transfer/Lease, whether the Transferee/Lessee, its successors or assigns have properly warned or failed to properly warn the individual(s) injured. The Transferee/Lessee agrees to be responsible for any future remediation of asbestos found to be necessary on the Premises.

c. The buildings listed in Exhibit ___ to this Deed/Lease contain asbestos which may pose an unacceptable risk to human health. The Transferee/Lessee agrees not to use or occupy said buildings without identifying and remediating any asbestos hazards therein in accordance with all applicable legal requirements, at Transferee/Lessees sole expense. This deed is granted based upon the Transferee/Lessees representation that it will comply with this subparagraph c.

d. The Transferee/Lessee further agrees to indemnify and hold harmless the Army, its officers, agents and employees, from and against all suits, claims, demands or actions,

liabilities, judgements, costs and attorneys fees arising out of, or in any manner predicted upon, personal injury, death or property damage resulting from, related to, caused by or arising out of the possession and/or use of any portion of the Premises containing asbestos.

APPENDIX F DEMOLITION/CONSTRUCTION AIR EMISSIONS AND RECORD ON NON-APPLICABILITY CONCERNING THE GENERAL CONFORMITY RULE (40 CFR 51)

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RECORD ON NON-APPLICABILITY CONCERNING THE GENERAL CONFORMITY RULE (40 CFR 51)

Fort Gillem supports the officially stated mission of Fort McPherson. Fort Gillem's basic area of responsibility is the northwestern section of the State of Georgia. Headquarters First US Army and Army Air Force Exchange Service Distribution Center and the Criminal Investigation Division Forensics Laboratory are the major tenants at Fort Gillem. Recommendations of the 2005 Defense Base Closure and Realignment Commission (BRAC 05) require the closure of a portion of Fort Gillem. Based on the BRAC 05 recommendations, the Army proposes to dispose of approximately 1,189 acres that are excess to Army military needs. This proposed action requires that the Army complete a conformity review to determine whether the action is subject to the U.S. Environmental Protection Agency's General Conformity Rule (40 CFR Part 51).

Fort Gillem is located in an area that is in non-attainment status for ozone and $PM_{2.5}$. The General Conformity Rule provides that actions proposed to occur within non-attainment areas must, unless otherwise exempt, be accompanied by a Conformity Determination. Among the recognized exemptions are "transfers of ownership, interests, and titles in land, facilities, and real and personal properties, regardless of the form or method of the transfer" (40 CFR Part 51.853). Because the Army's proposed disposal action will involve the sale or other title transfer of federal property, it has been determined that this specific action is exempt from the General Conformity Rule requirement to prepare a full Conformity Determination. Furthermore, in the case of Fort Gillem, the total direct and indirect emissions from reuse of Fort Gillem have been estimated as attached (see also Section 4.4) and are below the conformity threshold value established at 40 CFR 93.153(b) (see attached and Section 4.4). In addition, the proposed action is not considered regionally significant under 40 CFR 93.153(i). The supporting documentation and emissions are presented in this NEPA document in Section 4.4 and the table to follow.

Responsible Official: _____ BRAC Environmental Coordinator

18 Oct 2010
Date

F-1 Demolition and Construction Air Emissions (TPY)

