
**ENVIRONMENTAL ASSESSMENT
FOR BRAC 05
CLOSURE, DISPOSAL, AND REUSE OF THE JULES E. MUCHERT
UNITED STATES ARMY RESERVE CENTER
DALLAS, TEXAS
FAC ID TX023**



**Prepared for:
U.S. Army Reserve 63rd Regional Support Command**

**Prepared by:
U.S. Army Corps of Engineers, Mobile District
P.O. Box 2288
Mobile, Alabama 36628**

With technical assistance from:

**Parsons
400 Woods Mill Road South Suite 330
Chesterfield, Missouri 63107**

March 2012

This page intentionally left blank.



DRAFT FINDING OF NO SIGNIFICANT IMPACT

ENVIRONMENTAL ASSESSMENT FOR CLOSURE, DISPOSAL, AND REUSE OF THE JULES E. MUCHERT US ARMY RESERVE CENTER DALLAS, TEXAS FAC ID TX023

On September 8, 2005, the Defense Base Closure and Realignment (BRAC) Commission recommended that the Department of Defense (DoD) close the Muchert United States Army Reserve Center (Muchert USARC or the Property) in Dallas, Texas; and relocate units to a new Armed Forces Reserve Center in Lewisville, Texas.

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

PROPOSED ACTION

The proposed action is the closure, disposal, and reuse of the Muchert USARC. Reuse of the surplus property made available by the closure of the Muchert USARC would occur as a secondary action resulting from disposal. The Muchert USARC, located at 10031 East Northwest Highway, Dallas, Texas, was built in 1957. This Property consists of 5.15 acres of developed land with the following structures:

- 30,861-square-foot administration building
- 6,383-square-foot organizational maintenance shop
- 600-square-foot vehicle wash area and associated awning
- 312-square-foot recreation shelter.

ALTERNATIVES CONSIDERED

Alternative 1, No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Muchert 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.

Alternative 2, Caretaker Status

The Army secured the Muchert USARC after the military mission ended on September 7, 2011 to ensure public safety and the security of remaining government property and to complete 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 Property for reuse in an economical manner that facilitates redevelopment. If the Muchert 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, Preferred Alternative: Traditional Army Disposal and Reuse as a City of Dallas Parks and Recreation Facility

The Army would make a public benefit conveyance of the closed BRAC05 Muchert USARC to the City of Dallas under the Federal Lands to Parks Program as recommended by the Muchert USARC Local Redevelopment Authority (LRA) in their reuse plan.

The buildings on the Property would be used for City of Dallas Parks and Recreation offices and vehicle maintenance. The Property would be converted from its current use to a park and recreation facility. Basic renovations (e.g., elevator installation, interior renovations, and roof maintenance) are estimated to cost \$2 million and would not include any major structural construction. A hike and bike trailhead would be located on the Property and would eventually be connected to the existing City of Dallas Parks trail network (City of Dallas LRA 2009). Generalized property reuse intensities were not examined in this EA due to the small size of the Property and since there was a final reuse plan on which to base the NEPA analysis. The Muchert USARC will be transferred as is.

FACTORS CONSIDERED IN DETERMINING THAT NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED

The EA, which is incorporated by reference into this Finding of No Significant Impact, examined potential effects of the Preferred Alternative (Disposal and Reuse as a City of Dallas Parks and Recreation Facility), Caretaker Alternative, and No Action Alternative on 12 resource areas and areas of environmental and socioeconomic concern: aesthetics and visual resources, air quality, biological resources, cultural resources, geology and soils, hazardous materials and toxic substances, land use, noise, socioeconomics (including environmental justice and protection of children), transportation, utilities, and water resources.

Implementation of the Preferred Alternative (Disposal and Reuse as a City of Dallas Parks and Recreation Facility) would result in both short- and long-term minor adverse effects to air quality, minor long-term beneficial and adverse effects to hazardous materials and toxic substances, long-term minor beneficial effects to land use, and long-term and short-term minor beneficial effects to socioeconomics. At the Muchert USARC, the potential for asbestos containing material, lead-based paint, and polychlorinated biphenyls present in or near some of the buildings were identified as encumbrances. Reuse of the Muchert USARC property by the City of Dallas would result in no significant adverse or significant beneficial impacts to resource areas because there would be no significant changes from the current use of the Property to the

proposed use of the Property. Reuse of the Muchert USARC property by the City of Dallas would result in a variety of short- and long-term minor adverse and beneficial effects on resource areas. The results of the Army's analysis indicate that the physical and socioeconomic environments at the Muchert USARC property and in the region of influence would not be significantly affected by disposal and reuse.

No significant adverse effects are expected to occur with respect to aesthetics and visual resources, biological resources, cultural resources, geology and soil, transportation, utilities, noise, or water resources. Known and potential effects resulting from implementing the Preferred Alternative on the physical and natural environment will not be significant. Therefore, implementation of the Preferred Alternative will not require the preparation of an Environmental Impact Statement. Preparation of a Finding of No Significant Impact is appropriate.

CONCLUSION

Based on the Environmental Assessment, it has been determined that implementation of any of the 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, an Environmental Impact Statement is not required and will not be prepared.

PUBLIC COMMENT

Interested parties are invited to review and comment on this FNSI within 30 days of publication. Comments and requests for copies of the EA should be addressed to Ms. Carmen Call, 63D RSC DPW, P.O. Box 63, Moffett Field, California 94035 or by email at carmen.call@usar.army.mil. The EA is available for review on the BRAC website:
http://www.hqda.army.mil/acsim/brac/env_ea_review.htm

Or at the following locations:

Dallas Public Library – J. Erik Jonsson Central Library
1515 Young Street
Dallas, Texas 75201

Dallas Public Library – Audelia Road Branch
10045 Audelia Road
Dallas, Texas 75238

Date

MICHAEL J. SCHWEIGER
Major General, USAR
Commanding
63D Regional Support Command

This page intentionally left blank.

ENVIRONMENTAL ASSESSMENT
FOR BRAC 05
CLOSURE, DISPOSAL, AND REUSE OF THE
JULES E. MUCHERT
UNITED STATES ARMY RESERVE CENTER
DALLAS, TEXAS
FAC ID TX023

Approved by:



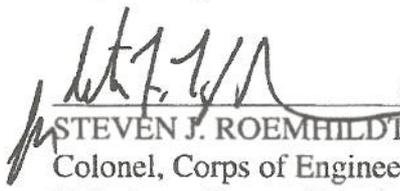
FOR THE COMMANDER:

ROBERT D. JOHNSON
COL, EN
Regional Engineer

Reviewed by:


for: _____
LAURA M. CABALLERO
Chief, Environmental Division
63D Regional Support Command, DPW

Prepared by:

 *cofs 12/2/11*

STEVEN J. ROEMHILDT
Colonel, Corps of Engineers, Commanding
U.S. Army Corps of Engineers, Mobile District

This page intentionally left blank.

EXECUTIVE SUMMARY

ES 1 INTRODUCTION

This Environmental Assessment (EA) analyzes the environmental impacts of the proposed closure, disposal, and reuse of the Jules E. Muchert United States (US) Army Reserve Center (Muchert USARC or the Property), Dallas, Texas. 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. Its purpose is to inform decision makers and the public of the likely environmental consequences of the Proposed Action and alternatives.

This EA addresses the potential environmental, cultural, and socioeconomic effects of the Muchert USARC disposal and reuse. The potential environmental effects of the relocation of the units stationed at the Muchert USARC have been addressed in a separate EA.

ES 2 PROPOSED ACTION

On September 8, 2005, the Defense Base Closure and Realignment (BRAC) Commission made the following recommendations concerning the Muchert USARC, located in the City of Dallas, Dallas County, Texas:

“Close the Muchert United States Army Reserve Center, Dallas, TX and relocate units to a new Armed Forces Reserve Center [AFRC] Lewisville, TX, if the Army is able to acquire land suitable for the construction of the facilities. The new AFRC shall have the capability to accommodate Texas National Guard Units from the following Texas ARNG Readiness Centers: Denton, Irving, and Denison, TX, if the state decides to relocate those National Guard units.”

This recommendation was approved by the President on September 23, 2005 and was forwarded to Congress, and on November 9, 2005, the recommendation became law. The BRAC Commission recommendations must now be implemented as provided for in the Defense Base Closure and Realignment Act of 1990 (Public Law 101-510), as amended.

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

The Muchert USARC, located at 10031 East Northwest Highway, Dallas, Texas, was built in 1957. This Property consists of 5.15 acres of developed land with the following structures:

- 30,861-square-foot administration building
- 6,383-square-foot organizational maintenance shop (OMS)
- 600-square-foot vehicle wash area and associated awning
- 312-square-foot recreation shelter

ES 3 ALTERNATIVES CONSIDERED

ES 3.1 Alternative 1 - No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Muchert 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 has secured the Muchert USARC after the military mission ended on September 7, 2011 to ensure public safety and the security of remaining government property and to complete 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 Property for reuse in an economical manner that facilitates redevelopment. If the Muchert USARC is not transferred by September 15, 2011, 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 - Preferred Alternative: Traditional Army Disposal and Reuse as a City of Dallas Parks and Recreation Facility

The Army would make a public benefit conveyance of the closed BRAC05 Muchert USARC to the City of Dallas under the Federal Lands to Parks Program as recommended by the Muchert USARC Local Redevelopment Authority (LRA) in their reuse plan.

The buildings on the Property would be used for City of Dallas Parks and Recreation offices and vehicle maintenance. The Property would be converted from its current use to a park and recreation facility. Basic renovations (e.g., elevator installation, interior renovations, and roof maintenance) are estimated to cost \$2 million and would not include any major structural construction. A hike and bike trailhead would be located on the Property and would eventually be connected to the existing City of Dallas Parks trail network (City of Dallas LRA 2009). Generalized property reuse intensities were not examined in this EA due to the small size of the Property and since there was a final reuse plan on which to base the NEPA analysis. The Muchert USARC will be transferred as is.

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 environmental consequences:

- Not present;
- Present, but not impacted;
- Present, but little or no measurable impacts; or
- Present, but impacts are not significant.

Table ES-1 Summary of Resource Category Impact Analysis for the Muchert USARC.		
Resource Category (Alphabetical)	Document Section	Analysis Undertaken
AESTHETICS AND VISUAL RESOURCES	4.1.3	Little or No Measurable Impacts
AIR QUALITY Alternative 1 – Continue USARC Operations Alternative 2 – Caretaker Status Alternative 3 – Parks & Recreation	4.2	No impacts No significant impacts (minor beneficial) No significant impacts (minor adverse)
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	Not Present
Threatened and Endangered Species (State and Federal)	4.1.1	Not Present
Vegetation	4.1.2	No impacts
Wildlife	4.1.2	No impacts
CULTURAL RESOURCES		
Archaeological Resources	4.1.1	Not Present
Historic Buildings	4.1.3	Little or no measurable impacts
Historic Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	Not Present
GEOLOGY AND SOIL	4.1.2	No impacts
HAZARDOUS AND TOXIC SUBSTANCES		
Adjacent Properties	4.1.2	No impacts
Asbestos Containing Material Alternative 1 – Continue USARC Operations Alternative 2 – Caretaker Status Alternative 3 – Parks & Recreation	4.3	No impacts No significant impacts No significant impacts
Lead Based Paint (LBP) Alternative 1 – Continue USARC Operations Alternative 2 – Caretaker Status Alternative 3 – Parks & Recreation	4.3	No impacts No significant impacts No significant impacts
Munitions and Explosives of Concern	4.1.1	Not present
Past Uses and Operations	4.1.2	No impacts
Pits, Sumps, Drywells, and Catch Basins	4.1.1	Not present
Polychlorinated Biphenyls (PCBs) Alternative 1 – Continue USARC Operations Alternative 2 – Caretaker Status Alternative 3 – Parks & Recreation	4.3	No impacts No significant impacts No significant impacts
Radioactive Materials	4.1.1	Not Present

Table ES-1 Summary of Resource Category Impact Analysis for the Muchert USARC.		
Resource Category (Alphabetical)	Document Section	Analysis Undertaken
Radon	4.1.3	Little or no measurable impacts
Regulatory Information	4.1.2	No impacts
Storage, Use, Release of Chemicals/Hazardous Substances	4.1.3	Little or no measurable impacts
UST/ASTs	4.1.2	No impacts
Waste Disposal Sites	4.1.1	Not Present
LAND USE		
Current and Future Development in the Region of Influence Alternative 1 – Continue USARC Operations Alternative 2 – Caretaker Status Alternative 3 – Parks & Recreation	4.4	No impacts No impacts No significant impacts (minor beneficial)
Installation Land/Airspace Alternative 1 – Continue USARC Operations Alternative 2 – Caretaker Status Alternative 3 – Parks & Recreation	4.4	No impacts No significant impacts (minor adverse) No significant impacts (minor beneficial)
National and State Parks	4.1.1	Not present
Prime and Unique Farmland	4.1.1	Not present
Surrounding Land/Airspace	4.1.2	No impacts
Wilderness Areas and Wildlife Refuges	4.1.1	Not present
NOISE	4.1.3	Little or no measurable impacts
SOCIOECONOMICS		
Economic Development Alternative 1 – Continue USARC Operations Alternative 2 – Caretaker Status Alternative 3 – Parks & Recreation	4.5	No impacts No significant impacts (minor adverse) No significant impacts (minor beneficial)
Environmental Justice Alternative 1 – Continue USARC Operations Alternative 2 – Caretaker Status Alternative 3 – Parks & Recreation	4.5	No impacts No impacts No significant impacts (minor beneficial)
Housing	4.1.2	No impacts
Protection of Children Alternative 1 – Continue USARC Operations Alternative 2 – Caretaker Status Alternative 3 – Parks & Recreation	4.5	No impacts No impacts No impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Muchert USARC.		
Resource Category (Alphabetical)	Document Section	Analysis Undertaken
Public Services	4.5	
Alternative 1 – Continue USARC Operations		No impacts
Alternative 2 – Caretaker Status		No impacts
Alternative 3 – Parks & Recreation		No impacts
TRANSPORTATION		
Roadways and Traffic	4.1.3	Little or no measurable impacts
Public Transportation	4.1.2	No 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	4.1.1	Not present
Hydrology/Groundwater	4.1.2	No impacts
National Wild and Scenic Rivers	4.1.1	Not present
Surface Water (Streams, Ponds, etc.)	4.1.1	Not present
Wetlands	4.1.1	Not present
CUMULATIVE IMPACTS	4.6	No significant impacts

ES 5 CONCLUSIONS

This EA was conducted in accordance with the requirements of NEPA, the Council on Environmental Quality regulations implementing NEPA (40 CFR 1500), and 32 CFR 651 Environmental Analysis of Army Actions. 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 four resource categories for each alternative: air quality, land use (installation land/airspace use, and current and future development in the region of influence), hazardous and toxic substances (asbestos, lead based paint, polychlorinated biphenyls, and radon), and socioeconomics (economic development, environmental justice, public services, and protection of children). The analyses in the EA concluded there would be no significant adverse or significant beneficial environmental impacts resulting from the Proposed Action or alternatives. Therefore, issuance of a Finding of No Significant Impact (FNSI) is warranted, and preparation of an Environmental Impact Statement (EIS) is not required.

Any of the alternatives considered could be implemented. However, the No Action Alternative would not support Congressional requirements under the BRAC law (Public Law 101-510); consequently, it has not been selected for implementation.

Alternative 3 is the preferred alternative of the Army and the LRA. This alternative would include the reuse of the facility by the City of Dallas Parks and Recreation Department for offices and vehicle maintenance. A portion of the property may be used as a future trailhead.

TABLE OF CONTENTS

SECTION	PAGE
EXECUTIVE SUMMARY.....	ES-1
SECTION 1.0 INTRODUCTION	1
1.1 Purpose and Need of the Proposed Action	1
1.2 Public Involvement	1
SECTION 2.0 DESCRIPTION OF THE PROPOSED ACTION	5
2.1 BRAC Commission’s Recommendation	5
2.2 Local Redevelopment Authority’s Reuse Plan	5
2.3 Description of the Muchert USARC (the Property)	6
SECTION 3.0 ALTERNATIVES.....	9
3.1 Alternative 1 - No Action Alternative	9
3.2 Alternative 2 - Caretaker Status Alternative.....	9
3.3 Alternative 3 - Preferred Alternative: Traditional Army Disposal and Reuse as a City of Dallas Parks and Recreation Facility.....	9
3.4 Alternatives Considered and Eliminated from Further Analysis.....	9
3.4.1 Early Transfer and Reuse Before Cleanup Is Completed	9
3.4.2 Other Disposal Options.....	10
SECTION 4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES.....	11
4.1 Environmental Resources Considered.....	11
4.1.1 Environmental Resource Categories That Are Not Present.....	13
4.1.2 Environmental Resources That Are Present, but Not Impacted	15
4.1.3 Environmental Resources Are Present, but Little to No Measureable Environmental Impacts.....	18
4.2 Air Quality	19
4.2.1 Affected Environment.....	19
4.2.1.1 Ambient Air Quality Conditions.....	19
4.2.1.2 Air Pollutant Emissions at Installation	19
4.2.1.3 Regional Air Pollutant Emissions Summary	20
4.2.2 Consequences.....	20
4.2.2.1 Alternative 1 – No Action Alternative.....	20
4.2.2.2 Alternative 2 – Caretaker Status Alternative	20
4.2.2.3 Alternative 3 – Preferred Alternative: Preferred Alternative: Traditional Army Disposal and Reuse as a City of Dallas Parks and Recreation Facility	21
4.2.2.4 Summary of Emissions	22
4.3 Hazardous and Toxic Substances.....	22
4.3.1 Affected Environment.....	22
4.3.1.1 Asbestos Containing Material (ACM).....	23
4.3.1.2 Lead-Based Paint	23
4.3.1.3 Polychlorinated Biphenyls (PCBs)	24
4.3.2 Consequences.....	24
4.3.2.1 Alternative 1 – No Action Alternative.....	24
4.3.2.2 Alternative 2 – Caretaker Status Alternative	24
4.3.2.3 Alternative 3 - Preferred Alternative: Traditional Army Disposal and Reuse as a City of Dallas Parks and Recreation Facility.....	25
4.4 Land Use	26

4.4.1	Affected Environment.....	26
4.4.1.1	Current and Future Development in the Region of Influence.....	26
4.4.1.2	Installation Land/Airspace Use.....	27
4.4.2	Consequences.....	27
4.4.2.1	Alternative 1 – No Action Alternative.....	27
4.4.2.2	Alternative 2 – Caretaker Status Alternative.....	27
4.4.2.3	Alternative 3 – Preferred Alternative: Traditional Army Disposal and Reuse as a City of Dallas Parks and Recreation Facility.....	27
4.5	Socioeconomics.....	28
4.5.1	Affected Environment.....	28
4.5.1.1	Economic Development.....	28
4.5.1.2	Public Services.....	29
4.5.1.3	Environmental Justice.....	30
4.5.1.4	Protection of Children.....	31
4.5.2	Consequences.....	31
4.5.2.1	Alternative 1 – No Action Alternative.....	31
4.5.2.2	Alternative 2 – Caretaker Status Alternative.....	32
4.5.2.3	Alternative 3 – Preferred Alternative: Traditional Army Disposal and Reuse as a City of Dallas Parks and Recreation Facility.....	32
4.6	Cumulative Effects.....	34
4.7	Best Management Practices.....	38
SECTION 5.0	FINDINGS AND CONCLUSIONS.....	41
SECTION 6.0	LIST OF PREPARERS.....	43
SECTION 7.0	DISTRIBUTION LIST.....	45
SECTION 8.0	REFERENCES.....	47
SECTION 9.0	PERSONS CONSULTED.....	51
SECTION 10.0	ACRONYMS.....	53
APPENDIX A –	AGENCY COORDINATION.....	A-1
APPENDIX B –	AIR CONFORMITY APPLICABILITY ANALYSIS.....	B-1
APPENDIX C –	EIFS REPORT.....	C-1
APPENDIX D –	LEGAL AND REGULATORY FRAMEWORK FOR BRAC CLOSURE, DISPOSAL, AND REUSE PROCESS.....	D-1
APPENDIX E –	SELECTED COMPONENTS OF THE MUCHERT USARC REUSE PLAN.....	E-1

LIST OF FIGURES

FIGURE	PAGE
Figure 1-1 Muchert USARC, Dallas, Texas, Location Map.....	2
Figure 1-2 Site Plan for Muchert USARC, Dallas, Texas	3

LIST OF TABLES

TABLE	PAGE
Table 4-1 Summary of Resource Category Impact Analysis for the Muchert USARC.	12
Table 4-2 Summary of Emissions for the Muchert USARC	22
Table 4-3 Asbestos Sample Results for the Muchert USARC OMS and Administration Building.....	23
Table 4-4 Annual Civilian Labor Force and Unemployment Rate, Muchert USARC Region and Larger Regions.....	29
Table 4-5 Non-Agricultural Wage and Salary Employment by NAICS Industry for the Dallas- Plano-Irving Metropolitan Division (Not Seasonally Adjusted)	29
Table 4-6 Minority and Low-Income Populations: Muchert USARC Region and Larger Regions, 2010.	31
Table 4-7 Estimated Annual Economic Impacts: Alternative 3.	33

This page intentionally left blank.

SECTION 1.0 INTRODUCTION

This Environmental Assessment (EA) analyzes the environmental impacts of the proposed closure, disposal, and reuse of the Jules E. Muchert United States (US) Army Reserve Center (Muchert USARC or the Property), Dallas, Texas (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. Its purpose is to inform decision makers and the public of the likely environmental consequences of the Proposed Action and alternatives.

1.1 Purpose and Need of the Proposed Action

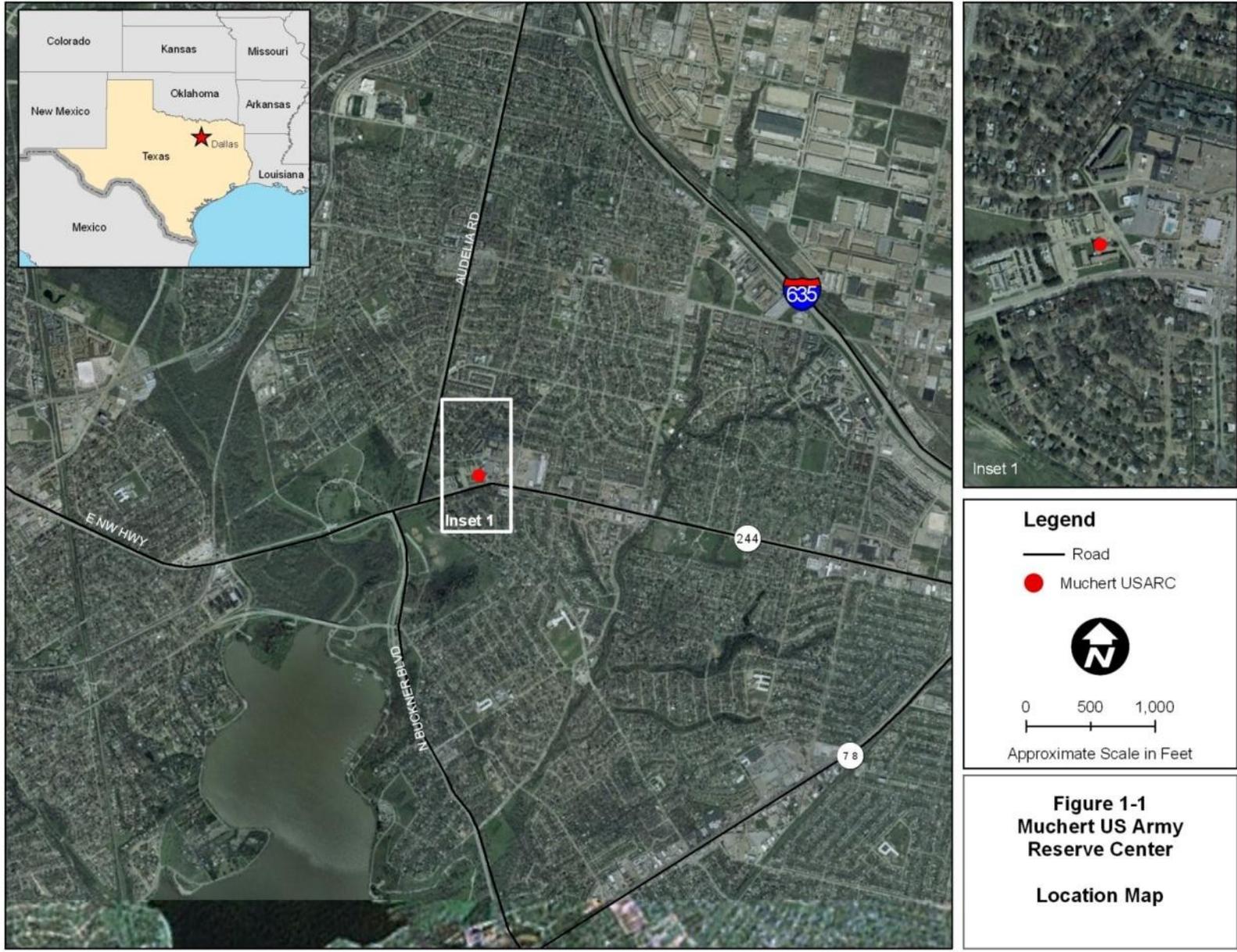
On September 8, 2005, the Defense Base Closure and Realignment (BRAC) Commission recommended closure of the Muchert USARC (Figure 1-2) and realignment of essential missions to other installations. The deactivated USARC property is excess to Army military need and will be disposed of according to applicable 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 Texas Commission on Environmental Quality, Texas Parks and Recreation Department, The City of Dallas (Local Redevelopment Authority [LRA] and Certified Local Government), appropriate Native American tribes, the State Historic Preservation Officer (SHPO), US Fish and Wildlife Service, and others as appropriate (Appendix A).

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 two local/regional newspapers, *Dallas Morning News* and *Fort Worth Star-Telegram*. The EA and draft FNSI are made available during the public review period at the Dallas Public Library – Audelia Road Branch, 10045 Audelia Road, Dallas, Texas 75238, Dallas Public Library – J. Erik Jonsson Central Library, 1515 Young Street, Dallas, Texas 75201, 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. Comments and requests for information should be submitted to the Environmental Coordinator of the 63D Regional Support Command (RSC): Ms. Carmen Call, 63D RSC DPW, P.O. Box 63, Moffett Field, California 94035 or carmen.call@usar.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 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 to mitigation reducing the anticipated impact to a less than significant impact in the revised Final FNSI, or (3) publish a Notice of Intent (NOI) to prepare an Environmental Impact Statement (EIS) in the Federal Register.



Legend

- Road
- Muchert USARC


 0 500 1,000
 Approximate Scale in Feet

Figure 1-1
Muchert US Army
Reserve Center

Location Map



Legend

-  Administration Building
-  OMS Building
-  Vehicle Wash Rack
-  Installation Boundary



0 125 250

Approximate Scale in Feet

**Figure 1-2
Site Plan for the
Muchert USARC**

Dallas, Texas

This page intentionally left blank.

SECTION 2.0 DESCRIPTION OF THE PROPOSED ACTION

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

Under BRAC law, the Army was required to close the Muchert USARC not later than September 15, 2011. The Muchert USARC was closed on September 7, 2011 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 Muchert United States Army Reserve Center, Dallas, TX and relocate units to a new Armed Forces Reserve Center [AFRC] Lewisville, TX, if the Army is able to acquire land suitable for the construction of the facilities. The new AFRC shall have the capability to accommodate Texas National Guard Units from the following Texas [Army National Guard] ARNG Readiness Centers: Denton, Irving, and Denison, TX, if the state decides to relocate those National Guard units.”

The environmental impacts resulting from the construction and operation of the new AFRC in Lewisville, Texas are analyzed in the Lewisville, Texas BRAC EA.

2.2 Local Redevelopment Authority's Reuse Plan

On April 20, 2006, the City of Dallas submitted a letter to the Office of Economic Recovery requesting recognition of the City of Dallas as the LRA for the purpose of formulating a recommendation for the reuse of the Muchert USARC (City of Dallas LRA 2009, City of Dallas 2007). 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 from state and local governments, representatives of the homeless, and other interested parties. On June 11, 2007, after reviewing five reuse proposals and recommendations and all public comments, the Dallas City Council Quality of Life Committee recommended that the property be reused by the City of Dallas Parks and Recreation Department for office space, community programs space, vehicle maintenance, and future trailhead parking (City of Dallas 2007). A revised LRA reuse plan was submitted to HUD on March 4, 2009 addressing deficiencies in the original submittal. The reuse plan was approved by the Department of Housing and Urban Development on March 27, 2009 (Appendix E). In accordance with the LRA reuse plan, the Army proposes to transfer the property to the City of Dallas via public benefit conveyance sponsored by the National Parks Service under the Federal Lands to Parks Program (See Appendix E for selected components of the Muchert USARC reuse plan).

2.3 Description of the Muchert USARC (the Property)

In 1956, the U.S. Government purchased 5.15 acres of undeveloped land, located at 10031 East Northwest Highway in Dallas, Texas to construct a US Army Reserve Center. This mission will end in September 2011 and the Muchert USARC will be closed. Currently, the Property has four permanent structures:

- 30,861-square-foot administration building
- 6,383-square-foot organizational maintenance shop (OMS)
- 600-square-foot vehicle wash area and associated awning
- 312-square-foot recreation shelter.



Photograph 1. Administration Building (Training Building)



Photograph 2. Organizational Maintenance Shop (OMS)



Photograph 3. Vehicle Wash Rack and Associated Awning



Photograph 4. Recreation Shelter

Figure 1-2 shows the Muchert USARC site plan. The administration building is a concrete block building with a brick exterior and a finished sheetrock interior. The OMS is also a block building with a brick exterior. The vehicle wash area abuts the east side of the OMS and has an awning. The Property also has numerous movable storage containers throughout the 1.5-acre military equipment parking (MEP) area. A 0.5-acre privately owned vehicle (POV) parking area is also located on the Property. Approximately 3.5 acres of the Property are covered by impervious surfaces such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining 1.5 acres of land are mowed lawn and landscaped areas. The OMS and MEP are enclosed by a gated chain-link security fence. The Muchert USARC is currently used by B Company 321st Military Intelligence, 345th Psychological Operations Command, and the 5778th Reserve Training Unit with 60-90 reservists who drill on select weekends and 10 full-time employees.

SECTION 3.0 ALTERNATIVES

3.1 Alternative 1 - No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Muchert 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.

