

## RECORD OF ENVIRONMENTAL CONSIDERATION

### BASE REALIGNMENT AND CLOSURE (BRAC) 2005 U.S. ARMY GARRISON MICHIGAN (SELFRIDGE)

1. **Proponent.** Seville Manor Housing, U.S. Army Garrison, Michigan - Selfridge
2. **Project Title.** BRAC Disposal and Reuse of Seville Manor Housing, Chesterfield Township, Michigan
3. **Date and Duration: Anticipated Date of Proposed Action.** The proposed land sale would occur during Fiscal Year (FY) 13 or FY14.
4. **Documents Reviewed:**
  - a. Environmental Condition of Property Report, 2008.
  - b. Environmental Condition of Property Report Update, 2013.
  - c. Environmental Assessment for Disposal and Reuse Activities, Seville Manor, US Army Garrison, Michigan – Selfridge, 2007.

5. **Background.** On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) made recommendations for certain realignment and closure actions for military installations. On September 15, 2005, the President of the United States approved the BRAC Commission's recommendations. The United States Congress reviewed the recommendations and they became law on November 9, 2005. The BRAC Commission's recommendations are now being implemented, as provided for in the Defense Base Closure and Realignment Action of 1990 (Public Law 101-510), as amended. Under BRAC law, the Seville Manor was closed as of September 15, 2011. An Environmental Assessment (EA) and Finding of No Significant Impacts (FNSI) for the disposal and reuse of Seville Manor were completed on September 29, 2008. Seville Manor consisted of approximately 352 housing structures constructed in 1961 as part of the post-World War II era DOD Capehart housing program. The EA determined that adverse impacts to these structures had been mitigated through a Program Comment for Capehart-Wherry era Army Family Housing and Associated Structures and Landscape Features (1949-1962), approved by the Advisory Council on Historic Preservation on May 31, 2002.

The Seville Manor housing units have been demolished in accordance with the Local Reuse Authority's redevelopment plan, which was analyzed as a part of the Army's EA to cover the BRAC 05 disposal and reuse of the property. The Army now proposes to dispose of the Seville Manor lands by way of public sale. Since the EA for this action was prepared five years ago, this Record of Environmental Consideration (REC) has been prepared in accordance with 32 CFR 651.19 and will tier off of and supplement the original EA to document that the original 2008 FNSI is still valid.

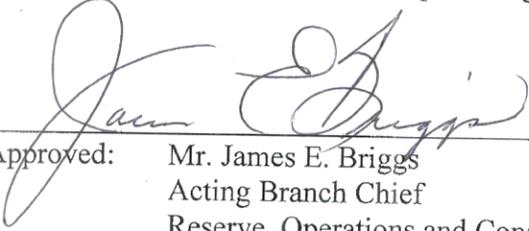
**6. Proposed Action and Environmental Consequences.** The proposed action is the public sale of Seville Manor lands and other real property by the Army in furtherance of the Local Reuse Authority's (LRA) Redevelopment Plan. The proposed residential reuse of the property to be sold is essentially the same as the reuse plan that was analyzed in the Army's 2008 EA. The only real difference is that the housing units have now been removed. As in the original 2008 EA, the proposed action will not have a significant impact on the environment. No historic properties or natural resources on or adjacent to the Seville Manor property will be significantly impacted by the proposed action. After the demolition of the Seville Manor housing units was completed an updated Environmental Condition of Property (ECP) report was prepared for the property. No contamination issues were reported by the updated ECP. The property remains as assigned a Category 1, Uncontaminated Property.

**7. National Environmental Policy Act (NEPA) Requirements.** The demolition of the Seville Manor housing units and proposed reuse of the property were covered in a 2008 BRAC EA prepared by the Army. This REC incorporates and tiers off the 2008 BRAC EA. Pursuant to 32 CFR Part 651.12(a)(2), the proposed action is adequately covered in the Seville Manor Environmental Assessment dated 2008. Pursuant to 32 CFR Part 651.24, a supplement to the EA is not necessary because there are no changes in the proposed action that are relevant to environmental concerns or any other significant new circumstances or information.

**8. Conclusion.** The Army disposal of the Seville Manor property and proposed community reuses of the lands to be sold by the Army are not considered to have significant environmental and/or socio-economic impacts. Therefore, in accordance with 32 CFR Part 651.19, this Record of Environmental Consideration is sufficient NEPA documentation for the proposed action.

**9. Signatures.**

  
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Date: 9-4-13

  
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Date: 13 Sept 13