Source Type	NO_x	SO_2	PM_{10}	$PM_{2.5}$	CO	VOC
Year 2011						
Demolition	15.03	0.00	63.10	13.69	8.29	1.79
50% Baseline	36.92	2.17	24.50	6.35	205.73	27.05
Total	51.95	2.17	87.60	20.03	214.02	28.84
Change	**-21.89**	**-2.17**	**38.60**	**7.34**	**-197.44**	**-25.25**
Year 2012						
Demolition	14.17	0.00	63.34	13.70	7.94	1.70
Construction	102.56	0.30	305.92	67.09	213.95	13.98
25% Baseline	18.46	1.09	12.25	3.17	102.87	13.52
Total	135.18	1.39	381.51	83.96	324.76	29.20
Change	**61.34**	**-2.95**	**332.51**	**71.27**	**-86.70**	**-24.89**
Year 2013						
Demolition	13.29	0.00	63.29	13.66	7.58	1.64
Construction	92.40	0.30	305.54	66.74	198.22	12.97
8% Future	4.49	0.11	13.97	2.99	45.74	6.34
Total	110.18	0.41	382.80	83.38	251.54	20.95
Change	**36.34**	**-3.93**	**333.80**	**70.69**	**-159.92**	**-33.14**
Year 2014						
Demolition	12.36	0.00	63.24	13.60	7.27	1.55
Construction	82.76	0.30	305.16	66.39	183.71	11.98
16% Future	8.97	0.22	27.93	5.98	91.48	12.69
Total	104.09	0.53	396.33	85.98	282.46	26.21
Change	**30.25**	**-3.81**	**347.33**	**73.29**	**-129.00**	**-27.88**
Year 2015						
Demolition	11.36	0.00	63.19	13.56	6.98	1.45
Construction	73.89	0.30	304.84	66.10	170.20	11.06
24% Future	13.46	0.34	41.90	8.98	137.22	19.03
Total	98.71	0.64	409.93	88.63	314.39	31.55
Change	**24.87**	**-3.70**	**360.93**	**75.94**	**-97.07**	**-22.54**
Year 2016						
Demolition	10.42	0.00	62.85	13.46	6.71	1.36
Construction	66.23	0.30	304.57	65.84	158.20	10.27
32% Future	17.95	0.45	55.87	11.97	182.96	25.38
Total	94.59	0.75	423.28	91.27	347.86	37.00
Change	**20.75**	**-3.59**	**374.28**	**78.58**	**-63.60**	**-17.09**

Source Type	NO_x	SO_2	PM_{10}	$PM_{2.5}$	CO	VOC
Year 2017						
Demolition	9.52	0.00	62.80	13.42	6.46	1.29
Construction	59.22	0.30	303.14	65.36	146.50	9.47
40% Future	22.43	0.56	69.83	14.96	228.70	31.72
Total	91.18	0.86	435.78	93.73	381.65	42.48
Change	**17.34**	**-3.48**	**386.78**	**81.04**	**-29.81**	**-11.61**
Year 2018						
Demolition	8.74	0.00	63.06	13.44	6.29	1.21
Construction	53.53	0.30	304.08	65.40	136.94	8.82
48% Future	26.92	0.67	83.80	17.95	274.44	38.06
Total	89.19	0.97	450.94	96.79	417.67	48.09
Change	**15.35**	**-3.37**	**401.94**	**84.10**	**6.21**	**-6.00**
Year 2019						
Demolition	7.99	0.00	63.02	13.40	6.11	1.14
Construction	48.36	0.30	303.88	65.21	127.62	8.24
56% Future	31.40	0.78	97.76	20.94	320.18	44.41
Total	87.76	1.09	464.66	99.56	453.91	53.78
Change	**13.92**	**-3.25**	**415.66**	**86.87**	**42.45**	**-0.31**
Year 2020						
Demolition	7.33	0.00	63.29	13.44	5.99	1.07
Construction	44.06	0.30	304.87	65.31	119.32	7.71
64% Future	35.89	0.90	111.73	23.94	365.92	50.75
Total	87.28	1.20	479.89	102.68	491.23	59.54
Change	**13.44**	**-3.14**	**430.89**	**89.99**	**79.77**	**5.45**
Year 2021						
Construction	34.12	0.30	303.41	64.78	87.62	6.18
72% Future	40.38	1.01	125.70	26.93	411.66	57.10
Total	74.50	1.31	429.11	91.71	499.28	63.27
Change	**0.66**	**-3.03**	**380.11**	**79.02**	**87.82**	**9.18**
Year 2022						
Construction	33.99	0.30	302.25	64.54	87.28	6.15
80% Future	44.86	1.12	139.66	29.92	457.40	63.44
Total	78.85	1.42	441.91	94.46	544.68	69.59
Change	**5.01**	**-2.92**	**392.91**	**81.77**	**133.22**	**15.50**

