
FINAL

**ENVIRONMENTAL ASSESSMENT
FOR BRAC 2005
CLOSURE, DISPOSAL, AND REUSE OF THE WOOLSEY FINNELL SR.
UNITED STATES ARMY RESERVE CENTER
TUSCALOOSA, ALABAMA**



**Prepared for:
U.S. Army Reserve 81st 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 2013

This page intentionally left blank.



FINDING OF NO SIGNIFICANT IMPACT

ENVIRONMENTAL ASSESSMENT FOR BRAC 2005 RECOMMENDATIONS CLOSURE, DISPOSAL, AND REUSE OF THE WOOLSEY FINNELL SR. UNITED STATES ARMY RESERVE CENTER TUSCALOOSA, ALABAMA

On September 8, 2005, the Defense Base Closure and Realignment (BRAC) Commission recommended that the Department of Defense close the Woolsey Finnell Sr. United States Army Reserve Center (Finnell USARC or the Property) in Tuscaloosa, Alabama and relocate units to a new Armed Forces Reserve Center and Area Maintenance Activity in Tuscaloosa, Alabama. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations.

Pursuant to the Council on Environmental Quality (CEQ) Regulations (40 CFR Parts 1500-1508) for implementing the procedural provisions of the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.) and Environmental Analysis of Army Actions (32 CFR 651), the U.S. Army Corps of Engineers, Mobile District has prepared an Environmental Assessment (EA) for the United States Army Reserve, 81st Regional Support Command (RSC) of the potential environmental and socioeconomic effects associated with the closure, disposal, and reuse of the Finnell USARC.

The EA analyzes the environmental impacts of the proposed closure, disposal, and reuse of the Finnell USARC.

PROPOSED ACTION

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

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

ALTERNATIVES CONSIDERED

Alternative 1 – No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Finnell 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 for 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 caretaker alternative, and the proposed action's alternatives. Therefore, the No Action Alternative is evaluated in the EA.

Alternative 2 – Caretaker Status

The Army secured the Finnell USARC after it was closed on May 15, 2011 to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the Property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Finnell USARC is not transferred, the Army will reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

Alternative 3 – Traditional Army Disposal and Reuse of the Finnell USARC - Public Benefit Conveyance to the City of Tuscaloosa for Use as a Park

For Alternative 3, the Army closed the Finnell USARC on May 15, 2011, and would transfer the property via a public benefit conveyance to the City of Tuscaloosa. The property would be transferred in “as-is condition” with approximately 5 acres being used for a Mixed Use district. The public benefit use analyzed under this alternative is a park.

Alternative 4 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Residential

For Alternative 4, the Army closed the Finnell USARC on May 15, 2011, and would transfer the property via a sale to the Local Redevelopment Authority or private parties. The property would be transferred in “as-is condition” with approximately 5 acres being used for a Mixed Use district. The use analyzed under this alternative is residential.

Article XX of the Tuscaloosa Municipal Code allows for residential development of R-4, RMF-1, and RMF-2 types of housing in MX-3 districts. Article XX prescribes the physical form of buildings and other elements and addresses the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Based on the residential development currently occurring near the Finnell site, Residential Intensity is likely to exceed 20 dwelling units per acre. Table 4-1 Land Use Intensity Parameters in the BRAC NEPA Guidelines manual characterizes land uses with a Residential Intensity of greater than 20 dwelling units per acre as High Intensity uses.

This alternative allows the evaluation of complete development of the Finnell site as residential housing. Article III Section 24-52 of the Tuscaloosa Municipal Code describes the R-4, RMF-1, and RMF-2 Residential uses allowed in MX-3 zoning districts.

Alternative 5 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Business

For Alternative 5, the Army closed the Finnell USARC on May 15, 2011, and would transfer the property via a sale to the Local Redevelopment Authority or private parties. The property would be transferred in “as-is condition” with approximately 5 acres being used for a Mixed Use district. The use analyzed under this alternative is businesses.

Article XX of the Tuscaloosa Municipal Code allows for residential development of BN Neighborhood Commercial Districts and BNS Special Neighborhood Commercial Districts types of business development in MX-3 districts. As noted in Tuscaloosa Municipal Code Article IV, Section 24-54, in BN Neighborhood Commercial Districts and BNS Special Neighborhood Commercial Districts, Floor Area Ratios shall not exceed a 0.8. Table 4-1 Land Use Intensity Parameters in the BRAC NEPA Guidelines manual characterizes land uses with FARs of greater than 0.7 as High Intensity uses.

This alternative allows the evaluation of complete development of the Finnell site as businesses. Article IV, Section 24-52 of the Tuscaloosa Municipal Code lists the uses allowed in BN Neighborhood Commercial Districts and BNS Special Neighborhood Commercial Districts. Businesses and other organizations representative of this list are: appliance, watch, or camera repair stores; places of worship; medical offices; banks; grocery stores; restaurants; and schools of dance, drama, or music.

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 Alternative 1 (No Action), Alternative 2 (Caretaker Status), Alternative 3 (Traditional Army Disposal and Reuse of the Finnell USARC – Public Benefit Conveyance to the City of Tuscaloosa for Use as a Park), Alternative 4 (Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Residential), and Alternative 5 (Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Business) on 12 resource categories including a detailed analysis of six resource categories: aesthetics and visual resources, land use (current and future development in the region of influence, installation land, and surrounding land), noise, socioeconomics (economic development, environmental justice, housing, protection of children, and public services), transportation (roadways and traffic and public transportation), and water resources (floodplains).

PUBLIC AVAILABILITY

Comments on the EA and FNSI were accepted during a 30-day public review period that began on May 31, 2013 and ended on June 30, 2013 in accordance with requirements specified in 32 CFR Part 651. The 30-day public review period was initiated by placing a Notice of Availability of the Final EA and Draft FNSI in the *Tuscaloosa News* and *Birmingham News* on May 31, 2013. The EA and Draft FNSI were available at the Tuscaloosa Public Library (1801 Jack Warner Parkway, Tuscaloosa, Alabama 35401) and the Army's BRAC website at: http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.

During the 30-day public review period, the 81st RSC received one comment letter from the USEPA Region IV. In the letter, the USEPA Region IV stated that the major issues appeared to have been addressed in the EA, concurred with the proposed actions, and recommended that the local community be kept informed and involved throughout the project process. The Army reviewed these comments and determined no changes in the analysis presented in the EA were necessary. The EA's conclusion that there will be no significant impacts resulting from implementing the proposed action remains unchanged.

CONCLUSION

Based on the analysis in the Environmental Assessment and comments received, the 81st RSC determined that implementation of any of the Proposed Action alternatives would have no significant direct, indirect, or cumulative impacts on the natural or human environment. Because no significant environmental impacts will result from implementation of the proposed action or any of the alternatives, issuance of a Finding of No Significant Impact is warranted, and preparation of an Environmental Impact Statement is not required.

