
FINAL

**ENVIRONMENTAL ASSESSMENT
FOR BRAC 2005
CLOSURE, DISPOSAL, AND REUSE OF THE LYCOMING MEMORIAL
UNITED STATES ARMY RESERVE CENTER
WILLIAMSPORT, PENNSYLVANIA**



**Prepared for:
U.S. Army Reserve 99th Regional Support Command**

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February 2013

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FINDING OF NO SIGNIFICANT IMPACT

ENVIRONMENTAL ASSESSMENT FOR BRAC 2005 RECOMMENDATIONS CLOSURE, DISPOSAL, AND REUSE OF THE LYCOMING MEMORIAL UNITED STATES ARMY RESERVE CENTER

WILLIAMSPORT, PENNSYLVANIA

On September 8, 2005, the Defense Base Closure and Realignment (BRAC) Commission recommended that the Department of Defense (DoD) close the Lycoming United States Army Reserve Center (Lycoming USARC or the Property) in Williamsport, Pennsylvania and relocate units to a new Armed Forces Reserve Center (AFRC) in the vicinity of Williamsport, Pennsylvania. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations.

Pursuant to the Council on Environmental Quality (CEQ) Regulations (40 CFR Parts 1500-1508) for implementing the procedural provisions of the National Environmental Policy Act of 1969 (NEPA) (42 U.S.C. 4321 et seq.) and Environmental Analysis of Army Actions (32 CFR 651), the U.S. Army Corps of Engineers, Mobile District has prepared an Environmental Assessment (EA) for the United States Army Reserve, 99th Regional Support Command (RSC) of the potential environmental and socioeconomic effects associated with the closure, disposal, and reuse of the Lycoming USARC.

The EA, which is incorporated by reference to this Finding of No Significant Impact (FNSI), analyzes the environmental impacts of the proposed closure, disposal, and reuse of the Lycoming USARC.

PROPOSED ACTION

The proposed action is the closure and disposal of the Lycoming USARC. Redevelopment and reuse of the surplus property made available by the closure of the Lycoming USARC would occur as a secondary action resulting from disposal.

Under BRAC law, the Army was required to close the Lycoming USARC no later than September 15, 2011. The Lycoming USARC was closed and the Army will dispose of the Property. As a part of the disposal process, the Army screened the Property for reuse with the Department of Defense and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

ALTERNATIVES CONSIDERED

Alternative 1 – No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Lycoming USARC at levels similar to those that occurred prior to the BRAC Commission's recommendations for

closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. The Reserve mission at the USARC has ended and it is unlikely that it would ever resume, given the recommendation of the BRAC Commission. Nevertheless, the No Action Alternative allows comparison of impacts between the prior mission, the current caretaker status, and the proposed reuse. Therefore, the No Action Alternative is evaluated in the EA.

Alternative 2 – Caretaker Status Alternative

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

Alternative 3 – Traditional Army Disposal and Reuse of the Lycoming USARC for Administrative and Recreational Use

The Army would transfer the closed Lycoming USARC via U.S. Department of Education and U.S. National Park Service public benefit conveyances to the Loysock Township Board of Supervisors. Twenty percent of the Property would be conveyed to the Department of Education, while the remaining 80 percent would be conveyed to the National Park Service. These agencies would then transfer the Property to the Loysock Township Board of Supervisors. The Loysock Township School District and Loysock Township Parks and Recreation Department would both utilize the facility. The property will provide the following:

- 1) Loysock Township School District use for administrative offices, bus operations, and garage.
- 2) Loysock Township Parks and Recreation Department use primarily as an all-ages center for expanded recreational programs, office space, open space, and maintenance. The main building would require minimal interior renovations to prepare the facility for administrative office use and recreation use. Renovations would include a new elevator to the second floor and other minor Americans with Disabilities Act (ADA) access items; conversion of existing space to a meeting room; new signs; installation of fiber optic lines; and creation of a combined reception/control area at the entrance to the building. No exterior demolition would be required, and minor exterior renovations would be made as needed. The Organizational Maintenance Shop (OMS) building would be utilized with minor interior renovations to the existing structure. It would require construction of a bus maintenance area in one of the existing garages, or an addition onto the back of the existing garage. The building would house maintenance and repair equipment for the school district bus fleet. The military equipment parking (MEP) area would be used as a secure parking area for the buses. The parking area would require a new gate be installed in the fence.

FACTORS CONSIDERED IN DETERMINING THAT NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED

The EA analyzed the potential effects of Alternatives 1, 2, and 3 on twelve resource categories. Detailed analysis was conducted on three resource categories (land use, socioeconomics, and transportation). As documented in the EA, any remaining asbestos containing material (ACM), lead based paint (LBP), and lead dust from the former indoor firing range would not present a threat to human health or the environment because the Loyalsock Township Board of Supervisors (the Grantee) would covenant and agree to undertake any asbestos, LBP, or lead dust abatement or remediation that may be required under applicable laws and regulations at no cost to the Army. In addition, the Grantee's use would be in compliance with all applicable laws and regulations relating to asbestos, LBP, and lead dust.

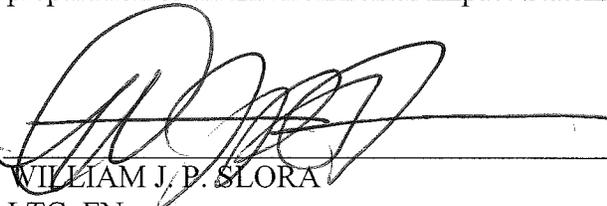
PUBLIC AVAILABILITY

Comments on the EA and FNSI were accepted during a 30-day public review period that began on February 17, 2013 and ended on March 19, 2013 in accordance with requirements specified in 32 CFR Part 651. The 30-day public review period was initiated by placing a Notice of Availability of the Final EA and Draft FNSI in the *Patriot News* and the *Sun Gazette* on February 17, 2013. The EA and Draft FNSI were available at the James V. Brown Library (19 East Fourth Street, Williamsport, PA 17701), the WB Konkle Library (384 Broad Street, Montoursville, PA 17754), and the Army's BRAC website at: http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.

During the 30-day public review period, the 99th RSC received one comment letter from USEPA Region III. The letter provided comments regarding the Army's impact on water quality and impacts of the secondary action (Grantee's reuse of the Lycoming USARC) on vegetation and the water resources of Miller's Run Creek. The 99th RSC is providing additional information and clarifications to USEPA Region III comments. However, no changes in the analysis in the EA were necessary, as the conclusion that there will be no significant impacts resulting from implementing the proposed action remains unchanged.

CONCLUSION

Based on the analysis in the Environmental Assessment and comments received, the 99th RSC determined that implementation of any of the Proposed Action alternatives would have no significant direct, indirect, or cumulative impacts on the natural or human environment. Because no significant environmental impacts will result from implementation of the proposed action or any of the alternatives, issuance of a Finding of No Significant Impact is warranted, and preparation of an Environmental Impact Statement is not required.



WILLIAM J. P. SLORA

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Date

APR 2013

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ENVIRONMENTAL ASSESSMENT
FOR BRAC 2005
CLOSURE, DISPOSAL, AND REUSE OF THE
LYCOMING MEMORIAL UNITED STATES ARMY RESERVE CENTER
WILLIAMSPORT, PENNSYLVANIA

Prepared by:

U.S. ARMY CORPS OF ENGINEERS
MOBILE DISTRICT

Approved by:

U.S. ARMY RESERVE, 99th REGIONAL SUPPORT COMMAND



Jeffrey M. Hrzic
Chief, Environmental Division

Date 5 February 2013

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EXECUTIVE SUMMARY

ES 1 INTRODUCTION

On September 8, 2005, the Defense Base Closure and Realignment (BRAC) Commission recommended that the Department of Defense (DoD) close the Lycoming United States Army Reserve Center (Lycoming USARC or the Property), located at 1605 Four Mile Drive, Williamsport, Lycoming County, Pennsylvania, and relocate units to a new Armed Forces Reserve Center (AFRC) in the vicinity of Williamsport, Pennsylvania. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations.

This Environmental Assessment (EA) analyzes the environmental impacts of the proposed action. This EA was developed in accordance with the National Environmental Policy Act (NEPA) [42 United States Code (U.S.C.) § 4321 et seq.]; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651. The purpose of the EA is to inform decision makers and the public of the likely environmental consequences of the Proposed Action and alternatives.

ES 2 PROPOSED ACTION

The proposed action is the closure and disposal of surplus property made available by the realignment of the Lycoming USARC. Redevelopment and reuse of the surplus property would occur as a secondary action after disposal.

Under BRAC law, the Army was required to close the Lycoming USARC no later than September 15, 2011. The Lycoming USARC was closed and the Army will dispose of the Property. As a part of the disposal process, the Army screened the Property for reuse with the Department of Defense and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

ES 3 ALTERNATIVES CONSIDERED

ES 3.1 Alternative 1 - No Action Alternative

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

ES 3.2 Alternative 2 - Caretaker Status Alternative

The Army secured the Lycoming USARC after the military mission ended to ensure public safety and the security of remaining government property and to allow completion of any required environmental remediation actions. From the time of operational closure until

conveyance of the Property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Lycoming USARC is not transferred, the Army would reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

ES 3.3 Alternative 3 – Traditional Army Disposal and Reuse of the Lycoming USARC for Administrative and Recreational Use

For Alternative 3, the Army would transfer the closed Lycoming USARC via U.S. Department of Education and U.S. National Park Service public benefit conveyances to the Loyalsock Township Board of Supervisors. Twenty percent of the Property would be conveyed to the Department of Education, while the remaining 80 percent would be conveyed to the National Park Service. These agencies would then transfer the Property to the Loyalsock Township Board of Supervisors. The Loyalsock Township School District and Loyalsock Township Parks and Recreation Department would both utilize the facility.

The property will provide the following:

- 1) Loyalsock Township School District use for administrative offices, bus operations, and garage.
- 2) Loyalsock Township Parks and Recreation Department use primarily as an all-ages center for expanded recreational programs, office space, open space, and maintenance.

The main building would require minimal interior renovations to prepare the facility for administrative office use and recreation use. Renovations would include a new elevator to the second floor and other minor Americans with Disabilities Act (ADA) access items; conversion of existing space to a meeting room; new signs; installation of fiber optic lines; and creation of a combined reception/control area at the entrance to the building. No exterior demolition would be required, and minor exterior renovations would be made as needed. The Organizational Maintenance Shop (OMS) building would be utilized with minor interior renovations to the existing structure. It would require construction of a bus maintenance area in one of the existing garages, or an addition onto the back of the existing garage. The building would house maintenance and repair equipment for the school district bus fleet. The military equipment parking (MEP) area would be used as a secure parking area for the buses. The parking area would require a new gate be installed in the fence.

ES 4 Environmental Consequences

Table ES-1 lists each of the environmental resource categories and subcategories and it documents which resources are present and the potential environmental consequences. The range of intensity of potential impacts discussed in this EA and listed in Table ES-1 are characterized as follows:

- No Impact - a resource is not present, or a resource is present, but is not affected;
- Negligible - the impact is not measurable at the lowest level of detection;
- Minor - the impact is slight, but detectable;
- Moderate - the impact is readily apparent and appreciable; and
- Significant - the impact is severe, major, and highly disruptive to current or desired conditions.

Table ES-1 Summary of Resource Category Impact Analysis for the Lycoming USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
AESTHETICS AND VISUAL RESOURCES	4.1.3	Negligible/Minor Not Significant Impacts
AIR QUALITY	4.1.3	Negligible/Minor Not Significant Impacts
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	No Impacts
Threatened and Endangered Species (State and Federal)	4.1.1	No Impacts
Vegetation	4.1.3	Negligible/Minor Not Significant Impacts
Wildlife	4.1.3	Negligible/Minor Not Significant Impacts
Wilderness Areas and Wildlife Refuges	4.1.1	No Impacts
CULTURAL RESOURCES		
Archaeological Resources	4.1.1	No Impacts
Historic Buildings	4.1.1	No Impacts
Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	No Impacts
GEOLOGY AND SOIL	4.1.3	Negligible/Minor Not Significant Impacts
HAZARDOUS AND TOXIC SUBSTANCES		
Asbestos Containing Material	4.1.2	No Impacts
Lead	4.1.2	No Impacts
Lead-Based Paint (LBP)	4.1.2	No Impacts
Munitions and Explosives of Concern	4.1.1	No Impacts
Past Uses and Operations	4.1.2	No Impacts
Polychlorinated Biphenyls (PCBs)	4.1.3	Negligible/Minor Not Significant Impacts
Radioactive Materials	4.1.1	No Impacts
Storage, Use, Release of Chemicals/Hazardous Substances	4.1.2	No Impacts
Radon	4.1.2	No Impacts
UST/ASTs	4.1.1	No Impacts
Waste Disposal Sites	4.1.1	No Impacts
LAND USE		
Current and Future Development in the Region of Influence Alternative 1 Alternative 2 Alternative 3	4.2.1	No Impacts No Impacts Negligible/Minor Not Significant Impacts
Installation Land Alternative 1 Alternative 2 Alternative 3	4.2.1	No Impacts No Impacts Negligible/Minor Not Significant Impacts
National and State Parks	4.1.1	No Impacts
Prime and Unique Farmland	4.1.1	No Impacts
Surrounding Land Alternative 1 Alternative 2 Alternative 3	4.2.1	No Impacts No Impacts Negligible/Minor Not Significant Impacts
NOISE	4.1.3	Negligible/Minor Not Significant Impacts
SOCIOECONOMICS		
Demographics	4.1.2	No Impacts
Economic Development Alternative 1 Alternative 2 Alternative 3	4.2.2	No Impacts Negligible/Minor Not Significant Impacts Negligible/Minor Not Significant Impacts

Environmental Justice Alternative 1 Alternative 2 Alternative 3	4.2.2	No Impacts No Impacts Negligible/Minor Not Significant Impacts
Housing	4.1.2	No Impacts
Protection of Children Alternative 1 Alternative 2 Alternative 3	4.2.2	No Impacts No Impacts Negligible/Minor Not Significant Impacts
Public Services Alternative 1 Alternative 2 Alternative 3	4.2.2	No Impacts No Impacts Negligible/Minor Not Significant Impacts
TRANSPORTATION		
Roadways and Traffic Alternative 1 Alternative 2 Alternative 3	4.2.3	No Impacts Negligible/Minor Not Significant Impacts Negligible/Minor Not Significant Impacts
Public Transportation	4.2.3	Negligible/Minor Not Significant Impacts
UTILITIES		
Communications	4.1.2	No Impacts
Energy Sources (Electrical, Gas, etc)	4.1.2	No Impacts
Potable Water Supply	4.1.2	No Impacts
Solid Waste	4.1.2	No Impacts
Storm Water System	4.1.2	No Impacts
Wastewater System	4.1.2	No Impacts
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.3	Negligible/Minor Not Significant Impacts
Hydrology/Groundwater	4.1.2	No Impacts
National Wild and Scenic Rivers	4.1.1	No Impacts
Surface Water (Streams, Ponds, etc.)	4.1.3	Negligible/Minor Not Significant Impacts
Wetlands	4.1.1	No Impacts
CUMULATIVE IMPACTS	4.3	Cumulative impacts are not significant

ES 5 CONCLUSIONS

Based on the analysis in the Environmental Assessment, it has been determined that implementation of any of the Proposed Action's alternatives will have no significant direct, indirect, or cumulative impacts on the quality of the natural or human environment. Because no significant environmental impacts will result from implementation of the proposed action or any of the alternatives, issuance of a Finding of No Significant Impact (FNSI) is warranted, and preparation of an Environmental Impact Statement is not required.

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SECTION 1.0 INTRODUCTION

This Environmental Assessment (EA) analyzes the potential environmental impacts of the proposed action of closure, disposal, and reuse of the Lycoming Memorial United States Army Reserve Center (USARC). The facility is located at 1605 Four Mile Drive, Williamsport, Lycoming County, Pennsylvania (Figure 1-1). This EA was developed in accordance with the *National Environmental Policy Act* (NEPA) [42 United States Code (U.S.C.) § 4321 et seq.]; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651. The purpose of the EA is to inform decision makers and the public of the likely environmental and socioeconomic consequences of the Proposed Action and reasonably foreseeable reuse alternatives.

1.1 Purpose and Need of the Proposed Action

On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the Lycoming USARC (Figure 1-2) and realignment of essential missions to other installations. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations.

1.2 Public Involvement

The Army is committed to open decision making. The collaborative involvement of other agencies, organizations, and individuals in the NEPA process enhances issue identification and problem solving. In preparing this EA, the Army consulted or coordinated with the United States (U.S.) Environmental Protection Agency, U.S. Department of the Interior, Pennsylvania Department of Environmental Protection, the Pennsylvania Department of Conservation and Natural Resources, the Pennsylvania State Historic Preservation Office (PA SHPO), Federally recognized Native American tribes, and others as appropriate.

The 30-day public review period begins by publishing a Notice of Availability of the final EA and a draft Finding of No Significant Impact (FNSI) in a local newspaper, the Williamsport *Sun Gazette*, and a regional newspaper, the *Patriot News*. The EA and draft FNSI are made available during the public review period at the James V. Brown Library (19 East Fourth Street, Williamsport, PA 17701), the WB Konkle Library (384 Broad Street, Montoursville, PA 17754), and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. The Army invites the public and all interested and affected parties to review and comment on this EA and the draft FNSI. Written comments and requests for information should be submitted to the NEPA Coordinator of the 99th Regional Support Command (RSC), Amanda Murphy (DPW-ENV) at 5231 South Scott Plaza, Fort Dix, New Jersey, 08640 or amanda.w.murphy.ctr@us.army.mil.

At the end of the public review period, the Army will review all comments received; compare environmental impacts associated with reasonable alternatives; revise the FNSI or the EA, if necessary; supplement the EA, if needed; and make a decision. If impacts are found to be not significant, the Army will sign the FNSI and can proceed with the proposed action. If potential impacts are found to be significant, the Army can decide to (1) not proceed with the proposed action, (2) proceed with the proposed action after committing in the revised Final FNSI to

mitigation reducing the anticipated impact to a less than significant impact, or (3) publish a Notice of Intent to prepare an Environmental Impact Statement (EIS) in the Federal Register.



SECTION 2.0 DESCRIPTION OF THE PROPOSED ACTION

The proposed action is the disposal of surplus property made available by the realignment of the Lycoming USARC. Redevelopment and reuse of the surplus Lycoming USARC property (the Property) would occur as a secondary action under disposal.

Under BRAC law, the Army was required to close the Lycoming USARC not later than September 15, 2011. The Lycoming USARC was closed and the Army will dispose of the Property. As a part of the disposal process, the Army screened the Property for reuse with the Department of Defense and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

2.1 BRAC Commission's Recommendation

The BRAC Commission's recommendation is to:

“Close the United States Army Reserve Center in Williamsport, PA, the United States Army Reserve Organizational Maintenance Shop in Williamsport, PA, and relocate units to a new Armed Forces Reserve Center with an organizational maintenance facility in Williamsport, PA, if the Army is able to acquire suitable land for the construction of the facilities....”

The former occupant of the Lycoming USARC, the 327th Quartermaster Battalion, has relocated to the new Armed Forces Reserve Center (AFRC) at 1307 Grove Street, Williamsport, Pennsylvania. The National Guard prepared the NEPA documentation for construction and operation of the new AFRC. The 99th RSC prepared NEPA documentation for relocation of the unit to the new AFRC.

2.2 Local Redevelopment Authority's Reuse Plan

On October 17, 2006, the Loyalsock Township Board of Supervisors was officially recognized by the U.S. Office of Economic Adjustment as the Local Redevelopment Authority (LRA) for the purpose of formulating a recommendation for the reuse of the Lycoming USARC. On October 23, 2006, the Department of Defense published recognition of the LRA in the Federal Register. According to the Federal Property Administrative Services Act of 1949 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, the LRA screened this federal government surplus property by soliciting notices of interest (NOIs) from state and local governments, representatives of the homeless, and other interested parties. The LRA established a planning time frame and a 3-month screening period for interested parties to file applications to reuse the property. This period extended from November 8, 2006 to February 16, 2007. The LRA published a request for NOIs in the Williamsport Sun-Gazette on November 8, 2006. The deadline for receiving NOIs was February 16, 2007. On November 17, 2006, the LRA held a workshop and site tour of the Lycoming USARC to provide the public and organizations the opportunity to become familiar with the property and to inquire about the NOI process. Another tour was held on May 7, 2007. The LRA also appointed an ad hoc committee of community-minded individuals to meet and research the possible reuse options. The role of the committee was to review the site and possible reuse options and report back to the LRA with updates and a recommendation for a reuse plan.

The LRA received NOIs from the following two organizations:

- American Red Cross – Short-term emergency housing; on-site food bank; training; and fixed blood drive.
- Loyalsock Township School District/Loyalsock Township Parks and Recreation Department – Administrative use and bus operations support facilities for the Loyalsock schools; and administrative, support, and recreation center for the Parks and Recreation Department.

After reviewing the two reuse proposals, recommendations, and all public comments, the LRA approved the application from the Loyalsock Township School District/Loyalsock Township Parks and Recreation Department. In September 2007, the LRA prepared the *Final Report and Recommendation of Lycoming Memorial LRA Concerning the Reuse of the Lycoming Memorial US Army Reserve Center*. The LRA selected the Loyalsock Township School District/Loyalsock Township Parks and Recreation Department's proposal because of its ability to provide benefits to both the school system and the community with convenience and cost savings. Subsequently, the LRA/Loyalsock Township Board of Supervisors submitted a *Federal Lands to Parks - Application to Acquire Surplus Federal Property* to the U.S. National Park Service on October 11, 2007, and it was approved on November 08, 2007. The LRA/Loyalsock Township Board of Supervisors submitted the *Application for Public Benefit Allowance of Acquisition of Surplus Federal Real Property for Education Purposes* to the U.S. Department of Education on October 31, 2007, and it was approved on February 06, 2009.

The LRA/Loyalsock Township Board of Supervisors submitted the Final Reuse Plan to the U.S. Department of Housing and Urban Development on February 25, 2008. The U.S. Department of Housing and Urban Development approved the reuse plan submitted by the LRA on January 30, 2009.

2.3 Description of the Lycoming USARC

The Property is located at 1605 Four Mile Drive in Williamsport, Pennsylvania. In 1960, the U.S. Government purchased 6.6 acres and began construction of the main administration building and Organizational Maintenance Shop (OMS) Building (USACE 2007).

Figure 1-2 shows the Lycoming USARC site layout. The USARC contains two permanent structures and two parking lots including a military equipment parking (MEP) area and privately owned vehicle (POV) parking. A chain-link security fence topped with barbed wire encloses the MEP area and the OMS. Both the 19,500 square-foot main building and the 1,900 square-foot OMS were constructed on concrete foundations with concrete block walls covered with a brick veneer.

The main building is an L-shaped, two-story structure, with a two-story drill hall connected by a one-story enclosed corridor. The building's interior consists of office space, classrooms, a break room area, storage, a former indoor firing range, boiler room, and drill hall.

The OMS building is a one-bay, one-story maintenance shop used primarily for vehicle maintenance and storage. A vehicle wash area consisting of a concrete pad was located east of the OMS building in the fenced MEP area (USACE 2007).

The Lycoming USARC was most recently occupied by the 327th Quartermaster Battalion. The Lycoming USARC previously consisted of 15 full time staff and approximately 220 reservists that trained at the Lycoming USARC one weekend per month.



Photograph 1. Lycoming USARC, front entrance.



Photograph 2. Lycoming USARC, side entrance



Photograph 3. Lycoming USARC, OMS



Photograph 4. Lycoming USARC, main building, OMS, POV and MEP parking.

SECTION 3.0 ALTERNATIVES

A key principle of NEPA is that agencies are to give full consideration to a range of reasonable alternatives to a proposed action. Considering alternatives helps to avoid unnecessary impacts and allows analysis of reasonable ways to achieve the stated purpose. To be considered reasonable, an alternative must be affordable, capable of implementation, and satisfactory with respect to meeting the purpose of and need for the action. The following discussion identifies alternatives considered by the Army and identifies whether they are feasible and, hence, subject to detailed evaluation in this EA.