Source Type	NO_x	SO_2	PM_{10}	$PM_{2.5}$	CO	VOC
Year 2023						
Construction	33.99	0.30	302.25	64.54	87.28	6.15
88% Future	49.35	1.23	153.63	32.91	503.14	69.78
Total	83.34	1.53	455.88	97.45	590.42	75.94
Change	**9.50**	**-2.81**	**406.88**	**84.76**	**178.96**	**21.85**
Year 2024						
Construction	34.25	0.30	304.58	65.03	87.95	6.20
96% Future	53.84	1.34	167.60	35.90	548.88	76.13
Total	88.09	1.65	472.17	100.94	636.83	82.33
Change	**14.25**	**-2.69**	**423.17**	**88.25**	**225.37**	**28.24**
Year 2025						
100% Future	56.08	1.40	174.58	37.40	571.75	79.30
Total	56.08	1.40	174.58	37.40	571.75	79.30
Change	**-17.76**	**-2.94**	**125.58**	**24.71**	**160.29**	**25.21**
De Minimis Threshold	100	100	N/A	100	N/A	100

1 – Area source emissions calculated using URBEMIS V9.2

2 – Vehicle exhaust emissions calculated using EMFAC2007 V2.3

APPENDIX G ECONOMIC IMPACT FORECAST SYSTEM (EIFS) – MODELING RESULTS

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Economic Impact Forecast System (EIFS) – Modeling Results

The EIFS Model

The primary metric used to determine significance of changes in socioeconomic activity under the three reuse intensity scenarios at Fort Gillem is the US Army's Economic Impact Forecast System (EIFS) model. The basis of the EIFS analytical capabilities is the calculation of multipliers that are used to estimate the impacts resulting from Army-related changes in local expenditures or employment. In calculating the multipliers, EIFS uses the economic base model approach, which relies on the ratio of total economic activity to basic economic activity. Basic economic activity, in this context, is defined as the production or employment engaged to supply goods and services outside the ROI or by federal activities (such as military installations and their employees). According to economic base theory, the ratio of total income to base income is measurable and sufficiently stable so that future changes in economic activity can be forecasted. This technique is especially appropriate for estimating aggregate impacts and makes the economic base model ideal for the estimation and analysis of sustainability thresholds.

The multiplier is interpreted as the total impact on the economy of the region resulting from a unit change in its base sector; for instance, a dollar increase in local expenditures due to an expansion of its military installation. EIFS estimates its multipliers using a location quotient approach based on the concentration of industries within the region relative to the industrial concentrations for the nation.

The user inputs into the model the data elements that describe the Army action: the change in expenditures; change in civilian or military employment; average annual income of affected citizens or military employees; the percent of civilians expected to relocate due to the Army's action; and the percent of the military living on-post. From these inputs, the EIFS model provides projected changes in sales volume, income, employment, and population in the local economy. These variables are then used to measure and evaluate projected socioeconomic impacts. Sales volume is the direct and indirect change in local business activity and sales (total retail and wholesale trade sales, total selected service receipts, and value-added by manufacturing). Employment is the total change in local employment due to the proposed action, including not only the direct and secondary changes in local employment, but also those personnel who are initially affected by the military action. Income is the total change in local wages and salaries due to the proposed action, which includes the sum of the direct and indirect wages and salaries, plus the income of the civilian and military personnel affected by the proposed action. Population is the increase or decrease in the local population as a result of the proposed action.

Evaluation of Socioeconomic Impacts

The basis of EIFS analytical capabilities is the calculation of multipliers that are used to estimate the impacts resulting from Army-related changes in local expenditures or employment. Once EIFS model projections are obtained, the Rational Threshold Values

(RTV) profile allows evaluation of the context and intensity of the impacts. The RTV profile reviews the historical trends for the defined region, based on US Census data, and develops measures of local historical fluctuations in sales volumes, employment, income, and population. These evaluations indicate the intensity of the positive and negative changes of a project.