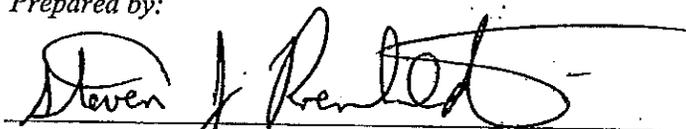
Gill P. Beck

Date *10 Aug 13*

Gill P. Beck
Major General, U.S. Army Reserve
Commander, 81st Regional Support Command

ENVIRONMENTAL ASSESSMENT
FOR BRAC 2005
CLOSURE, DISPOSAL, AND REUSE OF THE
WOOLSEY FINNELL SR. UNITED STATES ARMY RESERVE CENTER
TUSCALOOSA, ALABAMA

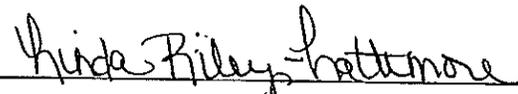
Prepared by:



Date 3-19-13

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

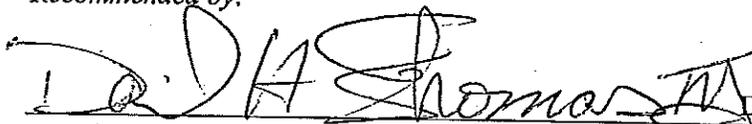
Reviewed by:



Date 3-21-13

LINDA RILEY-LATTIMORE
Environmental Protection Specialist
81st Regional Support Command

Recommended by:



Date 21 Mar 13

DANIEL H. THOMAS III
Chief Environmental Division
81st Regional Support Command

Approved by:



Date 16 Apr 13

GILL P. BECK
Major General, U.S. Army Reserve
Commander, 81st Regional Support Command

This page intentionally left blank.

EXECUTIVE SUMMARY

ES 1 INTRODUCTION

On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the Woolsey Finnell Sr. United States Army Reserve Center (Finnell USARC or the Property) in Tuscaloosa, Alabama and relocation of units to a new Armed Forces Reserve Center (AFRC) and Area Maintenance Support Activity (AMSA) in Tuscaloosa, Alabama. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations.

This Environmental Assessment (EA) analyzes the environmental impacts of the proposed closure, disposal, and reuse of the Finnell USARC. 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 Finnell USARC closure, disposal, and reuse. An EA has identified, evaluated, and documented the environmental effects of the construction of and relocation of units to a new Armed Forces Reserve Center in Tuscaloosa (USACE 2009).

ES 2 PROPOSED ACTION

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

Under BRAC law, the Army was required to close the Finnell USARC not later than September 15, 2011. The Finnell USARC was closed on May 15, 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.

ES 3 ALTERNATIVES CONSIDERED

ES 3.1 Alternative 1 - No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Finnell 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 for 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 caretaker alternative, and the proposed action's alternatives. Therefore, the No Action Alternative is evaluated in the EA.

ES 3.2 Alternative 2 - Caretaker Status Alternative

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

ES 3.3 Alternative 3 – Traditional Army Disposal and Reuse of the Finnell USARC - Public Benefit Conveyance to the City of Tuscaloosa for Use as a Park

For Alternative 3, the Army closed the Finnell USARC on May 15, 2011, and would transfer the property via a public benefit conveyance to the City of Tuscaloosa. The property would be transferred in “as-is condition” with approximately 5 acres being used for a Mixed Use district. The public benefit use analyzed under this alternative is a park.

ES 3.4 Alternative 4 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Residential

For Alternative 4, the Army closed the Finnell USARC on May 15, 2011, and would transfer the property via a sale to the local redevelopment authority (LRA) or private parties. The property would be transferred in “as-is condition” with approximately 5 acres being used for a Mixed Use district. The use analyzed under this alternative is residential.

Article XX of the Tuscaloosa Municipal Code allows for residential development of R-4, RMF-1, and RMF-2 types of housing in MX-3 districts. Article XX prescribes the physical form of buildings and other elements and addresses the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Based on the residential development currently occurring near the Finnell site, Residential Intensity is likely to exceed 20 dwelling units per acre. Table 4-1 Land Use Intensity Parameters in the BRAC NEPA Guidelines manual characterizes land uses with a Residential Intensity of greater than 20 dwelling units per acre as High Intensity uses.

This alternative allows the evaluation of complete development of the Finnell site as residential housing. Article III Section 24-52 of the Tuscaloosa Municipal Code describes the R-4, RMF-1, and RMF-2 Residential uses allowed in MX-3 zoning districts.

ES 3.5 Alternative 5 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Business

For Alternative 5, the Army closed the Finnell USARC on May 15, 2011, and would transfer the property via a sale to the LRA or private parties. The property would be transferred in “as-is condition” with approximately 5 acres being used for a Mixed Use district. The use analyzed under this alternative is businesses.

Article XX of the Tuscaloosa Municipal Code allows for residential development of BN Neighborhood Commercial Districts and BNS Special Neighborhood Commercial Districts types of business development in MX-3 districts. As noted in Tuscaloosa Municipal Code Article IV, Section 24-54, in BN Neighborhood Commercial Districts and BNS Special Neighborhood

Commercial Districts, Floor Area Ratios (FAR) shall not exceed a 0.8. Table 4-1 Land Use Intensity Parameters in the BRAC NEPA Guidelines manual characterizes land uses with FARs of greater than 0.7 as High Intensity uses.

This alternative allows the evaluation of complete development of the Finnell site as businesses. Article IV, Section 24-52 of the Tuscaloosa Municipal Code lists the uses allowed in BN Neighborhood Commercial Districts and BNS Special Neighborhood Commercial Districts. Businesses and other organizations representative of this list are: appliance, watch, or camera repair stores; places of worship, medical offices, banks, grocery stores, restaurants, and schools of dance, drama, or music.

ES 4 ENVIRONMENTAL CONSEQUENCES

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

- No Impact - a resource is not present;
- No Impact - a resource is present, but is not affected;
- Negligible - the impact is not measurable at the lowest level of detection;
- Minor - the impact is slight, but detectable;
- Moderate - the impact is readily apparent and appreciable; and
- Significant - the impact is severely adverse, major, and highly noticeable.

Table ES-1 Summary of Resource Category Impact Analysis for the Finnell USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
AESTHETICS AND VISUAL RESOURCES Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business	4.2.1	Present, no impacts Present, not significant, negligible/minor impacts Present, not significant, negligible/minor impacts Present, not significant, negligible/minor impacts Present, not significant, negligible/minor impacts
AIR QUALITY	4.1.3	Present; not significant, negligible/minor impacts
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	Not present, no impacts
Threatened and Endangered Species (State and Federal)	4.1.1	Not present, no impacts
Vegetation	4.1.3	Present; not significant, negligible/minor impacts
Wildlife	4.1.3	Present; not significant, negligible/minor impacts
Wilderness Areas and Wildlife Refuges	4.1.1	Not present, no impacts
CULTURAL RESOURCES		
Archaeological Resources	4.1.1	Not present, no impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Finnell USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
Historic Buildings	4.1.1	Not present, no impacts
Historic Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	Not present, no impacts
GEOLOGY AND SOIL	4.1.3	Present; not significant, negligible/minor impacts
HAZARDOUS AND TOXIC SUBSTANCES		
Asbestos-Containing Material	4.1.3	Present; not significant, negligible/minor impacts
Indoor Firing Range	4.1.2	Present, no impacts
Lead-Based Paint	4.1.3	Present; not significant, negligible/minor impacts
Munitions and Explosives of Concern	4.1.1	Not present, no impacts
Past Uses and Operations	4.1.2	Present, no impacts
Pits, Sumps, Drywells, and Catch Basins	4.1.2	Present, no impacts
Polychlorinated Biphenyls	4.1.2	Present, no impacts
Radioactive Materials	4.1.1	Not present, no impacts
Radon	4.1.2	Present; no impacts
Storage, Use, Release of Chemicals/Hazardous Substances	4.1.3	Present; no impacts
Underground Storage Tank/Aboveground Storage Tank	4.1.1	Not present, no impacts
Waste Disposal Sites	4.1.1	Not present, no impacts
LAND USE		
Current and Future Development in the Region of Influence Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business	4.2.2	Present, no impacts Present, no impacts Present, not significant, moderate impacts Present, not significant, moderate impacts Present, not significant, moderate impacts
Installation Land/Airspace Use Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business	4.2.2	Present, no impacts Present, no impacts Present, not significant, moderate impacts Present, not significant, moderate impacts Present, not significant, moderate impacts
National and State Parks	4.1.1	Not present, no impacts
Prime and Unique Farmland	4.1.1	Not present, no impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Finnell USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
Surrounding Land Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business	4.2.2	Present, no impacts Present, no impacts Present, not significant, moderate impacts Present, not significant, moderate impacts Present, not significant, moderate impacts
NOISE Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business	4.2.3	Present, no impacts Present; not significant, negligible/minor impacts Present; not significant, negligible/minor impacts Present; not significant, negligible/minor impacts Present; not significant, negligible/minor impacts
SOCIOECONOMICS		
Demographics	4.1.2	Present; no impacts
Economic Development Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business	4.2.4	Present; no impacts Present; not significant, negligible impacts Present; not significant, negligible/minor impacts Present; not significant, minor/moderate impacts Present; not significant, moderate impacts
Environmental Justice Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business	4.2.4	Present; no impacts Present; not significant, negligible impacts Present; not significant, minor impacts Present; not significant, minor impacts Present; not significant, minor impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Finnell USARC.