3.1 Alternative 1 – No Action Alternative

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

3.2 Alternative 2 – Caretaker Status Alternative

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

3.3 Alternative 3 – Traditional Army Disposal and Reuse of the Lycoming USARC for Administrative and Recreational Use

For Alternative 3, the Army would transfer the closed Lycoming USARC via U.S. Department of Education and U.S. National Park Service public benefit conveyances to the Loyalsock Township Board of Supervisors. Twenty percent of the Property would be conveyed to the Department of Education, while the remaining 80 percent would be conveyed to the National Park Service. These agencies would then transfer the Property to the Loyalsock Township Board of Supervisors. The Loyalsock Township School District and Loyalsock Township Parks and Recreation Department would both utilize the facility.

The property will provide the following:

- 1) Loyalsock Township School District use for administrative offices, bus operations, and garage.
- 2) Loyalsock Township Parks and Recreation Department use primarily as an all-ages center for expanded recreational programs, office space, open space, and maintenance.

The main building would require minimal interior renovations to prepare the facility for administrative office use and recreation use. Renovations would include a new elevator to the second floor and other minor Americans with Disabilities Act (ADA) access items; conversion of existing space to a meeting room; new signs; installation of fiber optic lines; and creation of a combined reception/control area at the entrance to the building. No exterior demolition would be required, and minor exterior renovations would be made as needed. The Organizational Maintenance Shop (OMS) building would be utilized with minor interior renovations to the existing structure. It would require construction of a bus maintenance area in one of the existing garages, or an addition onto the back of the existing garage. The building would house maintenance and repair equipment for the school district bus fleet. The military equipment parking (MEP) area would be used as a secure parking area for the buses. The parking area would require a new gate be installed in the fence.

3.4 Alternatives Considered and Eliminated From Further Analysis

3.4.1 Early Transfer and Reuse

Under this alternative, the Army would take advantage of various property transfer and disposal methods that allow the reuse of contaminated property to occur before all remedial actions have been completed. One method is to transfer the property to a new owner who agrees to perform, or to allow the Army to perform, all remedial actions required under applicable Federal and state requirements. Allowing the property to be transferred before cleanup is complete requires concurrence of environmental regulatory authorities and the governor of the affected state. The property must be suitable for the new owner's intended use and the intended use must be consistent with protection of human health and the environment.

This alternative was not carried forward for further analysis because the Environmental Condition of Property (ECP) Report classifies the Property as Type 2, one of seven U.S. Department of Defense (DoD) Environmental ECP categories (USACE 2007). A Type 2 classification is defined as an area or parcel of real property where the release or disposal of only petroleum products or their derivatives has occurred. Because the Property is uncontaminated and no remedial action is required, the Lycoming USARC does not meet the criteria for the early transfer alternative.

3.4.2 Other Disposal Options

The LRA screened this federal government surplus property by soliciting NOIs from state and local governments, representatives of the homeless, and other interested parties, as required by the Federal Property Administrative Services Act of 1949, the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, and Redevelopment and Homeless Assistance Act of 1994. As noted above, two organizations responded to the request: the American Red Cross and Loyalsock Township School District/Loyalsock Township Parks and Recreation Department. The NOI from the American Red Cross was not selected by the LRA due to the potential high cost of the property. The Red Cross would have to pay fair market value, which is over \$1,000,000 (Lycoming LRA 2007).

SECTION 4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

The affected environment is a description of the existing environment potentially affected by the proposed action (40 CFR 1502.15). This section also analyzes the significance of direct, indirect, and cumulative impacts of the proposed action and alternatives on the affected environment.

Impact

An environmental impact or effect (used synonymously in this EA) is defined as a change in a resource from the existing environmental baseline conditions caused by or resulting from the proposed action. As noted in Section 3, the baseline is the operations level at the Lycoming USARC and existing environment present immediately prior to the BRAC Commission's recommendations for closure becoming final. Impacts may be determined to be beneficial or adverse and may apply to the full range of natural, aesthetic, cultural, and economic resources of the Property and its surrounding environment.

Direct Versus Indirect Impacts

Where applicable, analysis of impacts associated with each course of action has been further divided into direct and indirect impacts. Definitions and examples of direct and indirect impacts as used in this document are as follows:

- **Direct Impacts.** Direct impacts are caused by the action and occur at the same time and place. Both short-term and long-term direct impacts can be applicable.
- **Indirect Impacts.** Indirect impacts are caused by the action and are later in time or farther removed in distance, but are still reasonably foreseeable. Indirect effects may include growth inducing effects and other effects related to induced changes in the pattern of land use, population density or growth rate, and related effects on air and water and other natural systems, including ecosystems.
- **Application of Direct Versus Indirect Impacts.** For direct impacts to occur, a resource must be present in a particular area. For example, if highly erodible soil were disturbed due to construction, there would be a direct impact to soil from erosion at the development site. Sediment-laden runoff might indirectly affect surface water quality in adjacent areas downstream from the development site.

Indirect impacts are described for the resource category in which indirect impacts are anticipated to occur. For those resource categories with no anticipated indirect impacts, no further discussion on indirect impacts will be included in the Consequences sections.

Long-Term versus Short-Term Impacts

Impacts to resources may occur in a relatively short period of time or may be permanent. In this EA, the estimated time durations during which impacts may be perceived or measured are described as short-term or long-term.

Short-term impacts are temporary. Short-term impacts may result from preparation of the site for construction, actual construction, and renovation of existing facilities. Some resources may exhibit short-term impacts as they recover from any disturbances.

Long-term impacts have a long duration and may be resource specific (e.g., soil impacts from increased impervious surfaces) or may be a result of the persistence of the cause of the impact (e.g., increased traffic during weekdays without traffic calming measures).

Significance

The term “significant”, as defined in Section 1508.27 of the Regulations for Implementing NEPA (40 CFR 1500), <http://ceq.hss.doe.gov/nepa/regs/ceq/1508.htm#1508.27>, requires consideration of both the context and intensity of the impact evaluated.

Context. Significance can vary in relation to the context of the action. This means that the significance of an action must be analyzed in several contexts such as society as a whole (human, national), the affected region, the affected interests, and the locality. Significance varies with the setting of the proposed action. For instance, in the case of a site-specific action, significance would usually depend on the effects in the locale rather than in the world as a whole. Both short-term and long-term effects may be relevant.

Intensity. In accordance with the CEQ implementing guidance, impacts are also evaluated in terms of their intensity or severity. Factors contributing to the evaluation of the intensity of an impact are listed in Section 1508.27 of the Regulations for Implementing NEPA.

The range of intensity of potential impacts discussed in this EA are characterized as follows:

- No Impact - a resource is not present, or a resource is present, but is not affected;
- Negligible - the impact is not measurable at the lowest level of detection;
- Minor - the impact is slight, but detectable;
- Moderate - the impact is readily apparent and appreciable; and
- Significant - the impact is severe, major, and highly disruptive to current or desired conditions.

Resource Categories Analyzed

Twelve resource areas were considered for potential impacts resulting from the Proposed Action and alternatives including aesthetics and visual resources, air quality, biological resources, cultural resources, geology and soils, hazardous and toxic substances, land use, noise, socioeconomics, transportation, utilities, and water resources. Some resources were eliminated from detailed analysis as described below. Table 4-1 lists each of the environmental resource categories and subcategories, it documents the environmental consequences, and it references the document section containing each discussion.

As noted in the following analysis, none of the potential impacts identified in this EA are significant.

Table 4-1 Summary of Resource Category Impact Analysis for the Lycoming USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
AESTHETICS AND VISUAL RESOURCES	4.1.3	Negligible/Minor Not Significant Impacts
AIR QUALITY	4.1.3	Negligible/Minor Not Significant Impacts
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	No Impacts
Threatened and Endangered Species (State and Federal)	4.1.1	No Impacts
Vegetation	4.1.3	Negligible/Minor Not Significant Impacts
Wildlife	4.1.3	Negligible/Minor Not Significant Impacts
Wilderness Areas and Wildlife Refuges	4.1.1	No Impacts
CULTURAL RESOURCES		
Archaeological Resources	4.1.1	No Impacts
Historic Buildings	4.1.1	No Impacts
Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	No Impacts
GEOLOGY AND SOIL	4.1.3	Negligible/Minor Not Significant Impacts
HAZARDOUS AND TOXIC SUBSTANCES		
Asbestos Containing Material	4.1.2	No Impacts
Lead	4.1.2	No Impacts
Lead-Based Paint (LBP)	4.1.2	No Impacts
Munitions and Explosives of Concern	4.1.1	No Impacts
Past Uses and Operations	4.1.2	No Impacts
Polychlorinated Biphenyls (PCBs)	4.1.3	Negligible/Minor Not Significant Impacts
Radioactive Materials	4.1.1	No Impacts
Storage, Use, Release of Chemicals/Hazardous Substances	4.1.2	No Impacts
Radon	4.1.2	No Impacts
UST/ASTs	4.1.1	No Impacts
Waste Disposal Sites	4.1.1	No Impacts
LAND USE		
Current and Future Development in the Region of Influence Alternative 1 Alternative 2 Alternative 3	4.2.1	No Impacts No Impacts Negligible/Minor Not Significant Impacts
Installation Land Alternative 1 Alternative 2 Alternative 3	4.2.1	No Impacts No Impacts Negligible/Minor Not Significant Impacts
National and State Parks	4.1.1	No Impacts
Prime and Unique Farmland	4.1.1	No Impacts
Surrounding Land Alternative 1 Alternative 2 Alternative 3	4.2.1	No Impacts No Impacts Negligible/Minor Not Significant Impacts
NOISE	4.1.3	Negligible/Minor Not Significant Impacts
SOCIOECONOMICS		
Demographics	4.1.2	No Impacts
Economic Development Alternative 1 Alternative 2 Alternative 3	4.2.2	No Impacts Negligible/Minor Not Significant Impacts Negligible/Minor Not Significant Impacts
Environmental Justice Alternative 1 Alternative 2 Alternative 3	4.2.2	No Impacts No Impacts Negligible/Minor Not Significant Impacts

Table 4-1 Summary of Resource Category Impact Analysis for the Lycoming USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
Housing	4.1.2	No Impacts
Protection of Children Alternative 1 Alternative 2 Alternative 3	4.2.2	No Impacts No Impacts Negligible/Minor Not Significant Impacts
Public Services Alternative 1 Alternative 2 Alternative 3	4.2.2	No Impacts No Impacts Negligible/Minor Not Significant Impacts
TRANSPORTATION		
Roadways and Traffic Alternative 1 Alternative 2 Alternative 3	4.2.3	No Impacts Negligible/Minor Not Significant Impacts Negligible/Minor Not Significant Impacts
Public Transportation	4.2.3	Negligible/Minor Not Significant Impacts
UTILITIES		
Communications	4.1.2	No Impacts
Energy Sources (Electrical, Gas, etc)	4.1.2	No Impacts
Potable Water Supply	4.1.2	No Impacts
Solid Waste	4.1.2	No Impacts
Storm Water System	4.1.2	No Impacts
Wastewater System	4.1.2	No Impacts
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.3	Negligible/Minor Not Significant Impacts
Hydrology/Groundwater	4.1.2	No Impacts
National Wild and Scenic Rivers	4.1.1	No Impacts
Surface Water (Streams, Ponds, etc.)	4.1.3	Negligible/Minor Not Significant Impacts
Wetlands	4.1.1	No Impacts
CUMULATIVE IMPACTS	4.3	Cumulative impacts are not significant

4.1 Environmental Resources Eliminated from Further Considerations

Army NEPA Regulations (32 CFR § 651.14) state the NEPA analysis should reduce or eliminate discussion of minor issues to help focus analysis. This approach minimizes unnecessary analysis and discussion during the NEPA process. CEQ Regulations for implementing NEPA (40 CFR § 1500.4(g)) emphasizes the use of the scoping process, not only to identify significant environmental issues deserving of study, but also to deemphasize insignificant issues, narrowing the scope of the environmental assessment process.

Resource categories with more than one component (e.g., Hazardous and Toxic Substances), may have certain subcategories that can be deemphasized due to insignificance and other subcategories that should be analyzed in more detail. These resource categories will, therefore, be discussed in multiple subsections throughout Section 4.

4.1.1 Environmental Resource Categories That Are Not Present

None of the alternatives would have direct, indirect, or cumulative impacts on certain subcategories of the resource categories, because these subcategories do not exist on or near the Property:

- **Critical Habitat** – The Property is in an urban setting, is highly disturbed, lacks natural habitat and the U.S. Fish and Wildlife Service (USFWS) has not designated critical habitat on or in the vicinity of the Property (Appendix A).
- **Threatened and Endangered Species (State and Federal)** – Coordination was conducted with the USFWS and the Pennsylvania Department of Conservation and Natural Resources (Appendix A). No species protected under federal or state laws are known to exist on the Property. A healthy specimen of a tree species, butternut (*Juglans cinerea*), was found on the USARC property. This species appears to be declining (due to a fungus) throughout much of its range and is monitored by natural heritage programs in several states. Although not currently tracked by the Pennsylvania Natural Diversity Inventory (PNDI), the species may become a candidate for listing in Pennsylvania in the future (USACE 2007).
- **Wilderness Areas and Wildlife Refuges** – The nearest national wilderness areas are the Hickory Creek Wilderness and the Allegheny Islands Wilderness, which are located approximately 114 and 130 miles from the Property, respectively. The nearest national wildlife refuges (NWR) are the Cherry Valley NWR and the Montezuma NWR, which are located approximately 90 and 115 miles from the Property, respectively. These resources would not be affected by the proposed action.
- **Archeological Resources** – The Lycoming USARC is considered to have low potential for either prehistoric or historic archaeological resources due to prior disturbance as identified in a Phase I Archeological Survey (Franz and Seckinger 2011). No further archaeological investigation was recommended (June 20, 2012, Appendix A).
- **Historic Buildings** – The Lycoming USARC contains two buildings that are more than 50 years old. The facility was evaluated for inclusion in the National Register of Historic Places (NRHP); no historic properties eligible for listing in the NRHP under Criterion A, B, and C were identified (Wilcher et al. 2012). In accordance with 36 CFR Part 800, the Army determined that the Proposed Action would have no effect on historic properties. The PA SHPO concurred with the determination on April 18, 2012 (Appendix A).
- **Properties of Religious or Cultural Significance to Native Americans and Tribes** – No properties of religious or cultural significance to the Delaware Nation, the Delaware Tribe of Indians, the Onondaga Indian Nation, the Cayuga Nation of Indians, the Akwesasne Mohawk Nation, or the Oneida Indian Nation have been identified through consultation. Native American coordination is presented in Appendix A.
- **Historic Munitions and Explosives of Concern (MEC)** – Based on historical documentation and site personnel, there are no indications that munitions and explosives of concern were present at the Property (USACE 2007).
- **Radioactive Materials** – Based on a review of available records, the site reconnaissance, and interviews with USARC personnel, testing and calibration

equipment containing radioactive materials was occasionally stored on the Property in the administrative storage room on the first floor. The Lycoming USARC radiological clearance survey report was completed on June 15, 2012. The report provides an evaluation of radiological materials used and the summary of findings and results. The report concludes that no further action is required with respect to radioactive devices or materials identified, and there are no radiological concerns (USAR 2012).

- **Underground Storage Tanks (USTs)/Aboveground Storage Tanks (ASTs)** – One 10,000-gallon fuel oil UST was removed from the Property in approximately 1988. The UST was located in the MEP area north of the boiler room in the administration building. Based on interviews with site personnel in 1998, petroleum contamination was encountered during the removal of the UST and contaminated soils were excavated and transported off-site (U.S. Army 1998). No records indicate that a UST closure/site assessment report was prepared, and existing soils and underlying groundwater were not sampled.

Petroleum, Oils, and Lubricants (POL) containers (less than or equal to 50 gallons) were stored in metal POL storage bins located in the northwest corner of the MEP area (EA 1995). This area was identified as a drum storage area during a 1997 internal compliance assessment (US Army 1997). Available information did not include evidence of a POL release in the drum storage area and no visible evidence of a release in this area was noted during the site reconnaissance (USACE 2007).

- **Waste Disposal Sites** – According to site drawings, the vehicle wash area, installed in the 1960s, drained either directly into the adjacent creek or into a 500-gallon capacity septic tank along the creek (U.S. Army 1998). The vehicle wash area drain was connected to an oil-water separator (OWS) (which was connected to the sanitary sewer) in approximately 1979 (U.S. Army 1998). No records (i.e. documentation for the closure of the septic tank) or evidence during the site reconnaissance was gathered during this investigation that would confirm the presence or absence of a septic tank system on the Property.

Available records and interviews did not indicate other practices of onsite waste disposal other than through managed storage and offsite disposal or through the sewer system. No other waste disposal sites were observed during the site reconnaissance, nor were any signs of past onsite waste disposal observed (USACE 2007).

- **National and State Parks** – The Property is not near any national or state parks. The nearest national parks are the Steamtown National Historic Site and the Appalachian National Scenic Trail, which are located approximately 68 and 70 miles from the Property, respectively. The nearest state parks are Susquehanna State Park and Ravensburg State Park, which are located approximately 5 and 18 miles from the Property, respectively. These resources would not be affected by the Proposed Action.
- **Prime and Unique Farmlands** – The Property is developed urban land. Because the definition of farmland in the Farmland Protection Policy Act [7 CFR 658.2(a)] does not include land already in or committed to urban development, the Property is not prime or unique farmland.
- **National Wild and Scenic Rivers** – Six designated wild and scenic river segments occur within the State of Pennsylvania. The closest wild and scenic river to the USARC property, the Clarion River, is located approximately 93 miles east of the

Property. This resource would not be affected by the Proposed Action because it is not near the Property.

- **Wetlands** – A site reconnaissance was conducted by a qualified wetland biologist. No evidence of wetlands, i.e., wetland vegetation, hydric soils, or wetland hydrology was observed on the Property.

4.1.2 Environmental Resources that are Present, but Not Impacted

The alternatives would have no significant direct, indirect, or cumulative impacts on certain subcategories of the environmental categories, because no demolition or new construction activities are planned that would alter or affect these resources:

- **Asbestos Containing Material (ACM)** – A partial 1987 sampling report indicated block, piping, and boiler ACM located in the boiler room of the administration building at the Lycoming USARC (Biospherics Incorporated 1987). These materials have been removed. Asbestos thermal system insulation was reportedly removed from the facility during a heating system upgrade in approximately 1988 (USACE 2007). In 1994, the roofs for the administration and OMS buildings were replaced.

A visual ACM inspection was conducted on July 24, 2012 to identify suspected ACM at the Lycoming USARC. The inspection was conducted utilizing modified Asbestos Hazard Emergency Response Act (AHERA) guidelines. The results of the inspection provide an inventory of assumed and/or confirmed suspected ACM in the buildings on the Property. No sampling was conducted during this visual inspection. Eighteen suspect materials were identified in the two buildings located on the Property (99th RSC 2012a).

Any remaining ACM would not present a threat to human health or the environment because the Loyalsock Township Board of Supervisors (the Grantee) would covenant and agree that its use and occupancy of the Property would be in compliance with all applicable laws relating to asbestos. The Loyalsock Township Board of Supervisors would agree to be responsible for any future remediation or abatement of ACM in or on buried pipelines on the Property that may be required under applicable law or regulation.

- **Lead** – An indoor firing range was located on the first floor of the administration building. The indoor firing range was most recently used as a classroom. Site personnel reported that lead abatement was performed prior to renovation; however, no records were available for review (U.S. Army 1998). Lead wipe and soil sampling was conducted by Small Business Group (SBG) in August 2012 in accordance with federal, state, and local regulations. Samples were collected inside and outside of the former indoor firing range and at various locations throughout the building. All of the wipe sample results were well below the Army standard of 200 µg/ft² for indoor firing range cleanliness levels. Two composite soil samples were collected and the results are well below any USEPA/HUD recommended levels. SBG recommended that no further action is required (99th RSC 2012b).

However, wipe sample results were not all below the 40 µg/ft² standard for child-occupied facilities. Any remaining lead dust would not present a health and safety risk to children because the Loyalsock Township Board of Supervisors would agree to be

responsible for any remediation necessary for a particular use or to comply with applicable laws or regulations.

- **Lead-Based Paint (LBP)** – Facilities constructed before 1978 are likely to have been painted with LBP. Both the main building and the OMS on the Property were constructed before 1978 and are presumed to contain LBP. LBP would not present an unacceptable risk to human health and the environment or present a disproportionate health and safety risk to children because the Loyalsock Township Board of Supervisors would be responsible for complying with all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the use of the Property, the Loyalsock Township Board of Supervisors specifically agrees to perform, at its sole expense, any lead abatement requirements.
- **Past Uses and Operations (Hazardous and Toxic Substances)** – The alternatives would have no direct, indirect, or cumulative impact from hazardous and toxic substances from the past uses and operations of the Property. The Property has served as a reserve and mobilization center for the USAR since the U.S. Government acquired the land in 1960. The Property primarily functioned as an administrative, logistical, and educational facility, and it was used by reservists for drill activities on various weekends throughout the year. The OMS building was used to perform limited maintenance activities on military equipment. Activities inside the OMS building included preventative maintenance checks, including checking, changing, and topping off vehicle fluids such as motor oil, water, and antifreeze; light maintenance activities; changing and servicing vehicle batteries; and inspecting and changing brakes. Any equipment or vehicles requiring heavier maintenance activities were sent offsite to an AMSA shop located at one of the other USARCs in Pennsylvania.

According to a Spill Prevention, Control, and Countermeasures (SPCC) Plan prepared for the Property in 1995, hazardous materials stored inside and outside of the OMS building consisted of automotive fluids. POL containers (less than or equal to 50 gallons) were stored in metal POL storage bins located at the northwest corner of the MEP area. During the site reconnaissance there was no indication of distressed vegetation, leaks, stains, and no records indicating a release of POLs in this area (USACE 2007). Various automotive chemicals, cleaners, and paints were stored in flammable storage lockers inside the OMS building.

- **Storage, Use, Release of Chemicals/Hazardous Substances** – The alternatives would have no direct, indirect, or cumulative impact from storage, use, or release of chemicals/hazardous substances. Activities associated with past uses involved storage and use of paint, antifreeze, and POLs. Any remaining small quantities of hazardous and toxic substances would be disposed of in accordance with federal, state, local, and DoD requirements after closure of the Lycoming USARC. The reduction in the use of these hazardous and toxic substances would result in a negligible short-term beneficial impact. The ECP Report (USACE 2007) classified the Property as Type 2, an area or parcel of real property where the release or disposal of only petroleum products or their derivatives has occurred. This classification was based on interviews with site personnel that indicated that contaminated soil was discovered during removal of a

10,000-gallon fuel oil UST in 1988. No documentation regarding the closure of this UST was identified at the time of this report (USACE 2007).

The alternatives would have no direct, indirect, or cumulative impact on pits, sumps, drywells, and catch basins. Vehicle washing at the Lycoming USARC historically occurred on the vehicle wash area to the east of the OMS building. The vehicle wash area, constructed in the 1960s, contains one floor drain in the center of the concrete pad. The vehicle wash area drained either directly into the adjacent creek or into a 500-gallon capacity septic tank along the creek. In approximately 1979, the vehicle wash area drain was connected to an OWS, which discharges to the sanitary sewer (U.S. Army 1998). Observations during the August 2006 site reconnaissance did not indicate that either the vehicle wash area or OWS were closed. However, vegetation was observed in the floor drain during the site reconnaissance, indicating that the vehicle wash area is not regularly used or maintained (USACE 2007).

A former vehicle maintenance pit located in the southernmost vehicle bay of the OMS building has been filled with concrete. There is no documentation on the closure of the pit. The OMS maintenance pit often would have collected fluids, such as POLs and cleaning solvents, during maintenance activities. Over extended periods of time, cracks in the pit floor or wall could result in a release of these fluids. Although there was no closure documentation for the maintenance pit, any releases that might have occurred would be minimal quantities based on process knowledge (USACE 2007).

- **Radon** – The alternatives would have no direct, indirect, or cumulative impact from radon. Based on site-specific radon sampling conducted in 1989, the administration building contained radon levels above 4 pCi/L. Radon sampling results in the OMS building were 2.1 pCi/L. Radon sampling results in the administration building ranged from 2.1 pCi/L to 14 pCi/L. In addition, the USEPA Map of Radon Zones for Lycoming County, Pennsylvania confirms that the county lies within the high priority zone, Zone 1, which has a predicted average indoor screening level greater than 4 pCi/L, USEPA’s residential action level.