The RTV provides boundaries (threshold values) to assess the magnitude of an action's impacts. The largest historical change (both increases and decreases) define the boundaries. These values thus provide a basis for comparing an action's impact to the historical fluctuations in a particular area. As such, the assignment of thresholds is made on a region-specific basis. Specifically, EIFS sets the boundaries by multiplying the maximum historical deviation of the following variables:

	Increase	Decrease
Sales Volume	100%	75%
Income	100%	67%
Employment	100%	67%
Population	100%	50%

The percentage allowances are arbitrary but sensible. The maximum positive historical fluctuation is allowed with expansion because of the positive connotations of economic growth. While cases of damaging economic growth have been cited, and although the zero-growth concept is being accepted by many local planning groups, the effects of reductions and closures are generally more controversial than expansions.

The major strengths of the RTV criteria are its specificity to the region under analysis and its basis on actual historical time-series data for the defined region. The EIFS impact model, in combination with the RTV, has proven successful in addressing perceived socioeconomic impacts. The EIFS model and the RTV technique for measuring significance are theoretically sound and have been reviewed on numerous occasions.

The severity of conceivable impacts accelerates in the following order: total sales volume, total personal income, total employment, and total population. Sales volume impacts may be alleviated by manipulation of variables such as inventory and new equipment. Impacts on workers or proprietors are not easily or immediately assessed. Changes in employment and income are of primary interest. Employment and income impacts are followed by changes in personal income, directly affecting individuals within the region. Population threshold indicators are extremely important because they reflect the effects on local government revenues, housing, education, infrastructure, and other social services. They should be weighted accordingly.

Calculation of Model Input Parameters

The following presents the calculations and assumptions made in determining input parameters for the EIFS analysis for the closure of Fort Gillem. These statistics were derived to reflect a reasonable maximum year change in economic activity over the 10 year build-out period anticipated in the Local Reuse Authority's Fort Gillem Strategic Reuse Plan. Thus, these estimates are considered to exceed the "average" annual change in economic activity, but are well below the cumulative 10-year effect as EIFS is based on an assessment of annual changes in economic activity.

Change in Local Expenditures: Data on Fort Gillem 2005 local expenditures and conservative assumptions were used to estimate the potential change in local expenditures in the ROI for each of the reuse scenarios for a maximum annual change in expenditures (e.g., initiation of large, multi-year construction projects averaged over a three year period). The reuse scenarios reasonably and conservatively estimate an upper-bound projection. The Fiscal Impact Analysis presented by the Local Reuse Authority reuse plan depicts the annual local expenditures expected for each industrial project occurring at Fort Gillem. Their reuse scenario Alternative A has been determined to represent the Medium Intensity Reuse (MIR) scenario at Fort Gillem. It was conservatively estimated that the Medium-Low Intensity Reuse (MLIR) scenario would be approximately 29 percent of the size of the Medium Intensity scenario. The Medium-High Intensity Reuse (MHIR) scenario was conservatively estimated to be 47 percent larger than the Medium Intensity scenario. The estimated local expenditures and construction projects were expected to be phased over the first three years, and the year of maximum growth was determined with this time frame in mind.

Change in Civilian Employment: Job losses from Fort Gillem closure reflect the change in civilian employment under Caretaker Status. Reuse scenario employment projections were used to arrive at changes in civilian employment over the 10-year phased build-out period. Conservative assumptions were used to estimate the maximum annual change in employment, in consideration of both short-term construction activities and redevelopment intensity. These figures represent the net increase in a maximum year in consideration. The employment projections are commensurate with the assumptions previously discussed above for the MLIR, MIR, and MHIR scenarios.

Average Income of Affected Civilians: Average wage was estimated according to the lost civilian jobs at Fort Gillem. For the 10-year phased build-out reuse scenarios and the year(s) of maximum economic change, model input of $36,000 was used as the broadly representative average wage.

Percent Expected to Relocate: The percent expected to relocate is uncertain. For the model runs for the 10-year phased build-out, 50 percent were conservatively assumed to relocate, given the level of unemployment and work force in the ROI.

Change in Military Employment: According to installation data, Fort Gillem will lose approximately 300 military jobs with the base closure.