Resource Category (Alphabetical)	Document Section	Analysis
<p>Housing Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business</p>	4.2.4	Present; no impacts Present; no impacts Present; not significant, minor impacts Present; not significant, minor impacts Present; no impacts
<p>Protection of Children Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business</p>	4.2.4	Present; no impacts Present; no impacts Present; not significant, minor impacts Present; no impacts Present; not significant, negligible impacts
<p>Public Services Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business</p>	4.2.4	Present; no impacts Present; no impacts Present; not significant, minor impacts Present; no impacts Present; no impacts
TRANSPORTATION		
<p>Roadways and Traffic Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business</p>	4.2.5	Present; no impacts Present; not significant, negligible/minor impacts Present; not significant, negligible/minor impacts Present, not significant, moderate impacts Present, not significant, moderate impacts
<p>Public Transportation Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business</p>	4.2.5	Present; no impacts Present; not significant, negligible/minor impacts Present; not significant, negligible/minor impacts Present, not significant, moderate impacts Present, not significant, moderate impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Finnell USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
UTILITIES		
Communications	4.1.3	Present; no impacts
Energy Sources (Electrical, Gas, etc)	4.1.3	Present; no impacts
Potable Water Supply	4.1.3	Present; no impacts
Solid Waste	4.1.3	Present; no impacts
Storm Water System	4.1.3	Present; no impacts
Wastewater System	4.1.3	Present; no impacts
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business	4.2.6	Present; no impacts Present; no impacts Present; not significant, negligible/minor impacts Present; not significant, negligible/minor impacts Present; not significant, negligible/minor impacts
Hydrology/Groundwater	4.1.2	Present; no impacts
National Wild and Scenic Rivers	4.1.1	Not present, no impacts
Surface Water (Streams, Ponds, etc.)	4.1.1	Not present, no impacts
Wetlands	4.1.1	Not present, no 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 Environmental Analysis of Army Actions (32 CFR 651). As analyzed and discussed in the EA, direct, indirect, and cumulative impacts of the each of the implementation alternatives and the No Action Alternative have been considered.

The EA performed an analysis 12 resource categories including a detailed analysis of six resource categories: aesthetics and visual resources, land use (current and future development in the region of influence, installation land, and surrounding land), noise, socioeconomics (economic development, environmental justice, housing, protection of children, and public services), transportation (roadways and traffic and public transportation), and water resources (floodplains). The analyses in the EA concluded there would be no significant adverse or significant beneficial environmental impacts resulting from any of the Proposed Action’s alternatives. Therefore, issuance of a Finding of No Significant Impact (FNSI) is warranted, and preparation of an Environmental Impact Statement (EIS) is not required.

This page intentionally left blank.

TABLE OF CONTENTS

SECTION	PAGE
EXECUTIVE SUMMARY	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	7
2.1 BRAC Commission’s Recommendation	7
2.2 Local Redevelopment Authority’s Reuse Plan	7
2.3 Description of the Finnell USARC	8
SECTION 3.0 ALTERNATIVES	15
3.1 Alternative 1 – No Action Alternative.....	15
3.2 Alternative 2 – Caretaker Status Alternative	15
3.3 Alternative 3 – Traditional Army Disposal and Reuse of the Finnell USARC – Public Benefit Conveyance to the City of Tuscaloosa For Use As A Park	16
3.4 Alternative 4 – Traditional Army Disposal and Reuse of the Finnell USARC - Sale for Full Build-out As Residential	16
3.5 Alternative 5 – Traditional Army Disposal and Reuse of the Finnell USARC - Sale for Full Build-out As Business	16
3.6 Alternatives Considered and Eliminated From Further Analysis	17
3.6.1 Early Transfer and Reuse before Cleanup is Completed	17
3.6.2 Other Disposal Options.....	17
SECTION 4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES.....	19
4.1 Environmental Resources Eliminated from Further Considerations	25
4.1.1 Environmental Resource Categories That Are Not Present.....	25
4.1.2 Environmental Resources that are Present, but Not Impacted.....	27
4.1.3 Environmental Resources are Present, but Not Significant, Negligible/Minor Environmental Impacts	29
4.2 Environmental Resources Analyzed in Detail	31
4.2.1 Aesthetics and Visual Resources	31
4.2.1.1 Affected Environment.....	31
4.2.1.2 Consequences.....	32
4.2.1.2.1 Alternative 1 – No Action Alternative	32
4.2.1.2.2 Alternative 2 – Caretaker Status Alternative.....	32
4.2.1.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Finnell USARC – Public Benefit Conveyance to the City of Tuscaloosa for Use as a Park	32
4.2.1.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Residential	33
4.2.1.2.5 Alternative 5 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Business.....	33
4.2.2 Land Use	34
4.2.2.1 Affected Environment.....	34
4.2.2.1.1 Current and Future Development in the Region of Influence.....	34
4.2.2.1.2 Installation Land.....	35
4.2.2.1.3 Surrounding Land.....	35
4.2.2.2 Consequences.....	36