A soil depressurization radon reduction mitigation system was installed in the administrative building by Penn-Rad in 1992 (USACE 2007). Post-mitigation testing performed at the Lycoming USARC indicated that the radon levels were below 4 pCi/L based on a 1994 assessment report (USACE 2007). Because use of the radon mitigation system would continue under the alternatives, there would be no impact from radon.

- **Demographics** – The alternatives would have no direct, indirect, or cumulative impacts on demographics because the populations in the region would not notably change. Under Alternative 3, most of the employees that would be working at the proposed Loyalsock Township School District/Loyalsock Township Parks and Recreation facility would be transferred from other Loyalsock Township School District and Township Parks and Recreation Department locations. If any new job opportunities are created from the reuse, they would most likely be filled by persons living in Williamsport or the surrounding area.
- **Housing** – The reuse of the Property would create negligible population changes that would not affect housing demand and supply. Most of the anticipated staff and students at the proposed new Loyalsock Township facility would be transferred from

existing facilities. If any new job opportunities are created from the reuse, they would most likely be filled by persons already residing in Williamsport or the surrounding area. Therefore, the alternatives would have no direct, indirect, or cumulative impacts on housing resources.

- **Utilities** – The alternatives would have no direct, indirect, or cumulative impact on utilities, because the utilities have the capacity to provide service for any of the alternatives and any changes in demand and usage would be non-significant. The utilities include communications, natural gas (UGI Penn Natural Gas), electric service (Pennsylvania Power & Light), potable water supply (the Williamsport Municipal Water Authority), wastewater treatment system, sanitary sewer service (the Williamsport Sanitary Authority), solid waste disposal, and a storm water system (City of Williamsport). As part of building renovations under Alternative 3 there would be appropriate compliance with building codes for utilities, appropriate permits would be obtained, and there would be appropriate coordination with the City of Williamsport.
- **Hydrology/Groundwater** – These resources are present on or underneath the Property, but would not be affected by the proposed reuse because the renovation activities that are planned would not occur deep enough to affect these resources.

4.1.3 Environmental Resources are Present, but Have Negligible/Minor Not Significant Environmental Impacts

The resources listed and discussed below are present at the Lycoming USARC and impacts may occur to these resources as a result of implementing the proposed action. Because these impacts would have a negligible/minor environmental effect on the resource, the impacts will not be discussed in detail.

- **Aesthetic and Visual Resources** – The alternatives would have negligible direct, indirect, and cumulative impact to aesthetics and visual resources. Short-term adverse impacts would occur from renovation activities under Alternative 3. However, these impacts would be temporary and once renovation is complete, the reclamation of the site would remove these visual impacts. Long-term impacts would not be significant because any modifications to the building facade or grounds would be consistent with surrounding residential, commercial, and recreational land uses. Minor modifications to the building facade could result in an improvement of the visual resource.
- **Air Quality** – The alternatives would have negligible direct and indirect impacts to air quality in the region because there would not be a measurable change in air emissions from the reuse. The status of the air quality in a given area is determined by the concentrations of various pollutants in the atmosphere. The Federal Clean Air Act (CAA) (42 USC 7401-7671q) required the USEPA to establish a series of National Ambient Air Quality Standards (NAAQS) for air quality pollutant levels throughout the United States. The proposed action for the Lycoming USARC will occur within Lycoming County, which is designated as “in attainment” for all USEPA NAAQS criteria pollutants; therefore, it is not subject to 40 CFR, Part 93 Federal General Conformity Rule regulations. The primary emission sources for this project will be those associated with construction equipment during interior renovations, a possible addition or upgrade of the boiler, and a small increase in mobile emissions from construction and commuter vehicles during the renovation and reuse of the site.

Construction standards would be in place to minimize fugitive dust emissions. No further analysis and no further documentation are required.

- **Vegetation** – Alternatives 1 and 2 would have no impacts on vegetation on the Property. Alternative 3 would have minor adverse direct impacts on the vegetation present at the Lycoming USARC because of the potential addition to the existing OMS building and the construction of a foot bridge over Miller’s Run Creek. However, the impacts would be minor because the USARC property is developed and urbanized. Approximately one-third of the Property is covered by impervious surfaces such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining land is grass with deciduous trees along the northern, western, and eastern boundaries. Dense brush is also present along Miller’s Run Creek. Existing lawn vegetation would be used for picnic areas under Alternative 3. Shrubs and trees along Miller’s Run Creek may be temporarily affected during the construction of a foot bridge under this alternative.
- **Wildlife** – Alternatives 1 and 2 would have no impacts on wildlife present at the Lycoming USARC. Alternative 3 would have negligible direct, indirect, and cumulative impacts on wildlife present at the Lycoming USARC. Existing wildlife consists of a few species found in typical urban environments such as songbirds, small mammals, and invertebrates. Existing lawn habitat would be used for picnic areas under Alternative 3. Construction of a foot bridge over Miller’s Run Creek under Alternative 3 may affect invertebrates and wildlife species using the creek and associated riparian habitat. A short-term increase in sediment runoff and loading into Miller’s Run Creek from activities such as grading, vegetation clearing, and excavating may occur. Best management practices (BMPs) that may be used prior to construction, such as barriers, tree protection, and buffer/filter strips, could minimize the effects. Recommendations to be incorporated during and following construction include silt fences, sediment traps, temporary cover crops, and other erosion control BMPs to reduce soil erosion at the site and the associated impacts on adjacent surface water. Although BMPs are not 100 percent effective in preventing sediment runoff, the Proposed Action would incorporate construction contractor compliance with established permit requirements. Even with implementation of controls, short-term, negligible, adverse impacts to wildlife habitat are anticipated.
- **Geology and Soil** – Alternatives 1 and 2 would have no impacts on geology and soil on the Property because there would be no demolition or construction activities under these Alternatives. Alternative 3 would have minor direct, indirect, and cumulative impacts on geology or soil on the Property because there would be minimal construction activities under this Alternative, including a potential addition to the existing OMS and construction of a foot bridge over Miller’s Run Creek. Construction activities may involve excavation, grading, vegetation clearing, and movement of heavy equipment at the Lycoming USARC. These activities would disturb the surface soil, increasing the potential for soil erosion by wind or runoff. Impacts would be minor because BMPs would be implemented to reduce erosion. Geological hazards such as sinkholes, caves, mines, or quarries do not exist on or adjacent to the Property. Seismic risk is relatively small.

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- **Polychlorinated Biphenyls (PCBs)** – The alternatives would have negligible direct, indirect, and cumulative impacts to PCBs on the Property because there are no known PCB transformers, capacitors, or other electrical equipment containing greater than 499 parts per million (ppm) PCBs at the Lycoming USARC. Three pole-mounted transformers located on a single pole are located within the right-of-way of Four Mile Drive, near the southwest corner of the Property. These units are owned by Pennsylvania Power & Light. No labels indicating the presence or absence of PCBs were visible on the transformer (USACE 2007). During the site reconnaissance, the units appeared to be in good condition and no evidence of leakage was observed. According to a July 15, 1997 transformer screening report, the Pennsylvania Power & Light transformers contain non-PCB oil (U.S. Army 1997). No additional information concerning the PCB content of capacitors and light ballasts was available at the time of the Environmental Condition of Property (ECP) report (USACE 2007). If any ballasts are encountered and begin to leak or are removed from service, then they should be assumed to fall under the USEPA definition of PCB equipment and must be managed in accordance with applicable local, state, and federal regulations.
 - **Noise** – The alternatives would have minor direct, indirect, and cumulative impacts on noise levels, because noise levels associated with the alternatives are equal to or less than the current use and would be compatible with ambient noise. The primary existing source of noise at the USARC is from vehicle traffic, outside training, and vehicle maintenance activities. Under the No Action Alternative these noise sources would remain unchanged. Under the Caretaker Status Alternative these noise sources would be reduced. Under Alternative 3, the noise sources would be privately owned vehicles, service vehicles including school buses, children playing outside, and heating, ventilation, and air conditioning (HVAC). The Army classifies areas with noise levels from these sources as Zone 1, compatible with all land uses, including residential. The nearest sensitive noise receptor is a residence located approximately 60 feet southwest of the main building on the Property.
 - **Floodplains/Coastal Barriers and Zones** – According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel 42081C0358E, the northeastern half of the Property is located in the 100-year floodplain (USACE 2007). The majority of the POV parking area is located within the Zone A floodplain where base flood elevations have not been determined. None of the buildings on the Property are located within the floodplain. No renovations or construction is planned on the POV parking area within the floodplain for any of the alternatives. Therefore, the alternatives would have non-significant, negligible direct impacts on the floodplain.

According to the Pennsylvania Department of Environmental Protection, Water Planning Office, the Property is not in a coastal zone (PA DEP 2009).
 - **Surface Water (Streams, Ponds, etc.)** – Miller’s Run Creek runs along the northern and eastern perimeter of the Property. Storm water flows to the north and east over the Property into Miller’s Run Creek. A drainage outfall into Miller’s Run Creek is located at the northeast corner of the POV area. Miller’s Run Creek flows into the West Branch of the Susquehanna River, approximately 1 mile south of the Property. A shallow drainage ditch is located along the west side of the MEP area and flows to the

north towards Miller's Run Creek. A drainage ditch is also located along the southern boundary of the Property, within the northern right-of-way of Four Mile Drive. Storm water collected in this ditch from the southern edge of the Property flows to the east into Miller's Run Creek. No evidence of stressed vegetation was observed near these ditches during the site reconnaissance. In 1991, Miller's Run Creek was realigned by Lebo Construction. In 1998, it was necessary to repair erosion damage along the stream bank. In April 1964, the Pennsylvania Department of Transportation also realigned Miller's Run Creek (USACE 2007).

There would be no impacts to surface water under Alternatives 1 and 2. However, under Alternative 3, a possible addition to the existing OMS building and construction of a foot bridge over Miller's Run Creek may cause a short-term increase in sediment runoff and loading into Miller's Run Creek from activities such as grading, vegetation clearing, and excavating. BMPs that may be used prior to construction, such as barriers, tree protection, and buffer/filter strips, could minimize the effects. Recommendations during and following construction include silt fences, sediment traps, temporary cover crops, and other erosion control BMPs to reduce soil erosion at the site and the associated impacts on adjacent surface water. Although BMPs are not 100 percent effective in preventing sediment runoff, the Proposed Action would incorporate construction contractor compliance with established permit requirements. Even with implementation of controls, short-term, minor, adverse direct and indirect impacts are anticipated.

4.2 Environmental Resources Analyzed in Detail

Three resource areas, land use, socioeconomics, and transportation were identified for detailed analysis. The focus of detailed analysis is on those environmental resource areas that have the potential to be adversely impacted, could require new or revised permits, or have the potential for public concern.

4.2.1 Land Use

4.2.1.1 Affected Environment

The Lycoming USARC is located in Loyalsock Township, Lycoming County. Loyalsock Township is on the north side of Williamsport, Pennsylvania, a small city near the West Branch of the Susquehanna River in the Appalachian foothills. The Property occupies approximately 6.6 acres in a developed area, and it is located off Four Mile Drive. Interstate 180, a main thoroughfare, lies 1 mile to the south.

The Property is presently zoned Commercial Neighborhood (C-N) with a small section in the north-west area of the lot being zoned Apartment Office. The buildings on this lot are all located within the C-N district. The C-N district permitted uses include municipal buildings, offices and community centers. In addition, public schools are permitted as a conditional use. C-N zoning district uses are defined in section 215-76 Permitted Uses and section 215-77 Conditional Uses in the township zoning ordinance (LRA 2007).

4.2.1.1.1 Current and Future Development in the Region of Influence

The Lycoming USARC is located on the north edge of Williamsport, a part of the city that is not heavily developed. The construction of Diamond Point Apartments, at 2101 Northway Road, was completed in the spring of 2012 just north of the Property and Miller's Run Creek and south of James E. Short Park (Sun Gazette 2012a). Proposed development activities in Loyalsock Township and Williamsport within 1 mile of the USARC include a new YMCA facility that will be built in the 700 block of High Street across from the Williamsport Regional Medical Center's new entrance (Sun Gazette 2012b).

4.2.1.1.2 Installation Land

Approximately one-third of the 6.6-acre site is covered by impervious surfaces such as asphalt parking, driveways, concrete walkways, and buildings. Permeable surfaces on-site include lawn and deciduous trees along the northern, western, and eastern boundaries of the Property. Dense brush is also present along Miller's Run Creek. There is on-site parking including a MEP area and a POV parking area. The project site includes two permanent structures. The main administration building is 19,500 square feet and was used mainly for administrative purposes with office space, a drill hall, classrooms, break room, storage, and a former indoor firing range. The 1,900 square foot OMS building was primarily used for light vehicle maintenance and storage. The main building was most recently occupied by the 327th Quartermaster Battalion. The OMS and MEP area is enclosed by chain link security fencing (USACE 2007).

4.2.1.1.3 Surrounding Land

Land use south of the Lycoming USARC is a municipal right-of-way for Four Mile Drive. The road is a two-lane paved road. Tebbs Farm and a single-family residence neighborhood are located on the south side of Four Mile Drive. Tebbs Farm consists of approximately 5 acres of land that contains multiple greenhouses. A single-family residence is located adjacent to the west, along Four Mile Drive. The remainder of the adjacent property to the west consists of a wooded and grassed lot. The property to the north (across Miller's Run Creek) consists of the James E. Short Park that contains baseball fields and a public pool, and some recently constructed townhouses. The property to the east (across Miller's Run Creek) consists of a large commercial building that presently is occupied by Backyard Broadcasting.

4.2.1.2 Consequences

Potential impacts to land use are considered significant if the Proposed Action would:

- Conflict with applicable ordinances and/or permit requirements;
- Cause nonconformance with the current general plans and land use plans, or preclude adjacent or nearby properties from being used for existing activities; or
- Conflict with established uses of an area requiring mitigation.

After performing an analysis of land use, it was determined that no significant impacts would occur under any alternative. Detailed analysis of each alternative is described in the subsections below.

4.2.1.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions of land use are anticipated. Because the Lycoming USARC would not close and personnel would not be realigned; no direct impacts to land use are anticipated.

Indirect Impacts. No changes to the existing baseline conditions of land use are anticipated. Because the Lycoming USARC would not close and personnel would not be realigned; no indirect impacts to land use are anticipated.

4.2.1.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. The Lycoming USARC property would continue to contain parking areas, two permanent structures, and maintained lawns under this alternative. The current occupants of the USARC property would be relocated, but this would have no impacts on land use in the area.

Indirect Impacts. No indirect impacts on land use are anticipated as maintenance activities are expected to continue for the current facilities. There would be no changes to land use under this alternative.

4.2.1.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Lycoming USARC for Administrative and Recreational Use

Direct Impacts. There would be non-significant, minor direct impacts to land use under this alternative. A park, businesses, and single family residences are located adjacent to the property. Therefore, the reuse for school district and park department activities would be consistent with adjacent uses. There would be no impact to the existing zoning designation.

Land use would change from the training and administrative activities associated with national defense to education activities associated with the School District and recreation activities associated with the Township Parks and Recreation Department. The reuse of the site would result in beneficial use of the land for the local residents and community. The intensity of land use would be higher than current conditions because people would be using the facility on evenings and weekends as compared to daytime work hours and one weekend per month under current conditions. The nearest residential buildings are located approximately 100 feet from the Property.

Indirect Impacts. No indirect impacts on land use are anticipated as there would be no changes to land use on adjacent properties as a result of this action.

4.2.2 Socioeconomics

4.2.2.1 Affected Environment

The following sections discuss the existing economic and social conditions of the Region of Influence (ROI):

- Local and regional economic activity,
- Public services,
- Environmental justice in minority and low-income populations, and
- Protection of children from environmental health risks and safety risks.

The Lycoming USARC is located in the Williamsport, Pennsylvania Metropolitan Statistical Area (MSA) (Lycoming County), and it the ROI for this analysis.

4.2.2.1.1 Economic Development

Local Economic Activity

The Lycoming USARC was most recently occupied with 15 full-time employees. Approximately 220 additional personnel would also report to the facility one weekend per month. Expenditures by employees were spent in the local economy.

Regional Economic Activity

The recession that began in December 2007 did not affect Pennsylvania as much as other states. Pennsylvania's manufacturing sector took a substantial hit during the 1980s recession. Since then, the economy diversified away from the manufacturing belt; thus, it was not impacted as greatly as other manufacturing states like Michigan and Ohio (Von Bergen 2011). Unemployment rates in the state were not as high or severe as the nation during and following the recession, but they are recovering a little slower than the nation. In September of 2012 for the first time since the start of the recession, the unemployment rate in the state was higher than the nation (PBPC 2012).

The Williamsport MSA (Lycoming County) is in a rural part of Pennsylvania with a population density of 95 persons per square mile (Center for Rural Pennsylvania 2012). The Williamsport MSA has the smallest labor force of the 14 MSAs in Pennsylvania, but it has the 5th highest unemployment rate among the MSAs (PA DOL 2012). Unemployment rate and labor force information for the county, state, and nation are shown on Table 4-2.

Jurisdiction	2011 Labor Force (persons)	2011 Unemployment Rate (%)	2006 Labor Force (persons)	2006 Unemployment Rate (%)
Williamsport, Pennsylvania MSA	61,373	7.7	59,104	5.2
Pennsylvania	6,395,000	7.8	6,292,000	4.7
United States	153,617,000	8.9	144,427,000	4.5

Source: U.S. Department of Labor, Bureau of Labor Statistics, 2006 and 2011

Williamsport is well known for the production of Lycoming aircraft engines. Both Brodart, a library supplies company, and Shop-Vac have their headquarters in Williamsport. In 2010, the top five employers were the Susquehanna Health System, State Government, the Pennsylvania College of Technology, Williamsport Area School Districts, and WEIS Markets Inc. (PDIL 2010). In the ROI, many industry sectors saw decreases in non-agricultural wage and salary employment between 2010 and 2011 ranging from 1-6 percent. The mining, logging, and

construction sector saw the greatest growth in jobs with approximately 15 percent more jobs in 2011 than 2010, as shown on Table 4-3.

Table 4-3 Non-Agricultural Wage and Salary Employment by NAICS Industry for Williamsport, Pennsylvania MSA (Not Seasonally Adjusted).			
Industry	2010 Annual Average (persons)	2009 Annual Average (persons)	2009-2010 Percent Change
Mining, Logging, and Construction	4,318	3,756	15.0
Manufacturing	9,283	9,436	(1.6)
Trade, Transportation and Utilities	12,731	(D)	(D)
Information	761	813	(6.4)
Financial Activities	3,829	3,819	0.3
Professional and Business Services	5,894	5,634	4.6
Education and Health Services	9,780	9,882	(1.0)
Leisure and Hospitality	4,906	4,702	4.3
Other Services	3,759	3,776	(0.5)
Government	10,303	10,142	1.6
Total	66,811	65,817	1.5
<i>Source: Bureau of Economic Analysis 2009 and 2010</i>			
() Indicates a Decrease			
(D) Not shown to avoid disclosure of confidential information, but the estimate for this item is included in the totals.			

4.2.2.1.2 Public Services

Education

Loyalsock Township School District has three schools - an elementary school, a middle school, and a high school, with a total student enrollment of 1,399 in grades pre-k through 12. The school district employs approximately 98 teachers and has approximately 14 students for every full time equivalent teacher (Public School Review 2013). There are two private schools that enroll approximately 1,047 students (Private School Review 2012).

Health

Lycoming County is served by Jersey Shore Hospital, Muncy Valley Hospital, Divine Providence Hospital, and Williamsport Regional Medical Center (WRMC). WRMC, a 221-bed short-term acute care center, and Divine Providence Hospital, a 31-bed hospital, are both located in Williamsport. WRMC provides a variety of services including emergency care, rehabilitation, imaging services, and maternity care. Services at Divine Hospital include behavioral health, home care and hospice, sports medicine, behavioral health, and a sleep center. Jersey Shore Hospital has 25 beds and Muncy Valley has 158 beds. Both are critical access hospitals (AHD 2012, Susquehanna Health 2012). The hospital nearest the Property is Divine Providence, which is located approximately ½ mile to the west of the USARC. In addition, WRMC is approximately 2.5 miles to the southwest of the USARC.

Law Enforcement

Law enforcement within the ROI is provided by both county and municipal police departments. The City of Williamsport has 52 officers and 4 civilian personnel, and the department is located approximately 2.3 miles to the southwest of the USARC. The department has specialty units that consist of the Police Patrol Division Criminal Investigation Division, Vice Narcotics Unit, K-9 Corps, and Special Response Team (Williamsport Police Department 2012). The Lycoming County Sheriff's Office is also in the City of Williamsport approximately 2 miles southwest of the USARC.

Fire Protection

The City of Williamsport Volunteer Fire Department and EMS has a variety of equipment including engine trucks and tankers for fighting fires, rescue trucks for medical emergencies, multi-purpose response units, and support vehicles. The Williamsport Fire Department is approximately 2.5 miles to the southwest of the USARC.

Recreation

The City of Williamsport maintains three pools and nine parks. The park nearest to the USARC is James E. Short Park, which is just to the north of the Property (across Miller's Run Creek). The Park has baseball fields and a pool. The 20-acre Susquehanna State Park, a riverfront recreational area, is also nearby, approximately 5 miles to the southwest.

4.2.2.1.3 Environmental Justice

On February 11, 1994, President Clinton issued Executive Order (EO) 12898, Federal Actions to Address Environmental Justice in Minority and Low-Income Populations. The purpose of this EO is 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.

For environmental justice considerations, these populations are defined as minority or low-income individuals or groups of individuals subject to an actual or potential health, economic, or environmental threat arising from existing or proposed federal actions and policies. Low-income, i.e., at or below the poverty threshold, is defined as the aggregate annual mean income, which for a family of four was \$22,314 in 2010.

Tables 4-4 and 4-5 summarize minority and low-income populations for the area. The Lycoming ROI has approximately 14 percent of individuals at or below the poverty level, a percentage which is higher than the State of Pennsylvania and nation (USCB 2010). The MSA and the State of Pennsylvania all have lower concentrations of minority populations, ranging from 7 to 17 percent while the United States minority rate is approximately 24 percent.

Table 4-4 Low-Income Populations: Lycoming USARC Region and Larger Regions, 2010.

Jurisdiction	Total Population	Median Household Income	All People Whose Income is Below Poverty Level (%)
Williamsport, Pennsylvania MSA (Lycoming ROI)	116,376	\$42,689	14.4
Pennsylvania	12,612,705	\$50,398	12.4
United States	303,965,272	\$51,914	13.8

Source: U.S. Department of Commerce, U.S. Census Bureau – American Community Survey 5-year Estimates, 2006-2010.

Table 4-5 Minority Populations: Lycoming USARC Region and Larger Regions, 2010.

Jurisdiction	Percent Minority	Percent Black or African American	Percent American Indian/ Alaska Native	Percent Asian	Percent Native Hawaiian or Other Pacific Islander	Percent Some Other Race	Two or More Races	Percent Ethnicity Hispanic / Latino
Williamsport	17.9	12.8	0.0	0.4	0.1	0.7	3.8	2.6
Williamsport, Pennsylvania MSA (Lycoming ROI)	7.0	4.3	0.2	0.5	0.0	0.3	1.6	1.3
Pennsylvania	17.1	10.7	0.1	2.6	0.0	2.0	1.6	5.2
United States	23.9	13.4	1.6	5.3	0.3	6.0	2.4	15.7

Source: U.S. Department of Commerce, U.S. Census Bureau – American Community Survey 5-year Estimates, 2006-2010.

4.2.2.1.4 Protection of Children

On April 21, 1997, President Clinton issued *EO 13045, Protection of Children from Environmental Health Risks and Safety Risks*. This EO recognizes that a growing body of

scientific knowledge demonstrates that children may suffer disproportionately from environmental health risks and safety risks.

It is Army policy to fully comply with EO 13045 by incorporating these 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 children within the area affected by a proposed Army action.

Within ½ mile of the Lycoming USARC, there are a senior high school, two private schools, and a daycare.