Average Income of Affected Military: Average wage was estimated according to the military jobs lost at Fort Gillem. For the 10-year phased build-out reuse scenarios and the year(s) of maximum economic change, model input of $36,000 was used as the broadly representative average wage.

Percent of Military Living on Post: According to installation data, approximately 50 percent of the military personnel are living on post.

EIFS REPORT: Fort Gillem, Georgia

PROJECT NAME

Fort Gillem 2005 BRAC Caretaker Status

STUDY AREA

13013 Barrow, GA	13085 Dawson, GA	13135 Gwinnett, GA	13217 Newton, GA
13015 Bartow, GA	13089 De Kalb, GA	13143 Haralson, GA	13223 Paulding, GA
13035 Butts, GA	13097 Douglas, GA	13149 Heard, GA	13227 Pickens, GA
13045 Carroll, GA	13113 Fayette, GA	13151 Henry, GA	13231 Pike, GA
13057 Cherokee, GA	13117 Forsyth, GA	13159 Jasper, GA	13247 Rockdale, GA
13063 Clayton, GA	13121 Fulton, GA	13171 Lamar, GA	13255 Spalding, GA
13067 Cobb, GA	13097 Douglas, GA	13199 Meriwether, GA	13297 Walton, GA
13077 Coweta, GA			

FORECAST INPUT

Change In Local Expenditures	($20,000,000)
Change In Civilian Employment	(450)
Average Income of Affected Civilian	$36,000
Percent Expected to Relocate	50
Change In Military Employment	(300)
Average Income of Affected Military	$36,000
Percent of Military Living On-post	50

FORECAST OUTPUT

Employment Multiplier	4.38	
Income Multiplier	4.38	
Sales Volume - Direct	($37,155,800)	
Sales Volume - Induced	($125,586,600)	
Sales Volume - Total	($162,742,400)	-0.05%
Income - Direct	($30,023,230)	
Income - Induced)	($18,983,870)	
Income - Total(place of work)	($49,007,090)	-0.05%
Employment - Direct	(870)	
Employment - Induced	(407)	
Employment - Total	(1277)	-0.05%
Local Population	(1307)	
Local Off-base Population	(934)	-0.03%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	10.55 %	10.1 %	4.29 %	1.45 %
Negative RTV	-9.59 %	-6.91 %	-6.35 %	-1.38 %

EIFS REPORT: Fort Gillem, Georgia

PROJECT NAME

Fort Gillem Maximum Economic Change Year MLIR

STUDY AREA

13013 Barrow, GA	13085 Dawson, GA	13135 Gwinnett, GA	13217 Newton, GA
13015 Bartow, GA	13089 De Kalb, GA	13143 Haralson, GA	13223 Paulding, GA
13035 Butts, GA	13097 Douglas, GA	13149 Heard, GA	13227 Pickens, GA
13045 Carroll, GA	13113 Fayette, GA	13151 Henry, GA	13231 Pike, GA
13057 Cherokee, GA	13117 Forsyth, GA	13159 Jasper, GA	13247 Rockdale, GA
13063 Clayton, GA	13121 Fulton, GA	13171 Lamar, GA	13255 Spalding, GA
13067 Cobb, GA	13097 Douglas, GA	13199 Meriwether, GA	13297 Walton, GA
13077 Coweta, GA			

FORECAST INPUT

Change In Local Expenditures	$950,000
Change In Civilian Employment	1750
Average Income of Affected Civilian	$36,000
Percent Expected to Relocate	50
Change In Military Employment	(300)
Average Income of Affected Military	$36,000
Percent of Military Living On-post	50

FORECAST OUTPUT

Employment Multiplier	4.38	
Income Multiplier	4.38	
Sales Volume - Direct	$47,471,000	
Sales Volume - Induced	$160,452,000	
Sales Volume - Total	$207,923,000	0.07%
Income - Direct	$52,343,600	
Income - Induced)	$24,254,170	
Income - Total(place of work)	$76,597,770	0.07%
Employment - Direct	1604	
Employment - Induced	520	
Employment - Total	2124	0.09%
Local Population	1432	
Local Off-base Population	1805	0.04%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	10.55 %	10.1 %	4.29 %	1.45 %
Negative RTV	-9.59 %	-6.91 %	-6.35 %	-1.38 %