4.2.2.2.1	Alternative 1 – No Action Alternative	36
4.2.2.2.2	Alternative 2 – Caretaker Status Alternative.....	36
4.2.2.2.3	Alternative 3 – Traditional Army Disposal and Reuse of the Finnell USARC – Public Benefit Conveyance to the City of Tuscaloosa for Use as a Park	36
4.2.2.2.4	Alternative 4 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Residential.....	37
4.2.2.2.5	Alternative 5 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Business.....	37
4.2.3	Noise	38
4.2.3.1	Affected Environment.....	38
4.2.3.2	Consequences.....	40
4.2.3.2.1	Alternative 1 – No Action Alternative	40
4.2.3.2.2	Alternative 2 – Caretaker Status Alternative.....	40
4.2.3.2.3	Alternative 3 – Traditional Army Disposal and Reuse of the Finnell USARC – Public Benefit Conveyance to the City of Tuscaloosa for Use as a Park	40
4.2.3.2.4	Alternative 4 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Residential.....	41
4.2.3.2.5	Alternative 5 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Business.....	41
4.2.4	Socioeconomics	42
4.2.4.1	Affected Environment.....	42
4.2.4.1.1	Economic Development	42
4.2.4.1.2	Housing	44
4.2.4.1.3	Public Services	45
4.2.4.1.4	Environmental Justice	46
4.2.4.1.5	Protection of Children	47
4.2.4.2	Consequences.....	48
4.2.4.2.1	Alternative 1 – No Action Alternative	48
4.2.4.2.2	Alternative 2 – Caretaker Status Alternative.....	48
4.2.4.2.3	Alternative 3 – Traditional Army Disposal and Reuse of the Finnell USARC – Public Benefit Conveyance to the City of Tuscaloosa for Use as a Park	49
4.2.4.2.4	Alternative 4 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Residential.....	51
4.2.4.2.5	Alternative 5 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Business.....	53
4.2.5	Transportation	55
4.2.5.1	Affected Environment.....	55
4.2.5.2	Consequences.....	56
4.2.5.2.1	Alternative 1 – No Action Alternative	56
4.2.5.2.2	Alternative 2 – Caretaker Status Alternative.....	56
4.2.5.2.3	Alternative 3 – Traditional Army Disposal and Reuse of the Finnell USARC – Public Benefit Conveyance to the City of Tuscaloosa for Use as a Park	56
4.2.5.2.4	Alternative 4 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Residential.....	57
4.2.5.2.5	Alternative 5 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Business.....	57

4.2.6 Water Resources	59
4.2.6.1 Affected Environment.....	59
4.2.6.1.1 Floodplains/Coastal Barriers and Zones	59
4.2.6.2 Consequences.....	59
4.2.6.2.1 Alternative 1 – No Action Alternative	59
4.2.6.2.2 Alternative 2 – Caretaker Status Alternative.....	60
4.2.6.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Finnell USARC – Public Benefit Conveyance to the City of Tuscaloosa for Use as a Park	60
4.2.6.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Residential.....	60
4.2.6.2.5 Alternative 5 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Business.....	61
4.3 Cumulative Effects.....	61
4.3.1 Potential Cumulative Impacts	63
4.3.1.1 No Impacts to Resources	63
4.3.1.2 Alternative 1 – No Action Alternative.....	63
4.3.1.3 Alternative 2 – Caretaker Status Alternative	63
4.3.1.4 Alternative 3 – Traditional Army Disposal and Reuse of the Finnell USARC – Public Benefit Conveyance to the City of Tuscaloosa for Use as a Park	64
4.3.1.5 Alternative 4 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Residential.....	65
4.3.1.6 Alternative 5 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Business	66
4.4 Best Management Practices	67
SECTION 5.0 FINDINGS AND CONCLUSIONS	69
SECTION 6.0 LIST OF PREPARERS.....	71
SECTION 7.0 DISTRIBUTION LIST	73
SECTION 8.0 REFERENCES	75
SECTION 9.0 PERSONS CONSULTED	79
SECTION 10.0 ACRONYMS.....	81

LIST OF FIGURES

FIGURE	PAGE
Figure 1-1 Location Map for the Finnell USARC	3
Figure 1-2 Site Layout Pre-Tornado for the Finnell USARC.....	4
Figure 1-3 Site Layout Post Tornado for the Finnell USARC.....	5

LIST OF TABLES

TABLE	PAGE
Table ES-1 Summary of Resource Category Impact Analysis for the Finnell USARC.....	3
Table 4-1 Summary of Resource Category Impact Analysis for the Finnell USARC.	21
Table 4-2 List of Properties Adjacent to the Finnell USARC.	35
Table 4-3 Typical Decibel Levels Encountered in the Environment and Industry	38
Table 4-4 Annual Civilian Labor Force and Unemployment Rate, Finnell USARC Region and Larger Regions.....	43

Table 4-5 Non-Agricultural Wage and Salary Employment by NAICS Industry for the Tuscaloosa, AL MSA (August 2011, 2012).	43
Table 4-6 Housing Characteristics, Finnell USARC Region and Larger Regions, 2010	44
Table 4-7 Low-Income Populations: Finnell USARC Region and Larger Regions, 2010.....	47
Table 4-8 Minority Populations: Finnell USARC Region and Larger Regions, 2010.	47
Table 4-9 Estimated Annual Economic Impacts: Alternative 3.	50
Table 4-10 Estimated Annual Economic Impacts: Alternative 4.	52
Table 4-11 Estimated Annual Economic Impacts: Alternative 5.	54
Table 4-12 Summary of Institute of Transportation Engineers Trip Generation Rates by Land Use and Development Type.....	58

LIST OF APPENDICES

APPENDIX	PAGE
Appendix A – Agency Coordination	A-1
A.1 Scoping Coordination	A-3
A.2 SHPO – Section 106 Consultation.....	A-15
A.3 USFWS Consultation.....	A-46
A.4 Agency and Public Notices	A-58
Appendix B – EIFS Report	B-1
Appendix C – Legal and Regulatory Framework for BRAC Closure, Disposal, and Reuse Process	C-1

SECTION 1.0 INTRODUCTION

This Environmental Assessment (EA) analyzes the environmental impacts of the proposed action of closure, disposal, and reuse of the Woolsey Finnell Senior United States Army Reserve Center (USARC), Tuscaloosa, Alabama (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 and socioeconomic consequences of the Proposed Action and reasonably foreseeable reuse alternatives.

1.1 Purpose and Need of the Proposed Action

On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the Finnell USARC (Figure 1-2) and relocation of units to a new Armed Forces Reserve Center (AFRC) and Area Maintenance Support Activity (AMSA) in Tuscaloosa, Alabama. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations.