4.2.2.2 Consequences

Potential socioeconomic impacts are considered significant if the proposed action would cause:

- Substantial gains or losses in population and/or employment; or
- Disequilibrium in the housing market, such as severe housing shortages or surpluses, resulting in substantial property value changes.

Potential environmental justice impacts are considered significant if the proposed action would cause disproportionate effects on low-income and/or minority populations. Potential impacts of environmental health and safety risks to protection of children are considered significant if the proposed action would cause disproportionate effects on children.

After performing an analysis of socioeconomics, it was determined that no significant impacts would occur under any alternative. Detailed analysis of each alternative is described in the subsections below.

4.2.2.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for socioeconomic resources are anticipated. Because the Lycoming USARC would not close and personnel would not be realigned, no direct impacts to these resources are anticipated.

Indirect Impacts. No changes to the existing baseline conditions for socioeconomic resources are anticipated. Because the Lycoming USARC would not close and personnel would not be realigned, no indirect impacts to these resources are anticipated.

4.2.2.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. The Lycoming USARC would close and relocate its operations to a new AFRC in Williamsport, Pennsylvania. Both of the installations would be located within the same ROI; therefore, the impacts on the ROI and regional economy would not differ from baseline conditions. The potential exists for non-significant adverse impacts to businesses immediately surrounding the current facility that were used by Lycoming USARC personnel.

Indirect Impacts. Under this alternative, there would be negligible impacts from the delayed reuse of the property. The city would lose potential immediate economic benefits from possible employment and sales from the reuse of the Property. Potential private developers of the Property would lose the immediate redevelopment opportunity. Residents of the surrounding community would lose any potential immediate employment that may be created through the renovation phase of the property.

4.2.2.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Lycoming USARC for Administrative and Recreational Use

Direct Impacts. Under Alternative 3, minor short-term beneficial direct economic impacts would be realized by the regional and local economy during the renovation phase of the proposed reuse. Employment generated by renovation activities would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies.

The Economic Impact Forecast System (EIFS) model, developed by the U.S. Army Corps of Engineers (USACE) Construction Engineering Research Laboratory, was used to assess the impacts of this alternative on the economy of the ROI. The estimated cost of materials and supplies for the renovation under Alternative 3 is approximately \$250,000 over 1 year (2012 dollars). The EIFS employment and income multiplier for the ROI is 2.88.

Table 4-6 provides the estimated direct, indirect, and total annual economic impacts of renovation activities on business volume, income, and employment, as estimated by the EIFS model. These impacts would be realized over the length of the construction period. The increase in business volume, income, and employment includes capital expenditures, income, and labor directly associated with the renovation activity. Table 4-6 also provides the indirect impacts on business volume, income, and employment because of the initial direct impacts of the renovation activities. Note that local construction workers are expected to be utilized and non-local workers would not relocate. Appendix B contains a description of the EIFS model and the EIFS reports on impacts.

Variable	Direct Impacts	Indirect Impacts	Total	RTV¹
Annual Construction Impacts²				
Sales (Business) Volume	\$207,390	\$389,892	\$587,282	0.02
Income	\$99,714	\$73,369	\$173,364	0.01
Employment	3	2	5	0.01
¹ Rational Threshold Value. ² 2012 Dollars. <i>Source: Economic Impact Forecast System, U.S. Army Corps of Engineers, Construction Engineering Research Laboratory.</i>				

The EIFS model also includes a Rational Threshold Value (RTV) profile used in conjunction with the forecast models to assess the degree of the impacts of an activity for a specific geographic area. Appendix B contains a description of the RTV. Table 4-6 provides the RTV associated with each of the economic impacts resulting from the renovation activity. If the RTV

for a variable is less than the historic maximum annual deviation for that variable, then the regional economic impacts are not considered significant. The regional positive RTVs for each economic variable are as follows: sales volume (13.29%) income (11.18%); employment (4.67%); and population (1.44%). Thus, the RTV for each of the variables was found to be considerably less than the respective regional RTV. For this reason, impacts associated with the construction would result in non-significant annual beneficial impacts.

There would be negligible short-term and long-term benefits to the economy and labor market of the ROI through additional employment opportunities during the construction phase of the reuse. There would be an estimated three temporary construction jobs. There would be no additional permanent job opportunities from the shared reuse of the USARC by the Loyalsock Township School District and Loyalsock Township Parks and Recreation Department. It is anticipated that the staff positions would be transferred from existing locations.

There would be long-term, minor beneficial impacts to public services from the reuse. Because school bus manufacturers are making new buses larger, there is a need for a new facility to house the buses. In addition, the Loyalsock Township School District lacks office space for administrative uses. By acquiring the USARC property, the School District would be able to renovate the OMS and administrative building, and it would be more cost effective than building a new facility at the existing location. There would be minor, beneficial impacts to parks from the reuse of the facility. Currently, very little programming is offered during the winter months due to a lack of indoor program space. The reuse of the Lycoming USARC site would allow the parks department to offer more variety and year-round programming, which would be a long-term benefit to the community. The site is already served by the Williamsport Fire Department and Law Enforcement, so the reuse would not require the extension or addition of services.

There would be no impacts to environmental justice populations because they would not be impacted to a greater extent than the entire ROI population. As described in section 4.1.3, there would be negligible short-term air quality impacts to the local population during facility renovation. Further, as discussed in section 4.2.1, the Property would continue to be well-maintained and will be compatible with surrounding land uses.

There would be negligible short-term adverse impacts to local populations during the renovation and reuse of the site. It is not anticipated that the impacts would be any greater impact or more severe to minorities or individuals below the poverty line than to non-minorities or those above the poverty line.

There would be no anticipated impacts to the safety of children during the construction phase of the project. Appropriate federal and state safety measures and health regulations would be followed to protect the health and safety of all residents as well as workers. Safety measures, barriers, and “no trespassing” signs would be placed around the perimeter of construction sites to deter children from playing in these areas, and construction vehicles and equipment would be secured when not in use.

There would be minor, long-term beneficial impacts to the safety of children from the reuse. The new space would be used to expand the recreational program offerings by the Recreation Department that would provide opportunities to contribute to the physical and mental health of the community.

Indirect Impacts. Employment generated by construction activities would result in additional indirect wages paid; an increase in indirect business volume; and indirect expenditures for local and regional services, materials, and supplies as indicated in Table 4-6. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-6. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximately \$389,892 increase in indirect business volume; a \$73,649 increase in indirect or induced personal income; and an increase of two indirect jobs created in the construction, retail trade, service, and industrial sectors. These impacts would be realized on an annual basis during the length of the construction period and would have non-significant short-term impacts on the regional economy.

4.2.3 Transportation

4.2.3.1 Affected Environment

This section describes the existing transportation conditions at and surrounding the Lycoming USARC. Roadways and traffic are discussed.

4.2.3.1.1 Roadways and Traffic

The Lycoming USARC is located in Loyalsock Township on Four Mile Drive, a two-lane paved road. It is 500 feet west of the intersection of Four Mile Drive and Northway Dr. Interstate 180, a main thoroughfare that goes through downtown Williamsport, lies 1 mile to the south. The Property is bounded by Tebbs Farm and single family residences to the south, single and multi-family residences to the west, James E. Short Park and apartment complexes to the north, and a large commercial building to the east.

Before closure of the Lycoming USARC, daily vehicle traffic to the facility included approximately 15 employees who commuted to the facility daily and approximately 220 persons who attended drills on one weekend per month.

The Lycoming USARC is located on the edge of Loyalsock Township near the intersection of Four Mile Drive and Northway Road. Traffic on roadways near the USARC has good flow and access to the property (LRA 2007). The posted speed limit on Four Mile Drive is 45 miles per hour. Both roads are designated as minor arterials and serve to support and link the principal arterial routes in the community. The Pennsylvania Department of Transportation collects annual average daily traffic (AADT) volume data on Four Mile Drive near the Lycoming USARC. AADT is the total volume of vehicle traffic in both directions on a road, divided by 365 days. In 2011, traffic travelling on Four Mile Drive between Northway Drive and Poco Farm Road was approximately 9,500. The AADT on Northway Drive was approximately 3,500 north of Four Mile Drive and 10,000 south of Four Mile Drive in 2011 (PA DOT 2011). A principal arterial, Interstate 180/220, that lies approximately 1 mile south of the Lycoming USARC, had an AADT of approximately 48,000.

No streets occur within the facility's boundary except the connecting paved drives between MEP and POV parking areas. Approximately one-third of the property is covered by impervious surfaces such as asphalt parking areas, driveways, concrete walkways, and buildings (USACE 2007).

4.2.3.1.2 Public Transportation

Williamsport Regional Airport (IPT) is located several miles east of the city in the borough of Montoursville. Susquehanna Trailways provides daily long distance bus service from a station in the downtown Williamsport to Elmira, New York, Harrisburg, New York City, and Philadelphia. Local bus service within Williamsport and to other places in Lycoming County is offered by River Valley Transit (City of Williamsport 2012b).

4.2.3.2 Consequences

Potential impacts to transportation are evaluated with respect to the potential for the Proposed Action to:

- Disrupt or improve current transportation patterns and systems;
- Deteriorate or improve existing levels of service; and
- Change existing levels of safety.

After performing an analysis of the transportation resources, it was determined that no significant impacts would occur under any of the alternatives. Detailed impact analysis is provided below.

4.2.3.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for transportation resources are anticipated. Because the Lycoming USARC would not close and personnel would not be realigned, no direct impacts to these resources are anticipated.

Indirect Impacts. No changes to the existing baseline conditions for transportation resources are anticipated. Because the Lycoming USARC would not close and personnel would not be realigned, no indirect impacts to these resources are anticipated.

4.2.3.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. The current occupants of the Lycoming USARC property would be relocated. Traffic would be reduced to the occasional maintenance vehicle about once per month. Negligible beneficial direct impacts to the community would result from the reduction in vehicles commuting to the USARC.

Indirect Impacts. No indirect impacts on transportation are anticipated. There would be no changes to transportation resources under this alternative.

4.2.3.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Lycoming USARC for Administrative and Recreational Use

Direct Impacts. There would be minor direct adverse impacts to transportation under this alternative. An adverse, short-term increase in vehicular traffic on the local streets would occur during the renovation and construction periods due to truck and equipment traffic and from the commuting workers.

The alternative would result in a minor long-term, adverse impact due to higher traffic volume and different types of vehicles used at the Property. The number of Loyalsock Township School District and Township Parks and Recreation Department staff commuting to and from the Property is expected to be similar to the number of USARC staff originally at the Property;

however, there would be an increase in traffic from 18 school buses, a driver education vehicle, school van, and personal vehicle traffic from visitors to the city administration offices during the day. Traffic would increase slightly from after school, evening, and weekend recreational programs held in the former drill hall by the recreation and parks department.

Indirect Impacts. There would be a long-term, minor, beneficial indirect impact to transportation patterns in the Loyalsock Township from the reuse of the site. There would be a small decrease in traffic overall because the Lycoming USARC would allow the Loyalsock Township School District and Township Parks and Recreation Department to reside at the same location. There would be less traffic congestion on and around the existing school property due to moving the school transportation operations to the Property.

4.3 Cumulative Effects

The cumulative impact analysis evaluates the incremental effects of implementing any of the alternatives when added to past, present, and reasonably foreseeable future USAR actions at the Lycoming USARC and the actions of other parties in the surrounding area, where applicable. The cumulative impact analysis has been prepared at a level of detail that is reasonable and appropriate to support an informed decision by the USAR in selecting a preferred alternative. The cumulative impact discussion is presented according to each of the implementation alternatives listed.

The key components of the cumulative impact analysis include the following categories.

Cumulative Impact Analysis Area. The cumulative impact analysis area includes the area that has the potential to be affected by implementation of the proposed action at the Lycoming USARC. This includes the installation and the area proximate to the installation boundary and varies by resource category being considered. Analysis areas are defined in Section 4.3.2 for each resource category analyzed in detail.

Past and Present Actions. Past and present actions, other than the proposed action, are defined as actions within the cumulative analysis area under consideration that occurred before or during September 2011. These include past and present actions at the Property and past and present demographic, land use, and development trends in the surrounding area. In most cases, the characteristics and results of these past and present actions are described in the Affected Environment sections under each of the resource categories covered in this EA.

The Property is bounded by Tebbs Farm and single family residences to the south, single and multi-family residences to the west, James E. Short Park and apartment complexes to the north, and a large commercial building to the east. The area surrounding the Lycoming USARC remains relatively unchanged until the 1973 aerial photograph which shows additional building structures and greenhouses to the south; a public outdoor pool and building to the north; and large multi-family apartment complex to the west. The 1986 and 1999 USGS maps show the property and surrounding properties as relatively unchanged from 1973, except expansion of the MEP area at the USARC (USACE 2007).

The area surrounding the Lycoming USARC has been historically relatively undeveloped except for the south, which was a residential neighborhood primarily filled with single-family houses. Commercial enterprises are generally located closer to downtown Williamsport, which is approximately 2 miles from the USARC, and along specific corridors such as East Third Street. The construction of Diamond Point Apartments, at 2101 Northway Road, was recently

completed in the spring of 2012 just northeast of the Property and Miller's Run Creek, and south of James E. Short Park (Sun Gazette 2012a).

Reasonably Foreseeable Future Actions. Reasonably foreseeable future actions are generally limited to those that have been approved and that can be identified and defined with respect to timeframe and location. The area surrounding the Property is on the edge of an established residential neighborhood and retail area in a small city.

Reasonably foreseeable future actions that have been identified and considered in the analysis of cumulative impacts, both on the USARC property and off the USARC property, are listed below:

- The occupants of the Lycoming USARC, the 327th Quartermaster Battalion will be relocated to the new Armed Forces Reserve Center (AFRC) at 1307 Grove Street, Williamsport, Pennsylvania.
- Military operations in Pennsylvania will continue in order to provide the State and the United States with ready and deployable forces for missions at home and abroad. This includes military training activities at the Carlisle Barracks in Carlisle; Edgemont Reserve Center in Edgemont Township; Letterkenny Depot in Chambersburg; Muir AAF/EAATS in Annville; New Cumberland Defense Depot in Susquehanna; Oakdale AH in Oakdale; Scranton AAP in Scranton, Tobyhanna Army Depot in Tobyhanna; Charles E. Kelly Support Facility in Oakdale; Fort Indiantown Gap in Annville; NAS JRB Willow Grove Navy Base in Horsham Township; Chester MMC in Chester; Mechanicsburg NSA in Mechanicsburg; and Philadelphia NAVSTA, NSA, and NSY in Philadelphia.
- Continued redevelopment and revitalization of homes and businesses in downtown Williamsport.
- Continued expansion of single and multi-family housing and commercial businesses in north Williamsport.
- Construction of a new YMCA facility that will be built in the 700 block of High Street across from the Williamsport Regional Medical Center's new entrance (Sun Gazette 2012b).

4.3.1 Potential Cumulative Impacts

4.3.1.1 No Impacts to Resources

As documented in Section 4.1 of this EA, there are several resource categories that were eliminated from discussion in the cumulative impacts section. The resource categories that are not discussed in detail include:

- Aesthetics and Visual Resources
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soil;
- Hazardous and Toxic Substances;
- Noise;
- Utilities; and
- Water Resources.

4.3.1.2 Alternative 1 – No Action Alternative

Under Alternative 1 it is anticipated that past and present development trends on the Lycoming USARC and in the surrounding civilian community would continue. However, for the closure action directed by the BRAC Commission, it is noted that for the No Action Alternative, maintenance of current conditions is not feasible because the BRAC actions are federal law.

4.3.1.3 Alternative 2 – Caretaker Status Alternative

Cumulative impacts under Alternative 2 by resource category are as follows:

- **Land Use.** The cumulative impact analysis area for land use includes a ½ mile radius around the Lycoming USARC property. There are no anticipated cumulative impacts because there would be no changes to land use or zoning under this alternative.
- **Socioeconomics.** The cumulative impact analysis area for socioeconomics includes Lycoming County, Pennsylvania. Under this alternative, the Lycoming USARC would close and relocate the occupants of the Lycoming USARC, the 327th Quartermaster Battalion, to the new AFRC at 1307 Grove Street, Williamsport, Pennsylvania. Both of the facility sites are located within Lycoming County; therefore, the impacts on the ROI and regional economy would not differ from baseline conditions. There are no anticipated cumulative impacts.
- **Transportation.** The cumulative impact analysis for transportation includes a ½ mile radius around the Lycoming USARC property. Under this alternative, the elimination of a military presence at the site would cause a decrease in traffic in the area and on the Property. The impacts of the Caretaker Status Alternative when combined with impacts of the past, current, and reasonably foreseeable projects would not cause significant cumulative impacts to the environment.

4.3.1.4 Alternative 3 – Traditional Army Disposal and Reuse of the Lycoming USARC for Administrative and Recreational Use

Cumulative impacts under Alternative 3 by resource category are as follows:

- **Land Use.** The cumulative impact analysis area for land use includes a ½ mile radius around the Lycoming USARC property. Non-significant cumulative impacts associated with this project in combination with other past, present, and reasonably foreseeable future projects would include potential land use changes such as new housing, educational, recreational, and commercial facilities. The construction of Diamond Point Apartments, at 2101 Northway Road, was recently completed in Spring 2012 just northeast of the Property and Mill Run Creek and south of James E. Short Park (Sun Gazette 2012a). These land use changes are compatible with surrounding land uses in the Loyalsock Township.
- **Socioeconomics.** The cumulative impact analysis area for socioeconomics is Lycoming County, Pennsylvania. Employment generated by the reuse of the Lycoming USARC property would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies. These beneficial impacts combined with the employment and economic opportunities of the

future development that is expected throughout the region would have non-significant short-term and long-term beneficial impacts to the local and regional community.

- **Transportation.** The cumulative impact analysis area for transportation includes a ½ mile radius around the Lycoming USARC property. The reuse of the Lycoming Property by the Loyalsock Township School District and the Township Parks and Recreation Department in combination with the recent construction of the Diamond Point apartment complex directly northeast of the Property would result in a negligible adverse impact to traffic within the analysis area. Therefore, negligible adverse cumulative impacts would occur to transportation under Alternative 3.

4.4 Best Management Practices

As discussed in Sections 4.1 through 4.3 above, no significant adverse impacts have been identified or are anticipated as a result of implementing any of the proposed action alternatives or the No Action Alternative.

Local, state, and federal regulations for noise, air, water, and soil resources will be adhered to during all phases of demolition and renovation/construction, as appropriate, to minimize impacts associated with implementing the proposed action.

SECTION 5.0 FINDINGS AND CONCLUSIONS

This EA was conducted in accordance with the requirements of NEPA, the Council on Environmental Quality regulations implementing NEPA (40 CFR 1500), and Environmental Analysis of Army Actions (32 CFR 651). As analyzed and discussed in the EA, direct, indirect, and cumulative impacts of the each of the implementation alternatives and the No Action Alternative have been considered.

The EA performed an analysis of 12 resource categories including a detailed analysis of three resource categories for each alternative: land use, socioeconomics, and transportation. The analyses in the EA concluded there would be no significant adverse or significant beneficial environmental impacts resulting from any of the Proposed Action's alternatives. Therefore, issuance of a Finding of No Significant Impact is warranted, and preparation of an Environmental Impact Statement (EIS) is not required.

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SECTION 6.0 LIST OF PREPARERS

This EA was prepared under the direction of the 99th RSC and USACE. Individuals who assisted in issue resolution and provided agency guidance for this document are:

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Program Coordinator, Environmental Planning and Cultural Resources, U.S. Army Reserve 99th Regional Support Command

Glenn Harbin

U.S. Army Corps of Engineers, Mobile District Project Manager

Contractor personnel involved in the development of this EA include the following:

Name	Education and Experience	Primary Responsibilities
Susan Bupp	B.A. Anthropology, M.A. Anthropology. 33 years of experience in environmental assessment and impact studies, Section 106 coordination, and cultural resources investigations.	Cultural Resources Specialist; responsible for preparation of cultural resources affected environment and consequences.
Virginia Flynn	B.S. Horticulture, M.S. Plant Biology. Over 14 years of experience in environmental assessment and impact studies, biological community investigations, and ecosystem restoration.	Senior Environmental Scientist, data collection, analysis, and preparation of EA text and supporting sections
Richard Hall	B.S. Environmental Biology, M.S. Zoology. Over 24 years of experience in environmental assessment and impact studies, biological community investigations, and ecosystem restoration.	Project Manager/Senior Project Planner; data collection and key participant in description of proposed action, alternatives formulation, and related environmental analyses.
Rachael E. Mangum	B.A. Anthropology, M.A., Anthropology. Over 11 years experience in cultural resources management under the NHPA and documentation under NEPA.	Cultural Resources Specialist. Responsible for preparation of cultural resources affected environment and consequences.

Name	Education and Experience	Primary Responsibilities
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Randy Norris	B.S. Plant and Soil Science, Master of Urban Planning/Environmental Planning. 21 years experience in environmental impact assessment, environmental management, and planning.	Project Scientist; key participant in description of proposed action, alternatives formulation, and environmental impact analyses. Responsible for overall technical review.
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SECTION 9.0 PERSONS CONSULTED

Information was solicited and collected from the following individuals or organizations in preparation of this document:

- USARC installation personnel
- USEPA, Region 3
- Office of Environmental Policy and Compliance, U.S. Department of the Interior
- Pennsylvania Department of Environmental Protection
- Pennsylvania Department of Conservation and Natural Resources

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SECTION 10.0 ACRONYMS

A		F	
AADT	Annual Average Daily Traffic	FEMA	Federal Emergency Management Agency
ACM	Asbestos-Containing Material	FNSI	Finding of No Significant Impact
ADA	Americans with Disabilities Act	G	
AFRC	Armed Forces Reserve Center	H	
AHERA	Asbestos Hazard Emergency Response Act	HVAC	Heating, Ventilation, and Air Conditioning
AST	Aboveground Storage Tank	I	
B		J	
BRAC Commission	Base Closure and Realignment Commission	K	
C		L	
C-N	Commercial Neighborhood	LBP	Lead-Based Paint
CAA	Clean Air Act	LRA	Local Redevelopment Authority
CEQ	Council on Environmental Quality	M	
CFR	Code of Federal Regulations	MEC	Munitions and Explosives of Concern
D		MEP	Military Equipment Parking
DoD	Department of Defense	MSA	Metropolitan Statistical Area
E		N	
EA	Environmental Assessment	NAAQS	National Ambient Air Quality Standards
ECP	Environmental Condition of Property	NEPA	National Environmental Policy Act
EIFS	Economic Impact Forecast System	NOI	Notice of Interest
EIS	Environmental Impact Statement	NRHP	National Register of Historic Places
EO	Executive Order	NWR	National Wildlife Refuge

		SIP	State Implementation Plan
O		SPCC	Spill Prevention, Control, and Countermeasures
OMS	Organizational Maintenance Shop		
OWS	Oil-Water Separator	T	
P		U	
PA SHPO	Pennsylvania State Historic Preservation Office	US	United States
PCB	Polychlorinated biphenyls	USACE	United States Army Corps of Engineers
pCi/L	picoCuries Per Liter	USAR	United States Army Reserve
PNDI	Pennsylvania Natural Diversity Inventory	USARC	United States Army Reserve Center
POL	Petroleum, Oils, and Lubricants	USC	United States Code
POV	Privately Owned Vehicle	USEPA	United States Environmental Protection Agency
ppm	Parts per Million	USFWS	United States Fish and Wildlife Service
Q		UST	Underground Storage Tank
R		V	
REC	Record of Environmental Consideration	W	
ROI	Region of Influence	WRMC	Williamsport Regional Medical Center
RONA	Record of Non-Applicability	X	
RSC	Regional Support Command	Y	
RTV	Rational Threshold Values	Z	
S			
SBG	Small Business Group		

APPENDIX A – PUBLIC AND AGENCY COORDINATION

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Environmental Assessment Public and Agency Scoping

Agencies and organizations having a potential interest in the Proposed Action are provided the opportunity to participate in the decision making process. The Army invites public participation in the National Environmental Policy Act (NEPA) process. Consideration of the views and information provided by all interested persons promotes open communication and enables better decision making. Initial scoping letters were sent to federal, state, and local agencies as well as other interested parties to request comments on the proposed scope of the Lycoming Memorial U.S. Army Reserve Center (USARC) Environmental Assessment (EA). A 30-day comment period was initiated from the date of the letters. Information obtained during the scoping process could be used to develop the scope of the EA.