3.2 Alternative 2 - Caretaker Status Alternative

The Army secured the Muchert USARC after the military mission ended on September 7, 2011 to ensure public safety and the security of remaining government property and to complete 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 Property for reuse in an economical manner that facilitates redevelopment. If the Muchert USARC is not transferred by September 15, 2011, 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).

3.3 Alternative 3 - Preferred Alternative: Traditional Army Disposal and Reuse as a City of Dallas Parks and Recreation Facility

The Army would make a public benefit conveyance of the closed BRAC05 Muchert USARC to the City of Dallas under the Federal Lands to Parks Program as recommended by the Muchert USARC Local Redevelopment Authority (LRA) in their reuse plan.

The buildings on the Property would be used for City of Dallas Parks and Recreation offices and vehicle maintenance. The Property would be converted from its current use to a park and recreation facility. Basic renovations (e.g., elevator installation, interior renovations, and roof maintenance) are estimated to cost \$2 million and would not include any major structural construction. A hike and bike trailhead would be located on the Property and would eventually be connected to the existing City of Dallas Parks trail network (City of Dallas LRA 2009). Generalized property reuse intensities were not examined in this EA due to the small size of the Property and since there was a final reuse plan on which to base the NEPA analysis. The Muchert USARC will be transferred as is.

3.4 Alternatives Considered and Eliminated from Further Analysis

3.4.1 Early Transfer and Reuse Before Cleanup Is Completed

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 all removal or remedial actions to protect human health and the environment have been taken.

3.4.2 Other Disposal Options

The Muchert USARC LRA screened this Federal Government surplus property by soliciting notices of interest 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 the Redevelopment and Homeless Assistance Act of 1994. Five entities submitted notices of interest for reusing the Property. In addition to the reuse plan described in the Preferred Alternative (i.e., park and recreation use), the LRA considered adoption of the following reuses of the Property:

- Central Dallas Community Development Corporation (Central Dallas CDC) – Build housing to support fifty formerly homeless persons and a community center. As a result of a Legally Binding Agreement (LBA) and City Council Resolutions, the Central Dallas CDC (teamed with LifeNet) withdrew their NOI for the Property and agreed to utilize another property to address homeless needs.
- Dallas County Sheriff Department – Relocation of personnel and training sections being displaced by the Woodall Rodgers extension project, basic training academy, and in-service training for Sheriff's Department. The NOI did not include a financing proposal and a public benefit conveyance from the U.S. Department of Justice.
- Homeward Bound, Inc. – Provide intake, screening, counseling, education, and rehabilitation programs. This provider eventually opted not to pursue its NOI in the Property.
- LifeNet Community Behavioral Healthcare – Single room occupancy type housing for homeless individuals with clinical and vocational support services. LifeNet ultimately joined with the Central Dallas CDC in their NOI.

Based on the economic analysis and balance determination completed, the LRA determined that the City of Dallas would benefit most from the approach stipulated in the reuse plan. Reuse of the Muchert USARC as a park maintenance facility and parkland would have a construction impact of approximately \$2 million. In addition, by locating a permanent support housing project elsewhere in the community, the City of Dallas would realize another \$2 million in benefits from construction (City of Dallas 2007, City of Dallas LRA 2009). Since these alternatives were not selected by the Muchert USARC LRA as their official reuse plan, they were not carried forward for further analysis in this EA.

SECTION 4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

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)) emphasize 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 resources categories will, therefore, be discussed in multiple subsections throughout Section 4.

4.1 Environmental Resources Considered

Table 4-1 lists each of the environmental resource categories and subcategories, and it documents which resources are present and the environmental consequences:

- Not present;
- Present, but not impacted;
- Present, but little or no measurable impacts; or
- Present, but impacts are not significant.

Table 4-1 Summary of Resource Category Impact Analysis for the Muchert USARC.		
Resource Category (Alphabetical)	Document Section	Analysis Undertaken
AESTHETICS AND VISUAL RESOURCES	4.1.3	Resource Present; Little or No Measurable Impacts
AIR QUALITY	4.2	Resource Present, Impacts Are Not Significant
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	Resource Not Present
Threatened and Endangered Species (State and Federal)	4.1.1	Resource Not Present
Vegetation	4.1.2	Resource Present, Not Impacted
Wildlife	4.1.2	Resource Present, Not Impacted
CULTURAL RESOURCES		
Archaeological Resources	4.1.1	Resource Not Present
Historic Buildings	4.1.3	Resource Present; Little or No Measurable Impacts
Historic Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	Resource Not Present
GEOLOGY AND SOIL	4.1.2	Resource Present, Not Impacted
HAZARDOUS AND TOXIC SUBSTANCES		
Adjacent Properties	4.1.2	Hazardous Substances Present, Not Impacted
Asbestos Containing Material (ACM)	4.3	Hazardous Substances Present, Impacts Are Not Significant
Lead Based Paint (LBP)	4.3	Hazardous Substances Present, Impacts Are Not Significant
Munitions and Explosives of Concern	4.1.1	Hazardous Substances Not Present
Past Uses and Operations	4.1.2	Hazardous Substances Present, Not Impacted
Pits, Sumps, Drywells, and Catch Basins	4.1.1	Hazardous Substances Not Present
Polychlorinated Biphenyls (PCBs)	4.3	Hazardous Substances Present, Impacts Are Not Significant
Radioactive Materials	4.1.1	Hazardous Substances Not Present
Radon	4.1.3	Resource Present; Little or No Measurable Impacts
Regulatory Information	4.1.2	Hazardous Substances Present, Not Impacted
Storage, Use, Release of Chemicals/Hazardous Substances	4.1.3	Hazardous Substances Present; Little or No Measurable Impacts
UST/ASTs	4.1.2	Hazardous Substances Present, Not Impacted
Waste Disposal Sites	4.1.1	Hazardous Substances Not Present
LAND USE		
Current and Future Development in the Region of Influence	4.4	Resource Present, Impacts Are Not Significant
Installation Land/Airspace	4.4	Resource Present, Impacts Are Not Significant
National and State Parks	4.1.1	Resource Not Present
Prime and Unique Farmland	4.1.1	Resource Not Present

Table 4-1 Summary of Resource Category Impact Analysis for the Muchert USARC.		
Resource Category (Alphabetical)	Document Section	Analysis Undertaken
LAND USE (continued)		
Surrounding Land/Airspace	4.1.2	Resource Present, Not Impacted
Wilderness Areas and Wildlife Refuges	4.1.1	Resource Not Present
NOISE	4.1.3	Resource Present; Little or No Measurable Impacts
SOCIOECONOMICS		
Economic Development	4.5	Resource Present, Impacts Are Not Significant
Environmental Justice	4.5	Resource Present, Impacts Are Not Significant
Housing	4.1.2	Resource Present, Not Impacted
Protection of Children	4.5	Resource Present, Impacts Are Not Significant
Public Services	4.5	Resource Present, Impacts Are Not Significant
TRANSPORTATION		
Roadways and Traffic	4.1.3	Resource Present; Little or No Measurable Impacts
Public Transportation	4.1.2	Resource Present, Not Impacted
UTILITIES		
Communications	4.1.2	Resource Present, Not Impacted
Energy Sources (Electrical, Gas, etc)	4.1.2	Resource Present, Not Impacted
Potable Water Supply	4.1.2	Resource Present, Not Impacted
Solid Waste	4.1.2	Resource Present, Not Impacted
Storm Water System	4.1.2	Resource Present, Not Impacted
Wastewater System	4.1.2	Resource Present, Not Impacted
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.1	Resource Not Present
Hydrology/Groundwater	4.1.2	Resource Present, Not Impacted
National Wild and Scenic Rivers	4.1.1	Resource Not Present
Surface Water (Streams, Ponds, etc.)	4.1.1	Resource Not Present
Wetlands	4.1.1	Resource Not Present

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 US 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 Texas Commission on Environmental Quality

(Appendix A). No species protected under Federal or state laws are known to exist on the Property.

- **Archeological Resources and Historic Properties of Religious or Cultural Significance to Native Americans and Tribes** – No archaeological resources occur within the boundaries of the Muchert USARC and no historic properties of religious or cultural significance to the Caddo Nation, Comanche Nation, Kiowa Tribe of Oklahoma, Tonkawa Tribe of Indians of Oklahoma, or the Wichita and Affiliated Tribes have been identified. SHPO and Native American coordination is presented in Appendix A.
- **Munitions and Explosives of Concern** – No evidence was found during the 2007 Environmental Condition of Property (ECP) Report site reconnaissance or records review process of the past presence of munitions and explosives of concern. The USAR Center contained an arms vault on the first floor and an indoor firing range on the second floor, both of which were utilized from 1959 until the mid-1980s, according to USAR personnel. The indoor firing range was decommissioned and used for general storage. The arms vault was empty according to US Army Reserve (USAR) personnel (US Army Corps of Engineers [USACE] 2007).
- **Pits, Sumps, Drywells, and Catch Basins** – No pits, sumps, drywells, and catch basins were observed during reconnaissance of the Property. Floor drains are located within the kitchen area, mechanical rooms, and restrooms. Site personnel indicate that the drains discharge to the City of Dallas sanitary sewer system. No drains were observed in the OMS building work bays or storage rooms. The vehicle washing area located east of the OMS building has one square grit trap that connects to the nearby OWS, which discharges to the municipal sanitary sewer. Storm water flows towards storm drains located on the west side of the MEP and POV parking areas. Two additional storm drains are located in the grassy area near the southeast corner of the Property and discharge to the City of Dallas storm sewer system (USACE 2007).
- **Radioactive Materials** – No radiation sources were observed during the ECP site reconnaissance. USAR personnel stated there were currently no radiation sources on the premises and they were not aware of any stored or used on the Property in the past.

According to the ECP site reconnaissance, one of the equipment storage cages in the Drill Hall of the Administration Building had a “Caution — Radioactive Materials” sign on the screen. This cage was used to store radiation detectors, and a “very small” calibration source was kept in a test set (USACE 2007). The Army will not transfer the property until it has completed a Historic Site Assessment and/or Radiological Materials Closeout Survey and determined the property is suitable for unrestricted use.

- **Waste Disposal Site** – The 2007 ECP Report completed in general accordance with the US Department of Defense requirements. The Property is not registered as a waste generator and does not have a state solid waste registration number or a US Environmental Protection Agency (USEPA) identification number. The Property is not a permitted solid waste facility and is not required to maintain a solid waste permit. USAR personnel stated no waste had been disposed, buried, or burned on the Property (USACE 2007).

-
- **Pesticides (Storage, Use, Release of Chemicals/Hazardous Substances)** – USAR personnel indicated that pest control and pesticides are managed by licensed professional service providers (USACE 2007).
 - **Medical or Biohazardous Wastes.** - There is no evidence medical or biohazardous wastes were ever generated, stored, or disposed of on or from the Property.
 - **National and State Parks**—The nearest national park, recreational area, or historical Property is Chickasaw National Recreation Area, which is located approximately 144 miles north of the Property(National Park Service [NPS] 2011). The nearest state park is Cedar Hill State Park, which is located 28 miles southwest of the Property (NPS 2011).
 - **Prime and Unique Farmlands** - The property is not prime or unique farmland as defined by 7 CFR 658.2(a), because the definition of farmland does not include land already in or committed to urban development.
 - **Wilderness Areas and Wildlife Refuges**—The nearest national wilderness area is Big Slough Wilderness Area, which is located approximately 161 miles south of the Property. The nearest national wildlife refuge is Hagerman National Wildlife Refuge, which is located approximately 72 miles north of the Property. The newly created Neches River National Wildlife Refuge is also located less than 100 miles west of the Property.
 - **Floodplains, Coastal Barriers and Zones** - The Property is not located within a 100- or 500-year floodplain or Coastal Flood Zone (Federal Emergency Management Agency [FEMA] Flood Insurance Rate Map, Flood Plain Panel 48113C0355J, 2001). Therefore, the Property does not contain a floodplain or coastal barrier or zone.
 - **National Wild and Scenic Rivers**—The nearest national wild and scenic river is the Cossatot River, which is located approximately 229 miles northeast of the Property (USFWS 2011).
 - **Surface Water** —There are no surface waters on the Property. The Property lies between White Rock Creek to the west and the Dixon Branch of White Rock Creek to the east, approximately 2,500 feet northeast of the confluence of White Rock Creek and White Rock Lake. White Rock Lake is located 0.9 mile southwest of the Property.
 - **Wetlands** - Site reconnaissance was conducted by a qualified wetland biologist. No evidence of wetlands was observed on the Property including wetland vegetation, hydric soils, or wetland hydrology.

4.1.2 Environmental Resources That Are Present, but Not Impacted

None of the alternatives would have 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:

- **Vegetation** – None of the alternatives would have a significant direct, indirect, or cumulative impact on the vegetation on the Property. Typical urban vegetation (including mowed grass and ornamental trees and shrubs) is present at the Property, but would not be impacted.

-
- **Wildlife** – None of the alternatives would have a significant direct, indirect, or cumulative impact on wildlife on the Property. Typical urban wildlife (e.g., songbirds, small mammals, etc.) is present at the Property, but would not be impacted.
 - **Geology and Soils**— None of the alternatives would have a significant direct, indirect, or cumulative impact on the geology or soil on the Property. Geological hazards such as sinkholes, caves, mines, or quarries do not exist on or adjacent to the Property. Seismic risk is relatively small.
 - **Adjacent Properties** – The 2007 ECP reviewed all reasonably obtainable federal, state, and local government records for the surrounding properties to identify any hazardous substances or petroleum products on or in the vicinity of the Property. None of the surrounding properties evaluated in the ECP have the probability of adversely affecting the environmental conditions at the Property. Land use at the adjacent properties does not appear to have changed significantly since 2001 (USACE 2007).
 - **Past Uses and Operations (Hazardous and Toxic Substances)** - The Property has primarily functioned as an administrative, logistical, and educational facility, with minor maintenance performed on military vehicles in the OMS. According to USAR personnel, the Property has been used as a USARC since its purchase by the US government in 1956, and has not been leased to or occupied by other entities. The OMS has been used to perform routine, limited, preventive maintenance on military equipment such as vehicle fluid, brake, and electrical checks. Large-scale maintenance activities are conducted at the Area Maintenance Support Activity in either Grand Prairie or Seagoville, Texas.

Vehicle washing has routinely occurred at the vehicle wash rack located east of the OMS. Wash water is collected in an approximately 18-inch square single drain and passes through an OWS before being discharged to the City of Dallas sanitary sewer system.

- **Regulatory Information (Hazardous and Toxic Substances)** – The 2007 ECP reviewed all reasonably obtainable federal, state, and local government records for the Property. The Muchert USARC was listed in one of the regulatory database reviewed in the ECP. The Muchert USARC is listed on the State-Registered UST database for the active oil-water separator (OWS) that is registered with the state. No violations or leaks are associated with the OWS.

At the time the Muchert USARC is closed, hazardous substance storage, handling, and disposal activities by the US Army will be terminated. Any remaining hazardous substances remaining, such as cleaning supplies, would be handled and disposed of accordingly.

- **Refrigerants (Storage, Use, Release of Chemicals/Hazardous Substances)** – Although refrigerants are routinely used for heating, ventilation, and air conditioning (HVAC) systems and on-site refrigeration systems, there is no evidence refrigerants were ever generated, stored, or disposed of on or from the Property.
- **UST/ASTs** – A state-registered OWS is present and is associated with the vehicle wash rack. No known releases are associated with the OWS.

-
- **Surrounding Land/Airspace Use** - The alternatives would have no significant direct, indirect, or cumulative impact on surrounding land/airspace use as land use would be similar to the current land use. Land use south of the Muchert USARC consists of residential development. East Northwest Highway, a four lane roadway is located immediately south of the Property. Commercial development (including White Rock Coffee, a kennel, and gas stations) are located east of the Property. The property directly north of the Muchert USARC consists of Audelia Road and both single and multi-family residences. West of the property is the Dallas Police Northeast Substation, a TXU Energy electrical substation, and White Rock Lake Park.
 - **Housing Resources** - None of the alternatives would have a significant direct, indirect, or cumulative impact on the surrounding housing resources. Under the Alternative 3, the City of Dallas Parks and Recreation would be transferring staff from other local facilities to the Property and USAR staff would be transferring to nearby Lewisville, Texas.
 - **Public Transportation** – None of the alternatives would have a significant direct, indirect, or cumulative impact on public transportation. The current public transportation system has the ability to accommodate any negligible change in ridership that would result from the proposed actions. Dallas Area Rapid Transit (DART) provides light rail and bus services for Dallas and 12 surrounding cities. This service moves more than 220,000 passengers per day across a 700-square-mile service area. Several bus stops are located in the immediate vicinity of the Property. Bus route 428 serves the stops on Northwest Highway adjacent to the Property. The DART Blue Line White Rock Rail Station is located in 1.25 miles southwest of the Property (DART 2011).

Under Alternative 3, the City of Dallas Parks and Recreation Department would construct a hike and bike trailhead to connect the Property to the existing paved trail network. No significant direct, indirect, or cumulative impact on public transportation would result from this alternative due to its small scale.

- **Utilities** - None of the alternatives would have a significant 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 negligible. The preferred alternative will be similar in function and use as the current operations:
 - TXU Energy (Electrical Service)—Services approximately 2 million residential and commercial customers in Texas (TXU 2011).
 - Atmos Energy (Gas Service) — Atmos Energy is the largest natural-gas-only distributor in the United States. Regulated distribution operations delivers natural gas to 3.2 million customers (Atmos Energy 2011).
 - City of Dallas (Potable Water, Sanitary and Storm Sewer)—The City of Dallas Water Utilities provide water and wastewater services to approximately 2.5 million people. Existing potable water treatment capacity is 900 million gallons per day. Existing wastewater treatment capacity is 260 million gallons per day. The City of Dallas storm water system is separate from the sanitary sewer system. Storm water is not treated (City of Dallas 2006).

-
- **Hydrology and groundwater** - These resources are present on or underneath the Property, but would not be significantly impacted by the proposed action. No ground disturbing activities are planned.

4.1.3 Environmental Resources Are Present, but Little to No Measureable Environmental Impacts

- **Aesthetics and Visual Resources** – None of the alternatives would have a significant direct, indirect, or cumulative impact on aesthetics or visual resources because the existing buildings and footprint would remain unchanged. Minor renovations and landscaping could have minor beneficial impacts, but do not require further analysis.
- **Historical Buildings** – The Muchert USARC and OMS were constructed in 1957 and are considered historical buildings. The Muchert USARC was evaluated for eligibility for listing in the National Register of Historic Places in accordance with guidelines presented in the national historical context, *Blueprints for the Citizen Soldier: A Nationwide Historic Context Study of United States Army Reserve Centers* (Gillard et al. 2011). The Muchert USARC was recommended as not eligible due to a loss of integrity of character-defining features and the Texas Historical Commission concurred with this determination on May 4, 2011 (Appendix A). No National Register of Historic Places (NHRP)-eligible cultural resources have been identified at the Muchert USARC. All remedial actions are complete. No further action is required.
- **Radon** – A radon survey was conducted in 2000. No levels above 4 pCi/L were found (USACE 2007).
- **Storage, Use, Release of Chemical/Hazardous Substances** – Activities associated with past uses made it necessary to store and use paint and petroleum, oil, and lubricants (POL). No known releases of POLs have occurred. Any remaining small quantities of hazardous and toxic substances would be disposed of in accordance with federal, state, local, and Department of Defense (DoD) requirements after closure of the Muchert USARC. A transformer leak occurred on the Property and is discussed in Section 4.3. All remedial actions are complete. No further action is required.
- **Noise** – None of the Alternatives would have a significant direct, indirect, or cumulative impact on noise levels, because noise levels would be *de minimis*. The major source of noise would continue to be from vehicle traffic. The Army classifies areas with noise levels from these sources as Zone 1, compatible with all land uses, including residential.

Under the No Action Alternative these noise sources would remain unchanged. Under the Caretaker Status Alternative these noise sources would be reduced. Under the Preferred Alternative the noise sources would be POVs, service vehicles and heating, ventilation, and air conditioning. Any renovations or construction performed under the Preferred Alternative would be during daylight hours only. The noise levels associated with each of the alternatives are equal to or less than the current use and would be compatible with surrounding residential noise levels. The Army classifies areas with noise levels from these sources as Zone 1, compatible with all land uses, including residential. The nearest sensitive noise receptors are residences located to the north of

the Property. Therefore, any change in noise levels resulting from implementation of the Preferred Alternative would not be significant. No further analysis is required.

- **Roadways and Traffic** – None of the alternatives would have a significant direct, indirect, or cumulative impact on traffic, because the existing roadways and signage present are adequate to provide service (TXDOT 2011). The action alternatives would change the times of higher traffic volume and public transportation usage, but these impacts would be minor. The types of vehicles used at the Property under each action alternative would differ, but the overall impact to transportation would be minor. No further analysis is required.

4.2 Air Quality

4.2.1 Affected Environment

4.2.1.1 Ambient Air Quality Conditions

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 (42 USC 7401-7671q) required the USEPA to establish a series of National Ambient Air Quality Standards (NAAQS) for air quality throughout the United States.

Individual states can adopt the NAAQS or establish state ambient air quality standards, which cannot be less stringent than the NAAQS. The Texas Commission on Environmental Quality (TCEQ) has adopted the NAAQS.

Both primary and secondary NAAQS are defined. The primary NAAQS are intended to protect public health, while the secondary NAAQS are intended to protect the environment (e.g., crops, wildlife, buildings). Areas where ambient concentrations of a given pollutant are below the applicable ambient standards are designated as being in “attainment” for that pollutant. An area that does not meet the NAAQS for a given pollutant is classified as a “non-attainment” area for that pollutant. Areas in non-attainment for three of the criteria pollutants (ozone, carbon monoxide, and particulate matter equal or less than 10 microns in size), are classified according to severity.

The USEPA requires each state to prepare a State Implementation Plan (SIP) to bring non-attainment areas into attainment status. A SIP is a compilation of goals, strategies, source emission limitations and control requirements, schedules, and enforcement actions that would lead the state to compliance with all NAAQS. The SIP includes a maintenance plan to keep maintenance areas in attainment. Maintenance areas are areas that were previously designated as non-attainment, but are currently in attainment.

4.2.1.2 Air Pollutant Emissions at Installation

The Property is located within a non-attainment area (Dallas County, Texas) for 8-hour ozone. Dallas County is in attainment for all other NAAQS criteria pollutants, i.e., particulate matter <10 micrograms, particulate matter <2.5 micrograms, sulfur dioxide, carbon monoxide, nitrogen dioxide, and lead. Emission sources at the current Property include stationary, mobile, and fugitive categorizations. Potential stationary sources include boilers in the administration and OMS buildings.

4.2.1.3 Regional Air Pollutant Emissions Summary

A General Conformity Analysis, in accordance with 40 CFR Part 93 Subpart B, is not required prior to this project being initiated, because air emissions calculated for the proposed action are below the de minimis levels set by the conformity rule. Additionally, calculations using the EPA's MOBILE and NONROAD model from associated activities demonstrate air emission levels well below applicable threshold levels. Appendix B contains the model's assumptions, emissions calculations for all criteria pollutants, Record of Non-Applicability, a discussion of the general air conformity process.

Dallas County, Texas is in non-attainment status for 8-hour ozone, so the General Conformity Analysis would need to include sources of ozone precursor pollutants [volatile organic compounds (VOCs) and nitrogen oxides (NO_x)]. Dallas County is in attainment for all other NAAQS criteria pollutants.

The proposed action would not have a significant impact on greenhouse gas emissions, because the alternatives are expected to cause direct emissions of no more than 889 metric tons of carbon dioxide annually, which is below the proposed CEQ screening level (25,000 metric tons of carbon dioxide-equivalent emissions annually) for including a quantitative and qualitative assessment of greenhouse gas emissions in the NEPA analysis.

4.2.2 Consequences

4.2.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for air quality resources are anticipated. Because the Muchert 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 air quality resources are anticipated. Because the Muchert USARC would not close and personnel would not be realigned, no indirect impacts to these resources are anticipated.

4.2.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. There would be short-term, minor, beneficial direct impacts under Alternative 2. Under this alternative, the Army would provide for maintenance to preserve and protect the facility and equipment until there is a permanent transfer of property. Currently, the Property has approximately 10 full time staff at the Muchert USARC on a daily basis with an additional 60-90 soldiers on site two weekends a month. Following closure, there would be a reduction of mobile emissions from government vehicles and POVs. The only on-site vehicles would be those there for minimal maintenance activities. During the implementation of the caretaker status, there would be emissions from the vehicles and equipment needed to perform maintenance activities on-site.

During the implementation of the caretaker status there would be a reduction in air emissions associated with the operation of the natural gas boilers. While in caretaker status, the existing buildings would not require heating and cooling for human comfort; consequently emissions associated with these activities would be reduced.

Indirect Impacts. There are no measurable anticipated indirect impacts under this alternative because following the closure and during implementation of the caretaker status there would be a net decrease in emissions since there would be no operations occurring at the Property.

4.2.2.3 Alternative 3 – Preferred Alternative: Preferred Alternative: Traditional Army Disposal and Reuse as a City of Dallas Parks and Recreation Facility

Direct Impacts. Minor short- and long-term, adverse direct impacts would be expected under Alternative 3. The primary emission sources for this project will be those associated with renovation activities being the predominant emission-generating activity. Cumulative air emissions were calculated for various types of diesel engine vehicles and related equipment that are commonly used during construction and renovation projects. The results of these calculations are located in Appendix B. The renovation activity associated with this modification would result in a short-term increase in air emissions as demonstrated in the calculations shown in Appendix B. The proposed reuse of a parks facility would potentially have 50-100 vehicles of people employed at the Property. The 50-100 passenger vehicles associated with these employees could generate 262-524 metric tons of carbon dioxide or CO₂ equivalent. Because these employees would relocate their offices from other areas Dallas, however, there would be no net change in regional carbon dioxide or CO₂ equivalent emissions. Because there would be no new emission sources, NAAQS criteria pollutants would not be affected.

Indirect Impacts. Negligible adverse indirect impacts would be expected under Alternative 3. Currently, the USARC has 10 employee vehicles on site on a daily basis and additional vehicles for 60-90 soldiers on two weekends a month. The mobile emissions associated with renovation and the relocated employees will be negligible as demonstrated in the calculations shown in Appendix B. Because there would be no new emission sources, NAAQS criteria pollutants would not be affected.

4.2.2.4 Summary of Emissions

Table 4-2 shows a summary of emissions for the Muchert USARC.

Table 4-2 Summary of Emissions for the Muchert USARC					
NAAQS					
NAAQS Pollutants	Attainment or Non-Attainment	De Minimis Emissions Conformity*	Emissions Alternative 1 – No Action Alternative Build/Operate	Emissions Alternative 2 – Caretaker Status Alternative Build/Operate	Emissions Alternative 3 – Reuse as Parks and Recreation Facility Alternative Build/Operate
Ozone	Non-Attainment	100	0.26	0.19	0.47
Nitrogen dioxide	Attainment	100	0.47	0.06	1.91
Sulfur dioxide	Attainment	100	0.01	0.01	0.08
Lead†	Attainment	25	-	-	-
Particulate (PM10)	Attainment	100	0.20	0.10	0.30
Particulate (PM 2.5)	Attainment	100	0.02	0.01	0.03
Carbon Monoxide	Attainment	100	11.03	6.81	20.89
Greenhouse Gases					
Carbon Dioxide (Metric Tons/yr)**	NA	25,000	889	889	889

* Emissions below these levels are not considered significant under the conformity rule.
 ** De minimis levels of carbon dioxide for the purposes of NEPA analysis established by the Council on Environmental Quality (CEQ); no difference among alternative because the relocation of personnel at the site be within the same air quality region.
 † There are no sources of lead emissions at the Muchert USARC

4.3 Hazardous and Toxic Substances

4.3.1 Affected Environment

Specific environmental statutes and regulations govern hazardous material and hazardous waste management activities at the Muchert USARC. For the purpose of this analysis, the terms hazardous waste, hazardous materials, and toxic substances include those substances defined as hazardous by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), AR 200-1, and Toxic Substances Control Act (TSCA). In general, they include substances that, because of their quantity, concentration, or physical, chemical, or toxic characteristics, may present moderate danger to public health or welfare or the environment upon release. The ECP Report was completed for the Muchert USARC in 2007. This facility was classified as a DoD Environmental ECP Category 4 property indicating an area where a release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken (USACE 2007). The Property is suitable for the proposed use under the LRA’s Reuse Plan. No clean-up or remediation actions are required.

4.3.1.1 Asbestos Containing Material (ACM)

An asbestos inspection of the Property was performed in June 1999. Suspect ACM was identified in functional spaces throughout the administration building and the OMS on the Property. A sampling strategy was designed utilizing random sampling techniques. Table 4-3 shows the location and results of ACM samples taken during the 1999 survey.

Table 4-3 Asbestos Sample Results for the Muchert USARC OMS and Administration Building						
Sample Identification Number	Type *	Room	Friable	Remarks	Positive or Negative Result	% Asbestos
OMS Sample Locations						
MUC01	TSI	Maintenance Bay	Y		-	
Administration Building Sample Locations						
MUC02	FT	Mechanical Rm A	N	New White 12x12	-	
MUC02b	Mastic	Mechanical Rm A	N		-	
MUC03	FT	Mechanical Rm A	N	New Blue 12x12	-	
MUC04	BB	Mechanical Rm A	N		-	
MUC05	Mastic	Mechanical Rm A	N		-	
MUC06	FT	Mechanical Rm C	N	Old White 12x12	-	
MUC06b	Mastic	Mechanical Rm C	N		+	10
MUC07	CT	2 nd Floor Corridor	Y	2x4	-	
MUC08	PW	Supply Room	N		-	
MUC09	FT	Assembly Hall	N	9x9 Brown	+	5
MUC10	DW	Mechanical Rm A	N		-	
MUC11	DW	Mechanical Rm A	N		-	
MUC12	DW	Mechanical Rm C	N		-	
MUC13	WC	Rifle Range	Y	Black	-	
MUC14	TSI	Orderly Room	Y	Joint Insulation	-	
FT = Floor Tile CT = Ceiling Tile PW = Pipe Wrap JC = Joint Compound BB = Baseboard Mastic WC = Wall Covering TSI = Thermal Systems Insulation DW = Drywall <i>Source: U.S. Army 90th RSC 1999</i>						

ACM identified during the survey included approximately 10 square feet of brown 9-inch floor tile and associated mastic in the assembly hall and mastic associated with the “old white floor tiles” in the Administration Building. Approximately 750 square feet of the old white floor tile is located in two of the three mechanical rooms and the kitchen. Those samples that tested positive for ACM were in good condition and not friable during the 1999 survey (US. Army 90th RSC 1999). During the ECP site reconnaissance in 2007, the ACM floor tile in the Administration Building was still in good condition (USACE 2007).