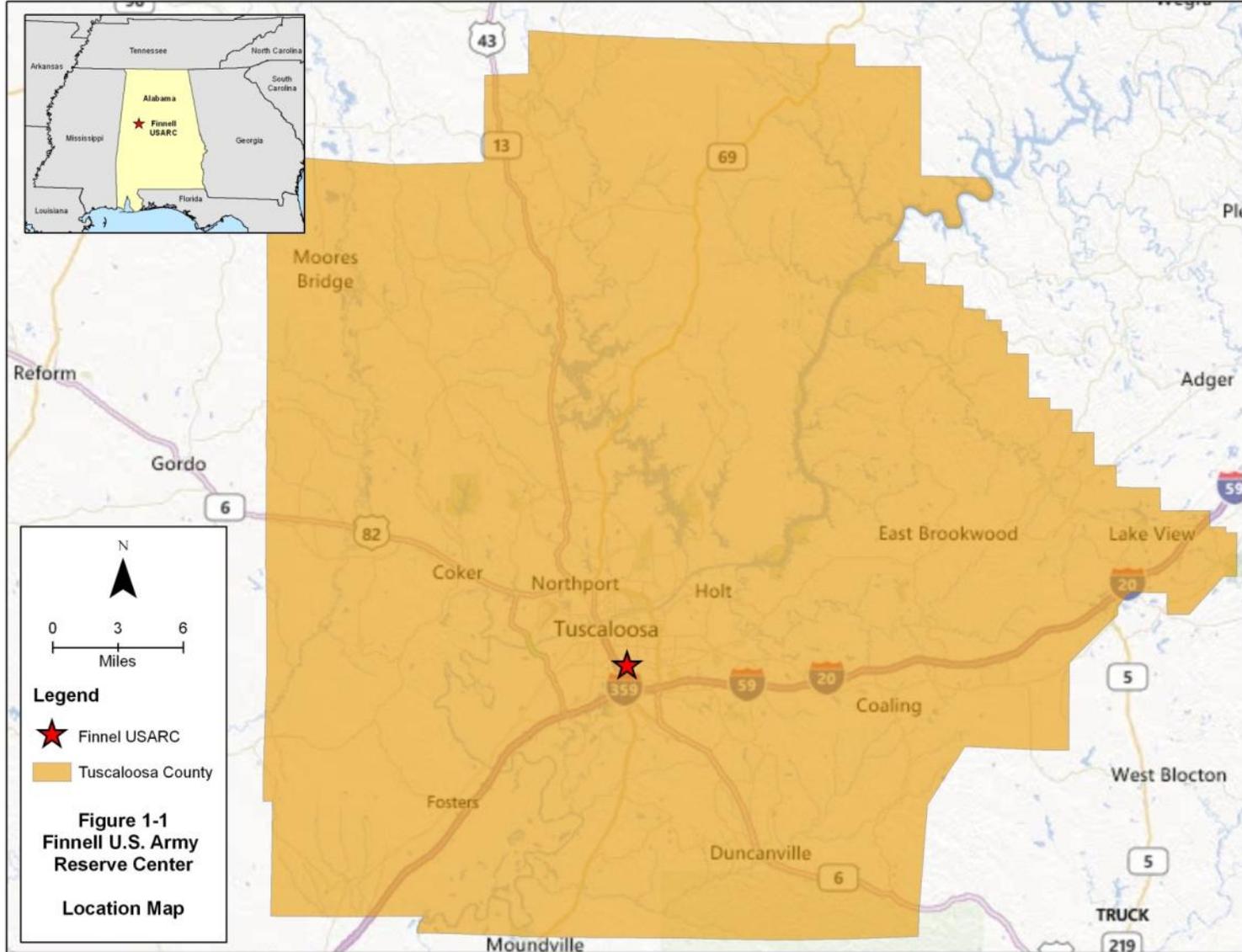
1.2 Public Involvement

The Army is committed to open decision-making. The collaborative involvement of other agencies, organizations, and individuals in the NEPA process enhances issue identification and problem solving. In preparing this EA, the Army consulted or coordinated with the United States (U.S.) Environmental Protection Agency, U.S. Department Of Housing And Urban Development, the Alabama Department of Environmental Management, the Alabama Historical Commission, the Finnell Local Redevelopment Authority (LRA), appropriate Native American tribes, U.S. Fish and Wildlife Service, and others as appropriate.

The 30-day public review period begins by publishing a Notice of Availability of the final EA and a draft Finding of No Significant Impact (FNSI) in two newspapers, the *Tuscaloosa News* and the *Birmingham News*. The EA and draft FNSI are made available during the public review period at the Tuscaloosa Public Library (1801 Jack Warner Parkway, Tuscaloosa, Alabama 35401) and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. The Army invites the public and all interested and affected parties to review and comment on this EA and the draft FNSI. Written comments and requests for information should be submitted to the NEPA Coordinator of the 81st Regional Support Command (RSC), Ms. Linda Riley-Lattimore (linda.rileylattimore@usar.army.mil) at 1525 Marion Avenue, Fort Jackson, South Carolina 29207.

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 to prepare an Environmental Impact Statement (EIS) in the Federal Register.

This page intentionally left blank.



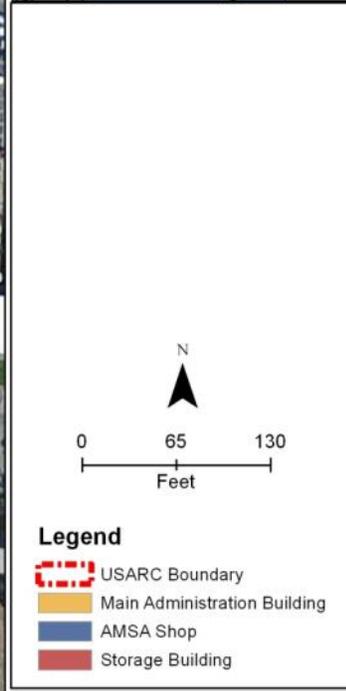
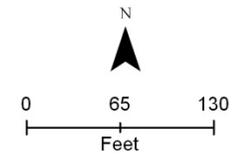


Figure 1-2
Finnell U.S. Army
Reserve Center

Site Layout
Pre-Tornado



Legend

-  USARC Boundary
-  Main Administration Building
-  AMSA Shop
-  Storage Building

Photo: NOAA- April 29, 2011

**Figure 1-3
Finnell U.S. Army
Reserve Center**

**Site Layout
Post Tornado,
Prior to Demolition**

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 and closure of the Finnell USARC. Redevelopment and reuse of the surplus Finnell USARC property (the Property) would occur as a secondary action under disposal.

Under BRAC law, the Army was required to close the Finnell USARC not later than September 15, 2011. The Finnell USARC was closed on May 15, 2011 and the Army will dispose of the Property (USAR 2011). As a part of the disposal process, the Army screened the Property for reuse with the Department of Defense (DoD) 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 Finnell United States Army Reserve Center and the Area Maintenance Support Activity, Tuscaloosa, AL, and the Vicksburg United States Army Reserve Center, Vicksburg, MS, and relocate units into a new Armed Forces Reserve Center and Area Maintenance Support Activity (AMSA) in Tuscaloosa, AL, if the Army is able to acquire land suitable for the construction of the facilities. The new AFRC and AMSA shall have the capability to accommodate the 31st Chemical Brigade from the Northport Alabama Army National Guard Readiness Center and units from the Fort Powell-Shamblin Alabama Army National Guard Readiness Center, Tuscaloosa, AL, if the state decides to relocate those National Guard units.”

An EA has identified, evaluated, and documented the environmental effects of the construction of and relocation of units to a new Armed Forces Reserve Center in Tuscaloosa (USACE 2009).

2.2 Local Redevelopment Authority's Reuse Plan

On June 29, 2006, the Finnell LRA was officially recognized by the Department of Defense Office of Economic Adjustment as the planning entity for the purpose of formulating a recommendation for the reuse of the Finnell USARC. According to the Federal Property Administrative Services Act of 1949 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, the LRA screened this Federal Government surplus property by soliciting notices of interest (NOIs) from state and local governments, representatives of the homeless, and other interested parties. The LRA published a request for NOIs in the Tuscaloosa News on June 8, 2006. The deadline for receiving NOIs was December 1, 2006. In addition, the LRA hosted tours of the Finnell USARC facility for the purpose of giving individuals from interested organizations an opportunity to view the property.

Prior to the December 1, 2006 deadline, the LRA received NOIs from the following two organizations:

- The Tuscaloosa Housing Authority; and
- The Tuscaloosa County Parking and Transit Authority.

After reviewing the two reuse proposals, recommendations, and all public comments, the LRA prepared a *Redevelopment Plan for the Finnell Armed Forces Reserve Center and Area Maintenance Support Activity* (LRA 2009). That Plan would subdivide the Property and convey Parcel A to the Tuscaloosa Housing Authority under a “homeless assistance conveyance” for use

as a Social Service Center for the Homeless and convey Parcel B to the Tuscaloosa County Parking and Transit Authority under a “public benefit conveyance” for use as an office, garage, and maintenance facility for this public authority providing public transportation services.