Public and Agency Comments on the Final Environmental Assessment and Draft FNSI

As noted in Section 1.2, public involvement includes public comment on the final EA and draft Finding of No Significant Impact (FNSI). Agencies, organizations, Native American groups, and members of the public having a potential interest in the Proposed Action, including minority, low-income, and disadvantaged persons, are urged to participate in the NEPA process.

Per requirements specified in 40 CFR 1500-1508, the final EA was available for public and agency comment for a 30-calendar-day review period [starting with the publication of the notice of availability (NOA)] to provide agencies, organizations, and individuals with the opportunity to comment on the EA and draft FNSI. Public notices were published in local newspapers to inform the public that the EA and draft FNSI were available for review. The notices identified a point of contact to obtain more information regarding the NEPA process, identified means of obtaining a copy of the EA and draft FNSI for review, listed public libraries where paper copies of the EA and draft FNSI could be reviewed, and advised the public that an electronic version of the EA and draft FNSI were available for download at the following Web site:

http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.

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A.1 Scoping Coordination

Appendix A.1 contains the following correspondence associated with the preparation of the Environmental Assessment

<u>Agency</u>	<u>Date</u>
Office of Environmental Policy and Compliance, U.S. Dept. Interior	November 9, 2012
Pennsylvania Department of Conservation and Natural Resources	November 9, 2012
Mr. Jeff Lapp, USEPA, Region 3	November 9, 2012
Response from the USEPA	November 28, 2012
Pennsylvania Department of Environmental Protection	November 9, 2012

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DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
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NOV - 9 2012

Mr. Willie R. Taylor
Director
Office of Environmental Policy and Compliance
U.S. Department of the Interior
1849 C Street, NW (MS 2462)
Washington, DC 20240

Reference: National Environmental Policy Act, Environmental Assessment for the Closure, Disposal, and Reuse of the Lycoming Memorial U.S. Army Reserve Center (Williamsport, Pennsylvania)

Mr. Taylor,

The United States Army Reserve, 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Lycoming Memorial U.S. Army Reserve Center (USARC) in Williamsport, Pennsylvania. The EA is being prepared in accordance with Council on Environmental Quality regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions* (32 CFR Part 651).

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

The purpose and need of the closure, disposal, and reuse of the Lycoming USARC is to meet the requirements of the Base Closure and Realignment Act (BRAC). The Lycoming USARC is located at 1605 Four Mile Drive, Williamsport, Pennsylvania. The site is approximately 6.6 acres in size and contains two permanent structures and two parking lots. The majority of the site is covered in pavement or building area. The remainder is covered by landscaped areas.

NEPA requires that alternatives to the proposed action are considered. The three alternatives under consideration for the proposed action would occur at the current location of the Lycoming USARC. The No Action Alternative (Alternative 1) represents baseline environmental conditions at the property. No change from the current activities would occur under this alternative. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Lycoming USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army would provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Lycoming USARC as a Loyalsock Township School District and Loyalsock Township Parks and Recreation facility.

Reuse under Alternative 3 would entail:

1. School use, primarily administrative offices and bus operations.
2. Parks and Recreation use, primarily as an all-ages center for expanded recreational programs, office space, open space, and maintenance.

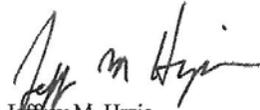
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As part of the NEPA scoping process we are requesting that stakeholders identify key issues that should be addressed in the EA. Please provide your comments relative to the following:

- Issues of concern within your jurisdiction
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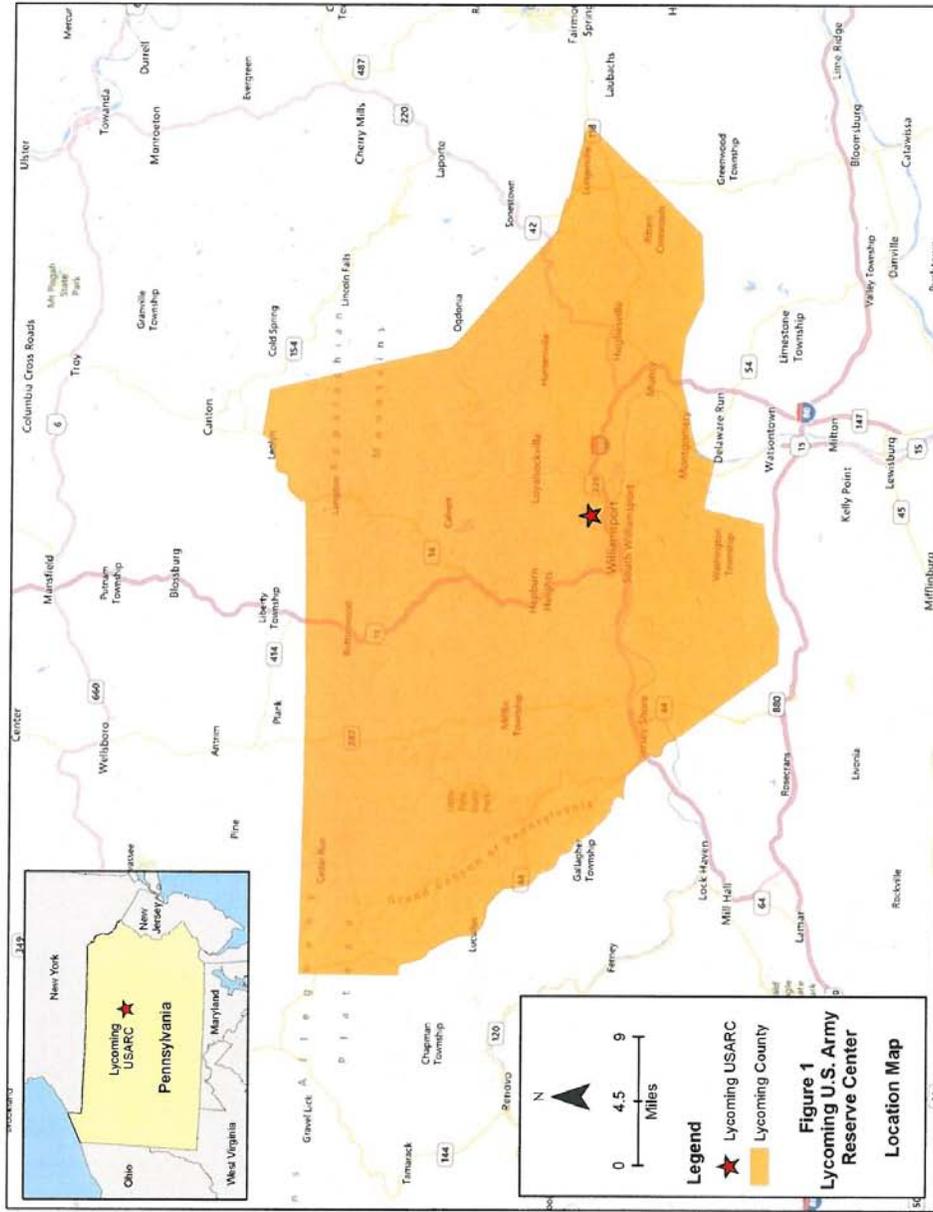
Comments will be accepted for 30 calendar days from the date on this letter. Comments received during this time will not be directly responded to, but will be considered in the preparation of the EA. Written comments should be submitted to: Amanda Murphy, USAR 99th RSC DPW, 5231 South Scott Plaza, Fort Dix, New Jersey, 08640 or amanda.w.murphy.ctr@us.army.mil.

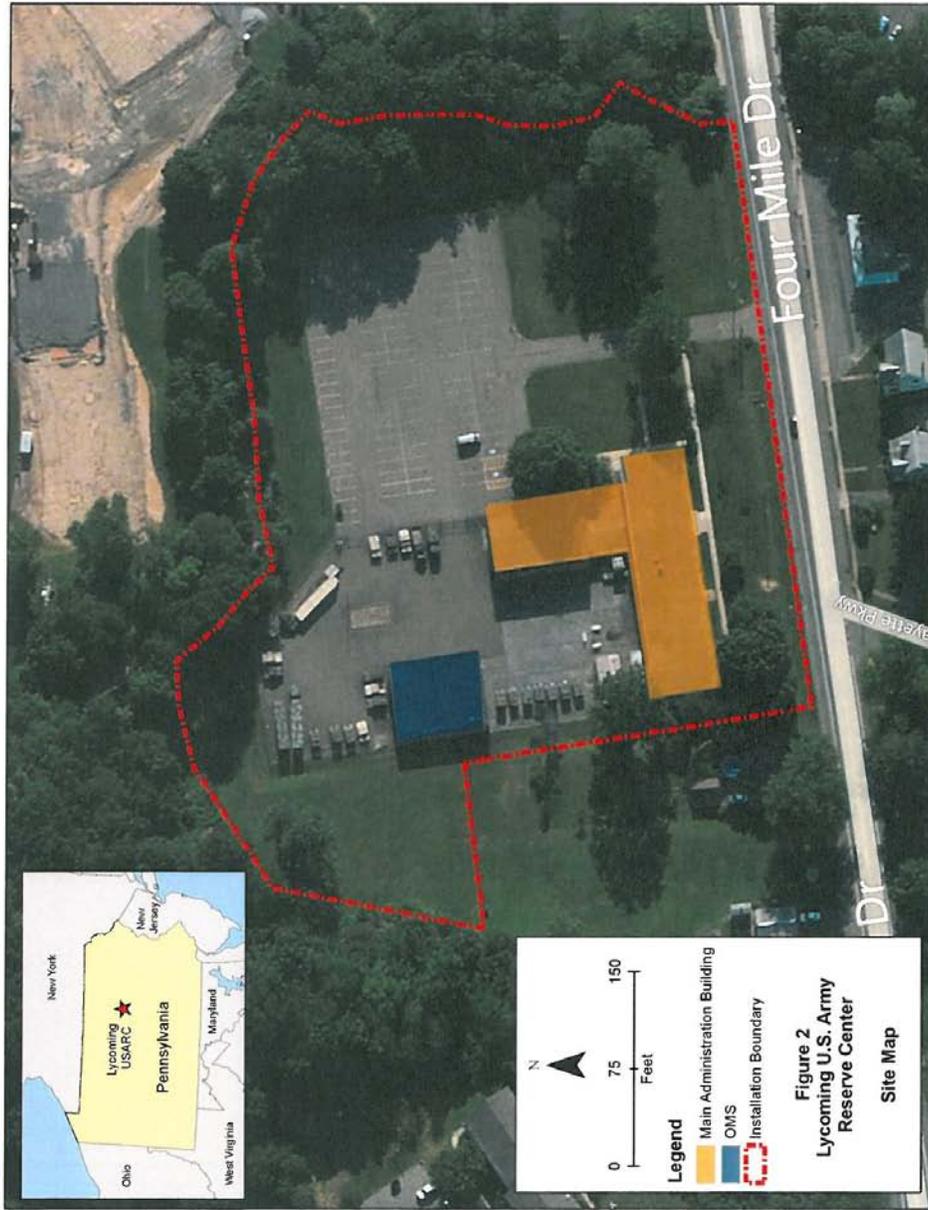
Sincerely,



Jeffrey M. Hrzc
Chief, Environmental Division

Enclosures:
Location Map
Site Plan







DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

NOV - 9 2012

Director
Pennsylvania Department of Conservation and Natural Resources
400 Market Street
Harrisburg, PA 17105-8552

Reference: National Environmental Policy Act, Environmental Assessment for the Closure, Disposal, and Reuse of the Lycoming Memorial U.S. Army Reserve Center (Williamsport, Pennsylvania)

Director,

The United States Army Reserve, 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Lycoming Memorial U.S. Army Reserve Center (USARC) in Williamsport, Pennsylvania. The EA is being prepared in accordance with Council on Environmental Quality regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions* (32 CFR Part 651).

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The purpose and need of the closure, disposal, and reuse of the Lycoming USARC is to meet the requirements of the Base Closure and Realignment Act (BRAC). The Lycoming USARC is located at 1605 Four Mile Drive, Williamsport, Pennsylvania. The site is approximately 6.6 acres in size and contains two permanent structures and two parking lots. The majority of the site is covered in pavement or building area. The remainder is covered by landscaped areas.

NEPA requires that alternatives to the proposed action are considered. The three alternatives under consideration for the proposed action would occur at the current location of the Lycoming USARC. The No Action Alternative (Alternative 1) represents baseline environmental conditions at the property. No change from the current activities would occur under this alternative. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Lycoming USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army would provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Lycoming USARC as a Loyalsock Township School District and Loyalsock Township Parks and Recreation facility.

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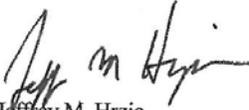
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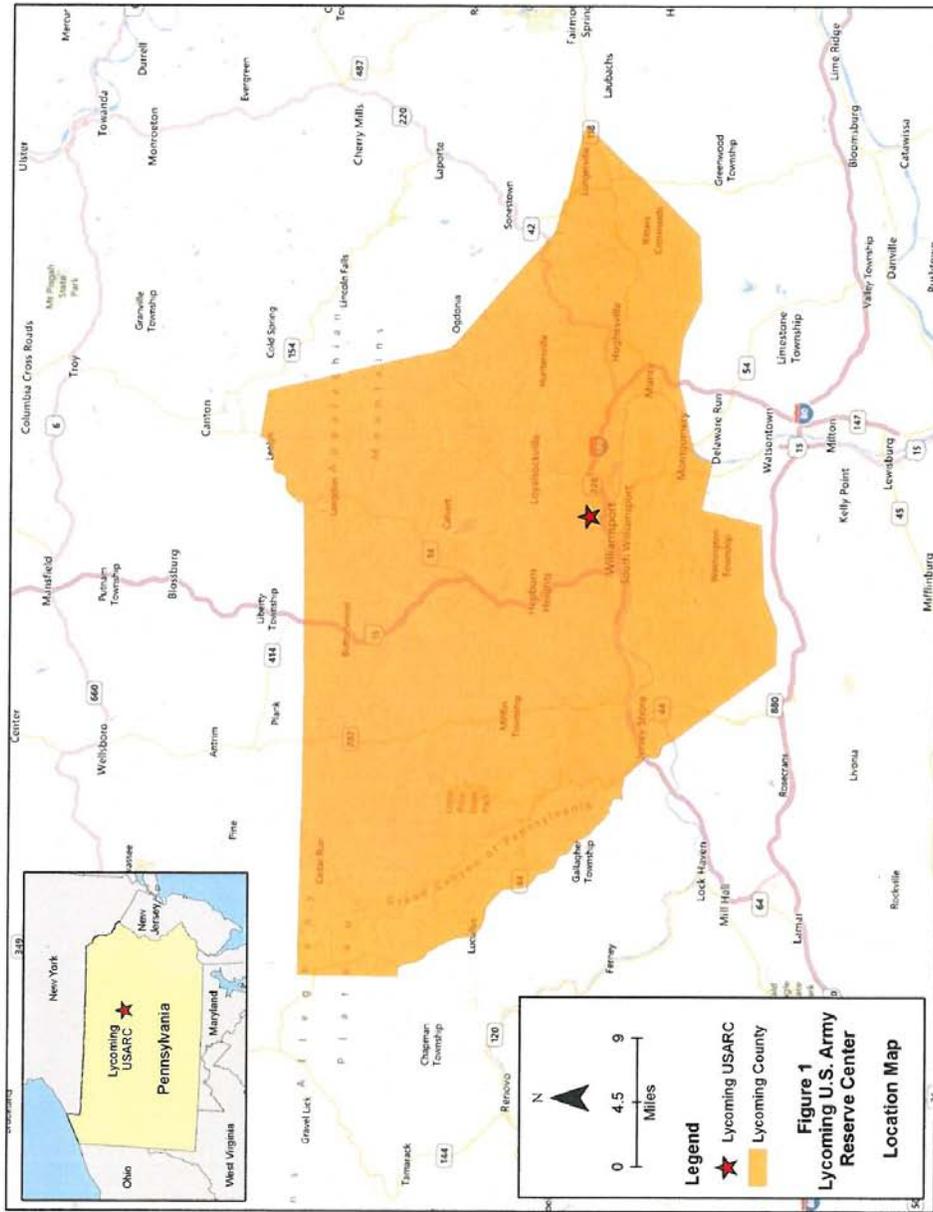
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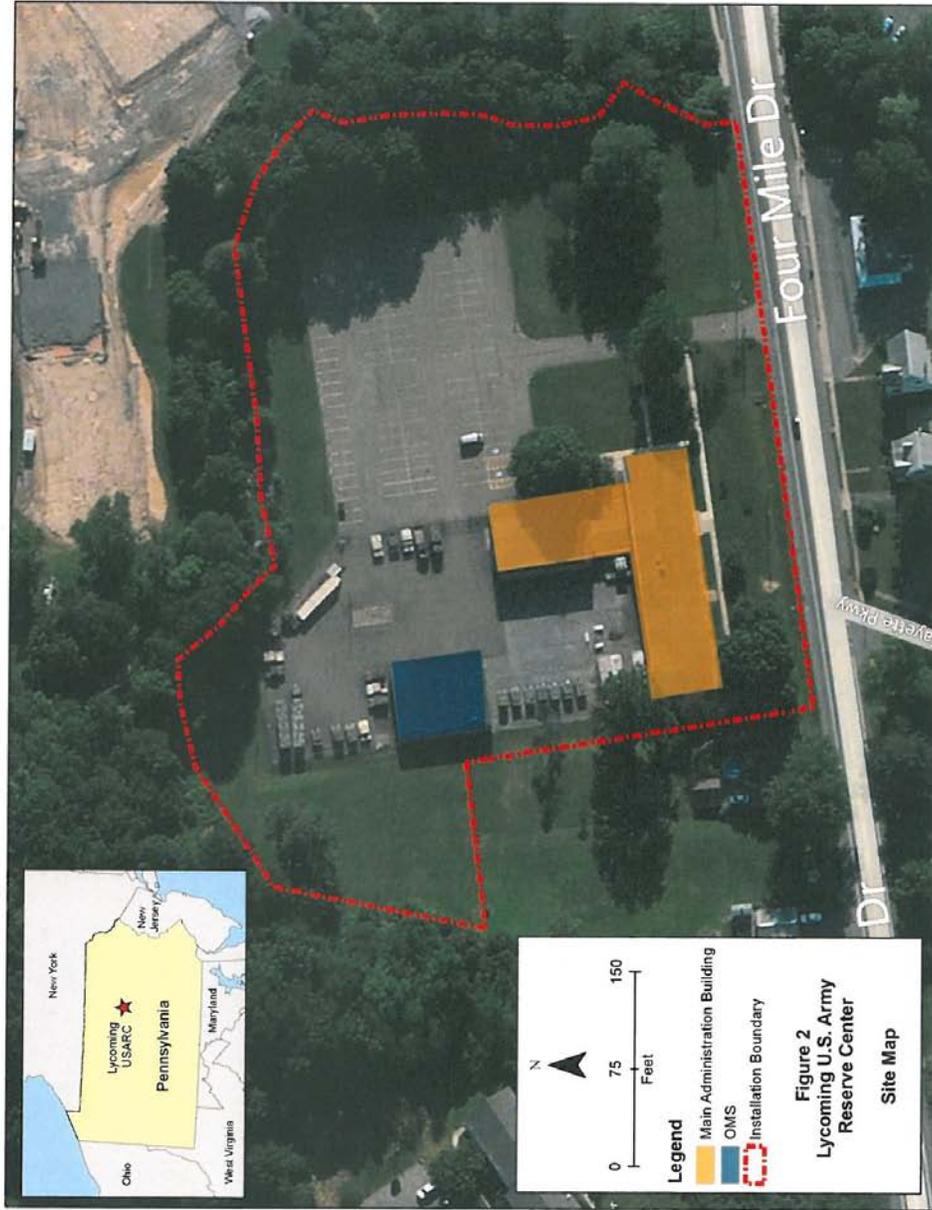
Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:
Location Map
Site Plan







DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

NOV - 9 2012

Mr. Jeff Lapp
NEPA Coordinator
US EPA, Region 3
1650 Arch Street
Philadelphia, Pennsylvania 19106

Reference: National Environmental Policy Act, Environmental Assessment for the Closure, Disposal, and Reuse of the Lycoming Memorial U.S. Army Reserve Center (Williamsport, Pennsylvania)

Mr. Lapp,

The United States Army Reserve, 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Lycoming Memorial U.S. Army Reserve Center (USARC) in Williamsport, Pennsylvania. The EA is being prepared in accordance with Council on Environmental Quality regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions* (32 CFR Part 651).

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The purpose and need of the closure, disposal, and reuse of the Lycoming USARC is to meet the requirements of the Base Closure and Realignment Act (BRAC). The Lycoming USARC is located at 1605 Four Mile Drive, Williamsport, Pennsylvania. The site is approximately 6.6 acres in size and contains two permanent structures and two parking lots. The majority of the site is covered in pavement or building area. The remainder is covered by landscaped areas.

NEPA requires that alternatives to the proposed action are considered. The three alternatives under consideration for the proposed action would occur at the current location of the Lycoming USARC. The No Action Alternative (Alternative 1) represents baseline environmental conditions at the property. No change from the current activities would occur under this alternative. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Lycoming USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army would provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Lycoming USARC as a Loysock Township School District and Loysock Township Parks and Recreation facility.