4.3.1.2 Lead-Based Paint

A lead-based paint (LBP) survey was performed at the Property on November 7, 2001. The survey identified LBP in two interior and three exterior samples associated with the

Administration Building. The interior samples at the Administration Building that contained LBP were from the gray wood rail in the sitting area of the second floor and the gray metal stair rail on the east end of the first floor. Peeling paint was observed on the walls in the Administration Building. The three exterior LBP positive samples at the Administration Building were: the white metal flagpole, a white metal roof drain, and brown door frames. Five samples (two inside and three outside) were identified to have LBP at the OMS. The two interior OMS samples include yellow safety striping on the concrete floor and a green metal support beam. Exterior samples included a beige overhead door frame and a white bumper guard. Painted surfaces were in good condition during the site reconnaissance (USACE 2007).

4.3.1.3 Polychlorinated Biphenyls (PCBs)

A PCB assessment was prepared in 1997. A potential transformer fluid release occurred from an onsite transformer in 2003. TXU Energy excavated the affected soil and replaced it with clean backfill and the transformer was replaced. This resulted in the Property being classified as a Type 4 in the ECP. A Type 4 classification means a release, disposal, and/or migration of hazardous substances has occurred and all removal or remedial actions to protect human health and the environment have been taken. Several transformers were identified on the Property and it is unknown if they contain PCBs. There is no evidence that any of the transformers are leaking. Fluorescent light ballasts in the Muchert USARC are non-PCB-containing ballasts.

4.3.2 Consequences

4.3.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions of hazardous and toxic substances are anticipated. Because the Muchert USARC would not close and personnel would not be realigned; no direct impacts are anticipated. There would be no change in the generation and disposal of hazardous and toxic substances.

Indirect Impacts. No changes to the existing baseline conditions of hazardous and toxic substances are anticipated. Because the Muchert USARC would not close and personnel would not be realigned; no indirect impacts are anticipated. There would be no change in the generation and disposal of hazardous and toxic substances.

4.3.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. The Army would continue maintenance activities necessary to protect the property and buildings from deterioration. This would include maintaining the interior floors in a manner that preserves the asbestos floor tiles. 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 Muchert USARC. The reduction in the use of these hazardous and toxic substances would result in a negligible short-term beneficial impact.

Indirect Impacts. No indirect impacts are anticipated under this alternative. Continuing maintenance activities and disposal of small quantities of remaining hazardous and toxic substances would be limited to the Muchert USARC property.

4.3.2.3 Alternative 3 - Preferred Alternative: Traditional Army Disposal and Reuse as a City of Dallas Parks and Recreation Facility

Direct Impacts. Minor long-term beneficial and negligible short-term and negligible long-term adverse direct impacts would occur through the reuse of the Muchert USARC property. Under this alternative, the property would be transferred from the Army to the City of Dallas Parks and Recreation Department ‘as is.’ No remedial activities would be performed by the Army prior to the transfer of the property (*e.g.*, removal of asbestos floor tiles, lead abatement). Renovation activities that would involve the removal of ACM and LBP materials would be managed and disposed of by the City of Dallas. Disposal activities would be in accordance with federal, state, local, and DoD requirements. Minor long-term beneficial impacts are anticipated with the proper removal of these materials from the property.

The 1999 asbestos survey did not find friable ACM in either of the buildings at the Muchert USARC (U.S. Army 90th RSC 1999). However, the survey identified non-friable ACM including approximately 10 square feet of brown 9-inch floor tile and associated mastic in the assembly hall and mastic associated with the “old white floor tiles” in the Administration Building. Approximately 750 square feet of the old white floor tile is located in two of the three mechanical rooms and the kitchen. Any remaining ACM would not present a threat to human health or the environment because the Grantee would agree to undertake any asbestos abatement or remediation that may be required under applicable laws and regulations and to use the Property in compliance with all applicable laws relating to asbestos.

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 Grantee would covenant and agree that it would not permit the occupancy or use of any buildings or structures on the Property as Residential Property, as defined under 24 Code of Federal Regulations Part 35, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the occupancy of the Property where its use subsequent to sale is intended for residential habitation, the Grantee specifically agrees to perform, at its sole expense, the Army's abatement requirements under Title X of the Housing and Community Development Act of 1992 (Residential Lead-Based Paint Hazard Reduction Act of 1992).

PCBs would not present an unacceptable risk to human health and the environment, because a prior release of PCB has been remediated and no further action is required. The only equipment remaining on the property that could potentially contain PCBs are pole-mounted transformers, owned and operated by TXU Energy who is responsible for their upkeep, maintenance, and repair. These transformers are operational and a visual inspection found no evidence of leakage.

There would negligible short-term adverse direct impacts due to the potential for releases and spills that might occur during renovation activities. Continued operations on the property by the City of Dallas Parks and Recreation Department could result in negligible long-term adverse direct impacts due to fleet maintenance and the resulting potential for leakage or spills of hazardous materials from city vehicles. Personal staff vehicles and visitor vehicles parked at the facility could also result in leaks or spills. This includes, but would not be limited to, gasoline, diesel, hydraulic fluid, motor oil, transmission fluid, and antifreeze.

Indirect Impacts. No indirect impacts are anticipated under this alternative since impacts would be limited to the Muchert USARC property.

4.4 Land Use

4.4.1 Affected Environment

The Muchert USARC is located in the northeast portion of Dallas County within the city limits of Dallas, Texas (Figures 1.1 and 1.2). The Property is located on the USGS 7.5-Minute White Rock Lake Quadrangle map. The Muchert USARC is currently within R-7.5(A), single-family residential zoning according to the City of Dallas (City of Dallas 2006b), though the federal government is exempt from local zoning regulations. The Property consists of parking areas, four permanent structures, and maintained lawns. The Property occupies approximately 5.15 acres. Residential areas and park district property are located adjacent to the Property.

The Property is bounded by East Northwest Highway to the south and Thurgood Lane to the east. The backyards of multiple single-family residences abut the Site on the north, and there is one apartment complex northeast of the Property. The northern quarter of the west boundary of the Property abuts White Rock Lake Park. The remainder of the west boundary is abutted by the TXU Energy Lake Highlands electric power substation. City of Dallas Police Department Northeast Substation is located adjacent to the electric power substation. Single-family residences are located south of the Property, across East Northwest Highway. A retail shopping center is located east of the Property, across Thurgood Lane. Businesses and other entities noted in the shopping center were Goodyear Tire, Disabled American Veterans, and Knights of Columbus.

4.4.1.1 Current and Future Development in the Region of Influence

According to the City of Dallas Sustainable Development and Construction Department, the only identified potential future construction project, development project, or zoning case within 0.5 mile of the Muchert USARC is at a site immediately northeast of the Muchert USARC at the intersection of Ferndale Road and Shoreview Road. Developers and owners of property have met with the City of Dallas to discuss the possibility of redeveloping the property into mixed-use residential, retail, and mid-rise luxury development; however, no plans have been submitted or approved (City of Dallas 2011a, City of Dallas 2011b). No projects within 0.5 mile of the Muchert USARC have been completed in the last several years.

4.4.1.2 Installation Land/Airspace Use

The current occupants of the Muchert USARC are the B Company 321st Military Intelligence, 345th Psychological Operations Command, and the 5778th Reserve Training Unit. The Muchert USARC contains MEP and POV parking areas and four permanent structures: 1) OMS building; 2) administration building; 3) a vehicle wash area; and 4) a recreational shelter. Approximately 3.5 acres of the Property are covered by impervious surfaces such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining 1.5 acres of land are mowed lawn and landscaped areas.

4.4.2 Consequences

4.4.2.1 Alternative 1 – No Action Alternative

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

4.4.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. The Muchert USARC property would continue to contain parking areas, permanent structures, and maintained lawns under this alternative. However, the current occupants of the USARC property would be relocated. Minor adverse direct impacts to the community would result from the change in land use from an operating USARC to a vacant facility, including a potential decline in property values and decreased consumer base.

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.

4.4.2.3 Alternative 3 – Preferred Alternative: Traditional Army Disposal and Reuse as a City of Dallas Parks and Recreation Facility

Direct Impacts. There would be minor beneficial direct impacts to the local community under this alternative. The property would be made available to the city and public for recreational use. Alternative 3 would also result in beneficial use of the land for the City of Dallas, Dallas Parks and Recreation, and residents in the local area.

The proposed developments would continue to be similar to, and would not conflict with, the adjacent land uses.

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.

4.5 Socioeconomics

4.5.1 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 Muchert USARC is located within the Dallas-Plano-Irving Metropolitan Division. The term Metropolitan Divisions is defined by the Office of Management and Budget (OMB) and is used to refer to a county or group of counties within a larger metropolitan statistical area. While the Metropolitan Division is part of a larger region, it often functions as a distinct social, economic, and cultural area (OMB 2009). The Dallas-Plano-Irving Metropolitan Division is the ROI for this socioeconomic analysis.

4.5.1.1 Economic Development

Local Economic Activity

Current personnel at the Muchert USARC include 10 full time employees. Typically two weekends a month, an additional 60-90 personnel also report to the facility. Expenditures by employees would be spent in the local economy.

Regional Economic Activity

The state of Texas's unemployment rate is well below that of the nation. Much of this is because of job creation. The Federal Reserve Bank of Dallas recently reported that 48 percent of jobs added to the national work force since June 2009 were in the state of Texas (Aaronson 2011). This success can be explained in part by migration due to the perception of job opportunities in the state. Texas also has the advantage of a large population of young people entering the job market providing inexpensive labor. The Muchert USARC ROI has a similar unemployment rate as the state and has increased by only 2.7 percent in the last 10 years. Seven companies in Dallas County reported employing more than 5,000 people. This includes four medical centers, Southwest Airlines, Citigroup, and Texas Instruments HQ (NCTCOG 2011). Civilian labor force statistics are given in Table 4-4.

Jurisdiction	Change in Unemployment Rates 2005-2010 (%)	2010 Labor Force (persons)	2010 Unemployment Rate (%)
Dallas County, Texas	3.2	1,166,085	8.8
Dallas-Plano-Irving, Metropolitan Division	2.7	2,124,112	8.3
Texas	2.8	12,136,384	8.2
United States	4.5	136,858,000	9.6

Source: US Department of Labor, Bureau of Labor Statistics, 2010 (BLS 2010)

Within the ROI, professional and business services, education and health services, and government were sectors that had gains in employment since 2009. Several of the sectors saw declines ranging from 1-6 percent. Non-Agricultural Wage and Salary Employment by NAICS Industry for the Muchert ROI is shown in Table 4-5.

Industry	2009 Annual Average (persons)	2010 Annual Average (persons)	2009-2010 Percent Change
Natural Resources and Mining and Construction	110,600	104,300	(6)
Manufacturing	172,800	164,300	(5)
Trade, Transportation and Utilities	395,400	392,300	(1)
Information	67,400	64,500	(4)
Financial Activities	177,900	177,200	(0)
Professional and Business Services	324,800	334,200	3
Education and Health Services	238,500	248,600	4
Leisure and Hospitality	190,400	191,100	0
Other Services	70,300	69,600	(1)
Government	266,200	271,000	2
Total	2,014,300	2,017,100	0

Source: Texas Labor Market Information, Employment Estimates by Industry. Texas Workforce Commission 2009 -2010
() Indicates a Decrease

4.5.1.2 Public Services

Education

Each of the counties within the ROI has multiple independent school districts in addition to private schools. The ROI has 81 school districts within or partly within it (Texas of Association of Counties 2011). The Dallas Independent School District is the 14th largest school district in

the nation with a diverse population of more than 158,000 students and 225 schools (Dallas Independent School District 2011).

Health

Residents in the ROI have access to a variety of hospitals and medical centers in eight counties. There are 46 hospitals in Dallas County and 42 hospitals in the rest of the ROI (Texas Department of State Health Services 2011). Doctors Hospital at White Rock Lake is 2.1 miles to the south and Kindred Hospital is 3.5 miles to the northwest of the Muchert USARC.

Law Enforcement

Law enforcement within the ROI is provided by county and municipal police departments. The City of Dallas Police Department Northeast Substation is located 0.1 mile southwest of the Muchert USARC.

Fire Protection

Fire protection and emergency medical services are provided by municipal fire departments throughout the ROI. Dallas Fire-Rescue operates 55 Fire Stations, the 9-1-1/3-1-1 Call Center, Fire Dispatch, Fire Prevention, Education and Inspection, Arson and Fire Investigation and the Office of Emergency Preparedness. The Dallas Fire-Rescue employs 1,948 fire personnel. The department responds to approximately 105,000 incidents a year (Dallas Fire-Rescue 2011). The closest fire station to the Muchert USARC is approximately 2.5 miles away; Station Number #31 at 9365 Garland Road.

Recreation

The City of Dallas has many recreational opportunities managed by the Dallas Parks and Recreation Department (Dallas Parks). Dallas Parks maintains more than 21,000 park acres including 17 lakes with 4,400 surface acres of water at 17 park sites, 17,196 acres of greenbelt/park land, and 61 miles of jogging and bike trails at 24 locations (Dallas Parks 2011). Dallas has 374 neighborhood, community and regional parks with sports and recreational facilities and playgrounds. Other recreational facilities include the Arboretum, Dallas Zoo, Discovery Gardens, dog parks, Fair Park, Trinity Center, hiking and biking trails, and White Rock Lake. There are five parks within 1 mile of the Muchert USARC, including White Rock Lake Park. The Trinity River Corridor Project, currently underway, will provide flood protection, recreation, environmental restoration, economic development, and major transportation projects along the Trinity River. The Project plans include a greenbelt linking Great Trinity Forest to White Rock Lake (City of Dallas 2011b).

4.5.1.3 Environmental Justice

On February 11, 1994, President Clinton issued 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 for a family of four was \$21,954 in 2009.

Table 4-6 summarizes minority and low income population for the area. The Muchert ROI has nearly 13 percent of individuals at or below the poverty level, a percentage which is lower than the City of Dallas, the State of Texas, and the nation (American Community Survey 2009). Despite greater concentrations of minority and ethnic population groups in the City of Dallas and the State of Texas, the metropolitan division has percentages similar to that of the nation with 24 percent identifying as minority and 18 percent identifying as Hispanic/Latino ethnicity.

Jurisdiction	Total Population	Percent Minority	Percent Black or African American	Percent American Indian/Alaska Native	Percent Asian	Percent Native Hawaiian or Other Pacific	Percent Some Other Race	Percent Ethnicity Hispanic/Latino	Percent of Individuals Below Poverty Level ¹
Dallas	1,197,816	49	25	1	4	<1	10	38	22
Dallas-Plano-Irving Metropolitan Division (MD)	4,235,751	24	10	1	4	<1	7	18	13
Texas	25,145,561	30	12	1	3	<1	18	42	17
United States	308,745,538	28	13	1	5	<1	6	16	14

¹US Census Bureau, American Community Survey 2009
Source: US Department of Commerce, US Census Bureau, 2010.

4.5.1.4 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 1 mile of the Muchert USARC, there are the St. Patrick Catholic School, Robert T. Hill Middle School, Lake Highlands, Hexter Victor, and White Rock elementary schools, two city parks, and two daycare centers.

4.5.2 Consequences

4.5.2.1 Alternative 1 – No Action Alternative

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

4.5.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. The Muchert USARC would close and relocate to the new Armed Forces Reserve Center in Lewisville, Texas. Both of the installations are located within the Dallas-Plano-Irving Metropolitan Division; therefore, the impacts on the ROI and regional economy would not differ from baseline conditions. The potential exists for negligible adverse impacts to businesses immediately surrounding the current facility that were used by Muchert USARC personnel.

Indirect Impacts. Under this alternative, there would be benefits foregone (short-term minor adverse indirect impact) from the delayed reuse of the property. The City of Dallas 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 and potential economic benefits as this reuse would be a public sector redevelopment. Residents of the surrounding community would lose any potential immediate employment that may be created through the renovation phase of the property.

4.5.2.3 Alternative 3 – Preferred Alternative: Traditional Army Disposal and Reuse as a City of Dallas Parks and Recreation Facility

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 USACE Construction Engineering Research Laboratory, was used to assess the impacts of this alternative on the economy. The estimated cost of materials and supplies for the renovation under Alternative 3 is approximately \$3.4 million (2011 dollars). The estimated renovation period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 3.92.

Table 4-5 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 4-7 also provides the indirect impacts on business volume, income, and employment because of the initial direct impacts of the renovation activities. It should be noted that local construction workers are expected to be utilized and non-local workers would not relocate. Appendix C contains a description of the EIFS model and the EIFS reports on impacts.

Table 4-7 Estimated Annual Economic Impacts: Alternative 3.				
Variable	Direct Impacts	Indirect Impacts	Total	RTV¹
Annual Construction Impacts²				
Sales (Business) Volume	\$2,861,238	\$8,354,814	\$11,216,050	0.00%
Income	\$1,341,925	\$1,312,546	\$2,654,471	0.00%
Employment	37	27	65	0.00%
¹ Rational Threshold Value.				
² 2011 Dollars.				
Source: Economic Impact Forecast System, US Army Corps of Engineers, Construction Engineering Research Laboratory.				

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 C contains a description of the RTV. Table 4-5 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 (6.03%); income (5.96%); employment (5.23%); and population (1.36%). 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 not result in substantial annual beneficial impacts.

There would be negligible short-term beneficial benefits to the economy and labor market through additional employment opportunities during the construction phase of the property. There would be an estimated 28 temporary construction jobs. The reuse of the property as a park facility would use existing park employees.

There are no anticipated impacts to the safety of children. During construction, 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 are no anticipated impacts to public services (i.e. police and fire protection, hospital services, and schools) because there is enough capacity in the existing services to provide essential services for any of the alternatives (City of Dallas 2011c). The Muchert USARC has accommodated 60-90 reservists on weekends and 10 full-time employees. Under the preferred alternative, parks department employees would be relocated from other locations in the city, with no net change in public services demand. Any changes in demand and usage would be negligible, being so small as to be unmeasurable. The preferred alternative will be similar in function and use to the current operations.

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 4-7. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are

also provided in Table 4-7. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximately \$8.3 million increase in indirect business volume; a \$1.3 million increase in indirect or induced personal income; and an increase of 27 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 short-term, negligible impacts on the regional economy.

A new trailhead and connection to the existing city trail would eventually be constructed at the Property; there would be negligible long-term beneficial indirect impacts to the community by providing another access point to the extensive trail system in the City of Dallas. There would also be potential benefits to the surrounding businesses from additional residents and community members coming to the area to use the trailhead. It is anticipated that the economic impact from use of the trailhead by visitors would be approximately \$26,000 annually, primarily from retail spending in the area (City of Dallas LRA 2009). This figure is included in the reuse plan located in Appendix E.

4.6 Cumulative Effects

4.6.1 Introduction

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 Muchert 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 Muchert 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 4.6.2 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 May 2011 (the environmental baseline for this EA). 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 Muchert USARC is located in the City of Dallas, Texas. The Property is located in a mixed-use area that combines commercial, industrial, and residential land uses. Based on a review of aerial photographs and U.S. Geological Survey topographical maps dating back to 1942, the Property was an undeveloped lot prior to development by the U.S. government in 1957. The U.S. government purchased in the Site in 1956 and constructed the original Training Building,

the OMS, and the vehicle wash rack in 1957. Significant urbanization of the area occurred between 1942 and 1957 (USACE 2007).

The area surrounding the Muchert USARC property is a historically stable residential community. Commercial enterprises are generally located at major intersections and along specific corridors. One major retail intersection is located adjacent to the Muchert USARC property along E. Northwest Highway at Ferndale Road.

With over 150 stores in the community, the enhancement of existing retail centers is a top priority for community stakeholders. Underutilized retail space, deteriorating commercial areas, and a lack of retailers desired by community residents were identified as primary factors for loss of revenue for the area. Stakeholders seek opportunities that encourage new businesses to move into the area (City of Dallas 2006d). Major recent development projects in the area surrounding the Muchert USARC include the following:

- The 70-acre, two million square foot, mixed-use Lake Highlands Town Center at Walnut Hill Lane and Skillman Street is currently being constructed.
- Dallas Area Rapid Transit opened a station at Lake Highlands on its Blue Line in 2010. The new station includes a park and ride facility and will serve the Lake Highlands Town Center development.
- Forest Park Medical Center began an expansion project at Central Expressway and LBJ Freeway. The project includes a 125,000 square foot specialty hospital and a 75,000 square foot medical office building joining an existing 66,000 square foot specialty hospital. The completed project was expected to create 300 jobs.
- C.C. Young, a Dallas-based operator of senior housing, broke ground on a new \$40 million housing project at 4847 W. Lawther Drive near White Rock Lake. When completed, the six story building will house 140 residents in 108 apartments.
- Natural Grocers, a Colorado-based health foods chain, opened a new store in the former Casa Linda Theater in Casa Linda Plaza at 9400 Garland Road.
- A 175-unit luxury apartment community designed for active adults over the age of 55. The community, Churchill Estates at Lake Highlands, offers gourmet meals, a wellness center, movie studio, bistro, and billiard room.
- TimberCreek Crossing is a new shopping center owned by Trammell Crow and is located at Northwest Highway and Skillman, approximately 2.5 miles from the Muchert USARC. This shopping center is comprised of a variety of stores including Walmart, Sam's Club, JC Penney, Bank of America, Whataburger, and Chick-fil-A.

Reasonably Foreseeable Future Actions. Reasonably foreseeable future actions are mainly limited to those that have been approved and that can be identified and defined with respect to timeframe and location. 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:

- Relocation of units from the Muchert USARC in Dallas, Texas to a new AFRC in Lewisville, Texas in Denton County.
- Relocation of units from the Herzog USARC in Dallas, Texas to a new AFRC in Grand Prairie, Texas in Dallas County.
- Relocation of units from the Hanby-Hayden USARC in Mesquite, Texas to a new AFRC in Seagoville, Texas in Dallas County.

-
- Military operations in the Dallas-Fort Worth area will continue in order to provide Texas and the United States with ready and deployable forces for missions at home and abroad. This would include military training activities at the Naval Air Station Joint Reserve Base at Carswell, in Fort Worth, which hosts a variety of fighter/attack and airlift units from the reserve components of Navy, Marine Corps and Air Force. Military training at Texas Air National Guard, Texas Army National Guard, Texas State Guard, and U.S. Army Reserve Facilities will also continue in the area.
 - Future development is expected throughout the region as outlined in the forwardDallas! Comprehensive Plan (City of Dallas 2006c), the District 10 Strategic Plan (City of Dallas 2006d), the Trinity River Corridor Comprehensive Land Use Plan (City of Dallas 2009) and other similar plans prepared by local governments. The Forward Dallas! Comprehensive Plan identifies the city's vision and serves as a guide for future development. It focuses on guiding and integrating future land use, transportation, and economic development effects Citywide. The City of Dallas District 10 Strategic Plan identifies a vision for communities within the present boundaries of Council District 10, including the Muchert USARC property, and is designed to guide the future development of the area.
 - Continued redevelopment and revitalization of businesses in the area surrounding the Muchert USARC is anticipated. The E. Northwest Highway/Ferndale Road intersection, adjacent to the Muchert USARC, is designated as a Preferred Redevelopment Area by the Lake Highlands Area Improvement Association Land Use Committee (LHAIA 2009). Preferred Redevelopment Areas in the Lake Highlands Area of Dallas have the following characteristics:
 - underutilized retail;
 - low density strip commercial;
 - infill potential;
 - incompatible land use; and
 - declining multifamily housing.
 - Potential future development projects in the area surrounding the Muchert USARC include:
 - Developers and owners of property immediately northeast of the Muchert USARC at the intersection of Ferndale Road and Shoreview Road have met with the City of Dallas to discuss the possibility of redeveloping the property into mixed-use residential, retail, and mid-rise luxury development; however, no plans have been submitted or approved (City of Dallas 2011a, City of Dallas 2011b).
 - Redevelopment of the aging Lake Highlands Plaza retail center at the southwest corner of Walnut Hill and Audelia into a residential neighborhood.
 - The Trinity River Corridor project, which includes improvements to flood protection, environmental restoration, recreation, transportation, and community/economic development in the City of Dallas (City of Dallas 2009).

4.6.2 Potential Cumulative Impacts

4.6.2.1 No Impacts to Resources

As documented in Section 4.1 of this EA, there are several resource categories that that will not be discussed in the cumulative impacts section. Army NEPA regulations (32 CFR § 651.14) state the NEPA analysis should reduce or eliminate discussion of minor issues to help focus analysis. Several resource categories are not discussed here because they are:

- Not present;
- Present, but not impacted; or
- Present, but have little or no measurable impacts.

The resource categories that are not discussed in detail include:

- Aesthetics and Visual Resources;
- Biological Resources;
- Cultural Resources;
- Geology and Soil;
- Noise;
- Transportation;
- Utilities; and
- Water Resources.

4.6.2.2 Alternative 1 – No Action Alternative

Under Alternative 1 it is anticipated that past and present development trends on the 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 Congressionally mandated actions.

4.6.2.3 Alternative 2 – Caretaker Status Alternative

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

- **Air Quality.** The cumulative impact analysis area for air quality includes the Dallas-Fort Worth-Arlington Metropolitan Statistical Area (MSA). During the implementation of the caretaker status, there would be a net decrease in emissions because operations at the Property, including heating and cooling, would be reduced. Also, there would be a reduction of mobile emissions from government vehicles and POVs because the building would be vacant. Therefore, there are no anticipated cumulative impacts.
- **Hazardous and Toxic Substances.** The cumulative impact analysis area for hazardous and toxic substances includes the Muchert USARC property and immediate vicinity. Following the closure and during implementation of the caretaker status, there would be a net decrease in the amount of hazardous waste and toxic substances on site. Therefore, there are no anticipated cumulative impacts.
- **Land Use.** The cumulative impact analysis area for land use includes a ½ mile radius around the Muchert USARC property. Minor adverse direct impacts to the community resulting from the change in land use from an operating USARC to a vacant facility would combine with the effects from vacant retail buildings in the area. This would

contribute to a potential decline in property values and decreased consumer base in the vicinity of the USARC property.

- **Socioeconomics.** The cumulative impact analysis area for socioeconomics includes the Dallas-Plano-Irving Metropolitan Division. Under this alternative, the Muchert USARC would close and relocate the units to a new Armed Forces Reserve Center located in Lewisville, Texas. Both of the facility sites are located within the Dallas-Plano-Irving Metropolitan Division; therefore, the impacts on the ROI and regional economy would not differ from baseline conditions. There are no anticipated cumulative impacts.

4.6.2.4 Alternative 3 – Preferred Alternative: Traditional Army Disposal and Reuse as a City of Dallas Parks and Recreation Facility

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

- **Air Quality.** The cumulative impact analysis area for air quality includes the Dallas-Fort Worth-Arlington MSA. Potential emissions from the proposed renovation and reuse of the Muchert USARC would be negligible. The contribution of these negligible emissions to regional air emissions would not result in a significant cumulative impact.
- **Hazardous and Toxic Substances.** The cumulative impact analysis area for hazardous and toxic substances includes the Muchert USARC property and immediate vicinity. Construction associated with the proposed action and other reasonably foreseeable future actions would be consistent with the current urban setting; consequently no changes to the affected environment are anticipated and no cumulative impacts would be expected to occur.
- **Land Use.** The cumulative impact analysis area for land use includes a ½ mile radius around the Muchert USARC property. Minor 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 improved trails, greenways, and park facilities, increased commercial and residential development that may connect with planned hiking and biking trails, and a general revitalization of the City of Dallas District 10 area.
- **Socioeconomics.** The cumulative impact analysis area for socioeconomics includes the Dallas-Plano-Irving Metropolitan Division. Employment generated by the reuse of the Muchert 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 as outlined in the ForwardDallas! Comprehensive Plan (City of Dallas 2006c) and the District 10 Strategic Plan (City of Dallas 2006d) would have minor short-term and long-term impacts to the local and regional community.

4.7 Best Management Practices

As discussed in Sections 4.1 through 4.6 above, no significant adverse or significant beneficial 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.

This page intentionally left blank.

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 32 CFR 651 Environmental Analysis of Army Actions. 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 and no significant impacts (either beneficial or adverse) have been identified. Therefore, issuance of a FNSI is warranted, and preparation of an EIS is not required.

Any of the alternatives considered could be implemented. However, the No Action Alternative would not support Congressional requirements under the BRAC law (Public Law 101-510); consequently, it has not been selected for implementation.

Alternative 3 is the preferred alternative of the Army and the LRA. This alternative would include the reuse of the facility by the City of Dallas Parks and Recreation Department for offices and vehicle maintenance. A portion of the property may be used as a future trailhead.

This page intentionally left blank.

SECTION 6.0 LIST OF PREPARERS

This EA was prepared under the direction of the 63rd RSC and USACE. Individuals who assisted in issue resolution and provided agency guidance for this document are:

Carmen Call
63rd Regional Support Command Base Environmental Coordinator

Kelley Hartsell
63rd Regional Support Command Area Environmental Coordinator

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.
Michael Kulik	B.S. Environmental Biology, M.S. Environmental Science, Masters of Public Affairs, LEED AP BD+C. Over 5 years experience in environmental compliance and hazardous materials assessment and remediation.	Senior Environmental Scientist, data collection, analysis, and key participant in preparation of EA text and supporting sections.

Name	Education and Experience	Primary Responsibilities
Rachael E. Mangum	B.A. Anthropology, M.A., Anthropology. 13 years experience in Section 106 coordination and cultural resources investigations	Cultural Resources Specialist. Responsible for preparation of cultural resources affected environment and consequences.
Darren Mitchell	B.S. Biology, M.S. Biology. Over 6 years experience in working on environmental compliance, wildlife management, wetland delineations, and NEPA planning.	Senior Environmental Scientist, task manager and key participant in site visit, data collection, analysis, and preparation of EA text and supporting sections.
Amanda Molsberry	B.A. Geography, M.S. Environmental Science and Policy. Over 5 years experience in conservation design, environmental planning, and socioeconomic analysis.	Environmental Scientist, data collection, analysis, and key participant in preparation of EA text and supporting sections.
Randy Norris	B.S. Plant and Soil Science, Master of Urban Planning/Environmental Planning. 19 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.
Rebecca Porath	B.S. Fisheries and Wildlife Management, M.S. Zoology. Over 12 years experience in environmental, biological, and natural resource planning projects.	Senior Environmental Scientist, data collection, analysis, and key participant in preparation of EA text and supporting sections.