The original Redevelopment Plan was submitted to the DoD and to the U.S. Department of Housing and Urban Development on May 14, 2009. However, the organizations that were the lead entities in the Plan withdrew their proposals in 2010 and 2011. It was then necessary to develop a revised plan.

The *Revised Redevelopment Plan for the Finnell Armed Forces Reserve Center and Area Maintenance Support Activity* (LRA 2011) was submitted by the LRA on August 22, 2011. The revised Plan incorporates an application by the University of Alabama to the U.S. Department of Education to receive the Property for educational purposes under a public benefit conveyance. In an April 25, 2011 meeting, the Authority voted to recommend that the University’s proposal be accepted and that a public hearing be scheduled to receive public comments on the proposal.

On April 27, 2011 a tornado hit Tuscaloosa, severely damaging the buildings, equipment, and furnishings of the Finnell USARC. The LRA postponed having a public hearing on the University’s proposal while the DoD evaluated the condition of the buildings and Property to make an informed decision on whether or not the buildings should be demolished. A decision was made by the DoD in July 2011 that the buildings would not be demolished and the University decided to proceed with its request to receive the Property. If approved, the University would repair the damaged buildings and use the property for education purposes as described in its proposal to the U.S. Department of Education.

Subsequently, the University reconsidered its application to obtain the Finnell property and has rescinded its request. Because of the extensive damage to the buildings of the Finnell USARC, the 81st RSC decided to demolish the buildings. The buildings and their foundations were removed from the Property and pavement was left in place. For these reasons, the Redevelopment Plan is being revised. For additional information regarding the redevelopment plan contact Ms. Robin Edgeworth, Finnell Local Redevelopment Authority, City of Tuscaloosa, P.O. Box 2089, Tuscaloosa, AL 35403.

2.3 Description of the Finnell USARC

The Property is located at 2627 10th Avenue in Tuscaloosa, Alabama and occupies 5.2 acres. The U.S. Government acquired the Property in 1957 for the purpose of constructing a USARC and AMSA shop (81st RSC 2012).

Figure 1-2 shows the Finnell USARC site layout, pre-tornado and prior to demolition. Prior to demolition, the Property contained three permanent structures, a military equipment parking (MEP) area, and a privately owned vehicle (POV) parking area. The two-story 23,428 square-foot main building and one-story 5,878 square-foot AMSA shop were constructed in 1957. A 2,272 square-foot storage building was also located on the Property. In the early 1970s, a major addition was constructed to the west and north sides of the original main building. An addition to the AMSA shop was constructed in the early 1980s. Both buildings were constructed with concrete masonry unit walls covered with a brick veneer. The storage building was steel-framed with sheet metal exterior walls and a standing-seam metal roof. The main building’s interior consisted of office space, classrooms, a kitchen area, an assembly hall, storage, and an arms vault. The AMSA shop included three service bays for vehicle maintenance; office space; parts

and tool storage; petroleum, oils, and lubricant rooms; battery room, and restroom (81st RSC 2012).

Two exterior, concrete-paved vehicle maintenance areas were located northwest of the AMSA shop. Each area was curbed. A vehicle wash rack was located to the north of the AMSA shop. The wash rack was a concrete-paved area with concrete curbs (81st RSC 2012).

The MEP parking area was located on the north side of the Property and the POV parking area was on the southwest side of the Property. The USARC was surrounded by a fence that was locked at night with access during the day through a single gate located on 10th Avenue (81st RSC 2012).

Prior to demolition, approximately 85 percent of the Property was impervious surface features such as asphalt parking areas, driveways, concrete walkways, and buildings. There were only small sections of lawn south of the buildings and west of the main building in front of the entrance on 10th Avenue.

The Finnell USARC was most recently occupied by the 75th Combat Support Hospital. The Finnell USARC previously consisted of 14 full time staff, 215 part time staff, and reservists that trained at the Finnell USARC on weekends. The AMSA was authorized 13 full time personnel.



Photograph 1. Finnell USARC, front entrance of main building (post tornado, prior to demolition).



Photograph 2. Finnell USARC, south side of main building (post tornado, prior to demolition).



Photograph 3. Finnell USARC, AMSA 154 building (post tornado, prior to demolition).



Photograph 4. Finnell USARC, AMSA 154 building interior (post tornado, prior to demolition).



Photograph 5. Finnell USARC, view facing east from prior POV parking area (post tornado, post demolition).



Photograph 6. Finnell USARC, view facing west from prior POV parking area (post tornado, post demolition).



Photograph 7. Finnell USARC, view facing south from prior POV parking area looking across where main building previously existed (post tornado, post demolition).



Photograph 8. Finnell USARC, view facing southeast from prior POV parking area looking across where AMSA 154 building previously existed (post tornado, post demolition).



Photograph 9. Finnell USARC, view facing southwest from prior POV parking area looking across where main building previously existed (post tornado, post demolition).

This page intentionally left blank.

SECTION 3.0 ALTERNATIVES

3.1 Alternative 1 – No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Finnell 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 Finnell USARC after it was closed on May 15, 2011 to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the Property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Finnell USARC is not transferred, the Army will reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

DISPOSAL AND REUSE ALTERNATIVES

The primary action evaluated is disposal of the excess property made available by the Congressionally mandated closure. This is an action for which the Army has responsibility, and both the authority and ability to control. The secondary action is reuse development of the property after ownership is transferred, an action taken by others as a result of the Army's decision to dispose of the property. Because reuse is a "secondary action" to the Army's "primary action" of disposal and involves decisions ultimately made by others, the Army does not identify a preferred reuse alternative.

Methods available to the Army for property disposal include public benefit conveyance (Where state or local governments entities may obtain property at less than fair market value when sponsored by a federal agency for uses that would benefit the public.), negotiated sale (Where the Army would negotiate the sale of the property to state or local government entities or private parties at fair market value.), and competitive sale (Where sale to the public would occur through either an invitation for bids or an auction).

The reuse planning process is dynamic and often dependent on market, economic, and other conditions beyond the control of the reuse planning authority. In April 2011, a devastating tornado hit Tuscaloosa. The tornado severely damaged the buildings, equipment, and furnishings of the Finnell USARC. The planning and decisions that had comprised the LRA's Redevelopment Plan were rendered moot. The Redevelopment Plan is currently being revised.

Recognizing the uncertainty that accompanies reuse planning, the Army uses intensity-based probable reuse scenarios to identify the range of reasonable reuse alternatives required by NEPA and by DoD implementing directives. That is, instead of trying to predict exactly what will occur at a site, the Army establishes ranges or levels of activity that might occur. These levels of

activity, referred to as reuse intensities; provide a flexible framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects.

The Finnell site is in an area that is zoned MX-3, a Mixed Use district that limits building height to three stories. The purposes of Mixed Use districts are the same as for Tuscaloosa's Zoning Code generally, with the additional feature that the Mixed Use districts are initially intended to aid in the city's recovery from the devastating storms of April 2011. The following alternatives evaluate a reasonable and likely range of reuse and disposal possibilities for the Finnell USARC site.