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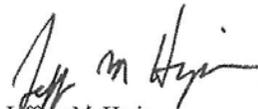
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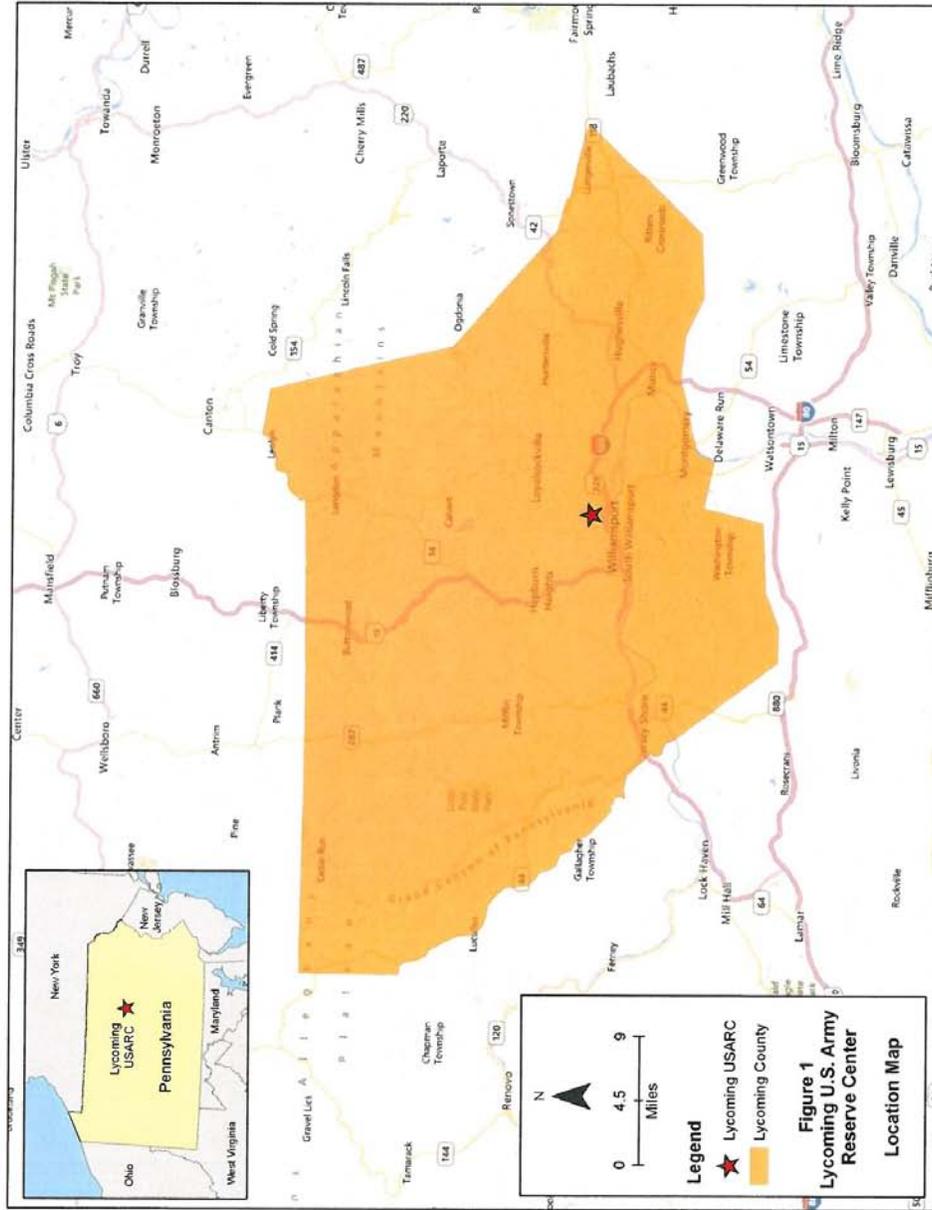
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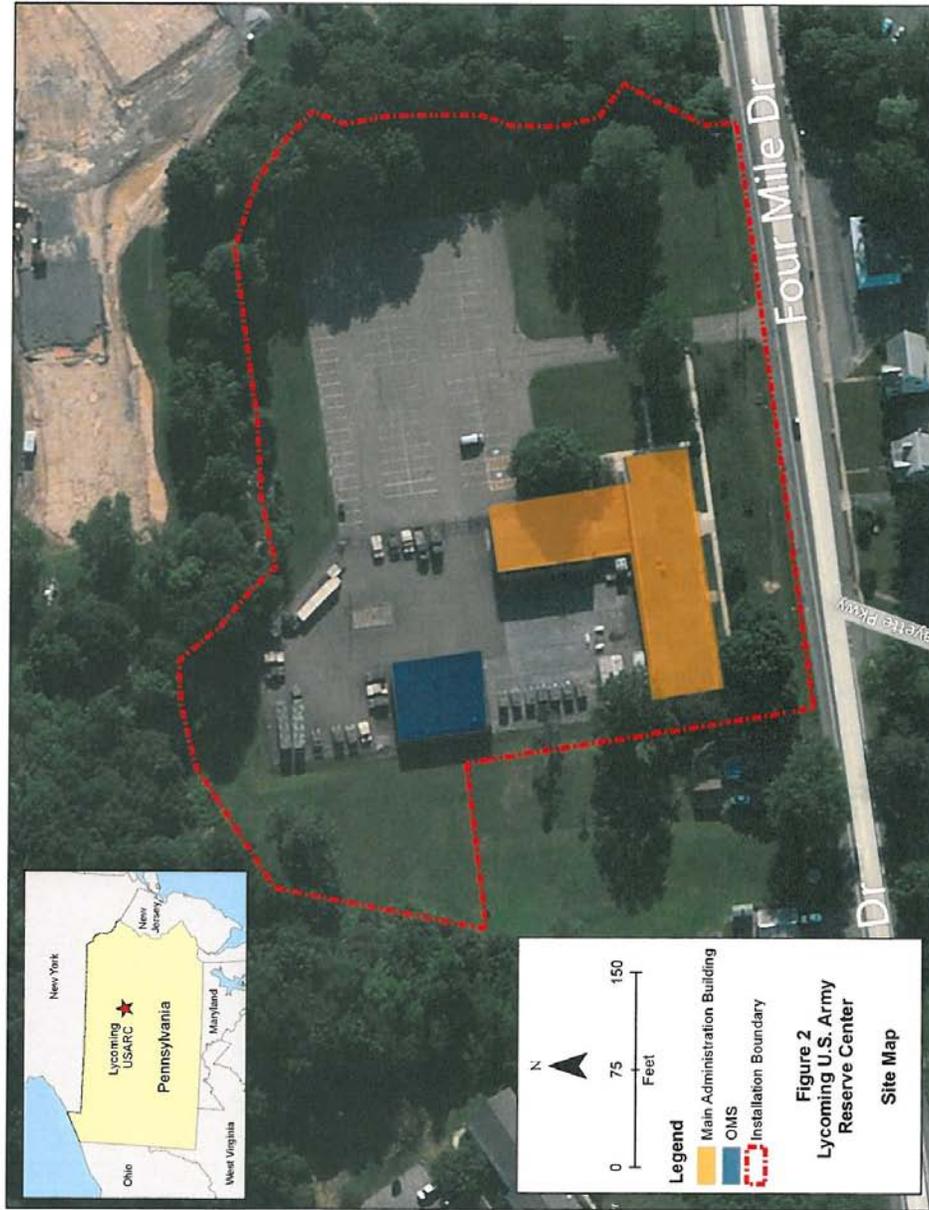
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Jeffrey M. Hrzic
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Enclosures:
Location Map
Site Plan







DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

NOV - 9 2012

Secretary
Pennsylvania Department of Environmental Protection
Rachel Carson State Office Building
400 Market Street
Harrisburg, PA 17101

Reference: National Environmental Policy Act, Environmental Assessment for the Closure, Disposal, and Reuse of the Lycoming Memorial U.S. Army Reserve Center (Williamsport, Pennsylvania)

Secretary,

The United States Army Reserve, 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Lycoming Memorial U.S. Army Reserve Center (USARC) in Williamsport, Pennsylvania. The EA is being prepared in accordance with Council on Environmental Quality regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions* (32 CFR Part 651).

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

The purpose and need of the closure, disposal, and reuse of the Lycoming USARC is to meet the requirements of the Base Closure and Realignment Act (BRAC). The Lycoming USARC is located at 1605 Four Mile Drive, Williamsport, Pennsylvania. The site is approximately 6.6 acres in size and contains two permanent structures and two parking lots. The majority of the site is covered in pavement or building area. The remainder is covered by landscaped areas.

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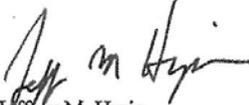
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As part of the NEPA scoping process we are requesting that stakeholders identify key issues that should be addressed in the EA. Please provide your comments relative to the following:

- Issues of concern within your jurisdiction
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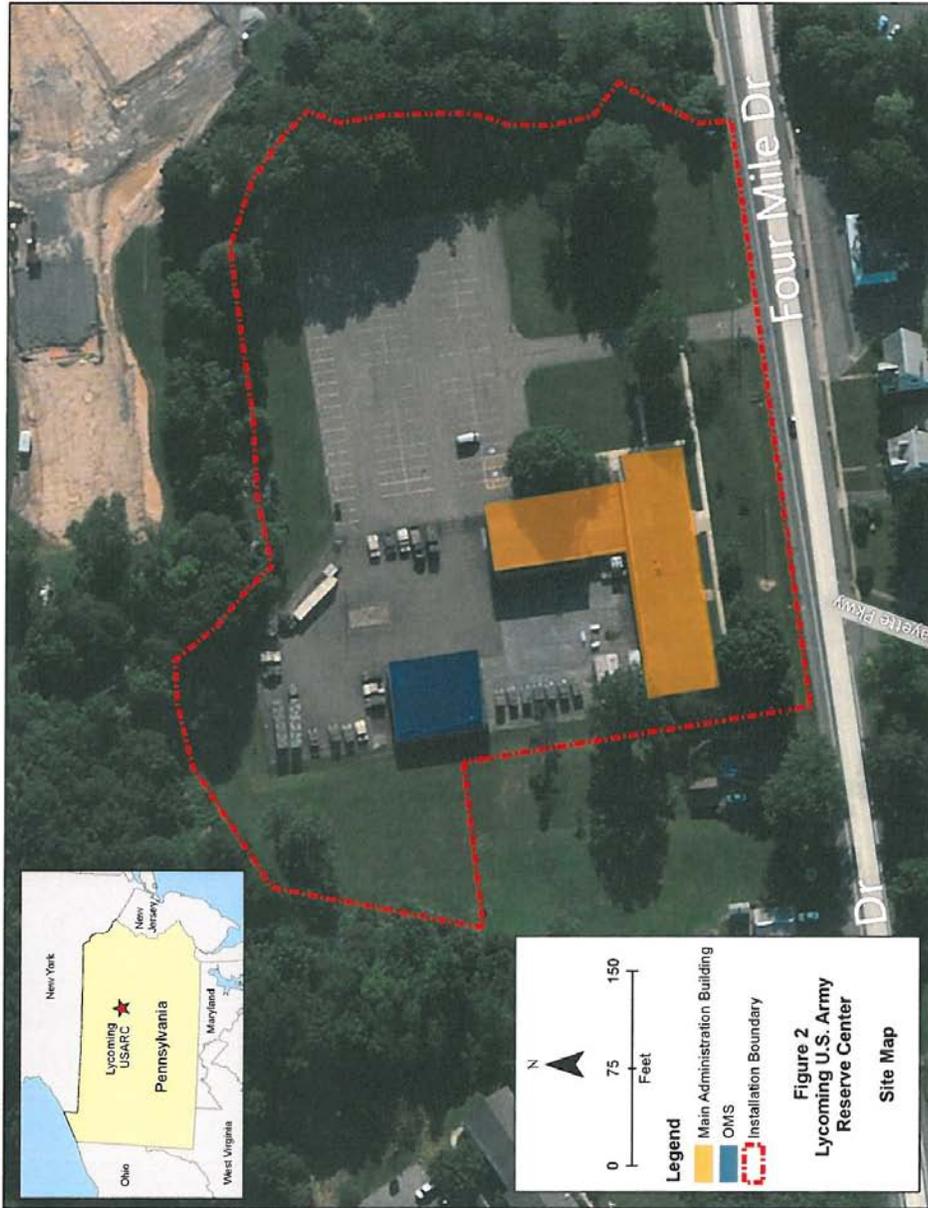
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Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:
Location Map
Site Plan





UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
1650 Arch Street
Philadelphia, Pennsylvania 19103-2029

November 28, 2012

Ms. Amanda Murphy
USAR 99th RSC DPW
5231 South Scott Plaza
Fort Dix, New Jersey 08640

Re: Scoping for the Proposed Environmental Assessment for the Closure, Disposal, and Reuse of the Lycoming Memorial U.S. Army Reserve Center, Williamsport, PA

Dear Ms. Murphy:

In accordance with the National Environmental Policy Act (NEPA) of 1969, Section 309 of the Clean Air Act and the Council on Environmental Quality regulations implementing NEPA (40 CFR 1500-1508), the U.S. Environmental Protection Agency has reviewed your letter of November 9, 2012 (with map) requesting scoping comments on the Proposed Environmental Assessment (EA) for the Closure, Disposal, and Reuse of the Lycoming Memorial U.S. Army Reserve Center in Williamsport, PA.

The purpose and need of the closure, disposal, and reuse of the Lycoming USARC is to meet the requirements of the Base Closure and Realignment Act (BRAC). The site is approximately 6.6 acres in size and contains two permanent structures and two parking lots. The majority of the site is covered in pavement or building area. The remainder is covered by landscaped areas.

Three alternatives are proposed: Alternative 1, the No Action Alternative; Alternative 2, Caretaker Status; and Alternative 3, which involves the disposal and reuse of the Lycoming USARC as a Loysock Township School District and Loysock Township Parks and Recreation facility. EPA has included additional information for your consideration and inclusion in the EA which is provided in the Technical Comments document (enclosed).

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Technical Comments

Land Use

Please describe in detail and quantify the project area, specifying the type and acreage of land impacted (including a description of trees within the study area) as well as a description of the existing buildings on the site including their use. Describe area surrounding the study area, identifying sensitive resources. Discuss any permits required before commencement of the project. This may include a Section 404/Section 10 permit from the Corps of Engineers, state water quality certification, and local construction and zoning permits.

Alternatives

Alternative 3 is the disposal and reuse of the Lycoming USARC as a Loyalsock Township School District and Loyalsock Township Parks and Recreation facility. School use would entail primarily administrative offices and bus operations and Parks and Recreation use would involve an all-ages center for expanded recreational programs, office space, open space, and maintenance. Please identify past use of buildings, etc.

Aquatic Resources

Please discuss whether wetlands are present within the study area. Wetlands present on, or immediately surrounding the site should be delineated according to the 1987 Federal Manual for Identifying and Delineating Jurisdictional Wetlands. Impacts to wetlands should be avoided or minimized whenever possible. The total size of the wetlands should be provided, in addition to the size of the wetland in the study area and size of the direct impact. The EA must analyze the size and functional values of all impacted wetlands and develop a mitigation plan for their replacement.

It appears that the property is bordered by a stream corridor. Consideration could be given to any preservation or expansion of existing stream buffer. Vegetated buffer is important in maintaining stream functions and water quality.

Terrestrial Resources

The EA should provide a complete description of the terrestrial habitat resources in the study area. Complete species lists for mammals, birds, amphibians, reptiles, and plants present in the study area should be provided. The composition and characteristics of each community type should be summarized and the functions and total acreage indicated. In addition, the species should be mapped relative to habitat locations and species density.

To determine the baseline value of the habitat and the severity of the potential impacts from the proposed project, EPA recommends that a baseline Habitat Evaluation Procedure (HEP) be completed on the study area using the U.S. Fish and Wildlife Service's Habitat Evaluation

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Customer Service Hotline: 1-800-438-2474*

The most recent state and federal threatened and endangered species coordination letters should be included in the EA. In addition, we recommend that the appropriate state and federal agencies be contacted annually at a minimum regarding these issues.

Environmental Justice

Executive Order 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations*, directs each federal agency to incorporate environmental justice into its mission and activities by identifying and addressing, as appropriate, disproportionately high and adverse human health or environmental effects of its programs, policies, and activities on minority populations and low-income populations....” The Executive Order also explicitly called for the application of equal consideration for Native American programs. To meet these goals, the Order specified that each agency develop an agency-wide environmental justice strategy.

The Presidential Memorandum that accompanied the Executive Order calls for a variety of actions. Four specific actions were directed at NEPA-related activities, including:

1. Each federal agency must analyze environmental effects, including human health, economic, and social effects, of federal actions, including effects on minority communities and low-income communities, when such analysis is required by NEPA.
2. Mitigation measures outlined or analyzed in EAs, EISs, or Records of Decision (RODs), whenever feasible, should address significant and adverse environmental effects of proposed federal actions on minority communities and low-income communities.
3. Each federal agency must provide opportunities for community input in the NEPA process, including identifying potential effects and mitigation measures in consultation with affected communities and improving accessibility of public meetings, official documents, and notices to affected communities.
4. In reviewing the other agencies’ proposed actions under Section 309 of the Clean Air Act, EPA must ensure that the agencies have fully analyzed environmental effects on minority communities and low-income communities, including human health, social, and economic effects.

The purpose of this guidance is to assist EPA personnel in identifying and evaluating disproportionately high and adverse human health or environmental effects in minority communities and low-income communities within the context of NEPA documents. It is also meant to improve the affected communities’ access to the NEPA process.

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properties which are included on, or are eligible for inclusion on, the National Register of Historic Places. Consultation with the State Historic Preservation Officer throughout the planning process is recommended.

Leadership in Energy and Environmental Design

The LEED (Leadership in Energy and Environmental Design) Green Building Rating System is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. Members of the U.S. Green Building Council representing all segments of the building industry developed LEED and continue to contribute to its evolution. LEED standards are currently available for:

- new construction and major renovation projects (LEED-NC)
- existing building operations (LEED-EB, Pilot version)
- commercial interiors projects (LEED-CI, Pilot version)
- core and shell projects (LEED-CS, Pilot version)

LEED was created in order to define "green building" by establishing a common standard of measurement; promote integrated, whole-building design practices; recognize environmental leadership in the building industry; stimulate green competition; raise consumer awareness of green building benefits; and transform the building market.

LEED provides a complete framework for assessing building performance and meeting sustainability goals. Based on well-founded scientific standards, LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. LEED recognizes achievements and promotes expertise in green building through a comprehensive system offering project certification, professional accreditation, training and practical resources. For more information, contact the U.S. Green Building Council at the following web address: <http://www.usgbc.org/leed>.

Low Impact Development (LID)

It is important to incorporate LID efforts to mitigate the effects of development through traditional stormwater management practices which have proven to not be entirely successful. Some LID concepts that might be relevant to the subject property could include reduction of impervious surface (to allow increase in stormwater infiltration), and segmentation of impervious surface (especially in parking areas). Some suggestions are included below:

Goal: Minimize direct stormwater impacts to streams and wetlands to the maximum extent practicable.

Practices:

1. Locate stormwater facilities outside of streams and wetlands;

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Customer Service Hotline: 1-800-438-2474*

Goal: Revegetate all cleared and graded areas.

Goal: Use “engineered swales” for conveyance in lieu of curb and gutter wherever possible.

Goal: Utilize level spreading of flow into natural open space.

For additional and more comprehensive LID information, please refer to the following web sites.

LID Manuals:

- http://www.epa.gov/owow/nps/lid_hydr.pdf
- <http://www.epa.gov/owow/nps/lid/lidnatl.pdf>
- <http://www.bmpdatabase.org>
- <http://www.epa.gov/ednrmrl/>
- Combined Sewer Overflows Guidance for Monitoring and Modeling Document Type, Published: 1/1/99 <http://www.epa.gov/npdes/pubs/chap05-sco.pdf>

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Customer Service Hotline: 1-800-438-2474*

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A.2 SHPO – Section 106 Consultation

Appendix A.2 contains the following correspondence associated with the preparation of the Environmental Assessment and coordination with the State Historic Preservation Officer (SHPO) and Native American tribes.

<u>Agency/Tribe</u>	<u>Date</u>
Ms. Jean Cutler, Director, Bureau for Historic Preservation, Pennsylvania Historical and Museum Commission	March 15, 2012
SHPO Combined Pennsylvania Projects Architectural Concurrence Letter	April 18, 2012
SHPO Archaeological Concurrence Letter	June 20, 2012
The Honorable Irving Powless, Jr., Chief, Onondaga Indian Nation	March 15, 2012
Mr. Arnold Printup, Akwesasne Mohawk Nation	March 15, 2012
The Honorable Bruce Gonzales, President, Delaware Tribe of Western Oklahoma	March 15, 2012
Ms. Tamara Francis, Delaware Nation	March 15, 2012
Mr. Ray Halbritter, Oneida Indian Nation	March 15, 2012
Response from Oneida Indian Nation	April 3, 2012
The Honorable Vernon Isaac, Chief, Cayuga Nation of Indians	March 15, 2012



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAR 15 2012

Ms. Jean Cutler
Director
Bureau for Historic Preservation
Pennsylvania Historical and Museum Commission
Commonwealth Keystone Building, Second Floor
400 North Street
Harrisburg, PA 17120-0093

Ms. Cutler,

To meet the requirements of the Base Closure and Realignment Act of 2005, the United States Army is proposing to dispose of the following U.S. Army Reserve Centers (USARC) in Pennsylvania:

Lycoming USARC
1605 Four Mile Drive
Williamsport, PA 17701

Wilson-Kramer USARC
2940 Airport Road
Bethlehem, PA 18017

Bloomsburg USARC
1469 Old Berwick Road
Bloomsburg, PA

Serrenti USARC
Pine Street and Colfax Avenue
Scranton, PA 18510

Germantown Veterans USARC
5200 Wissahickon Avenue
Philadelphia, PA 19144

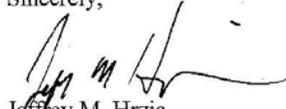
Wilkes-Barre USARC
1001 Highway 315 South
Wilkes Barre, PA 18701

The intended recipients of the properties are all non-federal entities. Transfer of property to a non-federal entity is an undertaking that could have an adverse effect to historic properties under Section 106 of the National Historic Preservation Act of 1966, as amended. Each property disposal action is a separate undertaking. The Army has conducted architectural and archeological resource surveys at the six USARCs in order to identify historic properties that may be affected by the proposed undertakings. These surveys, in addition to supporting documentation, are enclosed are for your review.

The Army has individually assessed each USARC and determined that all of the above mentioned properties are not eligible for listing in the National Register of Historic Places under Criterion A, B, C, or D. Therefore, pursuant to 36 CFR Part 800.4(d)(1), the Army has determined the proposed undertakings will have no effect on historic properties. The Army has notified federally recognized Native American tribes who may be culturally affiliated with the project sites.

The Army requests your concurrence on our six determinations of no historic properties affected within 30 days from the date on this letter. Please direct your comments and questions to: Ms. Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640-5000, Phone: (609) 521-8047 Email: amanda.w.murphy.ctr@us.army.mil.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120-0093
www.phmc.state.pa.us

18 April 2012

Ms. Amanda Murphy
99th RSC DPW
Environmental Division
5231 South Scott Plaza
Fort Dix, NJ 08640-5000

Re: ER 2012-1332-081-A (Williamsport)
ER 2012-1333-077-A (Bethlehem)
ER 2012-1334-037-A (Bloomsburg)
ER 2012-1335-101-A (Germantown)
ER 2012-1336-079-A (Wilkes-Barre)
ER 2012-1337-069-A (Scranton)
US Army Reserve Center Disposals
Multiple Counties
Determination of Eligibility

Dear Ms. Murphy:

Thank you for submitting information concerning the above referenced projects. The Bureau for Historic Preservation (the State Historic Preservation Office) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 *et seq.* (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

We concur that the following properties are **not eligible** for listing in the National Register:

Wilkes-Barre U.S. Army Reserve Center (Key No. 156939), Wilkes-Barre, Luzerne County
Germantown Veteran's Memorial U.S. Army Reserve Center (Key No. 156940), Philadelphia, Philadelphia County
Bloomsburg U.S. Army Reserve Center (Key No. 156941), Bloomsburg, Columbia County
Wilson-Kramer U.S. Army Reserve Center (Key No. 156942), Bethlehem, Lehigh County
Lycoming Memorial U.S. Army Reserve Center (Key No. 156943), Williamsport, Lycoming County
CSM Samuel P. Serrenti U.S. Army Reserve Center (Key No. 156938), Scranton, Lackawanna County



Pennsylvania Historical & Museum Commission
Tom Coibler, Governor • Andrew E. Masich, Chairman • James M. Vaughan, Executive Director

Ms. Murphy
ER 2012-1332-081-A (Williamsport)
ER 2012-1333-077-A (Bethlehem)
ER 2012-1334-037-A (Bloomsburg)
ER 2012-1335-101-A (Germantown)
ER 2012-1336-079-A (Wilkes-Barre)
ER 2012-1337-069-A (Scranton)
18 April 2012
Page 2 of 2

The U.S. Army Reserve Centers were established as part of a national federally-funded program that by its very definition resulted in the construction of these centers in various communities and in a standardized plan. Because of the Army Reserve's mission (international conflicts) the USARCs would not have significance on a state or local level.

Therefore, based on the available information, there are no National Register eligible or listed historic buildings, structures, districts, and/or objects in the area of this proposed project.

Please contact Barbara Frederick at (717) 772-091 for further information related to this review.

Sincerely,



Andrea L. MacDonald, Chief
Division of Preservation Services

ALM/bcf





Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120-0093
www.phmc.state.pa.us

June 20, 2012

Richard E. Hall
PARSONS
400 Woods Mill Road South, Suite 330
St. Louis, Missouri 63017-3427

TO EXPEDITE REVIEW USE
BHP REFERENCE NUMBER

Re: File No. ER 2012-1332-081-B
DOD: Final Report, Phase I Cultural
Resources Survey, Lycoming Memorial US
Army Reserve Center, Williamsport
Lycoming County

Dear Mr. Hall:

Thank you for submitting information concerning the above referenced project. The Bureau for Historic Preservation (the State Historic Preservation Office) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

Thank you for sending the additional copies of this report as requested in our final review. Your cooperation in dealing with this project has been greatly appreciated.

If you need further information in this matter please consult Steven McDougal at (717) 772-0923.