EIFS REPORT: Fort Gillem, Georgia

PROJECT NAME

Fort Gillem Maximum Economic Change Year MIR

STUDY AREA

13013 Barrow, GA	13085 Dawson, GA	13135 Gwinnett, GA	13217 Newton, GA
13015 Bartow, GA	13089 De Kalb, GA	13143 Haralson, GA	13223 Paulding, GA
13035 Butts, GA	13097 Douglas, GA	13149 Heard, GA	13227 Pickens, GA
13045 Carroll, GA	13113 Fayette, GA	13151 Henry, GA	13231 Pike, GA
13057 Cherokee, GA	13117 Forsyth, GA	13159 Jasper, GA	13247 Rockdale, GA
13063 Clayton, GA	13121 Fulton, GA	13171 Lamar, GA	13255 Spalding, GA
13067 Cobb, GA	13097 Douglas, GA	13199 Meriwether, GA	13297 Walton, GA
13077 Coweta, GA			

FORECAST INPUT

Change In Local Expenditures	$3,265,000
Change In Civilian Employment	6950
Average Income of Affected Civilian	$36,000
Percent Expected to Relocate	50
Change In Military Employment	(300)
Average Income of Affected Military	$36,000
Percent of Military Living On-post	50

FORECAST OUTPUT

Employment Multiplier	4.38	
Income Multiplier	4.38	
Sales Volume - Direct	$200,294,800	
Sales Volume - Induced	$676,996,500	
Sales Volume - Total	$877,291,300	0.28%
Income - Direct	$239,893,600	
Income - Induced)	$102,335,800	
Income - Total(place of work)	$342,229,400	0.32%
Employment - Direct	7299	
Employment - Induced	2193	
Employment - Total	9492	0.38%
Local Population	7906	
Local Off-base Population	8279	0.2%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	10.55 %	10.1 %	4.29 %	1.45 %
Negative RTV	-9.59 %	-6.91 %	-6.35 %	-1.38 %

EIFS REPORT: Fort Gillem, Georgia

PROJECT NAME

Fort Gillem Maximum Economic Change Year MHIR

STUDY AREA

13013 Barrow, GA	13085 Dawson, GA	13135 Gwinnett, GA	13217 Newton, GA
13015 Bartow, GA	13089 De Kalb, GA	13143 Haralson, GA	13223 Paulding, GA
13035 Butts, GA	13097 Douglas, GA	13149 Heard, GA	13227 Pickens, GA
13045 Carroll, GA	13113 Fayette, GA	13151 Henry, GA	13231 Pike, GA
13057 Cherokee, GA	13117 Forsyth, GA	13159 Jasper, GA	13247 Rockdale, GA
13063 Clayton, GA	13121 Fulton, GA	13171 Lamar, GA	13255 Spalding, GA
13067 Cobb, GA	13097 Douglas, GA	13199 Meriwether, GA	13297 Walton, GA
13077 Coweta, GA			

FORECAST INPUT

Change In Local Expenditures	$4,800,000
Change In Civilian Employment	10500
Average Income of Affected Civilian	$36,000
Percent Expected to Relocate	50
Change In Military Employment	(300)
Average Income of Affected Military	$36,000
Percent of Military Living On-post	50

FORECAST OUTPUT

Employment Multiplier	4.38	
Income Multiplier	4.38	
Sales Volume - Direct	$304,581,000	
Sales Volume - Induced	$1,029,484,000	
Sales Volume - Total	$1,334,065,000	0.42%
Income - Direct	$367,925,600	
Income - Induced)	$155,618,400	
Income - Total(place of work)	$523,543,900	0.49%
Employment - Direct	11187	
Employment - Induced	3335	
Employment - Total	14522	0.59%
Local Population	12326	
Local Off-base Population	12699	0.32%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	10.55 %	10.1 %	4.29 %	1.45 %
Negative RTV	-9.59 %	-6.91 %	-6.35 %	-1.38 %