3.3 Alternative 3 – Traditional Army Disposal and Reuse of the Finnell USARC – Public Benefit Conveyance to the City of Tuscaloosa For Use As A Park

For Alternative 3, the Army closed the Finnell USARC on May15, 2011, and would transfer the property via a public benefit conveyance to the City of Tuscaloosa. The property would be transferred in “as-is condition” with approximately 5 acres being used for a Mixed Use district. The public benefit use analyzed under this alternative is a park.

3.4 Alternative 4 – Traditional Army Disposal and Reuse of the Finnell USARC - Sale for Full Build-out As Residential

For Alternative 4, the Army closed the Finnell USARC on May15, 2011, and would transfer the property via a sale to the LRA or private parties. The property would be transferred in “as-is condition” with approximately 5 acres being used for a Mixed Use district. The use analyzed under this alternative is residential.

Article XX of the Tuscaloosa Municipal Code allows for residential development of R-4, RMF-1, and RMF-2 types of housing in MX-3 districts. Article XX prescribes the physical form of buildings and other elements and addresses the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Based on the residential development currently occurring near the Finnell site, Residential Intensity is likely to exceed 20 dwelling units per acre. Table 4-1 Land Use Intensity Parameters in the BRAC NEPA Guidelines manual characterizes land uses with a Residential Intensity of greater than 20 dwelling units per acre as High Intensity uses.

This alternative allows the evaluation of complete development of the Finnell site as residential housing. Article III Section 24-52 of the Tuscaloosa Municipal Code describes the R-4, RMF-1, and RMF-2 Residential uses allowed in MX-3 zoning districts.

3.5 Alternative 5 – Traditional Army Disposal and Reuse of the Finnell USARC - Sale for Full Build-out As Business

For Alternative 5, the Army closed the Finnell USARC on May15, 2011, and would transfer the property via a sale to the LRA or private parties. The property would be transferred in “as-is condition” with approximately 5 acres being used for a Mixed Use district. The use analyzed under this alternative is businesses.

Article XX of the Tuscaloosa Municipal Code allows for residential development of BN Neighborhood Commercial Districts and BNS Special Neighborhood Commercial Districts types of business development in MX-3 districts. As noted in Tuscaloosa Municipal Code Article IV, Section 24-54, in BN Neighborhood Commercial Districts and BNS Special Neighborhood Commercial Districts, Floor Area Ratio (FAR) shall not exceed 0.8. Table 4-1 Land Use

Intensity Parameters in the BRAC NEPA Guidelines manual characterizes land uses with FARs of greater than 0.7 as High Intensity uses.

This alternative allows the evaluation of complete development of the Finnell site as businesses. Article IV, Section 24-52 of the Tuscaloosa Municipal Code lists the uses allowed in BN Neighborhood Commercial Districts and BNS Special Neighborhood Commercial Districts. Businesses and other organizations representative of this list are: appliance, watch, or camera repair stores; places of worship; medical offices; banks; grocery stores; restaurants; and schools of dance, drama, or music.

3.6 Alternatives Considered and Eliminated From Further Analysis

3.6.1 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 the Environmental Condition of Property (ECP) Update Report classifies the Property as Type 3, one of seven U.S. Department of Defense (DoD) Environmental ECP categories (USACE 2012). A Type 3 classification is defined as an area where release, disposal, and/or migration of hazardous substances has occurred, but at a concentration that does not require a removal or remedial response. Because no remedial action is required, the Finnell USARC does not meet the criteria for the early transfer prior to cleanup alternative.

3.6.2 Other Disposal Options

The LRA screened this Federal Government surplus property by soliciting NOIs from state and local governments, representatives of the homeless, and other interested parties, as required by the Federal Property Administrative Services Act of 1949, the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, and Redevelopment and Homeless Assistance Act of 1994. As noted above, three organizations responded to the requests: The Tuscaloosa Housing Authority; the Tuscaloosa County Parking and Transit Authority, and the University of Alabama.

This page intentionally left blank.

SECTION 4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

The affected environment is a description of the existing environment potentially affected by the proposed action (40 CFR 1502.15). This section analyzes the significance of direct, indirect, and cumulative impacts of the proposed action and alternatives on the affected environment. An impact is defined as a consequence from modification to the affected environment due to a proposed action or alternative.

Impact

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

Direct Versus Indirect Impacts

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

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

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

Long-Term versus Short-Term Impacts

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

Short-term impacts are generally realized just after or as a result of implementation of the alternative. Short-term impacts may result from preparation of the site for construction, actual

construction, and renovation of existing facilities. Some resources may exhibit short-term impacts as they recover from any disturbances.

Long-term impacts are realized later in time after implementation of the alternative. The longer duration may be resource specific (e.g., soil impacts from increased impervious surfaces) or may be a result of the persistence of the cause of the impact (e.g., increased traffic during weekdays without traffic calming measures).

Significance

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

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

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

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

- No Impact - a resource is not present;
- No Impact - a resource is present, but is not affected;
- Negligible - the impact is not measurable at the lowest level of detection;
- Minor - the impact is slight, but detectable;
- Moderate - the impact is readily apparent and appreciable; and
- Significant - the impact is severely adverse, major, and highly noticeable.

Resource Categories Analyzed

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

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

Table 4-1 Summary of Resource Category Impact Analysis for the Finnell USARC.

Resource Category (Alphabetical)	Document Section	Analysis
AESTHETICS AND VISUAL RESOURCES Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business	4.2.1	Present, no impacts Present, not significant, negligible/minor impacts Present, not significant, negligible/minor impacts Present, not significant, negligible/minor impacts Present, not significant, negligible/minor impacts
AIR QUALITY	4.1.3	Present; not significant, negligible/minor impacts
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	Not present, no impacts
Threatened and Endangered Species (State and Federal)	4.1.1	Not present, no impacts
Vegetation	4.1.3	Present; not significant, negligible/minor impacts
Wildlife	4.1.3	Present; not significant, negligible/minor impacts
Wilderness Areas and Wildlife Refuges	4.1.1	Not present, no impacts
CULTURAL RESOURCES		
Archaeological Resources	4.1.1	Not present, no impacts
Historic Buildings	4.1.1	Not present, no impacts
Historic Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	Not present, no impacts
GEOLOGY AND SOIL	4.1.3	Present; not significant, negligible/minor impacts
HAZARDOUS AND TOXIC SUBSTANCES		
Asbestos-Containing Material	4.1.3	Present; not significant, negligible/minor impacts
Indoor Firing Range	4.1.2	Present, no impacts
Lead-Based Paint	4.1.3	Present; not significant, negligible/minor impacts
Munitions and Explosives of Concern	4.1.1	Not present, no impacts
Past Uses and Operations	4.1.2	Present, no impacts
Pits, Sumps, Drywells, and Catch Basins	4.1.2	Present, no impacts
Polychlorinated Biphenyls	4.1.2	Present, no impacts
Radioactive Materials	4.1.1	Not present, no impacts
Radon	4.1.2	Present; no impacts
Storage, Use, Release of Chemicals/Hazardous Substances	4.1.3	Present; no impacts
Underground Storage Tank/Aboveground Storage Tank	4.1.1	Not present, no impacts
Waste Disposal Sites	4.1.1	Not present, no impacts

Table 4-1 Summary of Resource Category Impact Analysis for the Finnell USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
LAND USE		
Current and Future Development in the Region of Influence Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business	4.2.2	Present, no impacts Present, no impacts Present, not significant, moderate impacts Present, not significant, moderate impacts Present, not significant, moderate impacts
Installation Land/Airspace Use Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business	4.2.2	Present, no impacts Present, no impacts Present, not significant, moderate impacts Present, not significant, moderate impacts Present, not significant, moderate impacts
National and State Parks	4.1.1	Not present, no impacts
Prime and Unique Farmland	4.1.1	Not present, no impacts
Surrounding Land Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business	4.2.2	Present, no impacts Present, no impacts Present, not significant, moderate impacts Present, not significant, moderate impacts Present, not significant, moderate impacts
NOISE Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business	4.2.3	Present, no impacts Present; not significant, negligible/minor impacts Present; not significant, negligible/minor impacts Present; not significant, negligible/minor impacts Present; not significant, negligible/minor impacts
SOCIOECONOMICS		
Demographics	4.1.2	Present; no impacts

Table 4-1 Summary of Resource Category Impact Analysis for the Finnell USARC.