Sincerely,

Douglas C. McLearn, Chief
Division of Archaeology &
Protection

DCM/tmw



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAR 15 2012

The Honorable Irving Powless, Jr.
Chief
Onondaga Indian Nation
102 W. Conklin Ave.
Nedrow, NY 13120

Chief Powless,

To meet the requirements of the Base Closure and Realignment Act of 2005, the United States Army is proposing to dispose of the following U.S. Army Reserve Centers (USARC) in Pennsylvania:

Lycoming USARC
1605 Four Mile Drive
Williamsport, PA 17701

Wilson-Kramer USARC
2940 Airport Road
Bethlehem, PA 18017

Bloomsburg USARC
1469 Old Berwick Road
Bloomsburg, PA

Serrenti USARC
Pine Street and Colfax Avenue
Scranton, PA 18510

Germantown Veterans USARC
5200 Wissahickon Avenue
Philadelphia, PA 19144

Wilkes-Barre USARC
1001 Highway 315 South
Wilkes Barre, PA 18701

The intended recipients of the properties are all non-federal entities. Transfer of property to a non-federal entity is an undertaking that could have an adverse effect to historic properties under Section 106 of the National Historic Preservation Act of 1966, as amended. Each property disposal action is a separate undertaking. The Army has conducted cultural resource surveys at the six USARCs in order to identify historic properties that may be affected by the proposed undertakings. These surveys are enclosed are for your review.

The Army has individually assessed each USARC and determined that all of the above mentioned properties are not eligible for listing in the National Register of Historic Places under Criterion A, B, C, or D. Therefore, pursuant to 36 CFR Part 800.4(d)(1), the Army has determined the proposed undertakings will have no effect on historic properties.

If any of these proposed undertakings are of interest to you, we invite you to participate in Section 106 consultation. Further, the Army respectfully requests any information as to whether these properties are of religious or cultural significance to your Tribe. Your response is appreciated within 30 days from the date on this letter.

Please direct your comments and questions to: Ms. Amanda Murphy, 99th RSC DPW,
Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640-5000, Phone: (609) 521-
8047, Email: amanda.w.murphy.ctr@us.army.mil.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAR 15 2012

Mr. Arnold Printup
Tribal Historic Preservation Officer
Akwesasne Mohawk Nation
412 State Route 37
Hogansburg, NY 13655

Mr. Printup,

To meet the requirements of the Base Closure and Realignment Act of 2005, the United States Army is proposing to dispose of the following U.S. Army Reserve Centers (USARC) in Pennsylvania:

Lycoming USARC
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Williamsport, PA 17701

Wilson-Kramer USARC
2940 Airport Road
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Bloomsburg USARC
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Bloomsburg, PA

Serrenti USARC
Pine Street and Colfax Avenue
Scranton, PA 18510

Germantown Veterans USARC
5200 Wissahickon Avenue
Philadelphia, PA 19144

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1001 Highway 315 South
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Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640-5000, Phone: (609) 521-
8047, Email: amanda.w.murphy.ctr@us.army.mil.

Sincerely,



Jeffrey M. Hrzc
Chief, Environmental Division

Enclosures



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAR 15 2012

The Honorable Bruce Gonzales
President
Delaware Tribe of Western Oklahoma
31064 State Highway #281
Building 100
Anadarko, OK 73005

President Gonzales,

To meet the requirements of the Base Closure and Realignment Act of 2005, the United States Army is proposing to dispose of the following U.S. Army Reserve Centers (USARC) in Pennsylvania:

Lycoming USARC
1605 Four Mile Drive
Williamsport, PA 17701

Wilson-Kramer USARC
2940 Airport Road
Bethlehem, PA 18017

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1469 Old Berwick Road
Bloomsburg, PA

Serrenti USARC
Pine Street and Colfax Avenue
Scranton, PA 18510

Germantown Veterans USARC
5200 Wissahickon Avenue
Philadelphia, PA 19144

Wilkes-Barre USARC
1001 Highway 315 South
Wilkes Barre, PA 18701

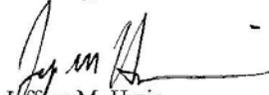
The intended recipients of the properties are all non-federal entities. Transfer of property to a non-federal entity is an undertaking that could have an adverse effect to historic properties under Section 106 of the National Historic Preservation Act of 1966, as amended. Each property disposal action is a separate undertaking. The Army has conducted cultural resource surveys at the six USARCs in order to identify historic properties that may be affected by the proposed undertakings. These surveys are enclosed are for your review.

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Please direct your comments and questions to: Ms. Amanda Murphy, 99th RSC DPW,
Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640-5000, Phone: (609) 521-
8047, Email: amanda.w.murphy.ctr@us.army.mil.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAR 15 2012

Ms. Tamara Francis
Cultural Preservation Director
Delaware Nation
31064 State Highway #281
Building 100
Anadarko, OK 73005

Ms. Francis,

To meet the requirements of the Base Closure and Realignment Act of 2005, the United States Army is proposing to dispose of the following U.S. Army Reserve Centers (USARC) in Pennsylvania:

Lycoming USARC
1605 Four Mile Drive
Williamsport, PA 17701

Wilson-Kramer USARC
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Bloomsburg, PA

Serrenti USARC
Pine Street and Colfax Avenue
Scranton, PA 18510

Germantown Veterans USARC
5200 Wissahickon Avenue
Philadelphia, PA 19144

Wilkes-Barre USARC
1001 Highway 315 South
Wilkes Barre, PA 18701

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Please direct your comments and questions to: Ms. Amanda Murphy, 99th RSC DPW,
Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640-5000, Phone: (609) 521-
8047, Email: amanda.w.murphy.ctr@us.army.mil.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAR 15 2012

Mr. Ray Halbritter
Representative
Oneida Indian Nation
2037 Dream Catcher Plaza
Oneida, NY 13421

Mr. Halbritter,

To meet the requirements of the Base Closure and Realignment Act of 2005, the United States Army is proposing to dispose of the following U.S. Army Reserve Centers (USARC) in Pennsylvania:

Lycoming USARC
1605 Four Mile Drive
Williamsport, PA 17701

Wilson-Kramer USARC
2940 Airport Road
Bethlehem, PA 18017

Bloomsburg USARC
1469 Old Berwick Road
Bloomsburg, PA

Serrenti USARC
Pine Street and Colfax Avenue
Scranton, PA 18510

Germantown Veterans USARC
5200 Wissahickon Avenue
Philadelphia, PA 19144

Wilkes-Barre USARC
1001 Highway 315 South
Wilkes Barre, PA 18701

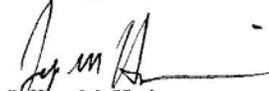
The intended recipients of the properties are all non-federal entities. Transfer of property to a non-federal entity is an undertaking that could have an adverse effect to historic properties under Section 106 of the National Historic Preservation Act of 1966, as amended. Each property disposal action is a separate undertaking. The Army has conducted cultural resource surveys at the six USARCs in order to identify historic properties that may be affected by the proposed undertakings. These surveys are enclosed are for your review.

The Army has individually assessed each USARC and determined that all of the above mentioned properties are not eligible for listing in the National Register of Historic Places under Criterion A, B, C, or D. Therefore, pursuant to 36 CFR Part 800.4(d)(1), the Army has determined the proposed undertakings will have no effect on historic properties.

If any of these proposed undertakings are of interest to you, we invite you to participate in Section 106 consultation. Further, the Army respectfully requests any information as to whether these properties are of religious or cultural significance to your Tribe. Your response is appreciated within 30 days from the date on this letter.

Please direct your comments and questions to: Ms. Amanda Murphy, 99th RSC DPW,
Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640-5000, Phone: (609) 521-
8047, Email: amanda.w.murphy.ctr@us.army.mil.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures

Porath, Rebecca

From: Hall, Richard E
Sent: Monday, November 05, 2012 10:58 AM
To: Porath, Rebecca
Subject: FW: Base Closure and Realignment - U.S. Army Reserve Centers in Pennsylvania (UNCLASSIFIED)

FYI

Rich

-----Original Message-----

From: Murphy, Amanda W Ms CTR 99TH RSC ARIM [<mailto:amanda.w.murphy@usar.army.mil>]
Sent: Monday, November 05, 2012 10:53 AM
To: Hall, Richard E
Subject: FW: Base Closure and Realignment - U.S. Army Reserve Centers in Pennsylvania (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: NONE

Not sure why I sent a letter to the Oneida Nation about these centers in PA, but here was the response from them regarding Lycoming!

-----Original Message-----

From: Jesse Bergevin [<mailto:jbergevin@oneida-nation.org>]
Sent: Tuesday, April 03, 2012 10:40 AM
To: amanda.w.murphy.ctr@us.army.mil
Subject: Base Closure and Realignment - U.S. Army Reserve Centers in Pennsylvania

The Oneida Indian Nation (Nation) reviewed the letter and documentation sent March 15, 2012, by the Department of the Army, 99th Regional Support Command (Army), concerning the closure and disposal of several U.S. Army Reserve Centers (USARC) in Pennsylvania. These centers are the Lycoming USARC, Wilson-Kramer USARC, Bloomsburg USARC, Serrenti USARC, Germantown Veterans USARC and the Wilkes-Barre USARC. The Army has assessed each USARC and determines all the proposed undertaking will have no effect on historic properties. After a review of the available materials, the Nation concerns with the Army's determination.

If you have any question, please call me at (315)829-8463.

Thank you,

Jesse Bergevin | Historic Resources Specialist Oneida Indian Nation | 1256 Union Street, PO Box 662, Oneida, NY 13421-0662 jbergevin@oneida-nation.org
| www.oneidaindiannation.com
315.829.8463 Office | 315.829.8473 Fax

Classification: UNCLASSIFIED
Caveats: NONE



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

MAR 15 2012

The Honorable Vernon Isaac
Chief
Cayuga Nation of Indians
2540 SR 89
Seneca Falls, NY 13148

Chief Isaac,

To meet the requirements of the Base Closure and Realignment Act of 2005, the United States Army is proposing to dispose of the following U.S. Army Reserve Centers (USARC) in Pennsylvania:

Lycoming USARC
1605 Four Mile Drive
Williamsport, PA 17701

Wilson-Kramer USARC
2940 Airport Road
Bethlehem, PA 18017

Bloomsburg USARC
1469 Old Berwick Road
Bloomsburg, PA

Serrenti USARC
Pine Street and Colfax Avenue
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Philadelphia, PA 19144

Wilkes-Barre USARC
1001 Highway 315 South
Wilkes Barre, PA 18701

The intended recipients of the properties are all non-federal entities. Transfer of property to a non-federal entity is an undertaking that could have an adverse effect to historic properties under Section 106 of the National Historic Preservation Act of 1966, as amended. Each property disposal action is a separate undertaking. The Army has conducted cultural resource surveys at the six USARCs in order to identify historic properties that may be affected by the proposed undertakings. These surveys are enclosed are for your review.

The Army has individually assessed each USARC and determined that all of the above mentioned properties are not eligible for listing in the National Register of Historic Places under Criterion A, B, C, or D. Therefore, pursuant to 36 CFR Part 800.4(d)(1), the Army has determined the proposed undertakings will have no effect on historic properties.

If any of these proposed undertakings are of interest to you, we invite you to participate in Section 106 consultation. Further, the Army respectfully requests any information as to whether these properties are of religious or cultural significance to your Tribe. Your response is appreciated within 30 days from the date on this letter.

Please direct your comments and questions to: Ms. Amanda Murphy, 99th RSC DPW,
Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640-5000, Phone: (609) 521-
8047, Email: amanda.w.murphy.ctr@us.army.mil.

Sincerely,



Jeffrey M. Hrzie
Chief, Environmental Division

Enclosures

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A.3 USFWS Consultation

Appendix A.3 contains the following correspondence with U.S. Fish and Wildlife Service (USFWS) associated with the preparation of the Environmental Assessment

Agency

Date

USFWS, Pennsylvania Field Office

November 1, 2012

1. PROJECT INFORMATION

Project Name: **Lycoming EA**
 Date of review: **11/1/2012 3:24:37 PM**
 Project Category: **Development, Additions/maintenance to existing development facilities**
 Project Area: **6.8 acres**
 County: **Lycoming Township/Municipality: Loyalsock**
 Quadrangle Name: **MONTOURSVILLE NORTH ~ ZIP Code: 17701**
 Decimal Degrees: **41.262968 N, -76.972017 W**
 Degrees Minutes Seconds: **41° 15' 46 N, W**



2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE: No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. For cases where a "Potential Impact" to threatened and endangered species has been identified before the application has been submitted to DEP, the application should not be submitted until the impact has been resolved. For cases where "Potential Impact" to special concern species and resources has been identified before the application has been submitted, the application should be submitted to DEP along with the PNDI receipt. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. DEP and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <http://www.naturalheritage.state.pa.us>.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a **preliminary** screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources
 Bureau of Forestry, Ecological Services Section
 400 Market Street, PO Box 8552, Harrisburg, PA.
 17105-8552
 Fax:(717) 772-0271

U.S. Fish and Wildlife Service
 Endangered Species Section
 315 South Allen Street, Suite 322, State College, PA.
 16801-4851
 NO Faxes Please.

PA Fish and Boat Commission
 Division of Environmental Services
 450 Robinson Lane, Bellefonte, PA. 16823-7437
 NO Faxes Please

PA Game Commission
 Bureau of Wildlife Habitat Management
 Division of Environmental Planning and Habitat Protection
 2001 Elmerton Avenue, Harrisburg, PA. 17110-9797
 Fax:(717) 787-6957

7. PROJECT CONTACT INFORMATION

Name: _____
 Company/Business Name: _____
 Address: _____
 City, State, Zip: _____
 Phone:(____) _____ Fax:(____) _____
 Email: _____

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Rebecca A Pordth, Parsons Sept. 19, 2012
 applicant/project proponent signature date

A.4 Agency and Public Notices

Per requirements specified in 32 CFR Part 651.4, a 30-calendar-day review period (starting with the publication of the NOA) was established to provide all agencies, organizations, and individuals with the opportunity to comment on the EA and FNSI. A NOA was published in local and regional newspapers to inform the public that the EA and FNSI were available for review. The newspapers were:

- *Sun Gazette*,
- *Patriot News*.

The notices identified a point of contact to obtain more information regarding the NEPA process, identified means of obtaining a copy of the EA and FNSI for review, listed where paper copies of the EA and FNSI could be reviewed, and advised the public that an electronic version of the EA and FNSI were available for download at the following Web site:

http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.

The EA was available for public review and comment at the following locations:

James V. Brown Library
19 East Fourth Street
Williamsport, PA 17701

WB Konkle Library
384 Broad Street
Montoursville, PA 17754

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APPENDIX B – EIFS Report

Introduction

The Economic Impact Forecast System (EIFS) model provides a systematic method for evaluating the regional socioeconomic effects of government actions, particularly military actions. Using employment and income multipliers developed with a comprehensive regional/local database combined with economic export base techniques, the EIFS model estimates the regional economic impacts in terms of changes in employment generated, changes in population, and expenditures directly and indirectly resulting from project construction. The EIFS model evaluates economic impacts in terms of regional change in business volume, employment and personal income, and expenditures for local and regional services, materials, and supplies. Although the EIFS model does not provide an exact measure of actual dollar amounts, it does offer an accurate relative comparison of alternatives.

Alternative 3

The total construction costs for this project are approximately \$250,000 over 1 year. It is assumed that 60 percent of total annual construction costs reflect materials and supplies (\$150,000), 30 percent of total annual construction costs reflect labor costs (\$75,000), and 10 percent of total annual construction costs reflect profit/overhead (\$25,000). The construction timeframe is 12 months, so the annual construction cost (\$150,000) was used for the changes in local expenditures forecast input below. The change in civilian employment forecast input below was determined by dividing the annual labor costs (\$75,000) by the wages for construction and extraction workers in Lycoming County, PA (\$35,690) [Bureau of Labor Statistics]. This resulted in an input of 2.

EIFS REPORT

PROJECT NAME

BRAC EA Lycoming USARC

STUDY AREA

42081 Lycoming, PA

FORECAST INPUT

Change In Local Expenditures	\$150,000
Change In Civilian Employment	2
Average Income of Affected Civilian	\$35,690
Percent Expected to Relocate	0
Change In Military Employment	0
Average Income of Affected Military	\$0
Percent of Military Living On-post	0

FORECAST OUTPUT

Employment Multiplier	2.88	
Income Multiplier	2.88	
Sales Volume - Direct	\$207,390	
Sales Volume - Induced	\$389,892	
Sales Volume - Total	\$597,282	0.02%
Income - Direct	\$99,714	
Income - Induced	\$73,649	
Income - Total (place of work)	\$173,364	0.01%
Employment - Direct	3	
Employment - Induced	2	
Employment - Total	5	0.01%
Local Population	0	
Local Off-base Population	0	0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	13.29 %	11.18 %	4.67 %	1.44 %
Negative RTV	-7.51 %	-4.81 %	-3.06 %	-0.65 %

APPENDIX C – LEGAL AND REGULATORY FRAMEWORK FOR BRAC CLOSURE, DISPOSAL, AND REUSE PROCESS

On September 8, 2005, the Defense BRAC Commission recommended closure of the Lycoming USARC in Williamsport, Pennsylvania. This recommendation was approved by the President on September 23, 2005, and forwarded to Congress. The Congress did not alter any of the BRAC Commission’s recommendations, and on November 9, 2005, the recommendations became law. The BRAC Commission recommendations must now be implemented as provided for in the Defense BRAC of 1990 (Public Law 101-510), as amended.

The BRAC Commission made the following recommendations concerning the Lycoming USARC:

“Close the United States Army Reserve Center in Williamsport, PA, the United States Army Reserve Organizational Maintenance Shop in Williamsport, PA, and relocate units to a new Armed Forces Reserve Center with an organizational maintenance facility in Williamsport, PA, if the Army is able to acquire suitable land for the construction of the facilities....”

To implement these recommendations, the Army proposes to close the Lycoming USARC.

The law that governs real property disposal is the Federal Property and Administrative Services Act of 1949 (40 U.S.C., Sections 471 and following, as amended). This law is implemented by the Federal Property Management Regulations at Title 41 CFR Subpart 101-47. The disposal process is also governed by 32 CFR Part 174 (Revitalizing Base Closure Communities) and 32 CFR Part 175 (Revitalizing Base Closure Communities—Base Closure Community Assistance), regulations issued by DoD to implement BRAC law, and matters known as the Pryor Amendment and the President’s Program to Revitalize Base Closure Communities.

Relevant Statutes and Executive Orders

A decision on how to proceed with the Proposed Action rests on numerous factors such as mission requirements, schedule, availability of funding, and environmental considerations. In addressing environmental considerations, the Army is guided by relevant statutes (and their implementing regulations) and Executive Orders (EO) that establish standards and provide guidance on environmental and natural resources management and planning. These include the Clean Air Act, Clean Water Act, Noise Control Act, Endangered Species Act, National Historic Preservation Act, Archaeological Resources Protection Act, Resource Conservation and Recovery Act, and Toxic Substances Control Act. EOs bearing on the Proposed Action include:

EO 11988 (Floodplain Management)

EO 11990 (Protection of Wetlands)

EO 12088 (Federal Compliance with Pollution Control Standards)

EO 12580 (Superfund Implementation)

EO 12873 (Federal Acquisition, Recycling and Waste Prevention)

EO 12898 (Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations)

EO 13045 (Protection of Children from Environmental Health Risks and Safety Risks)

EO 13175 (Consultation and Coordination with Indian Tribal Governments)

EO 13186 (Responsibilities of Federal Agencies to Protect Migratory Birds)

EO 13423 (Strengthening Federal Environmental, Energy, and Transportation Management)

These authorities are addressed in various sections throughout this EA when relevant to particular environmental resources and conditions. The full texts of the laws, regulations, and EOs are available on the Defense Environmental Network & Information Exchange website at <http://www.denix.osd.mil>.

Other Reuse Regulations and Guidance

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 DoD and other agencies. DoD published its DoD Base Reuse Implementation Manual to serve as a handbook for the successful execution of reuse plans. DoD and the U.S. Department of Housing and Urban Development have published guidance (32 CFR Part 175) required by Title XXIX of the National Defense Authorization Act for Fiscal Year 1994. The guidance establishes policy and procedures, assigns responsibilities, and delegates authority to implement the President's Program to Revitalize Base Closure Communities (July 2, 1993), as endorsed through Congressional enactment of the Pryor Amendment.

APPENDIX D – SELECTED COMPONENTS OF THE LYCOMING USARC REUSE PLAN

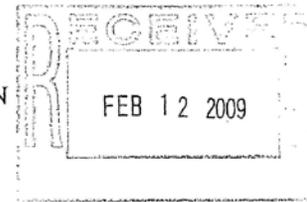
Appendix D contains components associated with reuse of the Lycoming USARC. The Reuse Plan, in its entirety, can be requested from the following agency/individual:

Bill Burdett, Manager
Loyalsock Township
2501 E. Third Street
Williamsport, PA 17701
Phone: (570) 323-1437

<u>Document</u>	<u>Date</u>
U.S. Dept of Education – Approval Letter to LRA	February 6, 2009
U.S. Dept of Housing and Urban Development – Approval Letter to LRA	January 30, 2009
U.S. Dept of the Interior – Approval Letter to LRA	November 8, 2007
Local Redevelopment Authority Final Report and Reuse Plan for Lycoming Memorial U.S. Army Reserve Center, Williamsport, Pennsylvania.	November 9, 2007



UNITED STATES DEPARTMENT OF EDUCATION
OFFICE OF MANAGEMENT



February 6, 2009

Gerald L. McLaughlin
Business Manager
Loyalsock Township School District
1720 Sycamore Road
Montoursville, PA 17754

Dear Mr. McLaughlin:

This will acknowledge receipt of the Loyalsock Township School District's application dated October 31, 2007 and amended October 1, 2008 submitted to the U. S. Department of Education to acquire a portion of the Lycoming Memorial U. S. Army Reserve Center property in Williamsport, Pennsylvania.

I am pleased to advise you that the U. S. Department of Education has approved the Loyalsock Township School District's application to acquire approximately 3.09 acres and the main building at the Reserve Center for the relocation of the school district's administrative offices, relocation of the transportation operations department, and relocation and expansion of kindergarten, alternative and adult education classes.

The Department's approval is contingent upon the Township of Loyalsock, as we have previously agreed, dividing the Reserve Center acreage into two tax parcels for acquisition by the school district for educational purposes and the Township of Loyalsock for parks and recreation purposes. Separating the parcels will protect both the federal and titleholder interests if, in the future, the United States must take action to revert title to either parcel. Also, as you have proposed in your application, the utility systems must also be separated for the same reason.

The Loyalsock Township School District application proposed mixed use of the property for both administrative and classroom purposes. Under program regulations, central administrative and/or service centers are eligible for a maximum Public Benefit Allowance discount of 80%, thus requiring the applicant pay 20% of the current fair market value of the property. The predominant use of the property as proposed in the school district's application is for the relocation and expansion of your administrative offices and transportation department and thus 80% Public Benefit Allowance discount is granted.

400 MARYLAND AVE. S.W., WASHINGTON, DC 20202-4500
www.ed.gov

The Department of Education's mission is to promote student achievement and preparation for global competitiveness by fostering educational excellence and ensuring equal access.

Page 2 – Gerald L. McLaughlin

The current fair market value of the property will be determined by the Loyalsock Township School District obtaining an appraisal by a certified general appraiser licensed in the Commonwealth of Pennsylvania. The appraisal will not be required until the Army has determined that it will assign the property to the U. S. Department of Education for Public Benefit Conveyance to the Loyalsock Township School District and assignment of the property is imminent.

As you know, the Lycoming Memorial U. S. Army Reserve Center is not scheduled to close until 2011. The U. S. Department of Education has requested assignment of the Reserve Center property from the Army for conveyance to the Loyalsock Township School District at 80% Public Benefit Allowance discount. We have also notified the Loyalsock Township Local Redevelopment Authority of the U. S. Department of Education's approval of your Public Benefit application to acquire a portion of the property.

Depending on the length of time it takes the Army to vacate the premises and proceed with the disposal of the Lycoming Memorial U. S. Army Reserve Center, the U. S. Department of Education may require the Loyalsock Township School District to update its proposed program and plan of use to ensure that your needs and financial resources have not changed during the intervening period since application approval. Please recognize that the Public Benefit Allowance discount granted with our approval of your application may change if your proposed program and plan of use is materially revised in the future.

I will keep you informed as we learn more from the Army about its plans for relocation and federal transfer of the Reserve Center. Please contact me at (202) 401-3587 or Mary.Hughes@ed.gov if you have any questions at this time.