SECTION 7.0 DISTRIBUTION LIST

Persons and Organizations contacted as part of the initial coordination effort:

Ms. Betty Thompson
Texas Commission on Environmental
Quality
P.O. Box 13087 MC 203
Austin, Texas 78711-3087

Texas Parks and Recreation
Wildlife Habitat Assessment Program
ATTN: Ms. Kathy Boydston
4200 Smith School Road
Austin, Texas 78744

Mr. Thomas J. Cloud, Jr.
U.S. Fish and Wildlife Service
Arlington, Texas Ecological Services Field
Office
711 Stadium Drive, Suite 252
Arlington, Texas 76011

Mr. Mark Wolfe
Executive Director and State Historic
Preservation Officer
Texas Historical Commission
P.O. Box 12276
Austin, Texas 78711-2276

Mr. Robert Cast, THPO
Caddo Nation
P.O. Box 487
Binger, Oklahoma 73009

Ms. Jame L. Eskew, THPO
Kiowa Tribe of Oklahoma
P.O. Box 369
Carnegie, Oklahoma 73015

Comanche Nation
Michael Burgess, Chairman
HC-32, Box 1720
Lawton, Oklahoma 73502

Wichita and Affiliated Tribes
Mr. Leslie Standing, President
P.O. Box 729
Anadarko, Oklahoma 73005

Tonkawa Tribe of Indians of Oklahoma
Donald Patterson, President
1 Rush Buffalo Road
Tonkawa, Oklahoma 74653-4449

Mr. Mark Doty
Interim Certified Local Government
Representative
Planning Department
Development Services Department
City of Dallas
1500 Marilla Street, Room 5CN
Dallas, Texas 75201-6318

This page intentionally left blank.

SECTION 8.0 REFERENCES

References used during the development of this EA include the following:

- Aaronson 2011 Aaronson, Becca. 2011. "Job Creation, Unemployment, and the Texas Miracle." Texas Tribune. <http://www.texastribune.org/texas-state-agencies/texas-workforce-commission/unemployment-miracle-texas/> Website Accessed August 1, 2011.
- Atmos Energy 2011 Atmos Energy. 2011. <http://www.atmosenergy.com/about/index.html>. Website Accessed July 26, 2011.
- BLS 2010 Bureau of Labor Statistics. 2010. Local Area Unemployment Statistics. <http://www.bls.gov/lau/home.htm#tables>. Website Accessed July 18, 2011
- City of Dallas LRA 2009 City of Dallas, Texas Local Redevelopment Authority (LRA). Updated Report and Recommendation of the Local Redevelopment Authority for the Jules E. Muchert Reserve Center. March 2, 2009.
- City of Dallas 2006a City of Dallas Water Utilities. 2006. Interesting Facts about DWU. http://www.dallascityhall.com/dwu/water_interesting_facts.html. Website Accessed July 26, 2011.
- City of Dallas 2006b City of Dallas. 2006. City of Dallas Interactive Maps. <http://maps.dallascityhall.com/>. Website Accessed July 26, 2011.
- City of Dallas 2006c City of Dallas. 2006. forwardDallas! Comprehensive Plan. http://www.dallascityhall.com/forwardDallas/comprehensive_plan.html. Website Accessed November 7, 2011.
- City of Dallas 2006d City of Dallas. 2006. District 10 Strategic Plan. Department Of Development Services Long Range Planning Division. http://www.lhaia.org/pdfs/2006/2006-06_District10StrategicPlan_AdoptedPlan.pdf. Accessed November 9, 2011.
- City of Dallas 2007 City of Dallas Texas. Neighborhood Quality of Life Committee, Dallas City Hall Briefing. June 11, 2007.
- City of Dallas 2009 City of Dallas. 2009. Trinity River Corridor Comprehensive Land Use Plan. http://www.trinityrivercorridor.com/html/comprehensive_land_use_plan.html. Website Accessed November 7, 2011.
- City of Dallas 2011a Personal communication between Luis Tamayo, City of Dallas Department of Sustainable Development and Construction and Parsons on June 27, 2011.
- City of Dallas 2011b Email communication between Bonnie Meeder, City of Dallas Department of Sustainable Development and Construction and Parsons on June 27, 2011.

City of Dallas 2011c Email communication between Michael Hellmann, City of Dallas and Parsons on October 10, 2011.

Dallas Fire Rescue 2011 Dallas Fire Rescue. 2011. <http://www.dallasfirerescue.com/> Website Accessed July 27, 2011.

Dallas Independent School District 2010 Dallas Independent School District. 2010. General Information. <http://www.dallasisd.org/index.htm> Website Accessed July 27, 2011.

Dallas Parks 2011 Dallas Parks. 2011. Trinity River Corridor Project- A new Future. <http://www.trinityrivercorridor.com/> Website Accessed July 27, 2011.

DART 2011 Dallas Area Rapid Transit (DART). 2011. About Dart. <http://www.dart.org/about/aboutdart.asp>. Website Accessed July 26, 2011.

Gillard et al 2011 Gillard, Joan, Charles F. Phillips, Paige Wagoner, and Patricia Stallings 2011. Architectural Survey of 14 US Army Reserve Centers in the State of Texas. Prepared for the US Army Corps of Engineers, Mobile District and the US Army Reserve, 63rd Regional Support Command. Prepared by Brockington and Associates, Inc., Atlanta.

LHAIA 2009 Lake Highlands Area Improvement Association. 2009. LHAIA Land Use Committee Progress Update, October 26, 2009. Powerpoint Presentation. <http://www.lhaia.org/pdfs/2009/> Website Accessed November 9, 2011.

NPS 2011 National Park Service. 2011. <http://www.nps.gov/findapark/index.htm>. Website Accessed July 26, 2011.

NCTCOG 2011 North Central Texas Council of Governments. 2011. "Employers Report." <http://features.dfwmaps.com/Reports/EmployersWithinPlace.aspx?placetype=County&placeid=Dallas>. Website Accessed August 1, 2011.

OMB 2009 Office of Management and Budget. 2009. Update of Statistical Area Definitions and Guidance on Their Uses. OMB Bulletin No. 10-02. December 2009.

Texas Workforce Commission 2009 -2010 Texas Workforce Commission. 2009-2010. Labor Market Information - Employment Estimates. <http://www.tracer2.com/cgi/databrowsing/localAreaProQSSelection.asp?menuChoice=localAreaPro>. Website Accessed July 28, 2011.

Texas Association of Counties 2011 Texas Association of Counties. 2011. <http://www.txcip.org/tac/census/CountyProfiles.php>. Website Accessed July 28, 2011.

Texas Department of State Health Services 2011
Texas Department of State and Health Services. 2011. Texas Acute Care and Psychiatric Hospitals, 2011. <http://www.dshs.state.tx.us/chs/hosp/hosp2/>. Website Accessed July 28, 2011.

TXDOT 2011
Texas Department of Transportation. 2011. Personal communication between Paul Williams, Texas Department of Transportation and Parsons on October 17, 2011.

TXU Energy 2011
TXU Energy. 2011. <http://www.txu.com/about.aspx>. Website Accessed July 26, 2011.

USACE 2007
U.S. Army Corps of Engineers, Louisville District. 2007. Final Environmental Condition of Property Report, Jules E. Muchert, US Army Reserve Center (TX023). March 2007.

USFWS 2011
National Wild and Scenic Rivers. www.rivers.gov. Website Accessed July 26, 2011.

USCB 2009
US Census Bureau. American Community Survey 2009. Data accessed at URL: <http://factfinder.census.gov>. Website Accessed on July 14, 2011.

USCB 2010
US Census Bureau. Decennial Census 2010. Data accessed at URL: <http://factfinder2.census.gov>. Website Accessed on July 14, 2011.

U.S. Army 90th RRC 1999
U.S. Army 90th Regional Support Command. *Asbestos Building Survey, Jules E. Muchert USAR Center, Dallas, TX*. June 1999.

This page intentionally left blank.

SECTION 9.0 PERSONS CONSULTED

All information was solicited and collected from USARC installation personnel and members of the LRA (City of Dallas) in preparation of this document.

This page intentionally left blank.

SECTION 10.0 ACRONYMS

A		G	
ACM	Asbestos Containing Material		
B		H	
BRAC	Base Closure and Realignment	HVAC	Heating, Ventilation, and Air Conditioning
C		I	
CDC	Community Development Corporation	J	
CEQ	Council on Environmental Quality	K	
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act	L	
CFR	Code of Federal Regulations	LBA	Legally Binding Agreement
D		LBP	Lead-Based Paint
DART	Dallas Area Rapid Transit	LRA	Local Redevelopment Authority
DoD	Department of Defense	M	
E		MEP	Military Equipment Parking
EA	Environmental Assessment	N	
ECP	Environmental Condition of Property	NAAQS	National Ambient Air Quality Standards
EF	Emissions Factor	NEPA	National Environmental Policy Act
EIFS	Economic Impact Forecast System	NOI	Notice of Intent
EIS	Environmental Impact Statement	NOx	Nitrogen Oxides
EO	Executive Order	NPS	National Parks Service
F		NRHP	National Register of Historic Places
FEMA	Federal Emergency Management Agency	O	
FNSI	Finding of No Significant Impact	OMS	Organizational Maintenance Shop
		OWS	Oil-Water Separator

P		
PCB	Polychlorinated biphenyls	W
POL	Petroleum, Oils, and Lubricants	X
POV	Privately Owned Vehicle	
Q		
R		
RCRA	Resource Conservation and Recovery Act	Z
ROI	Region of Influence	
RSC	Regional Support Command	
RTV	Rational Threshold Values	
S		
SIP	State Implementation Plan	
SHPO	State Historic Preservation Officer	
T		
TCEQ	Texas Commission on Environmental Quality	
TSCA	Toxic Substances Control Act	
TPY	Tons Per Year	
U		
US	United States	
USACE	United States Army Corps of Engineers	
USAR	United States Army Reserve	
USARC	United States Army Reserve Center	
USC	United States Code	
USEPA	United States Environmental Protection Agency	
USFWS	United States Fish and Wildlife Service	
V		
VOC	Volatile Organic Compounds	

APPENDIX A – AGENCY COORDINATION

A.1 Initial Coordination Letters	A-3
A.2 SHPO – Section 106 Consultation	A-26
A.3 USFWS Consultation	A-43
A.4 Agency and Public Notices	A-47

Public and Agency Comments

As noted in Section 1.3, public involvement includes public comment on the draft Environmental Assessment. All 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 NEPA process. Consideration of the views and information provided by all interested persons promotes open communication and enables better decision making. 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 EA was available for public and agency comment for a 30-calendar-day review period (starting with the publication of the 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.

This page intentionally left blank.

A.1 Initial Coordination Letters

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

<u>Agency</u>	<u>Date</u>
Letter to Texas Commission on Environmental Quality (Initial Coordination)	June 7, 2011
Letter from Texas Commission on Environmental Quality (Response)	June 15, 2011
Letter to Texas Parks and Recreation (Initial Coordination)	June 7, 2011
Letter from Texas Parks and Recreation (Response)	June 13, 2011
Letter to Texas SHPO (Initial Coordination)	June 7, 2011
Letter to City of Dallas Certified Local Government (Initial Coordination)	June 7, 2011
Letter from City of Dallas (Response)	June 21, 2011
Letter to Caddo Nation (Initial Coordination)	June 7, 2011
Letter to Comanche Nation (Initial Coordination)	June 7, 2011
Letter to Kiowa Tribe (Initial Coordination)	June 7, 2011
Letter to Tonkawa Tribe (Initial Coordination)	June 7, 2011
Letter to Wichita Tribes (Initial Coordination)	June 7, 2011



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

7 June 2011

Ms. Betty Thompson
Texas Commission on Environmental Quality
P.O. Box 13087 MC 203
Austin, Texas 78711-3087

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Jules E. Muchert US Army Reserve Center in Dallas, Texas.

Dear Ms. Thompson:

The United States Army Reserve 63th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Jules E. Muchert US Army Reserve Center (Muchert USARC). 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 Muchert USARC is to meet the requirements of the Base Realignment and Closure Act. The Muchert USARC is located at 10031 East Northwest Highway in Dallas, Texas. The site is 5.15 acres in size and contains four buildings. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Muchert USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Muchert USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military issue has ended to ensure public safety and the security of the 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 those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Army's Preferred Alternative (Alternative 3) involves the closure of the Muchert USARC and subsequent transfer of the property to the City of Dallas Parks and Recreation Department. Buildings on the property would be reused for Parks and Recreation Department offices and vehicle maintenance. A trail-head and associated parking are also planned for the property.

As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

- Issues of concern within your regulatory jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Ms. Carmen Call, 63rd RSC DPW, P.O. Box 63, Moffett Field, California 94035 or by email at carmen.call@usar.army.mil. If you have any questions, please contact me at 650-279-1823 or at the above referenced email address.

We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map

Figure 2: Current Site Plan

Bryan W. Shaw, Ph.D., *Chairman*
Buddy Garcia, *Commissioner*
Carlos Rubinstein, *Commissioner*
Mark R. Vickery, P.G., *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 15, 2011

Ms. Carmen Call
Department of the Army
Environmental Protection Specialist
P.O. Box 63
Moffett Field, California 94035

Re: TCEQ Grant and Texas Review and Comment System (TRACS) #2011-213, City of Dallas, Dallas County
- Environmental Assessment for the Closure, Disposal, and Reuse of the Jules E. Muchert US Army
Reserve Center in Dallas, Texas

Dear Ms. Call:

The Texas Commission on Environmental Quality (TCEQ) has reviewed the above-referenced project and offers following comments:

A review of the project for General Conformity impact in accordance with 40 CFR Part 93 and Title 30, Texas Administrative Code § 101.30 indicates that the proposed project is located in Dallas County, which is currently classified as a serious ozone nonattainment area. Therefore, General Conformity rules apply.

The two criteria pollutants of concern as precursors to ozone formation are volatile organic compounds (VOCs) and nitrogen oxides (NO_x). An increase of 50 tons per year for VOCs or NO_x, resulting from the proposed project, could trigger general conformity analysis. However, the emissions from the proposed project are expected to be well below the 100 tons per year significance level. Therefore, a General Conformity analysis will not be required.

Although any demolition, construction, rehabilitation or repair project will produce dust and particulate emissions, these actions should pose no significant impact upon air quality standards. Any minimal dust and particulate emissions should be easily controlled by the construction contractors using standard dust mitigation techniques.

We recommend the environmental assessment address actions that will be taken to prevent surface and groundwater contamination.

Thank you for the opportunity to review this project. If you have any questions, please contact Ms. Tangela Niemann at (512) 239-3786 or tangela.niemann@tceq.texas.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Harrison".

Jim Harrison, Director
Intergovernmental Relations Division

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • www.tceq.state.tx.us

How is our customer service? www.tceq.state.tx.us/goto/customersurvey

printed on recycled paper



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

7 June 2011

Texas Parks and Recreation
Wildlife Habitat Assessment Program
ATTN: Ms. Kathy Boydston
4200 Smith School Road
Austin, Texas 78744

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Jules E. Muchert US Army Reserve Center in Dallas, Texas.

Dear Ms. Boydston:

The United States Army Reserve 63th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Jules E. Muchert US Army Reserve Center (Muchert USARC). 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 Muchert USARC is to meet the requirements of the Base Realignment and Closure Act. The Muchert USARC is located at 10031 East Northwest Highway in Dallas, Texas. The site is 5.15 acres in size and contains four buildings. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Muchert USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Muchert USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military issue has ended to ensure public safety and the security of the 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 those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Army's Preferred Alternative (Alternative 3) involves the closure of the Muchert USARC and subsequent transfer of the property to the City of Dallas Parks and Recreation Department. Buildings on the property would be reused for Parks and Recreation Department offices and vehicle maintenance. A trail-head and associated parking are also planned for the property.

As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

- Issues of concern within your regulatory jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Ms. Carmen Call, 63rd RSC DPW, P.O. Box 63, Moffett Field, California 94035 or by email at carmen.call@usar.army.mil. If you have any questions, please contact me at 650-279-1823 or at the above referenced email address.

We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map

Figure 2: Current Site Plan



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

7 June 2011

Texas Parks & Wildlife Dept.

JUN 13 2011

Wildlife Habitat Assessment Program

Texas Parks and Recreation
Wildlife Habitat Assessment Program
ATTN: Ms. Kathy Boydston
4200 Smith School Road
Austin, Texas 78744

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Jules E. Muchert US Army Reserve Center in Dallas, Texas.

Dear Ms. Boydston:

The United States Army Reserve 63rd Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Jules E. Muchert US Army Reserve Center (Muchert USARC). 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 Muchert USARC is to meet the requirements of the Base Realignment and Closure Act. The Muchert USARC is located at 10031 East Northwest Highway in Dallas, Texas. The site is 5.15 acres in size and contains four buildings. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Muchert USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Muchert USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military issue has ended to ensure public safety and the security of the 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 those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Army's Preferred Alternative (Alternative 3) involves the closure of the Muchert USARC and subsequent transfer of the property to the City of Dallas Parks and Recreation Department. Buildings on the property would be reused for Parks and Recreation Department offices and vehicle maintenance. A trail-head and associated parking are also planned for the property.

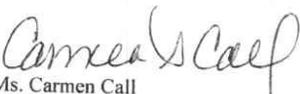
As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

- Issues of concern within your regulatory jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

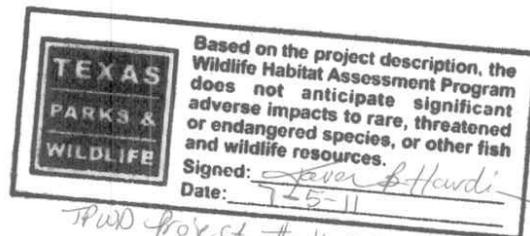
Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Ms. Carmen Call, 63rd RSC DPW, P.O. Box 63, Moffett Field, California 94035 or by email at carmen.call@usar.army.mil. If you have any questions, please contact me at 650-279-1823 or at the above referenced email address.

We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,


Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures
Figure 1: Location Map
Figure 2: Current Site Plan



TPWD Project # 16256

#5 RECEIVED
JUN 13 2011
PARKS AND WILDLIFE
AUSTIN, TX 78744



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

7 June 2011

Mr. Mark Wolfe
Executive Director and State Historic Preservation Officer
Texas Historical Commission
P.O. Box 12276
Austin, Texas 78711-2276

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Jules E. Muchert US Army Reserve Center in Dallas, Texas.

Dear Mr. Wolfe:

The United States Army Reserve 63th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Jules E. Muchert US Army Reserve Center (Muchert USARC). 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 Muchert USARC is to meet the requirements of the Base Realignment and Closure Act. The Muchert USARC is located at 10031 East Northwest Highway in Dallas, Texas. The site is 5.15 acres in size and contains four buildings. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Muchert USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Muchert USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military issue has ended to ensure public safety and the security of the 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 those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Army's Preferred Alternative (Alternative 3) involves the closure of the Muchert USARC and subsequent transfer of the property to the City of Dallas Parks and Recreation Department. Buildings on the property would be reused for Parks and Recreation Department offices and vehicle maintenance. A trail-head and associated parking are also planned for the property.

As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

- Issues of concern within your regulatory jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Ms. Carmen Call, 63rd RSC DPW, P.O. Box 63, Moffett Field, California 94035 or by email at carmen.call@usar.army.mil. If you have any questions, please contact me at 650-279-1823 or at the above referenced email address.

We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map

Figure 2: Current Site Plan



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

7 June 2011

Mr. Mark Doty
Interim Certified Local Government Representative
Planning Department
Development Services Department
City of Dallas
1500 Marilla Street, Room 5CN
Dallas, 75201-6318

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Jules E. Muchert US Army Reserve Center in Dallas, Texas.

Dear Mr. Doty:

The United States Army Reserve 63th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Jules E. Muchert US Army Reserve Center (Muchert USARC). 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 Muchert USARC is to meet the requirements of the Base Realignment and Closure Act. The Muchert USARC is located at 10031 East Northwest Highway in Dallas, Texas. The site is 5.15 acres in size and contains four buildings. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Muchert USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Muchert USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military issue has ended to ensure public safety and the security of the 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 those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Army's Preferred Alternative (Alternative 3) involves the closure of the Muchert USARC and subsequent transfer of the property to the City of Dallas Parks and Recreation Department. Buildings on the property would be reused for Parks and Recreation Department offices and vehicle maintenance. A trail-head and associated parking are also planned for the property.

As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

- Issues of concern within your regulatory jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Ms. Carmen Call, 63rd RSC DPW, P.O. Box 63, Moffett Field, California 94035 or by email at carmen.call@usar.army.mil. If you have any questions, please contact me at 650-279-1823 or at the above referenced email address.

We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map

Figure 2: Current Site Plan



CITY OF DALLAS

June 21, 2011

Ms. Carmen Call
63th RSC DPW
P.O. Box 63
Moffett Field, CA 94035

Re: Jules E. Muchert US Army Reserve Center
10031 E. Northwest Hwy
Dallas, TX 75238

Dear Ms. Call:

This letter is in response to both requests for comment dated June 7 and June 10, 2011 in regards to the Jules E. Muchert US Army Reserve Center.

The undertaking is for closure of the Muchert USARC and subsequent transfer of the property to the City of Dallas Parks and Recreation Department.

The existing structure is not currently a City of Dallas landmark. In addition, the City of Dallas has reviewed the application and determined that the structure is not in close proximity to any existing City of Dallas landmarks.

Please contact me at 214/671 9260 or mark.doty@dallascityhall.com if there are any additional questions.

Sincerely,

Mark Doty
Senior Historic Preservation Planner
Sustainable Development and Construction Department, City of Dallas



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

7 June 2011

Mr. Robert Cast, THPO
Caddo Nation
P.O. Box 487
Binger, OK 73009

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Jules E. Muchert US Army Reserve Center in Dallas, Texas.

Dear Mr. Cast:

The United States Army Reserve 63th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Jules E. Muchert US Army Reserve Center (Muchert USARC). 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 Muchert USARC is to meet the requirements of the Base Realignment and Closure Act. The Muchert USARC is located at 10031 East Northwest Highway in Dallas, Texas. The site is 5.15 acres in size and contains four buildings. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Muchert USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Muchert USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military issue has ended to ensure public safety and the security of the 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 those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Army's Preferred Alternative (Alternative 3) involves the closure of the Muchert USARC and subsequent transfer of the property to the City of Dallas Parks and Recreation Department. Buildings on the property would be reused for Parks and Recreation Department offices and vehicle maintenance. A trail-head and associated parking are also planned for the property.

As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

- Issues of concern within your regulatory jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Ms. Carmen Call, 63th RSC DPW, P.O. Box 63, Moffett Field, California 94035 or by email at carmen.call@usar.army.mil. If you have any questions, please contact me at 650-279-1823 or at the above referenced email address.

We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map

Figure 2: Current Site Plan



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

7 June 2011

Comanche Nation
Michael Burgess, Chairman
HC-32, Box 1720
Lawton, OK 73502

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Jules E. Muchert US Army Reserve Center in Dallas, Texas.

Dear Mr. Burgess:

The United States Army Reserve 63th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Jules E. Muchert US Army Reserve Center (Muchert USARC). 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 Muchert USARC is to meet the requirements of the Base Realignment and Closure Act. The Muchert USARC is located at 10031 East Northwest Highway in Dallas, Texas. The site is 5.15 acres in size and contains four buildings. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Muchert USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Muchert USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military issue has ended to ensure public safety and the security of the 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 those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Army's Preferred Alternative (Alternative 3) involves the closure of the Muchert USARC and subsequent transfer of the property to the City of Dallas Parks and Recreation Department. Buildings on the property would be reused for Parks and Recreation Department offices and vehicle maintenance. A trail-head and associated parking are also planned for the property.

As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

- Issues of concern within your regulatory jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Ms. Carmen Call, 63th RSC DPW, P.O. Box 63, Moffett Field, California 94035 or by email at carmen.call@usar.army.mil. If you have any questions, please contact me at 650-279-1823 or at the above referenced email address.

We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map

Figure 2: Current Site Plan



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

7 June 2011

Ms. Jame L. Eskew, THPO
Kiowa Tribe of Oklahoma
P.O. Box 369
Carnegie, OK 73015

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Jules E. Muchert US Army Reserve Center in Dallas, Texas.

Dear Ms. Eskew:

The United States Army Reserve 63th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Jules E. Muchert US Army Reserve Center (Muchert USARC). 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 Muchert USARC is to meet the requirements of the Base Realignment and Closure Act. The Muchert USARC is located at 10031 East Northwest Highway in Dallas, Texas. The site is 5.15 acres in size and contains four buildings. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Muchert USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Muchert USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military issue has ended to ensure public safety and the security of the 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 those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Army's Preferred Alternative (Alternative 3) involves the closure of the Muchert USARC and subsequent transfer of the property to the City of Dallas Parks and Recreation Department. Buildings on the property would be reused for Parks and Recreation Department offices and vehicle maintenance. A trail-head and associated parking are also planned for the property.

As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

- Issues of concern within your regulatory jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Ms. Carmen Call, 63th RSC DPW, P.O. Box 63, Moffett Field, California 94035 or by email at carmen.call@usar.army.mil. If you have any questions, please contact me at 650-279-1823 or at the above referenced email address.

We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map

Figure 2: Current Site Plan



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

7 June 2011

Tonkawa Tribe of Indians of Oklahoma
Donald Patterson, President
1 Rush Buffalo Road
Tonkawa, OK 74653-4449

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Jules E. Muchert US Army Reserve Center in Dallas, Texas.

Dear Mr. Patterson:

The United States Army Reserve 63th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Jules E. Muchert US Army Reserve Center (Muchert USARC). 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 Muchert USARC is to meet the requirements of the Base Realignment and Closure Act. The Muchert USARC is located at 10031 East Northwest Highway in Dallas, Texas. The site is 5.15 acres in size and contains four buildings. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Muchert USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Muchert USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military issue has ended to ensure public safety and the security of the 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 those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Army's Preferred Alternative (Alternative 3) involves the closure of the Muchert USARC and subsequent transfer of the property to the City of Dallas Parks and Recreation Department. Buildings on the property would be reused for Parks and Recreation Department offices and vehicle maintenance. A trail-head and associated parking are also planned for the property.

As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

- Issues of concern within your regulatory jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Ms. Carmen Call, 63th RSC DPW, P.O. Box 63, Moffett Field, California 94035 or by email at carmen.call@usar.army.mil. If you have any questions, please contact me at 650-279-1823 or at the above referenced email address.

We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map

Figure 2: Current Site Plan



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

7 June 2011

Wichita and Affiliated Tribes
Leslie Standing, President
P.O. Box 729
Anadarko, OK 73005

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Jules E. Muchert US Army Reserve Center in Dallas, Texas.

Dear Mr. Standing:

The United States Army Reserve 63th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Jules E. Muchert US Army Reserve Center (Muchert USARC). 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 Muchert USARC is to meet the requirements of the Base Realignment and Closure Act. The Muchert USARC is located at 10031 East Northwest Highway in Dallas, Texas. The site is 5.15 acres in size and contains four buildings. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Muchert USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Muchert USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military issue has ended to ensure public safety and the security of the 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 those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Army's Preferred Alternative (Alternative 3) involves the closure of the Muchert USARC and subsequent transfer of the property to the City of Dallas Parks and Recreation Department. Buildings on the property would be reused for Parks and Recreation Department offices and vehicle maintenance. A trail-head and associated parking are also planned for the property.

As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

- Issues of concern within your regulatory jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Ms. Carmen Call, 63th RSC DPW, P.O. Box 63, Moffett Field, California 94035 or by email at carmen.call@usar.army.mil. If you have any questions, please contact me at 650-279-1823 or at the above referenced email address.

We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map

Figure 2: Current Site Plan

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 SHPO and Native American tribes

<u>Agency/Tribe</u>	<u>Date</u>
Letter from Texas SHPO (Eligibility Concurrence)	May 4, 2011
Letter to Texas SHPO (Initial Consultation)	June 10, 2011
Letter to City of Dallas Certified Local Government (Initial Consultation)	June 10, 2011
Letter from City of Dallas (Response)	June 21, 2011
Letter to Caddo Nation (Initial Consultation)	June 10, 2011
Letter to Comanche Nation (Initial Consultation)	June 10, 2011
Letter to Kiowa Tribe (Initial Consultation)	June 10, 2011
Letter to Tonkawa Tribe (Initial Consultation)	June 10, 2011
Letter to Wichita Tribes (Initial Consultation)	June 10, 2011

TEXAS HISTORICAL COMMISSION
real places telling real stories

May 4, 2011

Laura M. Caballero
BRAC Environmental Coordinator
63rd Regional Support Command
Department of the Army
P.O. Box 63
Moffett Field, California 94035-1000

Re: 63rd Regional Support Command eligibility concurrence on U.S. Army Reserve (USAR) Centers in Texas

Dear Ms. Caballero:

Thank you for your correspondence describing the above referenced project. This letter serves as comment on the proposed undertaking from the State Historic Preservation Officer, the Executive Director of the Texas Historical Commission.

Our staff, led by William McWhorter, has completed a review of the above referenced project. The THC concurs with your determination that the Grimes Memorial, the Rathjen Memorial, the Jules E. Murchet, the Roque O. Sequera Memorial, the Miller Memorial, the Marshall, the Hanby-Hayden Memorial, the Pasadena, the Boswell Street, the Callaghan Road, the San Marcos, and the Wichita Falls USAR Centers are **not-eligible** for listing in the National Register of Historical Places. The THC concurs with your determination of **eligible** for the Blucher S. Tharp Memorial USAR Center (in Amarillo) and the Watts- Guillot Memorial USAR Center (in Texarkana) for listing in the National Register of Historical Places.

We **do not concur** at this time with your determination that the proposed undertakings will have No Adverse Effect. The transfer of non-eligible resources out of Federal ownership or control will have No Effect to historic properties. The transfer of the two eligible reserve centers out of Federal ownership or control will have No Adverse Effect **only** if those properties are transferred with a protective covenant in place. Otherwise, under 36 CFR 800, the transfers will have Adverse Effects to the historic properties. Please provide us with additional information detailing the proposed transfer process for each reserve center and the Army's intentions regarding the placement of a protective covenant or treatment of potential Adverse Effects.

