

### *Secretary of Defense Justification*

Fort Totten, a sub-installation of Fort Hamilton, provides administrative and logistical support to Army Reserve units in the New York City metropolitan area.

Fort Totten is low in military value compared to other command and control/administrative support installations. The post has limited capacity for growth or further military development.

Fort Totten is home to the Ernie Pyle U.S. Army Reserve Center, the largest in the country. Realignment of the Center to nearby Fort Hamilton is not possible since Fort Hamilton has little available space. Therefore, the Army decided to retain this facility as a reserve enclave.

### *Community Concerns*

The community believes Fort Totten constitutes a highly cost-effective operation. Costs associated with programs, facilities, and military services provided to active and reserve armed forces members would increase substantially if they were drawn from the local economy. While quarters are early 1960s standards approaching the end of their useful life span, they are commensurate with units available in the local area. All local rentals are expensive and difficult to find. Most rentals require three months advance rent, a security deposit and a broker's fee for start-up costs. Combined military entitlements for Basic Allowance for Quarters (BAQ) and Variable Housing Allowance (VHA) are \$200-\$500 per month less than the cost of area rentals. In addition, there are very few local rentals available. Access to the tight rental market is further compounded by culturally cohesive neighborhoods, where long-term residency is the norm. The community also notes that Old Fort Totten, an unofficial historic site and museum, has an historic legacy and artifacts dating back to the Revolutionary War. Any potential development at Fort Totten would pose a threat to historic preservation.

### *Commission Findings*

The Commission found the DoD recommendation to close Fort Totten pertains primarily to family housing. The Ernie Pyle Reserve Center and 77th Army Reserve Command are not at issue in the recommendation.

The Commission acknowledged family housing had a significant backlog of deferred maintenance

requirements. At least 24 units were inactive due to unsatisfied rehabilitation needs, and occupied units contained limited amenities. The Commission also noted the area around Fort Totten was an upscale community where rentals are expensive, and vacancies are limited. By Commission cost estimates, moving Fort Totten's military families on the economy would result in a total out-of-pocket expense of \$0.5 million to family housing members. Alternatively, the draft Army plan to rehabilitate quarters at the Navy's Mitchell Field, Long Island housing area is financially unattractive. The Commission found, however, a sufficient number of vacant quarters exist at Fort Hamilton to satisfy Fort Totten's military family housing requirements. The Commission found acceptance of the DoD recommendation would result in a reduction of excess infrastructure.

### *Commission Recommendation*

The Commission finds the Secretary of Defense did not deviate substantially from the force-structure plan and final criteria. Therefore, the Commission recommends the following: close Fort Totten, except an enclave for the U.S. Army Reserve. Dispose of family housing.

### *Seneca Army Depot, New York*

*Category: Ammunition Storage Installations*  
*Mission: Receive, store, issue, maintain and demilitarize conventional munitions; receive, store, and issue general supplies, including hazardous materials and prepositioned reserve stocks*

*One-time Cost: \$29.9 million*

*Savings: 1996-2001: \$12.9 million*

*Annual: \$19.3 million*

*Return on Investment: 1999 (Immediate)*

**FINAL ACTION: Close**

### *Secretary of Defense Recommendation*

Close Seneca Army Depot, except an enclave to store hazardous material and ores.

### *Secretary of Defense Justification*

This recommendation is supported by the Army's long range operational assessment. The Army has adopted a "tiered" ammunition depot concept to reduce infrastructure, eliminate static non-required ammunition stocks, decrease manpower requirements, increase efficiencies and permit the Army to manage a smaller stockpile. The tiered depot

concept reduces the number of active storage sites and makes efficiencies possible:

(1) Tier 1—Active Core Depots. These installations will support a normal/full-up activity level with a stockage configuration of primarily required stocks and minimal non-required stocks requiring demilitarization. Normal activity includes daily receipts/issues of training stocks, storage of war reserve stocks required in contingency operations and additional war reserve stocks to augment lower level tier installation power projection capabilities. Installations at this activity level will receive requisite levels of storage support, surveillance, inventory, maintenance and demilitarization.

(2) Tier 2—Cadre Depots. These installations normally will perform static storage of follow-on war reserve requirements. Daily activity will be minimal for receipts/issues. Workload will focus on maintenance, surveillance, inventory and demilitarization operations. These installations will have minimal staffs unless a contingency arises.

(3) Tier 3—Caretaker Depots. Installations designated as Tier 3 will have minimal staffs and store stocks no longer required until demilitarized or relocated. The Army plans to eliminate stocks at these sites no later than year 2001. Seneca Army Depot is a Tier 3 depot.

### *Community Concerns*

The Seneca community contends Seneca should be a Tier 1 instead of a Tier 3 installation due to its power projection capabilities. They note Seneca received no credit for its on-post airfield and missile maintenance facilities, and received insufficient value for its conforming small-arms warehouses. They contend the tiering plan further used irrelevant measures for location, storage, and power projection, and inclusion of the ammunition tiering plan in the stationing strategy negates the military value analysis. The community also argues all other Army ammunition storage is full, so there would be nowhere for Seneca's ammunition to go. They believe the Department would save more money by closing Letterkenny and transferring the missile maintenance mission to existing facilities at Seneca.

### *Commission Findings*

The Commission found the ammunition tiering plan used as an input to the Army's operational blueprint was not intended for BRAC purposes,

and contained both internal inconsistencies and flaws arising from its use in the BRAC context. Its inclusion caused Seneca to lose one position (3rd to 4th) in military value ranking. Because of the inclusion of the tiering plan, bases in different tiers could not be fairly evaluated against each other.

The Commission found no significant excess capacity existed in the Army ammunition storage system. The Commission also found, however, with the retention of demilitarization capability at Sierra Army Depot, the system contained enough demilitarization capacity to create excess storage space equal to two installations over the next six years if demilitarization of existing ammunition stored outdoors was deferred.

The Commission also found Seneca was particularly hurt by the choice of square feet as a storage metric, and Seneca was not given proper credit for its airfield and conforming small-arms warehouses. Given the ability to reduce ammunition storage by two installation equivalents, however, the Commission found Seneca could be closed.

### *Commission Recommendation*

The Commission finds the Secretary of Defense did not deviate substantially from the force-structure plan and final criteria. Therefore, the Commission recommends the following: close Seneca Army Depot, except an enclave to store hazardous material and ores.

### **Recreation Center #2, North Carolina**

*Category: Minor Installation*

*Mission: Currently leased to City of Fayetteville, North Carolina*

*One-time Cost: None*

*Savings: 1996-2001: None*

*Annual: None*

*Return on Investment: 1996 (Immediate)*

**FINAL ACTION: Close**

### *Secretary of Defense Recommendation*

Close Recreation Center #2, Fayetteville, NC.

### *Secretary of Defense Justification*

Recreation Center #2 consists of approximately four acres and 17,000 square feet of community facilities. Recreation Center #2 is currently being leased to the city of Fayetteville, NC, and is excess to the Army's requirements. Closing Recreation Center #2 will provide reuse opportunities.