Congratulations and I look forward to working with you in the future on the transfer of a portion of the Lycoming Memorial U. S. Army Reserve Center to the Loyalsock Township School District if the Army accepts the U. S. Department of Education's Public Benefit Conveyance recommendation.

Sincerely,



Mary E. Hughes
Federal Real Property Assistance Program

cc: Richard Haas, Loyalsock Township Local Redevelopment Authority ✓



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

JAN 30 2009

FYI

Mr. Richard Haas
Chairman
Loyalsock Township Board of Supervisors
2501 E. Third Street
Williamsport, PA 17701-4096

Dear Mr. Haas:

I am pleased to inform you of the Department of Housing and Urban Development's final determination that the *Lycoming Memorial Army Reserve Center Reuse Plan and Homeless Assistance Submission* received November 19, 2007, with supplemental information received January 29, 2008 and February 25, 2008, complies with the requirements of the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 and its implementing regulations found at 24 CFR Part 586. The Loyalsock Township Local Redevelopment Authority (LRA) may now move forward with implementing the reuse plan of pursuing public benefit conveyances of real property for parks and recreation purposes via the Federal Land to Parks Program through the National Park Service at the Department of the Interior, and for use as a School District office and vehicle maintenance facility through the Department of Education. The basis for HUD's determination is discussed below.

HUD has determined that the Plan appropriately balances the need of Loyalsock Township for economic redevelopment and other development with the needs of the homeless in the community. The basis for this determination is the fact that despite the LRA having carried out the required outreach to the representatives of the homeless in the community, no notices of interest to obtain base property for use to assist the homeless were submitted. HUD's review of base closure plans is subject to the expressed interest and requests of representatives of the homeless. Where representatives of the homeless do not express interest in obtaining base property and where HUD is satisfied that the LRA's outreach to the ROHs was conducted in the manner dictated by the Act and regulations, HUD will conclude that a base reuse plan balances in the appropriate manner the needs of the community for economic and other redevelopment with the needs of the homeless in the community.

www.hud.gov

espanol.hud.gov

Congratulations on your success in effectively carrying out the military base reuse planning process. I wish you continued success in implementing the Lycoming Memorial Army Reserve Center Reuse Plan. HUD stands ready to assist you in your efforts. If the Department can provide any further service please contact Mr. Nadab Bynum, Community Planning and Development Director, in our Philadelphia Field Office, located at 100 Penn Square, East, Philadelphia, PA 19107. Mr. Bynum can be reached at (215) 861-7652.

Sincerely,



Mark Johnston
Deputy Assistant Secretary
for Special Needs

cc:
Mr. Joseph F. Calcara, DASA (I&H)
Mr. Patrick O'Brien, OEA
Ms. Mary Hughes, DoED
Mr. William Huie, NPS



United States Department of the Interior

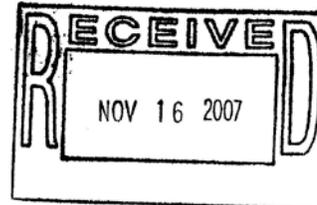


NATIONAL PARK SERVICE
Southeast Regional Office
Atlanta Federal Center
1924 Building
100 Alabama St., SW.
Atlanta, Georgia 30303

IN REPLY REFER TO:
S7417 (SERO-RC)
PA-Lycoming Memorial USARC

November 8, 2007

Mr. David M. Reed
Deputy Assistant Secretary of the Army for
Installations and Housing
110 Army Pentagon
Room 3E464
Washington, D.C. 20310-0110



Dear Mr. Reed:

We have received and approved a Federal Lands to Parks application from the Loyalsock Township Board of Supervisors, Williamsport, Pennsylvania (Township), for the acquisition by the Township of a 3.5-acre portion of the Lycoming Memorial US Army Reserve Center. Acquisition of this property will enable the Township to provide indoor and outdoor recreational services in a new public park. The property is developed with structures and facilities perfectly suitable for conversion into a full-service community recreation center and park department office space. Interior spaces will be used as a gymnasium, arts and crafts, ballroom dancing classes, and meeting rooms etc., along with a park vehicle maintenance shop in the garage.

Although this property totals 6.59 acres, the Township has proposed to obtain 3.5 acres for public park and public recreational use with the remaining 3.09 acres of the property to be obtained under a public benefit conveyance for educational purposes. The Township recognizes a need for both park and recreation and education use of this property and has stated in their application that they will furnish a survey of the 3.5-acre park parcel and the 3.09-acre education parcel. By copy of this letter, we



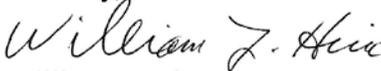
are requesting that the Township provide you, the US Department of Education, and the National Park Service with a copy of these boundary surveys.

Pursuant to the authority vested in the Secretary of the Interior, by the provisions of the Federal Property and Administrative Services Act of 1949, as amended, and a delegation of that authority by him, I hereby request assignment of the property to the Secretary of the Interior for conveyance to the Loyalsock Township Board of Supervisors, for public park and recreation purposes in accordance with Section 550 (e) [formerly Section 203(k)(2)] of the said Act, as amended.

Please advise this office if all oil, gas, and mineral rights and deposits in the subject property are to be reserved in the name of the United States. It will expedite conveyance of this property if your letter of assignment indicates that no objection is interposed to the proposed transfer, subject to the usual terms and conditions in transfers of real property. The conveyance will recognize a public benefit allowance of 100 percent.

Please furnish us with the estimated fair market value of the land, the original acquisition cost, and any expenses of transfer to be reimbursed by the transferee. If you desire additional information in support of this request for assignment, we will be glad to furnish it. Please do not hesitate to contact me at 404-562-3175, or via e-mail at (Bill_Huie@nps.gov).

Sincerely,



William L. Huie
Program Manager
Federal Lands to Parks
Southeast Region

Enclosures

cc:

Mr. Garry Gontz, Office of Economic Adjustment, DoD
Mr. Bill Burdett, Township Manager, Loyalsock Township

Board of Supervisors of Loyalsock Township

Board Members
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Chairman
WILLIAM C. REIGHARD
Vice Chairman
LYNN C. WOMER, JR.
Assistant Secretary
DONALD L. GARVER
VIRGINIA M. EATON



LYCOMING COUNTY, PENNSYLVANIA

WILLIAM D. BURDETT
Manager/Treasurer

MARY ANN MILLER
Secretary

2501 E. Third Street
WILLIAMSPORT, PA. 17701-4096
Telephone: (570) 323-6151
FAX (570) 323-1437

November 9, 2007

Department of the Army
Office of the Deputy Assistant Secretary
of the Army (Installations & Housing)
ATTN: Mr. Mark Jones
Room 3E475
110 Army Pentagon
Washington, DC 20310-0110

Dear Mr. Jones,

Please find attached the Lycoming Memorial Local Redevelopment Authority's final report and recommendation for the re-use of the U.S. Army Reserve Center located in Loyalsock Township, Pennsylvania. This packet provides a recommendation from the LRA, as well as supporting documentation and public input information that was gathered during the process.

We appreciate the Army allowing the local community to work cooperatively with you on the redevelopment of this property. We would welcome the opportunity for the Army to come to Loyalsock Township to meet, which would afford the Army a better understanding of the recommendations in the plan.

Please contact me at 570-323-6151 should you want to set up a meeting day and time, or if you have any questions concerning the plan.

Sincerely,

Bill Burdett
Manager

LOYALSOCK TOWNSHIP

Loyalsock Township "The Place to Live"

FINAL REPORT AND RECOMMENDATION OF
LYCOMING MEMORIAL LRA
CONCERNING THE RE-USE OF THE LYCOMING
MEMORIAL US ARMY RESERVE CENTER
LOCATED IN LOYALSOCK TOWNSHIP, PA

Submitted by:

LRA Members

Richard Haas
William Reighard
Lynn Womer
Donald Garver
Virginia Eaton

REDEVELOPMENT PLAN
FOR THE
LYCOMING MEMORIAL US ARMY RESERVE CENTER

The Lycoming Memorial US Army Reserve Center is comprised of 6.6 acres of land with two buildings located on it. The largest building is the training center which is 24,027 GSF of office, classroom, and gymnasium space with restrooms, locker rooms and a small lunch room. The second building is referred to as the OMS building which is 3715 GSF of garage, storage, and maintenance facilities. There is a large paved and fenced vehicle area consisting of 4196 SY and an additional paved parking lot consisting of another 5116 SY. The remaining acreage is open green space bordered to the North by a Loyalsock Park complex and a apartment complex, to the West by residential properties, to the east by a commercial radio station, and to the South by a large single family residential development. The property is served with municipal water and sewer service, as well as electric and natural gas. The buildings are of brick construction originally build in 1960 and the general condition of the facility is very good. Approximately 50% of the property is located in the 100 year flood plain of the adjacent Millers Run waterway. Both buildings are located outside of the flood plain.

The Lycoming Memorial Local Redevelopment Authorities plan for reuse is to have the facility shared by the Loyalsock Township School District and the Loyalsock Township Parks and Recreation Department. The school use would primarily be for administrative offices and their bus operations, while the Parks and Recreation Department would use it to expand recreational program offerings and provide needed office space, open space, and maintenance areas. The facility is very centrally located in our community and all of the planned uses provide an improved service to our citizens at this location.

The Lycoming Memorial Local Redevelopment Authority has considered all redevelopment options as well as our Comprehensive Plan and our Local Zoning regulations when they developed this plan. It is important to note that on October 9, 2007 we received a letter from Steven Holmes, Loyalsock Zoning Administrator, who stated that the proposed reuses meet the Commercial Neighborhood district permitted and conditional uses as outlined in the Loyalsock Township Zoning Ordinance. This letter is attached to this final report. In addition the plan is consistent with our Loyalsock Township Comprehensive Plan, which was updated in 2004. I have attached a letter from Loyalsock Township stating the reuse plan is consistent with the Comprehensive Plan.

Board of Supervisors of Loyalsock Township

Board Members
RICHARD C. HAAS
Chairman
WILLIAM C. REIGHARD
Vice Chairman
LYNN C. WOMER, JR.
Assistant Secretary
DONALD L. GARVER
VIRGINIA M. EATON



LYCOMING COUNTY, PENNSYLVANIA

October 9, 2007

WILLIAM D. BURDETT
Manager/Treasurer

MARY ANN MILLER
Secretary

2501 E. Third Street
WILLIAMSPORT, PA. 17701-4096
Telephone: (570) 323-6151
FAX (570) 323-1437

Shannon Englert
Recreation and Parks Director
Loyalsock Township
2501 E. Third Street
Williamsport, PA 17701

TO WHOM IT MAY CONCERN:

Per your request, I have reviewed the township zoning regulations concerning the property at 1605 Northway Road. This property is located in Loyalsock Township and is presently the site of the Army Reserve Center.

Please be advised that this property is presently zoned Commercial Neighborhood with a small section in the north-west area of the lot being zoned Apartment Office. The buildings on this lot are all located within the commercial neighborhood district.

The C-N district permitted uses include municipal buildings, offices and community centers. In addition, public schools are permitted as a conditional use. These are spelled out in section 215-76 Permitted Uses and section 215-77 Conditional Uses in the township zoning ordinance.

If you have any questions concerning this property you may contact the township office. Please direct your questions to the codes department.

Sincerely,

Stephen J. Holmes,
Zoning Administrator and
Codes Enforcement Officer

1605 Four Mile, Dr zoning statement 07

Loyalsock Township "The Place to Live"

Board of Supervisors of Loyalsock Township

Board Members
RICHARD C. HAAS
Chairman
WILLIAM C. REIGHARD
Vice Chairman
LYNN C. WOMER, JR.
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DONALD L. GARVER
VIRGINIA M. EATON



LYCOMING COUNTY, PENNSYLVANIA

February 2, 2008

WILLIAM D. BURDETT
Manager/Treasurer

MARY ANN MILLER
Secretary

2501 E. Third Street
WILLIAMSPORT, PA. 17701-4096
Telephone: (570) 323-6151
FAX (570) 323-1437

**Bill Burdett, Manager
Loyalsock Township
2501 E. Third Street
Williamsport, PA 17701**

TO WHOM IT MAY CONCERN:

Per your request, I have reviewed the township Comprehensive Plan as it applies to the project to use the buildings at 1605 Northway Road for public school offices, school bus garage, township park and recreation offices and indoor recreation. This property is located in Loyalsock Township and is presently the site of the Army Reserve Center.

Please be advised that the above uses are in compliance with the township comprehensive plan which has been recently adopted. All proposed uses are consistent with existing uses in this area.

If you have any questions concerning this property you may contact the township office. Please direct your questions to the codes department.

Sincerely,

A handwritten signature in cursive script that reads "Stephen J. Holmes".

**Stephen J. Holmes,
Zoning Administrator and
Codes Enforcement Officer**

1605 Four Mile Dr comprehensive plan statement 08

Loyalsock Township "The Place to Live"

FINAL REPORT AND RECOMMENDATION OF THE LYCOMING MEMORIAL
LOCAL REDEVELOPMENT AUTHORITY

During the spring of 2006, the Loyalsock Township Supervisors were made aware that the Lycoming Memorial Army Reserve Center was declared surplus and was to be disposed of in accordance with appropriate federal regulations.

At a public meeting on September 12, 2006, the Loyalsock Township Supervisors passed Resolution 2006 - 07, to become the Local Redevelopment Authority (LRA) and to develop a re-use plan for the Lycoming Memorial Army Reserve Center. The duties of the LRA included receiving public input, supplying information about the site to interested parties, holding public hearings, and making a final recommendation concerning the re-use of the property.

Pursuant to this resolution the following Township Supervisors were appointed to the LRA. Appointed were Township residents Virginia Eaton, Donald Garver, Richard Haas, William Reighard, and Lynn Womer. All LRA members are elected members of the Loyalsock Township Board of Supervisors.

Loyalsock Township is a municipal body operating as a Second Class Township under the laws of the Commonwealth of Pennsylvania.

A certified copy of Resolution 2006 - 07 was submitted to the Office of the Secretary of Defense and the Office of the Secretary of Defense was asked to recognize the Lycoming Memorial LRA as the official body responsible for preparing the necessary land use plan and recommendation.

Subsequent to the creation of the LRA, the LRA was recognized as the proper recommending agency by the Office of Economic Adjustment, Office of the Secretary of Defense.

The LRA established a processing time frame and, as part of the time frame, established a three month screening period for interested parties filing use applications for the property. This screening period extended from November 8, 2006 to February 16, 2007.

As part of the public notice, the LRA held a public workshop on November 17, 2006, to provide the public with the opportunity to become familiar with the property in question and to answer any questions from the general public. A complete tour of the facility was conducted for all attendees. Three Legal Notice advertisements were placed in the Williamsport Sun-Gazette. In addition to the advertisements, representatives from the Lycoming County Community Development Office, Loyalsock Volunteer Fire Station, Loyalsock School District, and Loyalsock Parks and Recreation were invited to the workshop. Copies of the legal advertisements are attached.

Notice of availability was also provided by the Army Corps of Engineers when a public notice of availability listing was published in the Federal Register.

The LRA created an informational handout material packet that was available for general public distribution. This handout material was available and distributed at the workshop meeting held on November 17, 2006, and has been distributed to any individual that requested copies. Copies have been on file in the LRA office since the meeting date and a copy is attached to this report.

At the November 17, 2006 workshop meeting, the LRA had a sign-in sheet that individuals in attendance were asked to sign, a copy is attached.

It should be noted that no homeless providers attended the meeting, requested a informational packet, or submitted a re-use proposal. This topic was discussed at the Workshop and attendees felt that there would be very little interest from homeless providers in our area because of the nearby American Rescue Workers Shelter in the City of Williamsport, and due to the very low number of homeless persons in our community. Steven Holmes, Loyalsock Township Zoning Officer, discussed that the property is zoned Commercial Neighborhood and that a shelter or any type of housing re-use would not be permitted in this zoning district. The LRA feels that the homeless needs of our community are currently met through existing programs and facilities in our region.

Several telephone calls were received by the LRA requesting information and the time frame for the disposal of the property. Two calls received were commercial developers who became disinterested when they learned the 2011 date for availability of the property. A call was received from the Loyalsock Township School District, and they requested a copy of the packet and a copy was delivered to their office. A call was received from the Local Office of the American Red Cross. The Red Cross requested a copy of the packet and the LRA sent it to them. A final call was received by an adjoining property owner who saw the legal ad and was concerned about how the property was going to be re-used. The process and time frame were explained to him and no further contacts were made.

In addition to the establishment of the LRA, and the public meeting notices, the LRA appointed an ad hoc committee of community minded individuals to meet and research the possible re-use options. The role of this committee was to review the site and possible re-use options and report back to the LRA with updates and finally a recommendation for a re-use plan. The Committee members were as follows:

- Virginia Eaton - Township Supervisor & LRA member
- Phil Petter - USAR Ambassador
- Brent Fish Jr. - Local Real Estate Broker
- Steve Holmes - Loyalsock Codes Administrator
- Jerry McLaughlin - Loyalsock School Business Manager
- Jeff Tompkins - Lycoming County
- Buddy Hessert - Loyalsock Fire Company President
- Shannon Englert - Loyalsock Parks and Recreation Director
- Garth Eck - Loyalsock School Board / Loyalsock Recreation Board volunteer
- Bill Burdett - Loyalsock Township Manager / Treasurer
- Dave Dougherty - Williamsport Lycoming Chamber of Commerce Vice President
- Jan Hoffman - LRA Committee assistant

Discussion of Property:

2/1/07 Committee Discussion: This informal discussion focused on the Loyalsock School District, the Loyalsock Township Supervisors, the Loyalsock Parks and Recreation Department, and the Loyalsock Tax Office all sharing the property for a one stop Municipal Services Building. It was decided that a proposal should be submitted on behalf of this option. Meeting notes attached.

4/20/07 Committee Discussion: At this Committee meeting we discussed numerous informational items concerning the LRA process, time lines, and possible re-use options. Copies of proposals were distributed to all Committee members. Gary Gontz of the Office of Economic Adjustment attended the meeting and gave an overview of the BRAC / LRA process. Mark Jones of the Office of the Army also attended and discussed Milcon Exchange and other possible re-use options. Mark also stressed the Army's desire to obtain "Fair Market Value" for the property. An additional facility tour was scheduled for May 7, 2007, and the Red Cross, Loyalsock School District, Loyalsock Township Recreation and Parks Board, and Loyalsock Township Supervisors were all invited. Meeting agenda, sign-in sheet, and meeting summary notes are attached.

5/31/07 Committee Discussion: Presentations were heard from the American Red Cross, and the Loyalsock School / Parks / Township. Questions were asked concerning each proposal and how they relate to a Public Benefit Conveyance, or a "Fair Market Value" Negotiated Sale. Burdett was tasked with getting answers for the next meeting. Meeting agenda, sign in sheet, and meeting summary notes are attached. Also, e-mailed questions to OEA are attached.

7/9/07 Committee Discussion: The Committee discussed a series of questions that came up at the May meeting concerning Public Benefit Conveyances vs. Negotiated Sale. There was a lot of confusion related to how the property could be conveyed. Bill Burdett researched with OEA and the Army and reported to the group. Gary Gontz (OEA) also attended and further explained the different ways the property could be conveyed and reported on the conference call that he, Bill Burdett, and Mark Jones (Army) had prior to the meeting. There was also a detailed discussion on each of the proposals presented for re-use. At the end of the meeting the Committee made a motion to recommend to the LRA a re-use option that would have the Loyalsock School District and the Loyalsock Township Parks and Recreation Office share the facility through a combined Public Benefit Conveyance. The motion was unanimously approved. It was determined that both the Red Cross and the Loyalsock Township Supervisors proposed uses of the property would have been a Negotiated Sale for Fair Market Value and not a PBC. Both agencies had originally thought they would be conveyed the property for free and therefore these options were not recommended. Meeting agenda, sign-in sheet, and summary notes are attached.

8/1/07 Phone call from Burdett to Bill Huie (Program Manager - Federal Lands to Parks) related to questions about the Federal Lands to Parks Program. During the call it was determined the Lycoming Memorial site was an eligible site and the proposed use would be a 100% Public Benefit Conveyance if approved. An application was then sent from Bill Huie to Shannon Englert - the Loyalsock Township Parks and Recreation Director. Application attached.

8/14/07 Conference Call between Loyalsock School District, Loyalsock Township Supervisors, Loyalsock Parks and Recreation, and The U.S. Department of Education (Mary Hughes) to discuss the School / Parks recommended option. During that phone call it was determined that a property survey would need conducted to separate the two uses into two separate parcels. All parties agreed.

8/14/07 Township Supervisors Meeting / LRA Discussion: At the August 14, 2007 meeting of the LRA, a report was given by Burdett outlining the Committee's discussions and recommendation, as well as reports on the Federal Agencies who would sponsor this Public Benefit Conveyance. Representatives from the Loyalsock School District and Loyalsock Township Parks and Recreation presented their proposals to the LRA. Questions were asked of both organizations. Meeting minutes attached.

9/25/07 Township Supervisor Meeting / LRA Action: At the September 25, 2007 meeting, the LRA took action to authorize Bill Burdett to prepare the re-use plan in support of the School / Parks option that was recommended by the LRA Committee. Meeting minutes attached.

10/9/07 Township Supervisors Meeting / LRA Action: At the October 9, 2007 meeting of the Loyalsock Township Supervisors, they took action to pass Resolution 2007-17 to make application to the National Parks Service for a Public Benefit Conveyance of the property. The resolution and the complete application for Federal Lands to Parks for the National Parks Service is attached. A letter of approval from the Program Manager (Bill Huie) is also attached and states their support for this application.

10/24/07 Loyalsock Township School Board Meeting: On October 24, 2007 the Loyalsock School Board took action to pass a Resolution making application to the Federal Department of Education for a Public Benefit Conveyance of the Lycoming Memorial Army Reserve Center. A copy of the Resolution is attached and the application has been submitted and is pending approval from the Department of Education. The Department of Education application was much more involved and we do not yet have a response letter from them, but do anticipate one in the very near future. Application and correspondence attached.

RECOMMENDATION

At the September 25, 2007 meeting of the Loyalsock Township Board of Supervisors, the LRA recommended and unanimously approved the Lycoming Memorial Reserve Center be re-used as a combined use shared by the Loyalsock Township School District and the Loyalsock Township Parks and Recreation Office. The School use would primarily be for administrative offices and their bus operations, while the Parks use would be to expand recreational program offerings and provide needed office space, open space, and maintenance areas. Both of these uses would be Public Benefit Conveyances through their respective Federal Sponsors. Official action was recorded in our meeting minutes, and those minutes are attachment # 1 to this package. The Lycoming Memorial Local Redevelopment Authority and the Loyalsock Township Board of Supervisors reserve the right to revise this recommendation if the needs of the community change and if those needs can be better addressed with said revisions.

LRA Members:

Richard Haas, Chairman
William Reighard
Lynn Womer
Donald Garver
Virginia Eaton

TABLE OF ATTACHMENTS

1. LRA Recommendation: September 25, 2007 Meeting minutes.
2. Resolution establishing the Lycoming Memorial LRA.
3. Letter from Department of Defense recognizing the Lycoming Memorial LRA.
4. LRA Informational Handout Packet for November 17, 2006 Workshop.
 - a. LRA Workshop Sign in Sheet.
 - b. Legal Ads.
5. LRA Committee Members.
6. Discussion of Property.
 - a. 2/1/07 Committee meeting notes.
 - b. 4/20/07 Committee meeting agenda, sign in sheet, and meeting notes.
 - c. 5/31/07 Committee meeting agenda, sign in sheet, meeting notes, and follow up e-mail questions to Gary Gontz - OEA.
 - d. Proposal for re-use - School / Parks Option.
 - e. Proposal for re-use - Red Cross Option.
 - f. 7/9/07 Committee meeting agenda, sign-in sheet, and summary notes.
7. LRA / Township Supervisor Meeting Minutes
8/14/07, 9/25/07, 10/9/07.
8. National Parks Service - Public Benefit Conveyance.
Letter of Approval, Federal Lands to Parks Application, & Resolution.
9. Department of Education - Public Benefit Conveyance.
Letters from Federal Real Property Assistance Program, Resolution from Loyalsock School District, Application to Department of Education.

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