Thank you for your cooperation in the federal review process, and for your efforts to preserve the irreplaceable heritage of our nation. If you have any questions concerning this review or if we can be of further assistance, please contact William McWhorter at 512/463-5833. For questions related to development or review of the requested additional information, please contact Caroline Wright at 512/463-6214.

Sincerely,

William McWhorter

for: Mark Wolfe
State Historic Preservation Officer



DIKY DEBBY GOVERNOR • ION T. HANSEN CHAIRMAN • E. LAWRENCE DAVE EXECUTIVE DIRECTOR



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

10 June 2011

Mark Wolfe, State Historic Preservation Officer
Texas Historical Commission
P.O. Box 12276
Austin, TX 78711-2276

RE: Initiation of Consultation for Section 106 of the National Historic Preservation Act (NHPA) for the Closure, Disposal, and Reuse of the Jules E. Muchert US Army Reserve Center in Dallas, Texas.

Dear Mr. Wolfe:

The United States Army Reserve 63rd Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Jules E. Muchert US Army Reserve Center (Muchert USARC). 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.

In following with BRAC Army policy, effects to cultural resources as a result of the proposed BRAC recommendation will be considered in strict accordance with NEPA, as amended (PL 89-6650), the National Historic Preservation Act (NHPA), as amended, its implementing authority, Section 106 of 36 CFR 800; Archaeological and Historic Preservation of 1974; Native American Graves Protection and Repatriation Act of 1990; Executive Order 11593; Council on Environmental Quality Regulations (40 CFR 1500-1508); and Environmental Analysis of Army Actions (32 CFR Part 651). Your participation in this process is greatly appreciated.

The Jules E. Muchert USARC is located at 10031 East Northwest Highway in Dallas, Texas (Figures 1 and 2). The site is 5.15 acres in size and contains two buildings, the main building, consisting of an administrative/classroom block and a drill hall, and a detached organizational maintenance shop (OMS), as well as a vehicle wash area and associated awning, and a recreation shelter. The remainder of the site is covered in pavement or landscaped areas.

The Area of Potential Effects (APE) for this project is defined as the current boundaries of the Jules E. Muchert USARC facility, including the two buildings, two structures, and paved and landscaped areas on the property.

The USAR 90th RSC (subsequently reorganized into the 63rd RSC) completed an Integrated Cultural Resources Management Plan (ICRMP) in 2003 which includes information on previous cultural resources investigations and resources at the Jules E. Muchert USARC. The facility was subject to one archaeological assessment and one architectural assessment. Archaeological sensitivity at the Jules E. Muchert USARC was assessed in a 1998 survey by Parsons. The report included background research at the Jules E. Muchert USARC facility and concluded that archaeological sensitivity was low and no further work was required.

An architectural survey of fourteen USARCs in the state of Texas, including the Jules E. Muchert USARC, was conducted by Brockington and Associates in September 2010. A final report entitled *Architectural Survey of 14 US Army Reserve Centers in the State of Texas* was prepared and submitted to the Texas Historical Commission for review and concurrence. The inventory determined that the Jules E. Muchert USARC facility, constructed in 1957 and 1963, represents a five-unit, 1,000-man capacity training facility. The two-story building has an asymmetrical and "expansible" T-shaped footprint design in the Sprawling Plan of Reisner and Urbahn. The front entrance gable roof is an addition that has changed the look of the main entrance and substantially altered a defining characteristic of the Sprawling Plan. Thus, it significantly detracts from the integrity of design and materials and renders the structure not eligible for the National Register of Historic Places (NRHP). Your office concurred with this finding on May 4, 2011.

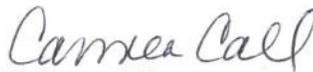
The USAR, 63rd RSC is aware that Native American and other groups may have concerns related to cultural resources, so consultation will also be conducted with the following groups:

- Caddo Nation
- Comanche Nation
- Kiowa Tribe of Oklahoma
- Tonkawa Tribe of Indians of Oklahoma
- Wichita and Affiliated Tribes
- Certified Local Government City of Dallas, Planning Department

At this time, in accordance with Section 106 of the NHPA and its implementing regulations, 36 CFR Part 800, USAR, 63rd RSC wishes to formally initiate consultation with your office. If you require additional information or have questions or concerns pertaining to this correspondence, please contact Ms. Carmen Call, 63rd RSC DPW, P.O. Box 63, Moffett Field, California 94035, by email at carmen.call@usar.army.mil, or at 650-279-1823.

We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map

Figure 2: Current Site Plan



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

7 June 2011

Mr. Mark Doty
Interim Certified Local Government Representative
Planning Department
Development Services Department
City of Dallas
1500 Marilla Street, Room 5CN
Dallas, 75201-6318

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Jules E. Muchert US Army Reserve Center in Dallas, Texas.

Dear Mr. Doty:

The United States Army Reserve 63th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Jules E. Muchert US Army Reserve Center (Muchert USARC). 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 Muchert USARC is to meet the requirements of the Base Realignment and Closure Act. The Muchert USARC is located at 10031 East Northwest Highway in Dallas, Texas. The site is 5.15 acres in size and contains four buildings. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Muchert USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Muchert USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military issue has ended to ensure public safety and the security of the 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 those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Army's Preferred Alternative (Alternative 3) involves the closure of the Muchert USARC and subsequent transfer of the property to the City of Dallas Parks and Recreation Department. Buildings on the property would be reused for Parks and Recreation Department offices and vehicle maintenance. A trail-head and associated parking are also planned for the property.

As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

- Issues of concern within your regulatory jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Ms. Carmen Call, 63rd RSC DPW, P.O. Box 63, Moffett Field, California 94035 or by email at carmen.call@usar.army.mil. If you have any questions, please contact me at 650-279-1823 or at the above referenced email address.

We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map

Figure 2: Current Site Plan



CITY OF DALLAS

June 21, 2011

Ms. Carmen Call
63th RSC DPW
P.O. Box 63
Moffett Field, CA 94035

Re: Jules E. Muchert US Army Reserve Center
10031 E. Northwest Hwy
Dallas, TX 75238

Dear Ms. Call:

This letter is in response to both requests for comment dated June 7 and June 10, 2011 in regards to the Jules E. Muchert US Army Reserve Center.

The undertaking is for closure of the Muchert USARC and subsequent transfer of the property to the City of Dallas Parks and Recreation Department.

The existing structure is not currently a City of Dallas landmark. In addition, the City of Dallas has reviewed the application and determined that the structure is not in close proximity to any existing City of Dallas landmarks.

Please contact me at 214/671 9260 or mark.doty@dallascityhall.com if there are any additional questions.

Sincerely,

Mark Doty
Senior Historic Preservation Planner
Sustainable Development and Construction Department, City of Dallas



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63RD REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

10 June 2011

Mr. Robert Cast, THPO
Caddo Nation
P.O. Box 487
Binger, OK 73009

RE: Consultation for Section 106 of the National Historic Preservation Act (NHPA) for the Closure, Disposal, and Reuse of the Jules E. Muchert US Army Reserve Center in Dallas, Texas.

Dear Mr. Cast:

The United States Army Reserve 63th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Jules E. Muchert US Army Reserve Center (Muchert USARC). 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.

In following with BRAC Army policy, effects to cultural resources as a result of the proposed BRAC recommendation will be considered in strict accordance with NEPA, as amended (PL 89-6650), the National Historic Preservation Act (NHPA), as amended, its implementing authority, Section 106 of 36 CFR 800; Archaeological and Historic Preservation of 1974; Native American Graves Protection and Repatriation Act of 1990; Executive Order 11593; Council on Environmental Quality Regulations (40 CFR 1500-1508); and Environmental Analysis of Army Actions (32 CFR Part 651). Your participation in this process is greatly appreciated.

The Jules E. Muchert USARC is located at 10031 East Northwest Highway in Dallas, Texas (Figures 1 and 2). The site is 5.15 acres in size and contains two buildings, the main building, consisting of an administrative/classroom block and a drill hall, and a detached organizational maintenance shop (OMS), as well as a vehicle wash area and associated awning, and a recreation shelter. The remainder of the site is covered in pavement or landscaped areas.

The USAR 90th RSC (subsequently reorganized into the 63rd RSC) completed an Integrated Cultural Resources Management Plan (ICRMP) in 2003 which includes information on previous cultural resources investigations and resources at the Jules E. Muchert USARC. The facility was subject to one archaeological assessment and one architectural assessment. Archaeological sensitivity at the Jules E. Muchert USARC was assessed in a 1998 survey by Parsons. The report included background research at the Jules E. Muchert USARC facility and concluded that archaeological sensitivity was low and no further work was required.

An architectural survey of fourteen USARCs in the state of Texas, including the Jules E. Muchert USARC, was conducted by Brockington and Associates in September 2010. A final report entitled *Architectural Survey of 14 US Army Reserve Centers in the State of Texas* was prepared and submitted to the Texas Historical Commission for review and concurrence. The inventory determined that the Jules E. Muchert USARC facility, constructed in 1957 and 1963, represents a five-unit, 1,000-man capacity training facility. The two-story building has an asymmetrical and "expandable" T-shaped footprint design in the Sprawling Plan of Reisner and Urbahn. The front entrance gable roof is an addition that has changed the look of the main entrance and substantially altered a defining characteristic of the Sprawling Plan. Thus, it significantly detracts from the integrity of design and materials and renders the structure not eligible for the National Register of Historic Places (NRHP). The Texas Historical Commission (THC) concurred with this finding on May 4, 2011.

We are initiating correspondence and consultation with affiliated tribal groups regarding the Jules E. Muchert USARC to ensure that areas of sacred or spiritual significance to Native American groups are considered. We would appreciate your help in identifying any interests or concerns regarding traditional resources or properties within the project area. If you know of any traditional cultural properties or sites of particular interest within the project area shown on the enclosed maps, or if you have any concerns regarding issues related to the overall project, please contact Ms. Carmen Call, 63th RSC DPW, P.O. Box 63, Moffett Field, California 94035, by email at carmen.call@usar.army.mil, or at 650-279-1823.

We look forward to receiving your comments on Native American resources and working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map

Figure 2: Current Site Plan



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63RD REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

10 June 2011

Comanche Nation
Michael Burgess, Chairman
HC-32, Box 1720
Lawton, OK 73502

RE: Consultation for Section 106 of the National Historic Preservation Act (NHPA) for the Closure, Disposal, and Reuse of the Jules E. Muchert US Army Reserve Center in Dallas, Texas.

Dear Mr. Burgess:

The United States Army Reserve 63th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Jules E. Muchert US Army Reserve Center (Muchert USARC). 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.

In following with BRAC Army policy, effects to cultural resources as a result of the proposed BRAC recommendation will be considered in strict accordance with NEPA, as amended (PL 89-6650), the National Historic Preservation Act (NHPA), as amended, its implementing authority, Section 106 of 36 CFR 800; Archaeological and Historic Preservation of 1974; Native American Graves Protection and Repatriation Act of 1990; Executive Order 11593; Council on Environmental Quality Regulations (40 CFR 1500-1508); and Environmental Analysis of Army Actions (32 CFR Part 651). Your participation in this process is greatly appreciated.

The Jules E. Muchert USARC is located at 10031 East Northwest Highway in Dallas, Texas (Figures 1 and 2). The site is 5.15 acres in size and contains two buildings, the main building, consisting of an administrative/classroom block and a drill hall, and a detached organizational maintenance shop (OMS), as well as a vehicle wash area and associated awning, and a recreation shelter. The remainder of the site is covered in pavement or landscaped areas.

The USAR 90th RSC (subsequently reorganized into the 63rd RSC) completed an Integrated Cultural Resources Management Plan (ICRMP) in 2003 which includes information on previous cultural resources investigations and resources at the Jules E. Muchert USARC. The facility was subject to one archaeological assessment and one architectural assessment. Archaeological sensitivity at the Jules E. Muchert USARC was assessed in a 1998 survey by Parsons. The report included background research at the Jules E. Muchert USARC facility and concluded that archaeological sensitivity was low and no further work was required.

An architectural survey of fourteen USARCs in the state of Texas, including the Jules E. Muchert USARC, was conducted by Brockington and Associates in September 2010. A final report entitled *Architectural Survey of 14 US Army Reserve Centers in the State of Texas* was prepared and submitted to the Texas Historical Commission for review and concurrence. The inventory determined that the Jules E. Muchert USARC facility, constructed in 1957 and 1963, represents a five-unit, 1,000-man capacity training facility. The two-story building has an asymmetrical and "expandable" T-shaped footprint design in the Sprawling Plan of Reisner and Urbahn. The front entrance gable roof is an addition that has changed the look of the main entrance and substantially altered a defining characteristic of the Sprawling Plan. Thus, it significantly detracts from the integrity of design and materials and renders the structure not eligible for the National Register of Historic Places (NRHP). The Texas Historical Commission (THC) concurred with this finding on May 4, 2011.

We are initiating correspondence and consultation with affiliated tribal groups regarding the Jules E. Muchert USARC to ensure that areas of sacred or spiritual significance to Native American groups are considered. We would appreciate your help in identifying any interests or concerns regarding traditional resources or properties within the project area. If you know of any traditional cultural properties or sites of particular interest within the project area shown on the enclosed maps, or if you have any concerns regarding issues related to the overall project, please contact Ms. Carmen Call, 63th RSC DPW, P.O. Box 63, Moffett Field, California 94035, by email at carmen.call@usar.army.mil, or at 650-279-1823.

We look forward to receiving your comments on Native American resources and working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map

Figure 2: Current Site Plan



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63RD REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

10 June 2011

Ms. Jame L. Eskew, THPO
Kiowa Tribe of Oklahoma
P.O. Box 369
Carnegie, OK 73015

RE: Consultation for Section 106 of the National Historic Preservation Act (NHPA) for the Closure, Disposal, and Reuse of the Jules E. Muchert US Army Reserve Center in Dallas, Texas.

Dear Ms. Eskew:

The United States Army Reserve 63th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Jules E. Muchert US Army Reserve Center (Muchert USARC). 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.

In following with BRAC Army policy, effects to cultural resources as a result of the proposed BRAC recommendation will be considered in strict accordance with NEPA, as amended (PL 89-6650), the National Historic Preservation Act (NHPA), as amended, its implementing authority, Section 106 of 36 CFR 800; Archaeological and Historic Preservation of 1974; Native American Graves Protection and Repatriation Act of 1990; Executive Order 11593; Council on Environmental Quality Regulations (40 CFR 1500-1508); and Environmental Analysis of Army Actions (32 CFR Part 651). Your participation in this process is greatly appreciated.

The Jules E. Muchert USARC is located at 10031 East Northwest Highway in Dallas, Texas (Figures 1 and 2). The site is 5.15 acres in size and contains two buildings, the main building, consisting of an administrative/classroom block and a drill hall, and a detached organizational maintenance shop (OMS), as well as a vehicle wash area and associated awning, and a recreation shelter. The remainder of the site is covered in pavement or landscaped areas.

The USAR 90th RSC (subsequently reorganized into the 63rd RSC) completed an Integrated Cultural Resources Management Plan (ICRMP) in 2003 which includes information on previous cultural resources investigations and resources at the Jules E. Muchert USARC. The facility was subject to one archaeological assessment and one architectural assessment. Archaeological sensitivity at the Jules E. Muchert USARC was assessed in a 1998 survey by Parsons. The report included background research at the Jules E. Muchert USARC facility and concluded that archaeological sensitivity was low and no further work was required.

An architectural survey of fourteen USARCs in the state of Texas, including the Jules E. Muchert USARC, was conducted by Brockington and Associates in September 2010. A final report entitled *Architectural Survey of 14 US Army Reserve Centers in the State of Texas* was prepared and submitted to the Texas Historical Commission for review and concurrence. The inventory determined that the Jules E. Muchert USARC facility, constructed in 1957 and 1963, represents a five-unit, 1,000-man capacity training facility. The two-story building has an asymmetrical and "expandable" T-shaped footprint design in the Sprawling Plan of Reisner and Urbahn. The front entrance gable roof is an addition that has changed the look of the main entrance and substantially altered a defining characteristic of the Sprawling Plan. Thus, it significantly detracts from the integrity of design and materials and renders the structure not eligible for the National Register of Historic Places (NRHP). The Texas Historical Commission (THC) concurred with this finding on May 4, 2011.

We are initiating correspondence and consultation with affiliated tribal groups regarding the Jules E. Muchert USARC to ensure that areas of sacred or spiritual significance to Native American groups are considered. We would appreciate your help in identifying any interests or concerns regarding traditional resources or properties within the project area. If you know of any traditional cultural properties or sites of particular interest within the project area shown on the enclosed maps, or if you have any concerns regarding issues related to the overall project, please contact Ms. Carmen Call, 63th RSC DPW, P.O. Box 63, Moffett Field, California 94035, by email at carmen.call@usar.army.mil, or at 650-279-1823.

We look forward to receiving your comments on Native American resources and working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map

Figure 2: Current Site Plan



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63RD REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

10 June 2011

Tonkawa Tribe of Indians of Oklahoma
Donald Patterson, President
1 Rush Buffalo Road
Tonkawa, OK 74653-4449

RE: Consultation for Section 106 of the National Historic Preservation Act (NHPA) for the Closure, Disposal, and Reuse of the Jules E. Muchert US Army Reserve Center in Dallas, Texas.

Dear Mr. Patterson:

The United States Army Reserve 63th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Jules E. Muchert US Army Reserve Center (Muchert USARC). 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.

In following with BRAC Army policy, effects to cultural resources as a result of the proposed BRAC recommendation will be considered in strict accordance with NEPA, as amended (PL 89-6650), the National Historic Preservation Act (NHPA), as amended, its implementing authority, Section 106 of 36 CFR 800; Archaeological and Historic Preservation of 1974; Native American Graves Protection and Repatriation Act of 1990; Executive Order 11593; Council on Environmental Quality Regulations (40 CFR 1500-1508); and Environmental Analysis of Army Actions (32 CFR Part 651). Your participation in this process is greatly appreciated.

The Jules E. Muchert USARC is located at 10031 East Northwest Highway in Dallas, Texas (Figures 1 and 2). The site is 5.15 acres in size and contains two buildings, the main building, consisting of an administrative/classroom block and a drill hall, and a detached organizational maintenance shop (OMS), as well as a vehicle wash area and associated awning, and a recreation shelter. The remainder of the site is covered in pavement or landscaped areas.

The USAR 90th RSC (subsequently reorganized into the 63rd RSC) completed an Integrated Cultural Resources Management Plan (ICRMP) in 2003 which includes information on previous cultural resources investigations and resources at the Jules E. Muchert USARC. The facility was subject to one archaeological assessment and one architectural assessment. Archaeological sensitivity at the Jules E. Muchert USARC was assessed in a 1998 survey by Parsons. The report included background research at the Jules E. Muchert USARC facility and concluded that archaeological sensitivity was low and no further work was required.

An architectural survey of fourteen USARCs in the state of Texas, including the Jules E. Muchert USARC, was conducted by Brockington and Associates in September 2010. A final report entitled *Architectural Survey of 14 US Army Reserve Centers in the State of Texas* was prepared and submitted to the Texas Historical Commission for review and concurrence. The inventory determined that the Jules E. Muchert USARC facility, constructed in 1957 and 1963, represents a five-unit, 1,000-man capacity training facility. The two-story building has an asymmetrical and "expandable" T-shaped footprint design in the Sprawling Plan of Reisner and Urbahn. The front entrance gable roof is an addition that has changed the look of the main entrance and substantially altered a defining characteristic of the Sprawling Plan. Thus, it significantly detracts from the integrity of design and materials and renders the structure not eligible for the National Register of Historic Places (NRHP). The Texas Historical Commission (THC) concurred with this finding on May 4, 2011.

We are initiating correspondence and consultation with affiliated tribal groups regarding the Jules E. Muchert USARC to ensure that areas of sacred or spiritual significance to Native American groups are considered. We would appreciate your help in identifying any interests or concerns regarding traditional resources or properties within the project area. If you know of any traditional cultural properties or sites of particular interest within the project area shown on the enclosed maps, or if you have any concerns regarding issues related to the overall project, please contact Ms. Carmen Call, 63th RSC DPW, P.O. Box 63, Moffett Field, California 94035, by email at carmen.call@usar.army.mil, or at 650-279-1823.

We look forward to receiving your comments on Native American resources and working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map

Figure 2: Current Site Plan



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63RD REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

10 June 2011

Wichita and Affiliated Tribes
Leslie Standing, President
P.O. Box 729
Anadarko, OK 73005

RE: Consultation for Section 106 of the National Historic Preservation Act (NHPA) for the Closure, Disposal, and Reuse of the Jules E. Muchert US Army Reserve Center in Dallas, Texas.

Dear Mr. Standing:

The United States Army Reserve 63th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Jules E. Muchert US Army Reserve Center (Muchert USARC). 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.

In following with BRAC Army policy, effects to cultural resources as a result of the proposed BRAC recommendation will be considered in strict accordance with NEPA, as amended (PL 89-6650), the National Historic Preservation Act (NHPA), as amended, its implementing authority, Section 106 of 36 CFR 800; Archaeological and Historic Preservation of 1974; Native American Graves Protection and Repatriation Act of 1990; Executive Order 11593; Council on Environmental Quality Regulations (40 CFR 1500-1508); and Environmental Analysis of Army Actions (32 CFR Part 651). Your participation in this process is greatly appreciated.

The Jules E. Muchert USARC is located at 10031 East Northwest Highway in Dallas, Texas (Figures 1 and 2). The site is 5.15 acres in size and contains two buildings, the main building, consisting of an administrative/classroom block and a drill hall, and a detached organizational maintenance shop (OMS), as well as a vehicle wash area and associated awning, and a recreation shelter. The remainder of the site is covered in pavement or landscaped areas.

The USAR 90th RSC (subsequently reorganized into the 63rd RSC) completed an Integrated Cultural Resources Management Plan (ICRMP) in 2003 which includes information on previous cultural resources investigations and resources at the Jules E. Muchert USARC. The facility was subject to one archaeological assessment and one architectural assessment. Archaeological sensitivity at the Jules E. Muchert USARC was assessed in a 1998 survey by Parsons. The report included background research at the Jules E. Muchert USARC facility and concluded that archaeological sensitivity was low and no further work was required.

An architectural survey of fourteen USARCs in the state of Texas, including the Jules E. Muchert USARC, was conducted by Brockington and Associates in September 2010. A final report entitled *Architectural Survey of 14 US Army Reserve Centers in the State of Texas* was prepared and submitted to the Texas Historical Commission for review and concurrence. The inventory determined that the Jules E. Muchert USARC facility, constructed in 1957 and 1963, represents a five-unit, 1,000-man capacity training facility. The two-story building has an asymmetrical and "expandable" T-shaped footprint design in the Sprawling Plan of Reisner and Urbahn. The front entrance gable roof is an addition that has changed the look of the main entrance and substantially altered a defining characteristic of the Sprawling Plan. Thus, it significantly detracts from the integrity of design and materials and renders the structure not eligible for the National Register of Historic Places (NRHP). The Texas Historical Commission (THC) concurred with this finding on May 4, 2011.

We are initiating correspondence and consultation with affiliated tribal groups regarding the Jules E. Muchert USARC to ensure that areas of sacred or spiritual significance to Native American groups are considered. We would appreciate your help in identifying any interests or concerns regarding traditional resources or properties within the project area. If you know of any traditional cultural properties or sites of particular interest within the project area shown on the enclosed maps, or if you have any concerns regarding issues related to the overall project, please contact Ms. Carmen Call, 63th RSC DPW, P.O. Box 63, Moffett Field, California 94035, by email at carmen.call@usar.army.mil, or at 650-279-1823.

We look forward to receiving your comments on Native American resources and working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map

Figure 2: Current Site Plan

A.3 USFWS Consultation

Appendix A.3 contains the following correspondence with USFWS associated with the preparation of the Environmental Assessment.

<u>Agency</u>	<u>Date</u>
Letter to USFWS (Initial Consultation)	June 7, 2011
Letter from USFWS (Response)	June 20, 2011



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. BOX 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION

7 June 2011

Arlington Texas Ecological Services Field Office

Mr. Thomas J. Cloud, Jr., Field Supervisor
U.S. Fish and Wildlife Service
Arlington, Texas Ecological Services Field Office
711 Stadium Drive, Suite 252
Arlington, Texas 76011

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Jules E. Muchert US Army Reserve Center in Dallas, Texas.

Dear Mr. Cloud:

The United States Army Reserve 63th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Jules E. Muchert US Army Reserve Center (Muchert USARC). 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 Muchert USARC is to meet the requirements of the Base Realignment and Closure Act. The Muchert USARC is located at 10031 East Northwest Highway in Dallas, Texas. The site is 5.15 acres in size and contains four buildings. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Muchert USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Muchert USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military issue has ended to ensure public safety and the security of the 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 those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Army's Preferred Alternative (Alternative 3) involves the closure of the Muchert USARC and subsequent transfer of the property to the City of Dallas Parks and Recreation Department. Buildings on the property would be reused for Parks and Recreation Department offices and vehicle maintenance. A trail-head and associated parking are also planned for the property.

As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

- Issues of concern within your regulatory jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Ms. Carmen Call, 63rd RSC DPW, P.O. Box 63, Moffett Field, California 94035 or by email at carmen.call@usar.army.mil. If you have any questions, please contact me at 650-279-1823 or at the above referenced email address.

We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Ms. Carmen Call
Environmental Protection Specialist
63D Regional Support Command, DPW

Enclosures

Figure 1: Location Map

Figure 2: Current Site Plan

Subject: RE: NEPA Assessment for the Jules E. Muchert USARC, Dallas, Texas (UNCLASSIFIED)

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

From: [Sean Edwards@fws.gov](mailto:Sean.Edwards@fws.gov) [[mailto:Sean Edwards@fws.gov](mailto:Sean.Edwards@fws.gov)]

Sent: Monday, June 20, 2011 1:16 PM

To: Call, Carmen Miss USAR 63RD RSC ARIM

Subject: NEPA Assessment for the Jules E. Muchert USARC, Dallas, Texas

Ms. Call,

We have received your June 7, 2011, letter regarding the NEPA Assessment for the closure, disposal, and reuse of the Jules E. Muchert USARC, Dallas, Texas. Upon review of your letter and our information regarding the subject area, we have no comments or regulatory concerns to offer regarding this proposed action. Please contact me if I may be of further assistance.

Kind Regards,

Sean Patrick Edwards
Wildlife Biologist
U.S. Fish & Wildlife Service
Ecological Services Field Office
711 Stadium Drive, Suite 252
Arlington, TX 76011
817-277-1100
sean.edwards@fws.gov
Classification: UNCLASSIFIED
Caveats: NONE

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:

- Dallas Morning News
- Fort Worth Star-Telegram.

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 libraries:

- Dallas Public Library – Audelia Road Branch
- Dallas Public Library – J. Erik Jonsson Central Library.

This page intentionally left blank.

APPENDIX B – AIR CONFORMITY APPLICABILITY ANALYSIS

Introduction

A General Air Conformity Applicability Analysis was conducted to determine if increases in air pollution from the BRAC 2005 Recommendations for Disposal and Reuse of the Muchert United States Army Reserve Center, Dallas, Texas and the associated construction project would impact National Ambient Air Quality Standards (NAAQS). The project will occur within a U.S. Environmental Protection Agency-designated serious non-attainment area for 8-hour ozone and is therefore subject to 40 CFR, Part 93 Federal General Conformity Rule regulations.

The General Conformity Rule (40 CFR 51.850-860 and CFR 93.150-160), requires any federal agency responsible for an action in a non-attainment area to determine that the action is either exempt from the General Conformity Rule's requirements or positively determine that the action conforms to the provisions and objectives of the applicable State Implementation Plan (SIP). Any mitigation that is deemed necessary as a result of the conclusions reached in the conformity analysis would be implemented and would be integrated into the applicable SIP.

Project Description

The Muchert USARC, located at 10031 East Northwest Highway, Dallas, Texas, was built in 1957. This Property consists of 5.15 acres of developed land with the following structures:

- 30,861-square-foot administration building
- 6,383-square-foot OMS
- 600-square-foot vehicle wash area and associated awning
- 312-square-foot recreation shelter.

The administration building is a concrete block building with a brick exterior and a finished sheetrock interior. The OMS is also a block building with a brick exterior. The vehicle wash area abuts the east side of the OMS and has an awning. The Property also has numerous movable storage containers throughout the 1.5-acre military equipment parking (MEP) area. A 0.5-acre privately owned vehicle parking area is also located on the Property. Approximately 3.5 acres of the Property are covered by impervious surfaces such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining 1.5 acres of land are mowed lawn and landscaped areas. The OMS and MEP are enclosed by a gated chain-link security fence. The Muchert USARC is currently used by B Company 321st Military Intelligence, 345th Psychological Operations Command, and the 5778th Reserve Training Unit with 60-90 reservists who drill on select weekends and 10 full-time employees.

Current Ambient Air Quality Considerations

The primary emission sources for this project will be those associated with renovation activities, with renovation being the predominant emission-generating activities. Cumulative air emissions were calculated for various types of diesel-engine construction vehicles and related equipment.

The project qualifies for the 40CFR 93.153 (c)(x) exemption as the replacement activity will be similar in scope and operation. The construction activity associated with this modification will

be a temporary negligible increase in air emissions as demonstrated in the calculations below and is included solely to demonstrate its negligible impact. A Regional Significance Review was not conducted as part of this evaluation due to the exemption clause stated above.

Emission Factors – No Action Alternative

A variety of modeling resources were used to develop emission factors. These include MOBILE6, AP-42, NONROAD 2005, and the South Coast Air Quality Management District Air Quality Handbook. Where feasible, the most conservative emission factors (EFs) were incorporated.

Heating Source Emissions

The analysis has been conducted using the assumption that the heat will be provided by small individual boilers that operate at less than 100 million BTUs per hour (Building Energy Data Book DOI). The average energy intensity for office buildings using natural gas in climate zone 3 is 32.2 cubic feet (CF) of gas annually per square foot, so approximately 1.20 million CF of natural gas is needed to heat the 30,861 SF administration building and the 6,383 SF OMS Building. Assumptions for operational heating estimates were based on the most recent Commercial Energy Consumption Survey (CBECS) in 2003 conducted by the Department of Energy Information Administration.

EFs were obtained from the USEPAs AP-42, Fifth Edition, Compilation of Air Pollution Emission Factors Volume 1: Chapter 1: Stationary Sources, Supplement D. Criteria pollutants emitted from natural gas-fired boilers include N0x, VOCs, CO, and trace amounts of SO2, Pb, and particulate matter.

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM _{2.5}	PM ₁₀	SO ₂	CO	Pb
Building Heating	0.06	0.003	0.005	0.005	0.0004	0.05	3E 10 ⁻⁷

TPY – Tons Per Year

All Pm is assumed to be 1.0 micrometer in diameter; therefore, the PM emission factor can be used for both 2.5 and 10 (AP-42, Supplement D)

Vehicle Emissions

Under the No Action Alternative, there would be 10 employees commuting daily. Additionally, two weekends per month, there would be an additional 120 vehicles for training. Over the course of the year, this totals 9,410 trips. The average, daily Dallas commute is 24 miles (48 miles round trip) (REMAX 2011).

EFs are based on the MOBILE6 air modeling program at an annual average temperature of 57.5 degrees Fahrenheit and AP-42, Appendix H (Table 1.1B.1) January 2005. Criteria pollutants emitted from commuter vehicles include N0x, VOCs, CO, and trace amounts of SO2 and particulate matter. It was assumed that commuter traffic would be light duty gasoline vehicles using unleaded gasoline.

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM _{2.5}	PM ₁₀	SO ₂	CO	Pb
Commuter Traffic	0.38	0.07	0.01	0.10	0.004	4.16	-

TPY – Tons Per Year

Non-Road/Non-Mobile Source Emissions

Non-Road emissions are based on the EPA NONROAD 2005 model and EPA 420-F-05-022. Assumptions were that minimal ground maintenance would occur on a weekly basis that would use lawnmowers, weed whackers, and leaf blowers that run on unleaded gasoline.

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM _{2.5}	PM ₁₀	SO ₂	CO	Pb
Various Equipment Sources	0.03	0.19	0.002	0.02	0.005	6.82	-

TPY – Tons Per Year

Summary of Emissions for the No Action Alternative

All Activities Combined	Annual Emissions (TPY)						
	N0x	Ozone	PM _{2.5}	PM ₁₀	SO ₂	CO	Pb
	0.47	0.26	0.02	0.20	0.01	11.03	--

TPY – Tons Per Year

Emission Factors –Alternative 1

Heating Source Emissions assumptions and inputs are the same as the No Action Alternative with one additional assumption. For this analysis, it is assumed that during caretaker status the heating would run to maintain the system or at 50 percent capacity of the current use.

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM _{2.5}	PM ₁₀	SO ₂	CO	Pb
Building Heating	0.03	0.002	0.003	0.030	1.8E 10 ⁻⁵	0.03	1.5E 10 ⁻⁷

TPY – Tons Per Year

Vehicle Emissions

Under caretaker status, it is anticipated that one person would commute to the site on a weekly basis to monitor the building and do routine maintenance. Over the course of the year, this totals 52 trips. The average, daily Dallas commute is 24 miles (48 miles

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM _{2.5}	PM ₁₀	SO ₂	CO	Pb
Commuter Traffic	0.002	3.5 E 10 ⁻⁴	3.0 E 10 ⁻⁵	3.0 E 10 ⁻⁴	1.9 E 10 ⁻⁵	0.022	-

TPY – Tons Per Year

Non-Road/Non-Mobile Source Emissions

Non-Road emissions would be the same as under the No Action Alternative. There would be weekly maintenance activities such as mowing and trimming.

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM _{2.5}	PM ₁₀	SO ₂	CO	Pb
Various Equipment Sources	0.03	0.19	0.002	0.02	0.005	6.82	-

TPY – Tons Per Year

Summary of Emissions

All Activities Combined	Annual Emissions (TPY)						
	N0x	Ozone	PM _{2.5}	PM ₁₀	SO ₂	CO	Pb
	0.06	0.19	0.01	0.10	0.01	6.87	--

TPY – Tons Per Year

Emission Factors –Alternative 2

Heating Source Emissions assumptions and inputs are the same as the No Action Alternative since the reuse of the building would be similar to baseline conditions.

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM _{2.5}	PM ₁₀	SO ₂	CO	Pb
Building Heating	0.06	0.003	0.005	0.05	0.0004	0.05	3E 10 ⁻⁷

TPY – Tons Per Year

Vehicle Emissions

Commuter patterns would change under this alternative. Under the reuse, there would be potentially 100 employees commuting 5 days per week. Over the course of the year, this totals 26,000 trips. The average, daily Dallas Commute is 24 miles (48 miles round trip) (REMAX 2011). During the construction phase, there would be 27 temporary jobs constructed. If they commute 5 days a week and the construction period lasts approximately 9 months, this totals 5,265 trips. In addition, it was assumed that during construction there would be delivery trucks/dump trucks used and on average there would be 1 daily 20 mile trip.

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM _{2.5}	PM ₁₀	SO ₂	CO	Pb
Commuter Traffic (Reuse)	1.04	0.18	.015	0.15	0.01	11.4	-
Traffic (Construction)	0.24	0.06	0.003	0.03	0.002	2.39	-
TOTAL	1.28	0.24	0.018	0.18	0.012	13.79	-

TPY – Tons Per Year

Non-Road/Non-Mobile Source Emissions

Non-Road Emissions reuse activities are anticipated to be the same as the No Action Alternative.

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM _{2.5}	PM ₁₀	SO ₂	CO	Pb
Various Equipment Sources (Reuse)	0.03	0.19	0.002	0.02	0.005	6.82	-

TPY – Tons Per Year

Existing Building Renovation Emissions

Since the renovation is mostly interior, no heavy construction equipment is anticipated to be used except for dump trucks and larger trucks for hauling and delivering supplies.

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM _{2.5}	PM ₁₀	SO ₂	CO	Pb
Various Equipment Sources	0.54	0.04	0.003	0.03	0.06	0.23	-

TPY – Tons Per Year

Summary of Emissions

All Activities Combined	Annual Emissions (TPY)						
	N0x	Ozone	PM _{2.5}	PM ₁₀	SO ₂	CO	Pb
	1.91	0.47	0.03	0.30	0.08	20.89	--

TPY – Tons Per Year

ATTACHMENT 1 – RECORD OF NON-APPLICABILITY

Project Name: Disposal and Proposed Reuse of the Muchert U.S. Army Reserve Center

Project Point of Contact:

Laura M. Caballero
Chief, Environmental Division
63D Regional Support Command, DPW

Project Dates: Approximately January 1, 2012 through December 31, 2012

General Conformity under the Clean Air Act, Section 176 has been evaluated for the action described above according to the provisions set forth in 40 CFR 93, Subpart B. The General Conformity Rule applies to federal actions occurring in regions designated as being non-attainment for the National Ambient Air Quality Standards (NAAQS) or attainment areas subject to maintenance plans (maintenance area). *De minimis* threshold levels for applicable NAAQS constituents have been established for federal actions with the potential to have significant air quality impacts. Should a project or related action located in a non-attainment or maintenance area exceed *de minimis* levels, a general conformity analysis would be required.

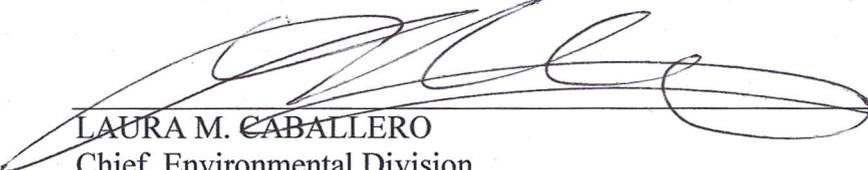
The Muchert U.S. Army Reserve Center is located in Dallas County, Texas, designated as serious non-attainment for ozone so the General Conformity Analysis would need to include sources of ozone precursor pollutants [volatile organic compounds (VOCs) and nitrogen oxides (NO_x)]. A General Conformity Analysis is not required because total maximum annual direct and indirect emissions from this project have been estimated below the *de minimis* threshold levels. Calculated emissions and their relation to *de minimis* levels established in 40 CFR 93.153 (b) are presented in the table below.

NAAQS Criteria Pollutant	Applicable Threshold Level (40 CFR 93.153 (b))(TPY)	Estimated Emission Results (TPY)	Above/Below Threshold Level
Ozone	50	0.19	Below
NO_x	100	0.03	Below

TPY – Tons Per Year

Dallas County is in attainment for all other NAAQS criteria pollutants and therefore is not subject to air conformity review.

Supporting documentation and emission estimates can be found in Section 4.2 and Appendix B of the Environmental Assessment for BRAC 2005 Recommendations for Disposal and Reuse of the Muchert United States Army Reserve Center, Dallas, Texas.



LAURA M. CABALLERO
Chief, Environmental Division
63D Regional Support Command, DPW

6 Mar 2012

APPENDIX C – 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.

EIFS REPORT

PROJECT NAME

BRAC EA- Muchert USARC- Alternative 3

STUDY AREA

48085 Collin, TX
48113 Dallas, TX
48121 Denton, TX
48139 Ellis, TX
48231 Hunt, TX
48257 Kaufman, TX
48397 Rockwall, TX

FORECAST INPUT

Change In Local Expenditures	\$2,040,000
Change In Civilian Employment	28
Average Income of Affected Civilian	\$36,480
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	3.92
Income Multiplier	3.92
Sales Volume - Direct	\$2,861,238
Sales Volume - Induced	\$8,354,814
Sales Volume - Total	\$11,216,050 0%
Income - Direct	\$1,341,925
Income - Induced)	\$1,312,546
Income - Total(place of work)	\$2,654,471 0%
Employment - Direct	37
Employment - Induced	27
Employment - Total	65 0%
Local Population	0
Local Off-base Population	0 0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	6.03 %	5.96 %	5.23 %	1.36 %
Negative RTV	-9.32 %	-8.15 %	-4.16 %	-1.25 %

***** End of Report *****

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

On September 8, 2005, the Defense BRAC Commission recommended closure of the Muchert USARC in Dallas, Texas. 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 Muchert USARC:

“Close the Muchert United States Army Reserve Center, Dallas, TX and relocate units to a new Armed Forces Reserve Center Lewisville, TX, if the Army is able to acquire land suitable for the construction of the facilities. The new AFRC shall have the capability to accommodate Texas National Guard Units from the following Texas ARNG Readiness Centers: Denton, Irving, and Denison, TX, if the state decides to relocate those National Guard units.”

To implement these recommendations, the Army proposes to close the Muchert 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 US 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 E – SELECTED COMPONENTS OF THE MUCHERT USARC REUSE PLAN

Appendix E contains the following components associated with reuse of the Muchert USARC

<u>Document</u>	<u>Date</u>
U.S. Department of Housing and Urban Development Reuse Approval Letter	March 27, 2009
Updated Report and Recommendation of the Local Redevelopment Authority for the Jules E. Muchert Reserve Center	March 4, 2009

This page intentionally left blank.



ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

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

MAR 27 2009

Ms. Mary K. Suhm
City Manager
City of Dallas
1500 Marilla Street, Room 4EN
Dallas, Texas 75201

Dear Ms. Suhm:

I am pleased to inform you of the Department of Housing and Urban Development's final determination that the *Updated Report and Recommendation of the Local Redevelopment Authority for the Jules E. Muchert Reserve Center* (the Plan) dated March 2, 2009, with supplemental information dated March 4, 2009, 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 City of Dallas Local Redevelopment Authority (LRA) may now move forward with implementing the reuse plan by pursuing the redevelopment of the facility as a public park and for recreational use via a public benefit conveyance sponsored by the National Park Service under the Federal Lands to Parks Program. The basis for HUD's determination is discussed below.

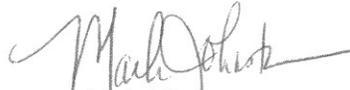
HUD has determined that the Plan appropriately balances the needs of the City of Dallas for economic redevelopment and other development with the needs of the homeless in the community. The basis for this determination is the fact that HUD's review of base closure plans is subject to the expressed interest and requests of the representatives of the homeless. The LRA originally received four Notices of Interest (NOIs) from representatives of the homeless. The NOIs from Homeward Bound and the City of Dallas were withdrawn. The LRA accommodated the remaining two NOIs from LifeNet Community Behavioral Healthcare and the Central Dallas Community Development Corporation. Where all NOIs from representatives of the homeless are accommodated and where HUD is satisfied that the outreach and consultation with representatives of the homeless was conducted in the manner dictated by the Act and regulations, HUD will conclude that a base reuse plan balances in an appropriate manner the needs of the community for economic and other development 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 Jules E. Muchert USARC Redevelopment Plan. HUD stands ready to assist you in your efforts. If the Department can provide any further service please contact Ms. Katie Worsham, Community Planning and Development Director, in HUD's Fort Worth Regional Office, located at 801 Cherry Street, Unit #45, Fort Worth, Texas 76102. Ms. Worsham may be reached at (817) 978-5951.

Sincerely,



Mark Johnston
Deputy Assistant Secretary
for Special Needs

cc:
Mr. Joseph F. Calcara, DASA (I&H)
Mr. Patrick O'Brien, OEA
Ms. Theresa O'Donnell, LRA
Mr. William Huie, NPS

March 4, 2009



Ms. Linda R. Charest
Base Realignment and Closure Coordinator
Office of Special Needs Assistance programs, Room #7266
U.S. Department of Housing and Urban Development
451 7th Street, SW., Washington, DC 20410

RE: Jules E. Muchert Reserve Center

Dear Ms. Charest:

I am pleased to submit our final documentation for the redevelopment plan and homeless submission for the Jules E. Muchert Reserve USARC, Dallas (Muchert). I believe the materials contained in this packet address all of the concerns and deficiencies identified in the letter of preliminary adverse determination dated March 12, 2008. To this end, we have included a revised application with supporting documentation, including a property area analysis, economic analysis and balance determination.

Most importantly, we have successfully concluded our negotiations with the Homeless Assistance Providers and have obtained a signed Legally Binding Agreement. As you know, there have been many, many meetings, phone calls and conversations over the past year to achieve this goal. With the assistance and guidance of HUD and the Department of Defense, all interested parties were able to agree on a framework for the LBA in mid-December. Subsequently, the City Attorneys with the cooperation of legal representatives for the Homeless Providers negotiated and drafted the details of the LBA. After thorough discussion and review, a final agreement was drawn up and presented to the Dallas City Council for consideration. On January 28, 2009, the Dallas City Council unanimously passed a resolution authorizing the City Manager to enter into the LBA with the Homeless Assistance Providers.

The pertinent Sections of the LBA are as follows: Sections 1 through 6 represent the negotiated deal points. Section 2 makes the agreement binding on all parties subject to certain future approvals and actions by the Dallas City Council, HUD and the Department of Defense (DoD). A legal opinion for our City Attorney is included in the revised application, stating that the agreement is legally binding.

In addition to authorizing the City Manager to enter into an LBA on January 28, the Dallas City Council also approved two other items that further our mission to end chronic homelessness. The first was approval of a Permanent Supportive Housing Program Statement and a 5-year plan to create a minimum of 700 Permanent

1

DEVELOPMENT SERVICES 1500 MARILLA STREET ROOM 50N DALLAS, TEXAS 75201 TELEPHONE 214-670-1177

Supportive Housing units for chronically homeless individuals across all areas of the city. The second item considered potential funding sources for gap financing for these 700 units, e.g. Community Development Grant, HOME Funds, General Obligation Bonds and Certificates of Obligation. The 5-Year Plan for Permanent Supportive Housing is a critical step in the City's commitment to provide support services and housing for those who would otherwise be homeless.

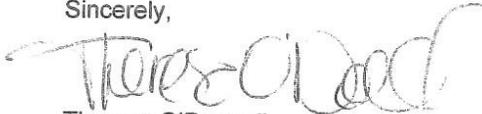
In addition, on February 25, 2009, City Council approved LifeNet's proposed tax credit waiver to provide permanent supportive housing in Southern Dallas. The resolution authorizes support of a pre-application waiver for a Texas Department of Housing and Community Affairs 9% low income housing tax credit financing for the acquisition and new construction of 125 new efficiency unit LifeNet Lofts located at 1200 Park Row at South Lamar. This authorization represents the first step in meeting one of the City's obligations under the LBA and a swift demonstration of our commitment to this effort.

We feel this recent progress represents the City's continued and strong commitment to the addressing and resolving the City's Homeless needs. The Homeless Assistance Providers have also demonstrated their commitment and dedication and we applaud them for collaborating on the LBA as well as their other partnership efforts.

We will continue to work in good faith to meet our mutual goals. I'm hopeful that the information submitted to you today is sufficient documentation to allow a favorable determination. Please let me know if there is additional information that would be helpful as you undertake this review.

In closing, let me again express my appreciation for the time and energy you have invested in this project as we worked our way through complex issues. We look forward to hearing from you soon.

Sincerely,



Theresa O'Donnell
Director, Development Services
City of Dallas Local Redevelopment Authority

- c. Mary K. Suhm, City Manager
- Ryan S. Evans, First Assistant City Manager
- A.C. Gonzalez, Assistant City Manager
- Jerry Killingsworth, Housing Director
- Thomas P. Perkins, City Attorney

**UPDATED REPORT AND RECOMMENDATION
OF THE LOCAL REDEVELOPMENT AUTHORITY FOR THE
JULES E. MUCHERT RESERVE CENTER
10031 NORTHWEST HIGHWAY, DALLAS, TX 75238**

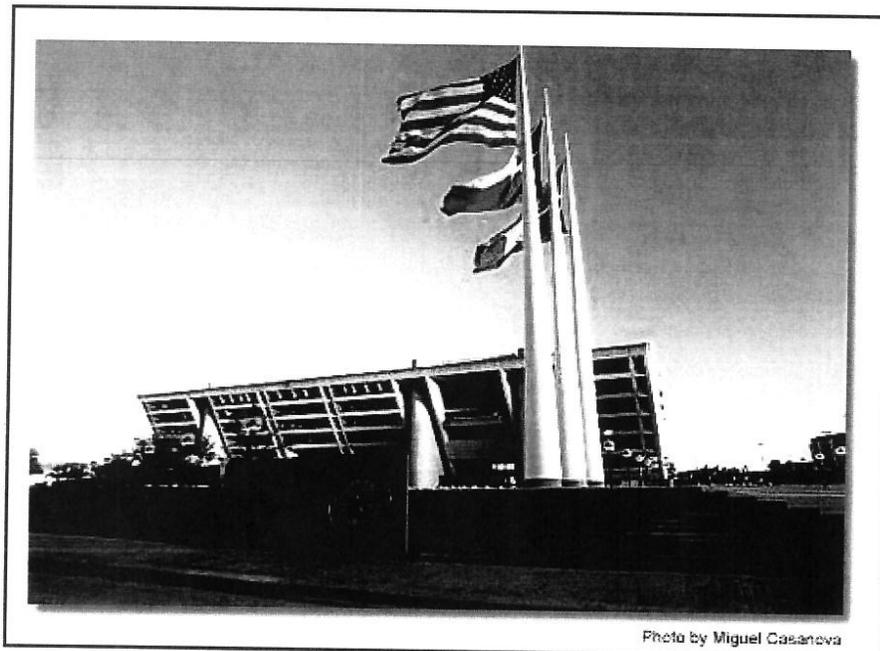


Photo by Miguel Casanova

**Local Redevelopment Authority
City Of Dallas
Department of Development Services**

March 2, 2009

UPDATED APPLICATION, JULES E. MUCHERT USARC

PRELIMINARY ADVERSE DETERMINATION..... 2
LRA/ROH OUTREACH..... 3
NEW APPLICATION..... 4
 Economic Condition of the Community..... 4
 Loss to Community from Base Closure..... 5
 Army Facility Impact..... 5
 NOI Impact, White Rock Cottages..... 5
 Park Facility Impact..... 5
 Community's Need for Redevelopment/Other Development..... 6
 Homeless Needs in the Community..... 6
 The Five Year Plan..... 8
 Legally Binding Agreement..... 9
 Continuing Actions..... 10
APPENDIX A: Jules E. Muchert Property Area Analysis
APPENDIX B: Economic Impact Analysis
APPENDIX C: Legally Binding Agreement
APPENDIX D: Five Year Plan for Permanent Supportive Housing
APPENDIX E: Resolution, Pre-Application Tax Waiver

UPDATED APPLICATION, JULES E. MUCHERT USARC

This revised application is intended to supplement previous submittals, and in particular to respond to concerns expressed in the Preliminary Adverse Determination letter from HUD, dated March 12, 2008.

PRELIMINARY ADVERSE DETERMINATION - Page three of the preliminary adverse determination letter states:

"To clear the deficiencies in your application, please submit, within 90 days from receipt of this letter, three complete sets of the following:

1. A revised application that includes:
 - a. **The Balance Determination** - A new balance determination addressing all the factors discussed above. This is one last chance for the LRA to explain its decisions to HUD, using the criteria prescribed in the statute and regulations. Otherwise, based on the information received, HUD will have to issue a final determination that the plan does not appropriately balance the needs of the community for economic redevelopment and other development with the needs of the homeless.
 - b. **Economic Impact of the NOIs** - A narrative description of the economic impact of the proposed homeless assistance on the Dallas community, as described in the Notice of Interest (NOI); and
 - c. **Re-evaluation of the Original NOIs** - A narrative evidencing LRA compliance with 2 below, and revisions to the plan resulting from the reconsideration required by 2 below, and any legally binding agreements resulting from the consideration.
2. **LRA/ROH Outreach** - Reconsider the Notices of Interest submitted by Homeward Bound and LifeNet. Contact them to obtain the information the LRA thought was lacking in their initial NOI. Evaluate their NOIs using the criteria established by the statute and regulations."

The following pages address each of the above, beginning with the LRA's outreach to the original applicants for complete applications as well as to other Representatives of the Homeless (ROH) and assistance providers. This discussion is followed by a summary re-evaluation of the original NOIs to date based on the subsequent outreach (1.c.) including the economic impact of the proposed homeless assistance as expressed in the NOIs (1.b.) Finally, the LRA's new balance determination is provided based on all these factors (1.a.).

LRA/ROH OUTREACH

HUD CONCERN – The initial outreach and overall treatment of the NOIs from the ROHs was insufficient due to the following reasons:

- 1) The LRA mistakenly relied on [surrounding neighborhood] "community support"
- 2) Incomplete applications were immediately rejected with no follow up from the LRA to the assistance providers
- 3) LRA placed emphasis on the NOIs failure to receive a federal public benefit conveyance
- 4) LRA dismissed applications based on zoning

LRA RESPONSE - In response to the concerns listed above, the LRA held discussions with HUD in order to develop a comprehensive strategy that would resolve the outreach concerns. Based on the new understanding, the LRA developed and executed an inclusive outreach campaign to LifeNet and Homeward Bound, Inc., and other ROHs such as Central Dallas Ministries and the Metro Dallas Homeless Alliance. Through this effort, the LRA gained a better understanding of the current and projected homeless needs in the community, as well as each ROH's capacity and the specific support services for the homeless community. It also allowed the LRA to collaborate with the ROHs to assist them in submitting fully developed, complete NOIs.

A series of meetings began in May 2008. Initial meetings were convened with the ROHs and the LRA to jointly collaborate on structuring the process, agreeing on a team of participants and defining the go forward strategy to resolve the outstanding issues and bring the process to a satisfactory closure. Subsequent meetings focused on assisting the ROHs with technical help, data and resources to develop complete NOIs and explore potential off-site accommodations. In addition, individual meetings with LifeNet and Homeward Bound were conducted to give clear direction and explanation regarding the additional information needed by the LRA to determine the viability of each NOI based on a land development plan, financial analysis and plan to secure funding. All told, almost two dozen meetings took place over a period of 10 months with Lifenet, Homeward Bound, Central Dallas Ministries and Metro Dallas Homeless Alliance.

During this time, the LRA provided provided assistance to LifeNet and the other HAPs in pulling together needed information to complete their NOIs. The assistance included: (1) a detailed land use analysis for the immediate area including zoning, transportation and employment schemes and opportunities; (2) provision of two detailed construction costs estimates and development analyses for the Muchert property based on similar land development within close proximity to the site; (3) detailed real estate information for all city-owned and privately owned properties for sale within a 1,000 foot radius of Dallas' new homeless assistance center, The Bridge, as requested by the HAP; and (4) an independent appraisal of the current and highest and best use for the Muchert property. One the ROHs, Lifenet, later requested that a second appraisal be obtained through an appraiser of their choice. The City bid the second appraisal out to the appraisal firms identified by Lifenet, and a second appraisal was obtained from Crosson and Dannis, one of the preferred firms.

UPDATED APPLICATION, JULES E. MUCHERT USARC

Homeward Bound subsequently opted to not pursue its NOI in the property. Lifenet ultimately joined with Central Dallas Community Development Corporation ("Central Dallas CDC") to propose a development of 25 single-family rental cottages for disabled veterans, a community center and a greenbelt on the Muchert property. This submittal, dated September 5, 2008, became a viable and complete NOI on which the LRA could evaluate the economic impact of the proposal and make a balance determination.

In summary, the LRA made an extensive effort to meet with, assist and find acceptable solutions with the ROHs since the preliminary adverse determination letter was received. This effort was closely coordinated with the HUD Base Closure Coordinator and representatives from the Department of Defense.

NEW APPLICATION

HUD CONCERN: NO BALANCE DETERMINATION – Page 2 of the preliminary adverse determination letter identified several shortcomings relative to the balance determination. "The LRA, when making a balance determination, weighs the needs of the homeless in Dallas against the need for economic redevelopment (read job creation – to offset the jobs lost as a result of the military closing the reserve center) and other development (a park). The determination should make a clear case that the need for a park outweighs the needs of the homes in Dallas....The LRA essentially admitted that they did not engage in a balancing determination as required by the Act and regulations.....The LRA's balance determination disregards the needs of the homeless as expressed in the NOIs because the LRA concluded that the new Homeless Assistance Center (HAC), currently being constructed, will be adequate to handle the homeless needs of the community....The HAC, however, when built, will provide services and emergency shelter. Only 24 units will permit a stay of as long as 1 year. Not only does it not meet the needs expressed in the NOIs, but it also does not serve needs identified as high priority in the Consolidated Plan."

LRA RESPONSE – Based on follow-up conversations with HUD and additional outreach with the ROHs as described above, the LRA has revisited the balance determination. The first phase of the balance determination was to conduct a thorough property area analysis of the community. A copy of this analysis is included in Appendix A, and highlights are summarized here.

Economic Condition of the Community

The area around the Muchert site contains more than 9,500 lots representing almost 3,800 acres, almost 6 square miles. The predominant land use in this area is single family residential. The second largest land use in the area is parks, open space, and recreation areas. The residential land use is supported by community retail uses (6.1% commercial).

The majority of homes in the area are owner-occupied (56.17%); renter-occupied units represent 43.83% of the housing. Only 6.3% of the land use is multi-family. According to the Dallas Central Appraisal District, the average home value in 2008 was \$207,227. The median home value was \$197,510. Home values tend to be highest closest to the Muchert site and

UPDATED APPLICATION, JULES E. MUCHERT USARC

gradually decline moving east and southeast from the site. Based on an internet and telephone survey in May 2008, rents in area apartments ranged from \$375 to \$600 a month for an efficiency, \$529 to \$725 for a one bedroom unit, \$520 to \$1,100 for a two bedroom unit, and \$700 to \$975 for a three bedroom unit.

The 2000 Census indicates residents in the area are generally well-educated. The percentage with no high school degree is relatively modest, at 15.2%. Nearly half (49.4%) are high school graduates, 22.4% are college graduates, and 13.0% have a Masters degree.

In 1999, Median Income by block group was reported as ranging between \$27,500 at the low end and \$97,621 at the high end, with the average being \$55,059. The Labor Force for persons over 16 years of age was reported at 26,519, with an unemployed rate of 4%.

Loss to Community from Base Closure

In order to determine the economic impact of the loss to the community caused by closing the military installation, the LRA requested assistance from the City's Office of Economic Development (OED). The resulting analysis is included in Appendix B. OED used an IMPLAN input-output model to estimate the economic impact results presented. The IMPLAN model is widely used and can produce project impact results for a designated geographic area.

The information below highlights key points from the economic analysis:

Army Facility Impact - The Muchert facility hosts approximately 50 Army Reserve soldiers monthly. These weekend operations/training activities have a measurable impact on the Dallas economy. The primary impacts include money spent on meals, a small number of hotel room nights and other personal expenditures by the soldiers stationed at the facility. In addition, OED assumed a nominal level of spending for maintenance and operations by the federal government to keep the facility in working order. It was determined that the annual impact on Dallas' economy from operation as an Army Reserve facility is approximately \$359,000. This positive impact will be lost if the facility closes without transferring its operations to another location within the Dallas City limits.

NOI Impact, White Rock Cottages - Lifenet and Central Dallas CDC propose to construct 25 small single family units on the property, renovate one of the existing structures into a community/service center and maintain an open space buffer on the north side of the property. The total one time economic impact from construction of the White Rock Cottages is \$3.8 Million and the creation of 28 temporary positions. The construction and renovation costs of the project are \$2.1 Million. This is a net increase in Dallas economic activity.

The annual operating impact of the White Rock Cottages is estimated to be approximately \$146,000 based on the addition of two employees and related expenditures.

Park Facility Impact - The City's proposed use of the Muchert property is for a park maintenance facility and parkland. There is a sizeable economic impact from converting the facility from its current use to a Park & Recreation facility. The total, one time, economic impact is approximately \$3.4 Million and the creation of 27 temporary jobs during construction. This construction impact results from an estimated \$2.0 million cost to renovate the existing facility.

UPDATED APPLICATION, JULES E. MUCHERT USARC

Without this conversion, the economic impact would not take place. This is a net increase in Dallas economic activity.

Once converted to a park facility, the annual operating impact would be relatively small. City activities proposed for the facility would largely be transferred from existing locations and thus do not represent a net change in economic activity within Dallas. Total operating impacts are determined to be approximately \$26,000 annually, primarily from retail spending by visitors induced to use the new trailhead.

Conclusion - Converting the facility to either the park or homeless housing facility provides a modest construction impact in excess of \$3.0 million. The homeless facility has a slightly larger impact by about \$0.5 million, but this may not be a statistically significant difference due to the uncertainty in estimating construction costs and the margin of error in the impact model. There are no anticipated construction impacts from continued operation of the facility as an Army Reserve Center. The operating impact differs notably across the three uses. The annual operating impact from use as an Army Reserve Center, a homeless housing facility and a City of Dallas park are \$359,000, \$146,000 and \$26,000 respectively. The differences in operating impacts result largely from the net employment activity of the first two uses. The Army Reserve Center has a larger operating employment impact than the housing facility. The park has no net operating impact. Operations as a park facility will largely shift existing employment and customers to this facility from other Dallas sites.

Community's Need for Redevelopment/Other Development

The area around the Muchert facility is a historically stable residential community. The North Central Texas Council of Governments (NCTCOG) estimates there will be approximately 12,700 jobs in the area in 2010, growing by approximately 3,000 jobs by 2030. Commercial enterprises are generally located at major intersections and along specific corridors. One major retail intersection is located adjacent to the Muchert site along Northwest Highway at Ferndale. Land use, zoning maps and appraised values are shown graphically in the property area analysis included in Appendix A. In addition, that analysis reports what types of uses are represented by the 15 Planned Development Districts within the area. Eight are for public or private schools and child care or day nursery. Three are for nursing, retirement or convalescent homes or medical offices. The others are either multifamily or mixed used districts.

The community tends to retain the same type and quality of development, within the same locations as those types of uses have historically been located. The area as a whole is not distressed nor in need of redevelopment or new development to bring about market changes.

Homeless Needs in the Community

The City of Dallas is responsible for a significant portion of the Dallas/Ft. Worth Metroplex's regional share of caring for the homeless. The City developed a Ten Year Consolidated Plan (The Plan) to end chronic homelessness in response to the HUD-sponsored 2001 federal initiative for location communities to take action. Area ROHs and service providers participated in development of The Plan, which was officially adopted by the Dallas City Council in 2004.

UPDATED APPLICATION, JULES E. MUCHERT USARC

In September 2002, the Dallas Association for the Homeless and Dallas Homeless Consortium merged to form the **Metro Dallas Homeless Alliance** (MDHA). The City's Department of Environmental and Health Services (EHS) provides oversight for HUD's Continuum of Care (CoC), while MDHA is responsible for implementing the plan through its internal network of service providers and updates the City annually or as needed.

The City's Ten Year Plan to end chronic homelessness factors in the Housing and Homeless Needs Assessment portion of the City's Five Year Consolidated Plan for FY2003-04 through FY2007-08 submitted to HUD. Additionally factored into The Plan is MDHA's Annual "Point in Time" Homeless Count and Census for Dallas County, the latest of which was presented in May, 2008. The collection of data between these two sources is comprehensive and supported by both agencies responsible for oversight and implementing actions to end chronic homelessness.

A more recent discussion on the social costs of homelessness in Dallas is included in the September 2008 NOI submitted by Lifenet and Central Dallas CDC for White Rock Cottages. This proposed reuse of the Muchert property is based on the "Housing First" model of the national Alliance to End Homelessness. In addition to considering this information, the LRA re-considered homeless needs described in the Ten Year Consolidated Plan and the Five Year Plan for Permanent Supportive Housing adopted by City Council in January 2009.

The NOI proposes to redevelop the Muchert site into 25 cottages for disabled, homeless veterans, a community center and a greenbelt. The proposal includes conversion of one of the existing buildings into a community service center, if a Special use Permit (SUP) could be obtained from the City. The other buildings would be demolished. The new housing units would be permanent, supportive housing, intended as a place where residents can live while accessing the services they need to stabilize their lives. The NOI reports the need for this development is based on the national Veteran's Administration estimates that nearly 200,000 veterans are homeless on any given night, and some 400,000 experience homelessness over the course of a year. The NOI further reports that the National Coalition for Homeless Veterans states that the top priority for homeless veterans across the country is, "secure, safe, clean housing that offers a supportive environment which is free of drugs and alcohol."

The Housing First model proposed in the NOI is an approach to ending homelessness that centers on providing homeless people with housing quickly and then providing services as needed. The NOI indicates that, "What differentiates a Housing First approach from traditional emergency shelter or transitional housing approaches is that it is "housing-based," with an immediate and primary focus on helping individuals and families quickly access and sustain permanent housing." (Page 3 of NOI).

The NOI includes a publication entitled, "The Business Case for Ending Homelessness in Dallas," by Central Dallas Ministries, the J. McDonald Williams Institute and Metro Dallas Homeless Alliance. "The Business Case" reports there are 5,704 homeless individuals on Dallas streets at any given time, 733 of whom are chronically homeless. Many surveyed individuals (12%) reported that they had been homeless 4 or more times in the past 3 years. More than 45 agencies currently provide housing, food, medical care and counseling/employment services to homeless individuals in Dallas. "The Business Case" further states that 1,200 units of supportive housing will effectively end homelessness in Dallas.

UPDATED APPLICATION, JULES E. MUCHERT USARC

The third key strategy focuses on permanent housing which is identified as a high priority need through the Dallas/Irving CoC and FY04-08 Consolidated Plan. Currently, there are 852 Permanent Support Housing (PSH) clients in the City of Dallas which are housed in various locations: 17 Project-Based and 167 are scattered sites throughout the City. Although 338 new PSH units were brought online since enacting The Consolidated Plan, there is still a need for 700 additional units. It is estimated that 200 of these will be lease units whose rent will be paid for through HUD's special Voucher Program. The other 500 new units will require gap funding ranging from \$7.2M to \$18M current dollars and the City will fund a majority of the gap using either existing or future General Obligation (GO) or Certificate of Obligation (CO) bonds.

To acquire these resources the Five Year Plan calls for a 20% set aside from the sale of future GO and CO bonds to be pledged to the City's Housing Trust Fund. The City will also consider donating any readily developable land so that redevelopment costs will be minimal. The City will also donate any resources as they become available to assist with funding the gap in financing. In addition, the City will facilitate a collaborative legislative agenda with Dallas County and Dallas County Medical District to increase state funding for PSH in Dallas.

On September 24, 2008, the Dallas City Council Housing Committee unanimously adopted the Five Year Plan thus recommending it for full City Council approval. The Council's Quality of Life Committee also endorsed the plan and recommended its approval. The great progress made toward fulfilling the needs for permanent housing provided additional impetus that enabled the LRA and the ROHs to reach a mutually beneficial agreement for reuse of the Muchert property. The LRA viewed the Five year Plan for PSH as an opportunity to cement its commitment to support efforts to reduce homelessness in Dallas, and to provide off-site consideration for the Muchert property in an amount equal to or exceeding its appraised value. The ROHs in turn received a commitment in the Five Year Plan for various funding sources and support toward accomplishing their goal of providing PSH in Dallas.

Legally Binding Agreement

Following the September dates on which the Lifenet/Central Dallas CDC NOI was submitted and the Five Year Plan was recommended for adoption to the full City Council, another series of meetings were held between the LRA and ROHs. These took place between September and December 2008 for the purpose of identifying potential funding sources for specific PSH projects. The goal of these meetings was to craft a legally binding agreement with Lifenet and Central Dallas CDC. The Five-Year Plan for PSH was one component considered. In addition, options were explored for using existing and future bond program funds and Certificates of Obligation. The complexities of each were discussed internally and with the ROHs. After several months, an agreement was reached with the ROHs and a legally binding agreement crafted.

On January 28, 2009, City Council unanimously approved two Resolutions. The first, Resolution No. 09-0343, authorized execution by the City Manager of an agreement with Lifenet and Central Dallas CDC providing for their withdrawal of the Notice of Interest with respect to the Jules Muchert USARC. The authorizing Resolution and the fully signed Legally Binding Agreement are included in Appendix C.

The second, Resolution No. 09-0344, unanimously approved by City Council, authorized (1) approval of a Permanent Supportive Housing Program Statement and five-year plan endorsing city-wide implementation for the creation of 700 PSH units for chronically homeless individuals;

UPDATED APPLICATION, JULES E. MUCHERT USARC

and (2) use of Community Development Grant, HOME Funds, General Obligation Bonds and Certificates of Obligation, subject to future Council approval, to fund project gap requirements to the extent permissible from each funding source. The authorizing Resolution and the PSH Action Plan are included in Appendix D.

Continuing Actions

Since January 28, additional actions have been taken in support of PSH proposals by Lifenet and Central Dallas CDC. The Housing Department recommended approval of an item on the City Council's February 25 agenda to consider a resolution authorizing support of a pre-application waiver for a Texas Department of Housing and Community Affairs 9% low income housing tax credit financing for several projects. One is the acquisition and new construction of 125 new efficiency unit project, "LifeNet Lofts," located at 1200 Park Row at South Lamar. City Council approved this item, which allows Lifenet to apply for City approval for low income housing tax credit financing for the new construction of these 125 single room occupancy affordable housing units. City Council is scheduled to consider gap funding in an amount not less than \$2M in City Funds for this project on March 25, 2009.

Central Dallas CDC is also seeking a viable project in which they can provide PSH with financial participation from the City, and the Housing Department is actively working with them toward that goal.

Based on the economic impact analysis and balance determination, the LRA feels Dallas will benefit most from the approach stipulated in the LBA. Reuse of the Muchert facility as a park maintenance facility and parkland will have a construction impact of approximately \$2 Million. In addition, by locating the White Rock Cottages or a similar PSH project elsewhere in the community, Dallas will realize another \$2M in benefit from that construction.

UPDATED APPLICATION, JULES E. MUCHERT USARC

The MDHA, in conjunction with the City of Dallas, conducted its annual count and census of the homeless population in Dallas County on January 22, 2008. This "Point-in-Time" count provides slightly different but comparable information on the homeless population. It states that 5,869 homeless persons were counted in 2008, an increase of 14% from the 2007 count. Of those, 611 are chronically homeless. The 2008 Point-in-Time Count reflects 13% of the individuals reported being homeless 4 or more times in the past 3 years. The 2008 Count also reports a decrease in numbers of individuals outdoors: "As the population in Transitional Housing and permanent Supportive Housing continues to rise, the numbers counted outdoors continue to drop. Percentages in housing programs increased for the **fourth consecutive year** (since implementation of the 10-Year Plan). A comparison of 2004 to 2008 shows a:

- 56% increase in Transitional Housing (2004 = 371; 2008 = 580)
- 204% increase in Permanent Supportive Housing (2004 = 158; 2008 = 481)"
(Page 3 of 2008 Annual "Point in Time" Homeless Count and Census)

The City of Dallas is committed to addressing the needs of the homeless and strongly supports the efforts of the Metro Dallas Homeless Alliance (MDHA) and other ROHs. An initial approach to address homelessness was construction of The Bridge, the City's new homeless assistance center in downtown Dallas. Opened in May 2008, The Bridge provides emergency care and housing, and transitional care and housing, plus support in placing individuals in permanent or permanent supportive housing.

The first LRA submittal placed a strong emphasis on The Bridge as meeting the homeless needs. However, the letter of preliminary adverse determination states that, "The Consolidated Plan rated emergency shelter as low priority for individuals and medium for families but gave transitional and permanent housing high priority. The Dallas/Irving Continuum of Care shows there is a much greater unmet need for transitional and permanent housing than for emergency shelter." As discussed above, the Lifenet/Central Dallas CDC also stressed the importance of permanent supportive housing. Having spent the past several months re-evaluating the needs of the homeless, the LRA has become much more cognizant of the deficiencies in meeting the overall needs of the homeless and how best to overcome them. Since the time of the LRA's first submittal and this revised submittal, positive inroads have been made to address the need for permanent supportive housing.

Coincident with developing their NOI submittal, the ROHs were participating on a Committee appointed by Mayor Tom Leppert, and working closely with a the City's Housing Department on a Five Year Plan to provide Permanent Supportive Housing (PSH) in Dallas. The Five Year Plan is discussed in more detail below.

The Five Year Plan

On August 18th, 2008, the City presented to the Dallas City Council Housing Committee an update of the Ten Year Plan and identified how it would reach its goal to end chronic homelessness by 2014 (The Five Year Plan). The Directors from the City of Dallas Housing Department, the department of Environmental and Health Services (EHS) and the MDHA presented the plan together as a joint effort between the agencies. Of the Four Key Strategies identified to complete the Ten Year Plan, two have already been completed and are in full swing: establishment of MDHA and the opening and operation of the Homeless Assistance Center (HAC), The Bridge.

UPDATED APPLICATION, JULES E. MUCHERT USARC

The third key strategy focuses on permanent housing which is identified as a high priority need through the Dallas/Irving CoC and FY04-08 Consolidated Plan. Currently, there are 852 Permanent Support Housing (PSH) clients in the City of Dallas which are housed in various locations: 17 Project-Based and 167 are scattered sites throughout the City. Although 338 new PSH units were brought online since enacting The Consolidated Plan, there is still a need for 700 additional units. It is estimated that 200 of these will be lease units whose rent will be paid for through HUD's special Voucher Program. The other 500 new units will require gap funding ranging from \$7.2M to \$18M current dollars and the City will fund a majority of the gap using either existing or future General Obligation (GO) or Certificate of Obligation (CO) bonds.

To acquire these resources the Five Year Plan calls for a 20% set aside from the sale of future GO and CO bonds to be pledged to the City's Housing Trust Fund. The City will also consider donating any readily developable land so that redevelopment costs will be minimal. The City will also donate any resources as they become available to assist with funding the gap in financing. In addition, the City will facilitate a collaborative legislative agenda with Dallas County and Dallas County Medical District to increase state funding for PSH in Dallas.

On September 24, 2008, the Dallas City Council Housing Committee unanimously adopted the Five Year Plan thus recommending it for full City Council approval. The Council's Quality of Life Committee also endorsed the plan and recommended its approval. The great progress made toward fulfilling the needs for permanent housing provided additional impetus that enabled the LRA and the ROHs to reach a mutually beneficial agreement for reuse of the Muchert property. The LRA viewed the Five year Plan for PSH as an opportunity to cement its commitment to support efforts to reduce homelessness in Dallas, and to provide off-site consideration for the Muchert property in an amount equal to or exceeding its appraised value. The ROHs in turn received a commitment in the Five Year Plan for various funding sources and support toward accomplishing their goal of providing PSH in Dallas.

Legally Binding Agreement

Following the September dates on which the Lifenet/Central Dallas CDC NOI was submitted and the Five Year Plan was recommended for adoption to the full City Council, another series of meetings were held between the LRA and ROHs. These took place between September and December 2008 for the purpose of identifying potential funding sources for specific PSH projects. The goal of these meetings was to craft a legally binding agreement with Lifenet and Central Dallas CDC. The Five-Year Plan for PSH was one component considered. In addition, options were explored for using existing and future bond program funds and Certificates of Obligation. The complexities of each were discussed internally and with the ROHs. After several months, an agreement was reached with the ROHs and a legally binding agreement crafted.

On January 28, 2009, City Council unanimously approved two Resolutions. The first, Resolution No. 09-0343, authorized execution by the City Manager of an agreement with Lifenet and Central Dallas CDC providing for their withdrawal of the Notice of Interest with respect to the Jules Muchert USARC. The authorizing Resolution and the fully signed Legally Binding Agreement are included in Appendix C.

The second, Resolution No. 09-0344, unanimously approved by City Council, authorized (1) approval of a Permanent Supportive Housing Program Statement and five-year plan endorsing city-wide implementation for the creation of 700 PSH units for chronically homeless individuals;

UPDATED APPLICATION, JULES E. MUCHERT USARC

and (2) use of Community Development Grant, HOME Funds, General Obligation Bonds and Certificates of Obligation, subject to future Council approval, to fund project gap requirements to the extent permissible from each funding source. The authorizing Resolution and the PSH Action Plan are included in Appendix D.

Continuing Actions

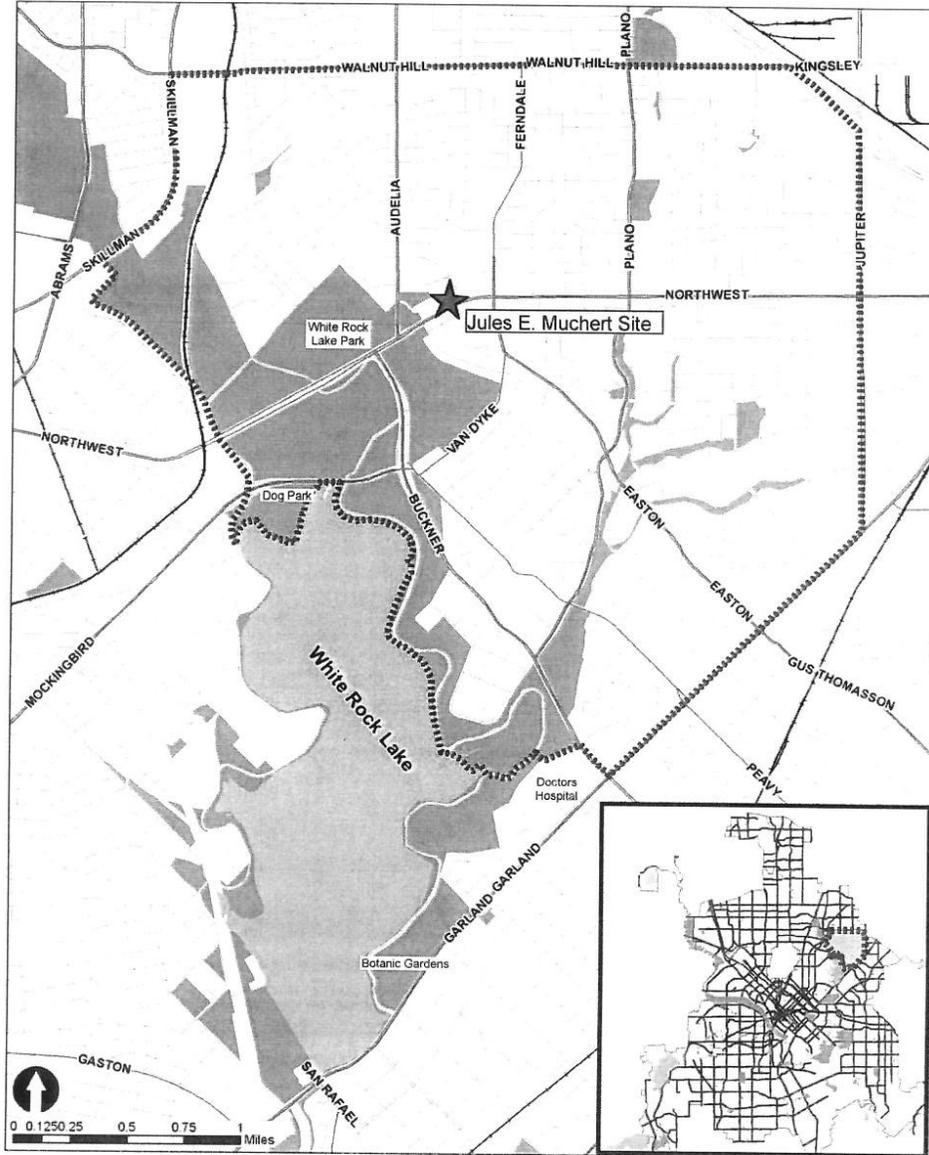
Since January 28, additional actions have been taken in support of PSH proposals by Lifenet and Central Dallas CDC. The Housing Department recommended approval of an item on the City Council's February 25 agenda to consider a resolution authorizing support of a pre-application waiver for a Texas Department of Housing and Community Affairs' 9% low income housing tax credit financing for several projects. One is the acquisition and new construction of 125 new efficiency unit project, "LifeNet Lofts," located at 1200 Park Row at South Lamar. City Council approved this item, which allows Lifenet to apply for City approval for low income housing tax credit financing for the new construction of these 125 single room occupancy affordable housing units. City Council is scheduled to consider gap funding in an amount not less than \$2M in City Funds for this project on March 25, 2009.

Central Dallas CDC is also seeking a viable project in which they can provide PSH with financial participation from the City, and the Housing Department is actively working with them toward that goal.

Based on the economic impact analysis and balance determination, the LRA feels Dallas will benefit most from the approach stipulated in the LBA. Reuse of the Muchert facility as a park maintenance facility and parkland will have a construction impact of approximately \$2 Million. In addition, by locating the White Rock Cottages or a similar PSH project elsewhere in the community, Dallas will realize another \$2M in benefit from that construction.

APPENDIX A: Jules E. Muchert Property Area Analysis

Jules E. Muchert Property Area Analysis



Area Statistics

Housing and Households

Households & Population Projections

	NCTCOG Population	forwardDallas! Households	NCTCOG Households
2010	36,843	x	15,935
2030	36,924	1180	16,035

Source: NCTCOG and forwardDallas! plan

Housing Tenure in 2000

	Housing Units	Percent
Owner-Occupied	8,098	56.17%
Renter-Occupied	6,318	43.83%
Total	14,416	100%

2000 US Census

Cost Burden¹

	Units	Cost Burdened Households	Percent
Owner-Occupied (with a mortgage)	4,746	963	20.3%
Renter-Occupied	6,262	2122	33.9%

2000 Family Household Data

All Households:	14,416
Family Households:	9,006 (62.5%)
Average Household size:	2.35

¹ Cost burdened households are those that pay more than 30 percent of household income toward housing expenses

Employment, Income and Education

Employment

	NCTCOG Estimate	NCTCOG jobs added	forwardDallas!2030 jobs added
2010	12,692	x	x
2030	15,537	2,845	861

Source: NCTCOG and forwardDallas! plan

Educational Attainment

	Persons	Percent
No High School	3,517	15.2%
High School Graduate	11,439	49.4%
College Graduate	5,195	22.4%
Masters	3,023	13.0%
Total	23,174	100%

2000 US Census

Income (1999)

Lowest Block Group Median Income:	\$27,500
Highest Block Group Median Income:	\$97,621
Modal Block Group Median Income:	\$49,444
Average Block Group Median Income:	\$55,059

Labor Force

Population over 16 years old	:	26,519
Area Civilian Labor Force	:	18,074
Employed Civilian Labor Force	:	17,208
Unemployed Civilian Labor Force	:	866
Unemployed Rate	:	4%

Land Use

The selected area around the Jules Muchert site contains more than 9,500 lots representing almost 3,800 acres – almost six square miles. The predominant land use in this area is single family residential. The area includes several neighborhoods, with strong neighborhood associations including the “L-Street” neighborhood, Old Lake Highlands, and the Peninsula neighborhood.

Use	Acres	Percent
Commercial	231.4	6.1%
Industry	17.1	0.5%
Infrastructure	1.1	0.0%
Institutional	191.6	5.1%
Multifamily	237.5	6.3%
Parks and Recreation	958.7	25.3%
Single Family	2060.3	54.4%
Utility and Public Service	62.2	1.6%
Vacant	28.7	0.8%
Other	1.7	0.0%
Grand Total	3790.4	100.0%

The second largest land use in the area is parks, open space, and recreation areas. This includes the White Rock Lake park area as well as neighborhood parks such as McCree park and Lochwood Park. Multifamily uses make up 6.3 percent of the almost six square mile area. In conjunction with the single-family category, residential uses make up over 60 percent of the land in the area. The land use map on page 5 shows the distribution uses within the area.

Zoning

With over 82 percent of the area zoning, the most prevalent zoning categories in the area around the Jules E. Muchert site are single-family zoning categories. The most common is the R-7.5(A) category with over 3,285 acres. The larger-lot R-1ac represents just over 613 acres and corresponds to the

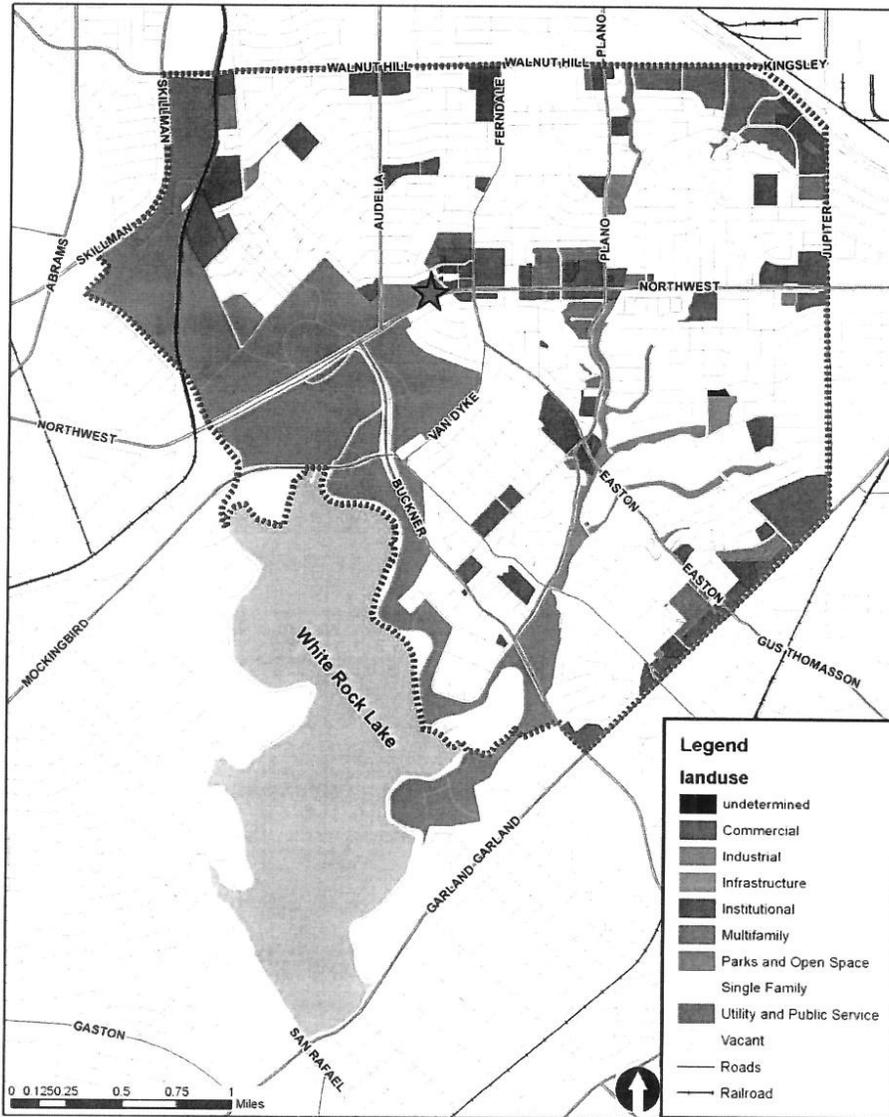
Zoning	Description	Acres	Percent
CR	Community Retail	231.8	4.9%
CS	Community Services	12.0	0.3%
D	Duplex	70.9	1.5%
MC	Multiple Commercial	14.4	0.3%
MF	Multifamily	224.2	4.7%
O	Office	24.6	0.5%
P(A)	Parking	0.9	0.0%
PD	Planned Development	186.0	3.9%
R	Residential	3,899.9	82.3%
RR	Regional retail	2.5	0.1%
TH	Townhome	72.7	1.5%
Grand Total		4,739.8	100.0%

White Rock Lake park area. Commercial zoning categories are generally located at major intersections and specific corridors. These include the intersections of Audelia Rd. and Walnut Hill, Northwest Highway and Jupiter, and the Garland Road corridor. Additionally, a major retail intersection is located adjacent to the Muchert Center site along Northwest Highway at Ferndale.

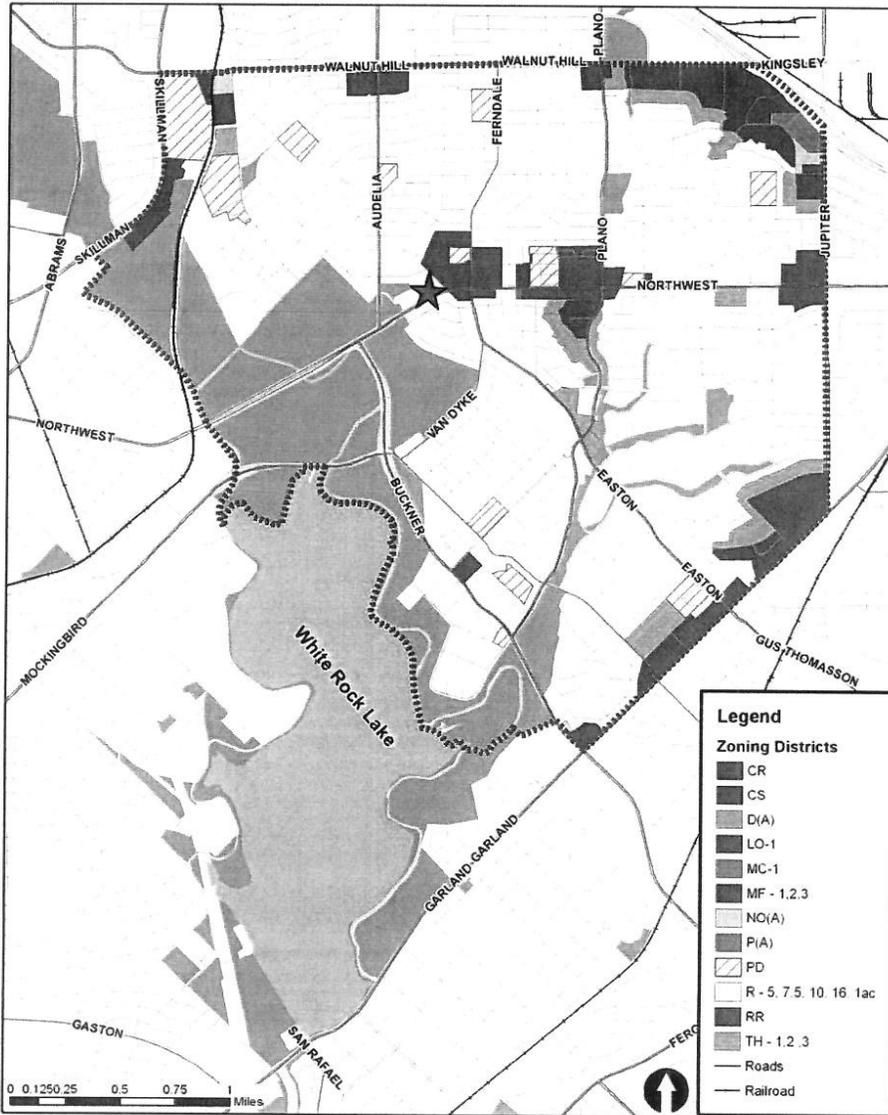
Although planned developments represent just under four percent of the zoning in the area they deserve attention due to the specific nature of the uses allowed. Below is a list of the planned developments in the area.

Planned Development	Location	Request	Acres
251	Lake Highlands Drive/Tiffany Way	R-7.5(A) to Private School for Learning Disabled	3.15
311	Mockingbird Lane/West Lawther Drive	R-7.5 to Nursing Home & Retirement Housing uses	19.4599
343	White Rock Trail/Goforth Road	R-7.5 to Convalescent Home, Nursing Home, and Retirement Housing	27.6265
348	Buckner Blvd./Poppy Drive	LO-1 & MF-3 to Hospital, Medical Clinic, or Ambulatory Surgical Center, and Office	14.110
39	Easton Rd, SE of Lake Gardens Dr. and NW of Garland Rd	Multiple family & Residential to Day Nursery	16.87
496	Northwest Hwy/Mediterranean Dr.	LO-1-D to MF-1	3.4245
563	Audelia Rd/McCree Rd	R-7.5 to Private School and Child Care Facility	4.517
581	Chiswell Rd/Bellewood Dr.	R-7.5 to Public School	10.0639
617	Ferndale Rd/Lakemere Dr.	R-7.5 to Public School	10.02
628	Harter Rd/Tarleton St.	R-7.5 to Private School	8.794
636	City Block 6134	R-7.5 to Public School	8.6
654	City Block 17/7487	R-7.5 to Public School	9.673
758	Walnut Hill/Skillman St.	MF-1&R-7.5 to MU-1	69.195
775	Northwest Hwy/Lullwater Dr.	MF-2(A) to PD 775	13.9
779	Ferndal Rd/Shoreview	CR to Mixed Use (MU-2)	4.06

Jules E. Muchert Reserve Center Land Use Map

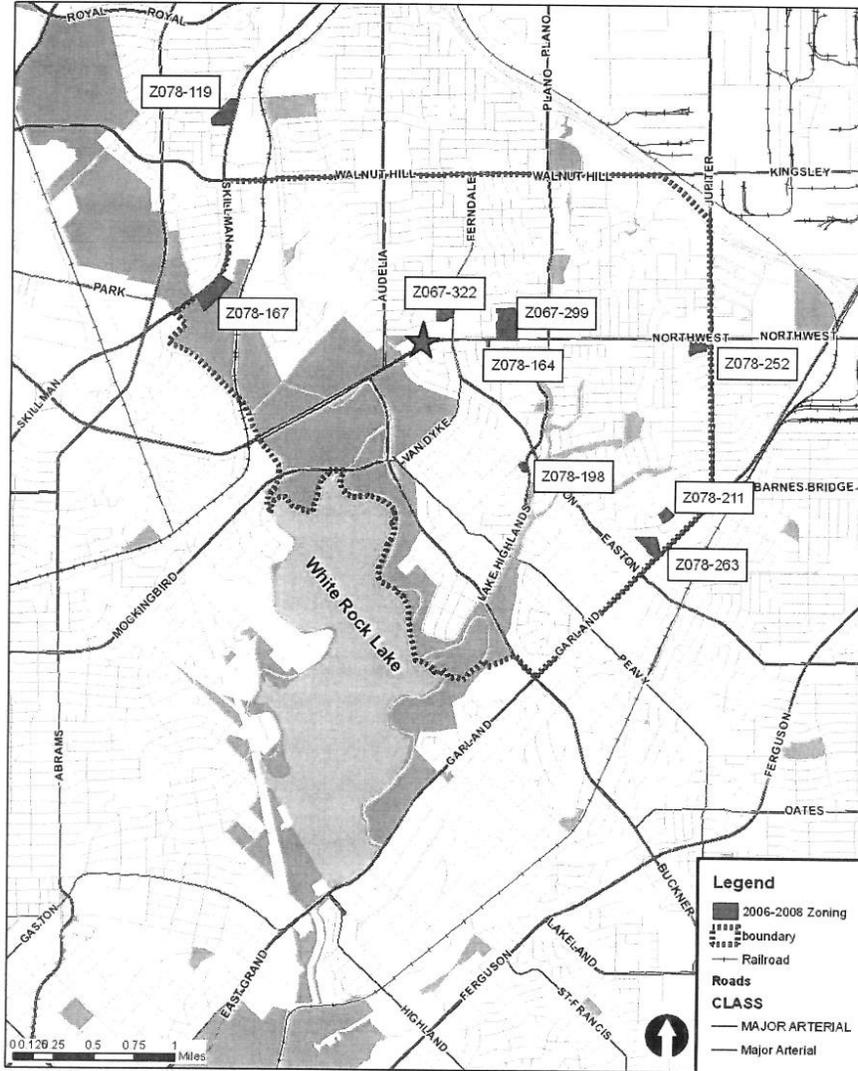


Jules E. Muchert Reserve Center Zoning Map



Zoning Cases

Nine recent zoning cases in proximity to the Jules E. Muchert site, the first four of which saw high levels of public involvement. The map below shows the location of these cases and the case summary on the following page lists cases in the area for the last two years.



Z078-167 (MAW) DATE FILED: February 6, 2008
LOCATION: South side of Skillman Street, east of Merriman Parkway
SIZE OF REQUEST: ±10.99 acres
REPRESENTATIVE: Susan Mead, Jackson Walker L.L.P.
APPLICANT: Prescott Realty Group
OWNER: White Rock Trail Partners, L.P.

REQUEST: An application for a Planned Development District for MF-1(A) Multifamily District uses on property zoned an MF-1(A) Multifamily District.

SUMMARY: The applicant proposes redevelopment of the request site with a four-story multifamily project to be constructed in two phases.

CPC RECOMMENDATION: Approval; subject to a development plan and conditions.

STAFF RECOMMENDATION: Approval; subject to a development plan and conditions.

Z067-299 (RB) DATE FILED: August 8, 2007
LOCATION: Northwest Highway and Lullwater Drive, Northwest Quadrant
SIZE OF REQUEST: Approx. 13.9 Acres
APPLICANT: Churchill Residential, LLC
OWNER: Northlake Highlands Partners, Ltd.
REPRESENTATIVE: Karl Crawley

REQUEST: An application for a Planned Development District for MF-2(A) Multifamily District Uses on property zoned an MF-2(A) Multifamily District.

SUMMARY: The applicant proposes to redevelop the site in two phases with a combination of retirement housing and nursing home uses with a maximum of 500 dwelling units and a maximum structure height of 66 feet. A special 'attached dwelling unit' definition for a residential use is also being requested at a density of 20 dwelling units per acre.

CPC RECOMMENDATION: Denial. (Council Approved)

STAFF RECOMMENDATION: Approval, subject to a conceptual plan and staff's recommended conditions.

Z078-164 (WE) DATE FILED: January 30, 2008
LOCATION: Northwest Highway and Solta Drive, southeast corner
SIZE OF REQUEST: Approx. 0.5 acres
APPLICANT: Ms. Jennifer Wilcox
OWNER: Ms. Jennifer Wilcox
REPRESENTATIVE: Jay Chinos, P.E.

REQUEST: An application for an LO-1 Limited Office District on property zoned a P(A) Parking District with a portion of Specific Use Permit No. 1498 for a government installation other than listed with consideration being given to deed restrictions volunteered by the applicant.

SUMMARY: The purpose of the request is to allow for the construction of an office building. The Specific Use Permit that is currently of the property will remain.

CPC RECOMMENDATION: Approval, subject to the deed restrictions volunteered by the applicant with retention of the Specific Use Permit No. 1498.
STAFF RECOMMENDATION: Approval, subject to the deed restrictions volunteered by the applicant with retention of the Specific Use Permit No. 1498.

Z078-198 (OTH) DATE FILED: March 26, 2008
LOCATION: West of Lake Highlands Drive, between Northcliff Drive and Medlock Drive
SIZE OF REQUEST: Approx. 1.195
APPLICANT: Robert Baldwin, Baldwin Associates
REPRESENTATIVE: Thomas Welker

REQUEST: An application for a TH-2(A) Townhouse District on property zoned an R-7.5(A) Single Family District

SUMMARY: The applicant is proposing to build townhouses on the site

STAFF RECOMMENDATION: Denial
STATUS: Withdrawn

Z078-211 (MAW) DATE FILED: April 8, 2008
LOCATION: West side of Lochwood Boulevard, north of Lake Gardens Drive
SIZE OF REQUEST: ±2.754 acres
APPLICANT: Robert Durham, City of Dallas
OWNER: City of Dallas
REPRESENTATIVE: Jack Poling

REQUEST: An application for a Planned Development District for D(A) Duplex District and public library uses and termination of Specific Use Permit No. 72 for a Community Recreation Center on property zoned a D(A) Duplex District.

SUMMARY: The proposed use for this site is a City of Dallas Public Library

CPC RECOMMENDATION: Approval; subject to a development plan and conditions and approval of the termination of Specific Use Permit No. 72.

STAFF RECOMMENDATION: Approval; subject to a development plan and conditions and approval of the termination of Specific Use Permit No. 72.

Z078-252 (WE) DATE FILED: June 13, 2008
LOCATION: South side of Northwest Highway, west of Jupiter Road
SIZE OF REQUEST: Approx. 4.94 acres
APPLICANT: The Allee Corporation
REPRESENTATIVE: James R. Schnurr

REQUEST: An application for an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District.

SUMMARY: The purpose of the request is to bring an existing auto dealership into conformance. The applicant has volunteered deed restrictions that prohibit specific retail, commercial and business service, transportation, and wholesale, distribution and storage uses from being developed on site.

CPC RECOMMENDATION: (Council Approved) Approval, subject to the deed restrictions volunteered by the applicant

STAFF RECOMMENDATION: Approval, subject to the deed restrictions volunteered by the applicant

Z078-263 (OTH) DATE FILED: July 16, 2008
LOCATION: On the northwest side of Garland Road, between Easton Road and Lochwood Boulevard.
SIZE OF REQUEST: Approx. 6.99 acres
APPLICANT: The First Family Church
REPRESENTATIVE: Mathew King, AIA

REQUEST: An application for a Specific Use Permit for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District.

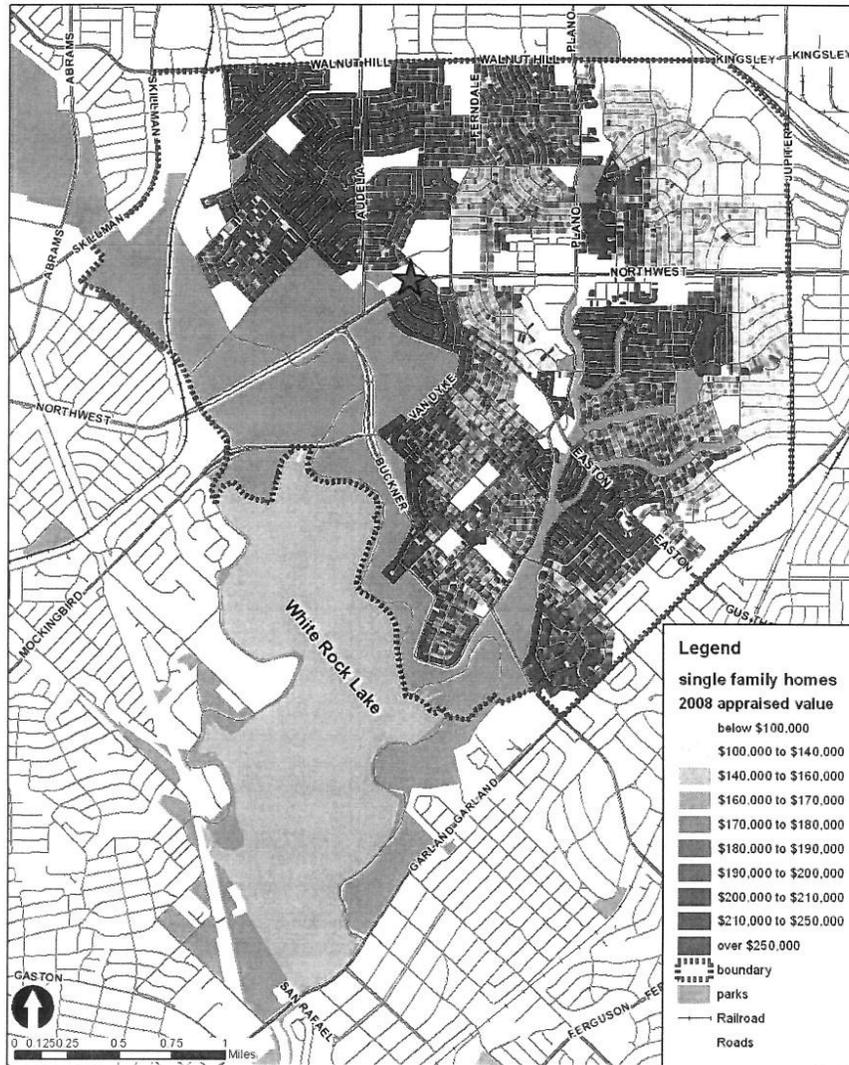
SUMMARY: The purpose of request is to allow for the operation of a charter school that will limit the maximum enrollment to approximately 216 students. The students attending the school will range between kindergarten and sixth grade.

CPC RECOMMENDATION: (Council Approved) Approval for a three-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: Approval for a five-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

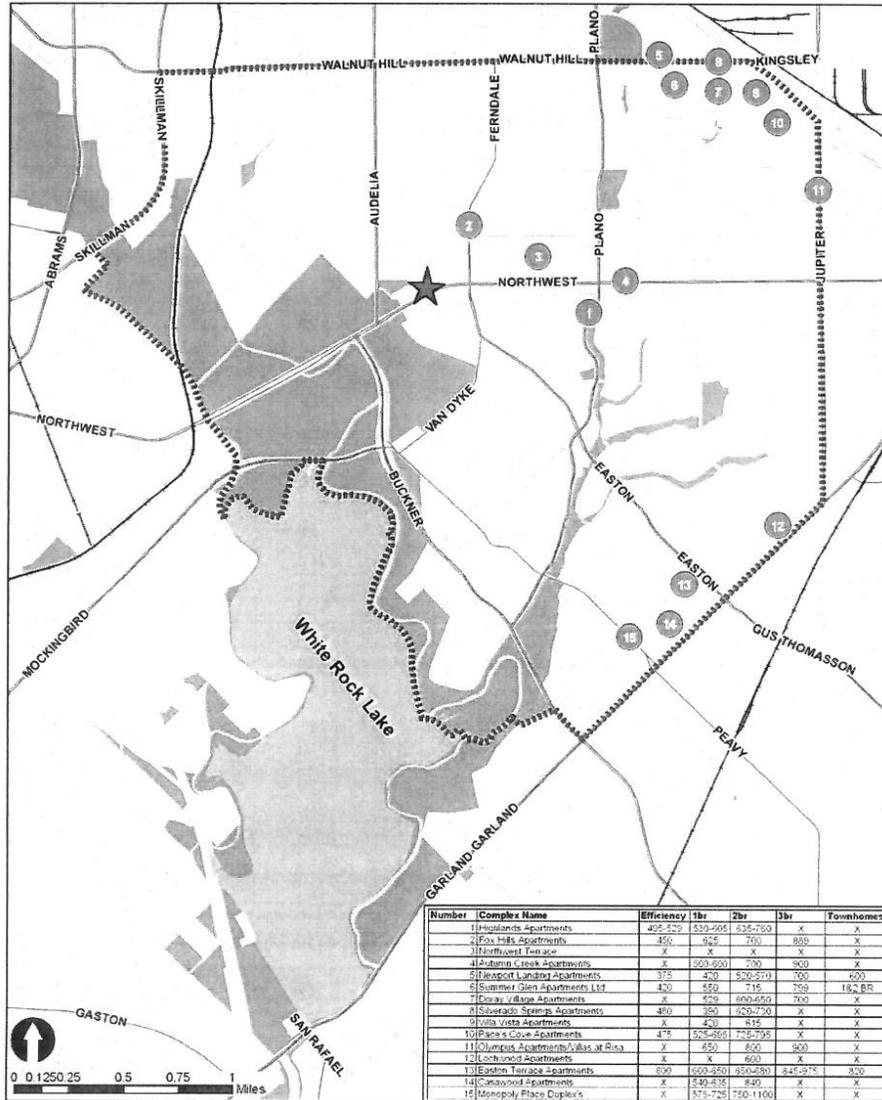
Single-Family Home Values (2008 Dallas County Appraisal)

The average home valuation in 2008 was \$207,227. The median (middle of the group) home valuation was \$197,510.



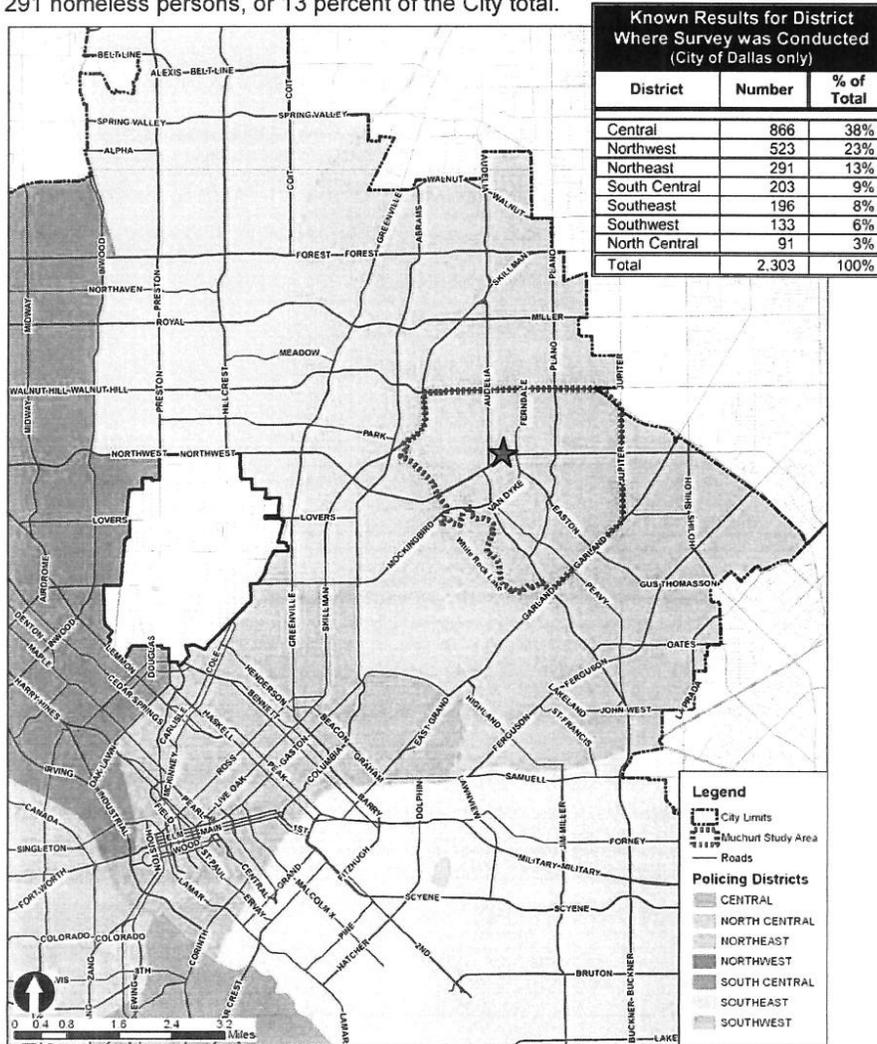
Multi-family rents

Rents in area apartments ranged from \$375 to \$600 a month for an efficiency, \$529 to \$725 a month for a one bedroom unit, \$520 to \$1,100 a month for a two bedroom unit, and \$700 to \$975 a month for a three bedroom unit. Prices were surveyed via internet and telephone in May, 2008.



Homelessness

On January 22, 2008, Metro Dallas Homeless Alliance, in conjunction with the City of Dallas, conducted their annual count and census of the homeless population in Dallas County. The count is a "point-in-time" count and provides a good snapshot of the homeless population that can be identified in one night. It does not reflect the number of unduplicated homeless people throughout the year. The 2008 Annual "Point in Time" Homeless Count and Census for Dallas County shows the subject site, located within the Northeast Policing District, had 291 homeless persons, or 13 percent of the City total.

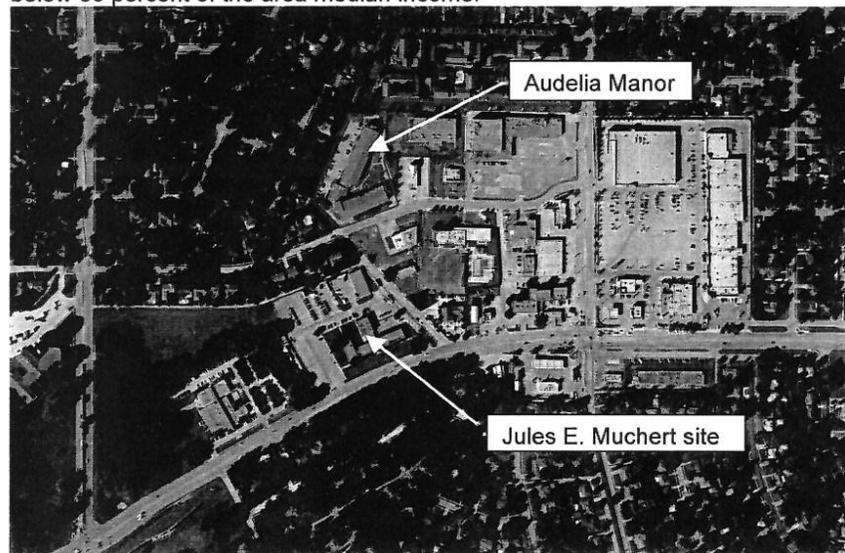


Dallas Housing Authority Properties

The Dallas Housing Authority-owned facility Audelia Manor is located just to the north of the Jules E. Muchert property at 10025 Shoreview Rd. This senior and handicapped facility built in 1984 has 123 rooms. The facility serves seniors (62 years plus) and the physically



and mentally handicapped of any age earning below 80 percent of the area median income. Currently between 80 and 90 percent of the residents earn below 30 percent of the area median income.



Other facilities close to the Jules E. Muchert site include the Lakeland Manor facility at Buckner Road and Peavy Road and the Pebbles family facility just east of North Central Expressway on Park Lane. Lakeland manor is a 172-unit elderly and handicapped facility built in 1980. It is located just under 5 miles southeast of the Jules E. Muchert site and from Audelia Manor along North Buckner Boulevard (highway 12). The Pebbles family facility at 8320 Park Lane was built in 1988 and modernized in 1992. This facility serving 41 low-income families is located approximately 4 miles to the west of the Jules E. Muchert site.

Public Transportation

The Muchert site and the area in general is served well by the Dallas Area Rapid Transit (DART) system. The 428 line connects the site to the DART light rail line at the White Rock Station.



APPENDIX B: Economic Impact Analysis

Muchert Facility Economic Impact

Office of Economic Development Research Note

February 25, 2009

Background

The Office of Economic Development (OED) was asked to evaluate the economic impact of three alternative uses for the Muchert Army Reserve Center. The facility has been targeted by the federal Base Closure and Realignment Commission. The City of Dallas has proposed converting it into a regional facility for the Park and Recreation Department. A partnership between a local community development corporation and a social service provider has proposed building a homeless housing and service facility on the site. This note summarizes the economic impact on the Dallas city economy under these two redevelopment scenarios and continued operation of an Army Reserve Center at the site.

This analysis considered two types of economic impact: construction impacts and operating impacts. Construction impacts are one-time boosts that benefit the local economy through the procurement of construction materials, equipment rental and spending by construction workers. Once the project is complete there are operating impacts. Operating impacts benefit the local economy from functions taking place at the facility. Major operating impacts sources include procurement of supplies and services from local businesses and wage spending by employees of the facility and supplier businesses.

Conclusion

Converting the facility to either the park or homeless housing facility provides a modest construction impact in excess of \$3.0 million. The homeless facility has a slightly larger impact by about \$0.5 million, but this may not be a statistically significant difference due to the uncertainty in estimating construction costs and the margin of error in the impact model. There are no anticipated construction impacts from continued operation of the facility as an Army Reserve Center.

The operating impact differs notably across the three uses. The annual operating impact from use as an Army Reserve Center, a homeless housing facility and a City of Dallas park are \$359,000, \$146,000 and \$26,000 respectively. The differences in operating impacts result largely from the net employment activity of the first two uses. The Army Reserve Center has a larger operating employment impact than the housing facility. The park has no net operating impact. Operations as a park facility will largely shift existing employment and customers to this facility from other Dallas sites.

Army Reserve Facility Impact

The annual impact on Dallas' city economy from Muchert operation as an Army Reserve facility is approximately \$359,000. This results from the activities of the reserve personnel during their monthly training and from annual maintenance and operations spending on the facility. This positive impact will be lost if the facility closes without transferring its operations to another location in the Dallas City limits.

The Muchert facility hosts approximately 50 Army Reserve soldiers monthly. These weekend operations/training activities involve a measurable impact on the Dallas economy. The primary impacts include the spending on meals, a small number of hotel room nights and other personal expenditures by the soldiers stationed at the facility. In addition, OED assumed a nominal level of maintenance and operations spending by the federal government to keep the facility in working order.

Table 1 summarizes the annual operating impact of the facility on the Dallas economy in its current use. Direct impacts are from spending attributable to the facility's operations. Indirect and induced impacts are spinoffs resulting from the direct impacts.

Table 1.
Muchert Army Reserve Center Economic Impact

Impact Type	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Economic Output	\$ 222,360	\$ 54,130	\$ 82,172	\$ 358,662
Employment	3	0	0	3
Value Added	\$ 150,345	\$ 30,724	\$ 51,841	\$ 232,910

Source: Office of Economic Development.

Dallas Park & Recreation Facility Impact

There is a sizeable economic impact from converting the facility from its current use to a Park & Recreation facility. The total, one time, economic impact is approximately \$3.4 million and the creation of 27 temporary jobs during construction. This construction impact results from an estimated \$2.0 million cost to renovate the facility. Without this conversion, the economic impact would not take place. This is a net increase in Dallas economic activity. Table 2 summarizes the construction impact from the conversion.

The annual operating impact of the Muchert facility after being converted to a City park facility would be relatively small. City activities proposed for the facility would largely be transferred from existing locations and thus do not represent a net change in economic activity within Dallas. Total operating impacts are approximately

\$26,000 annually, primarily from retail spending by visitors induced to use the new trailhead. Table 3 summarizes these impacts.

Table 2.
Muchert Park & Recreation Construction / Renovation Impact

Impact Type	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Economic Output	\$2,000,000	\$754,052	\$638,003	\$3,392,055
Employment	16	6	5	27
Value Added	\$ 857,933	\$439,212	\$402,486	\$1,699,631

Source: Office of Economic Development.

Table 3.
Muchert Park & Recreation Operating Impact

Impact Type	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Economic Output	\$ 16,062	\$ 4,729	\$ 5,208	\$ 25,999
Employment	0	0	0	0
Value Added	\$ 10,800	\$ 2,895	\$ 3,286	\$ 16,981

Source: Office of Economic Development.

White Rock Cottages (Housing First Type Homeless Assistance Facility)

The Central Dallas Community Development Corporation and LifeNet Community Behavioral Healthcare propose to construct 25 small single family units on the property, renovate one of the existing structures into a community/service center and maintain a 1.5 acre open space buffer on the north side of the property. The construction and renovation costs are estimated at slightly over \$2.1 million. The facility is anticipated to have an average annual operating budget of \$86,093.

There may be an additional benefit of the facility from reduced public expenditures on homeless services, but the scale of the operation may be marginal in this respect. OED did not attempt to quantify this benefit.

Tables 4 and 5 summarize the economic impact on the Dallas economy from the construction and operation of the White Rock Cottages facility.

Table 4.
White Rock Cottages Construction / Renovation Impact

Impact Type	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Economic Output	\$2,141,593	\$876,105	\$825,909	\$3,848,607
Employment	14	7	6	28
Value Added	\$ 789,678	\$508,988	\$521,500	\$1,820,165

Source: Office of Economic Development.

Table 5.
White Rock Cottages Operating Impact

Impact Type	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Economic Output	\$ 86,094	\$ 26,803	\$ 33,256	\$ 146,153
Employment	2	0	0	2
Value Added	\$ 54,743	\$ 16,157	\$ 20,999	\$ 91,898

Source: Office of Economic Development.

Methods and Assumptions

OED used an IMPLAN input-output model to estimate the economic impact results presented in this note. The IMPLAN model is widely used and can produce project impact result for a designated geographic area. OED maintains a Dallas city version of the model developed by the vendors, Minnesota Implan Group. Full documentation for the IMPLAN software and data is available at: <http://www.implan.com/>

OED made several assumptions to generate the data required by IMPLAN to calculate the impact results. These assumptions are listed in Exhibit 1.

The complete output, employment and value added results from both IMPLAN scenarios is available as Appendix A.

Exhibit 1.
Assumptions

Army Impact Assumptions

Army Staff: Soldiers per Month = 50; Annual Total = 600

Hotel Rooms: 1/3rd require lodging; Friday and Saturday night stay; two per room; Annual room nights = 200
Room Rate = \$50
Annual total = \$10,000

Meals: Breakfast two days (Sat, Sun); Lunch three days (Fri, Sat, Sun); Dinner two days (Fri, Sat)

Average meal cost: Breakfast = \$6; lunch = \$8; dinner = \$10
Annual total = \$33,600

Other Expenses per soldier per month (Gas, personal effects, etc) = \$50
Annual total = \$30,000

Building operations: Facility size = 29,752 sq. ft.
Per sq. ft. per year maintenance = \$2.50
Maintenance spending = \$74,380
Per sq. ft. per year operations = \$2.50
Operations spending = \$74,380

Park Impact Assumptions

Parks Visitors: Business = 14,355 (55 per day for 261 days annually); Meetings & Events = 3,400 (200 per month during normal hours for meetings, plus 1000 annually for a special event); Recreational Users = 35,717 (75 cars per day, weekends and 25 on weekdays with 2.5 users each)

Induced Spending Assumption (Percent Generating New Daily Spending, per person spending, total spending)
Business (1%, \$10, \$1,436); Meetings & Events (2%, \$5, \$340); Recreational Users (5%, \$8, \$14,287)

Park construction impact = \$2,000,000

White Rock Cottages Assumptions

OED used estimates provided by the developer to estimate construction and operating impacts. Source document titled "Jules E. Muchert USARC Proposal for Redevelopment". Construction impacts were based on total project construction cost and operating impact was based on the average annual operating expenses for the facility over the first ten years of the project life.

Source: Office of Economic Development.

This note was prepared by the City of Dallas Office of Economic Development Research and Information Division.
The Office provides a full spectrum of services to the business community.
For more information visit www.Dallas-EcoDev.org or call 214-670-1685.