Resource Category (Alphabetical)	Document Section	Analysis
<p>Economic Development Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business</p>	4.2.4	<p>Present; no impacts Present; not significant, negligible impacts Present; not significant, negligible/minor impacts Present; not significant, minor/moderate impacts Present; not significant, moderate impacts</p>
<p>Environmental Justice Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business</p>	4.2.4	<p>Present; no impacts Present; not significant, negligible impacts Present; not significant, minor impacts Present; not significant, minor impacts Present; not significant, minor impacts</p>
<p>Housing Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business</p>	4.2.4	<p>Present; no impacts Present; no impacts Present; not significant, minor impacts Present; not significant, minor impacts Present; no impacts</p>
<p>Protection of Children Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business</p>	4.2.4	<p>Present; no impacts Present; no impacts Present; not significant, minor impacts Present; no impacts Present; not significant, negligible impacts</p>
<p>Public Services Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business</p>	4.2.4	<p>Present; no impacts Present; no impacts Present; not significant, minor impacts Present; no impacts Present; no impacts</p>

Table 4-1 Summary of Resource Category Impact Analysis for the Finnell USARC.		
Resource Category (Alphabetical)	Document Section	Analysis
TRANSPORTATION		
Roadways and Traffic Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business	4.2.5	Present; no impacts Present; not significant, negligible/minor impacts Present; not significant, negligible/minor impacts Present, not significant, moderate impacts Present, not significant, moderate impacts
Public Transportation Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business	4.2.5	Present; no impacts Present; not significant, negligible/minor impacts Present; not significant, negligible/minor impacts Present, not significant, moderate impacts Present, not significant, moderate impacts
UTILITIES		
Communications	4.1.3	Present; no impacts
Energy Sources (Electrical, Gas, etc)	4.1.3	Present; no impacts
Potable Water Supply	4.1.3	Present; no impacts
Solid Waste	4.1.3	Present; no impacts
Storm Water System	4.1.3	Present; no impacts
Wastewater System	4.1.3	Present; no impacts
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse as a Park Alternative 4 – Traditional Disposal and Reuse as Full Build-out Residential Alternative 5 – Traditional Disposal and Reuse as Full Build-out Business	4.2.6	Present; no impacts Present; no impacts Present; not significant, negligible/minor impacts Present; not significant, negligible/minor impacts Present; not significant, negligible/minor impacts
Hydrology/Groundwater	4.1.2	Present; no impacts
National Wild and Scenic Rivers	4.1.1	Not present, no impacts
Surface Water (Streams, Ponds, etc.)	4.1.1	Not present, no impacts
Wetlands	4.1.1	Not present, no impacts

4.1 Environmental Resources Eliminated from Further Considerations

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

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

4.1.1 Environmental Resource Categories That Are Not Present

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

- **Critical Habitat** - The Property is in an urban setting, is highly disturbed, lacks natural habitat. The U.S. Fish and Wildlife Service (USFWS) has not designated critical habitat on or in the vicinity of the Property (Appendix A).
- **Threatened and Endangered Species (State and Federal)** - Coordination was conducted with the USFWS and the Alabama Department of Conservation and Natural Resources (Appendix A). The USFWS agreed that a no effect determination is appropriate for this federal action, and the USFWS have no concerns for listed species. The Division of Wildlife and Freshwater Fisheries (DWFF), Department of Conservation and Natural Resources had no objection to the proposed action and stated the project is unlikely to adversely affect any public trust resources of the DWFF.
- **Wilderness Areas and Wildlife Refuges** - The nearest national wilderness areas are Sipsey Wilderness and the Cheaha Wilderness, which are located approximately 102 and 135 miles from the Property, respectively. The nearest national wildlife refuges (NWR) are Cahaba NWR and the Watercress Darter NWR, which are located 37 and 42 miles from the Property, respectively. These resources would not be affected by the proposed action.
- **Archeological Resources** - No archaeological sites are known to occur on the Finnell USARC property (Crane et al. 2003). In letters dated August 24, 2011 and January 14, 2013, the Alabama State Historic Preservation Office (SHPO) concurred that the project activities would have no effect on cultural resources. However, as stated in the letters from the SHPO, should artifacts or archaeological features be encountered during project activities, work shall cease and the SHPO shall be consulted immediately (Appendix A). The 81st RSC complied with these requirements during demolition activities. No archeological resources were identified during demolition activities.
- **Historic Buildings** - The Finnell USARC in Tuscaloosa, Alabama (AL045), constructed in 1957, was documented and evaluated for eligibility on the National Register of Historic Places (NRHP) in 2005 as part of an architectural survey of 33 USARCs in seven southeast states. The facility was recommended as not eligible and the SHPO concurred with the survey findings (Salo and Stallings 2005; Mohlman et

al. 2009). In letters dated August 24, 2011 and January 14, 2013, the Alabama SHPO concurred that implementation of the proposed action would have no effect on historic properties (Appendix A).

- **Properties of Religious or Cultural Significance to Native Americans and Tribes** – No properties of religious or cultural significance have been identified through consultation. The 81st RSC initiated Section 106 consultation with relevant Native American tribes and received two responses, one from the Alabama-Coushatta Tribe of Texas and another from the Choctaw Nation of Oklahoma (Appendix A). Both the Alabama-Coushatta Tribe of Texas and the Choctaw Nation of Oklahoma expressed concerns that project activities may impact tribal cultural resources that may not have been previously disturbed during initial development of the Finnell USARC property. In letters dated August 24, 2011 and January 14, 2013, the Alabama State Historic Preservation Office (SHPO) concurred that the project activities would have no effect on cultural resources. However, as stated in the letters from the SHPO, should artifacts or archaeological features be encountered during project activities, work shall cease and the SHPO shall be consulted immediately (Appendix A). In letters dated February 20, 2013 and March 5, 2013, the 81st RSC responded to the Alabama-Coushatta Tribe and the Choctaw Nation of Oklahoma and indicated that should resources that may be of religious or cultural significance to a tribe be identified during project (demolition) activities, the 81st RSC will also notify the tribe (Appendix A). The 81st RSC complied with these requirements during demolition. No resources of religious or cultural significance were found during demolition activities.
- **Munitions and Explosives of Concern** – No evidence was found during the ECP site reconnaissance or records review process of the past presence of munitions and explosives of concern (USACE 2007).
- **Radioactive Materials** - Based on interviews with U. S. Army Reserve (USAR) personnel, meters used to monitor nuclear, biological, and/or chemical hazards were previously stored in the main building on the Property. These meters contain small quantities of radioactive material and are not regulated (USACE 2007). The Finnell USARC radiological clearance survey report was completed on December 16, 2011. The report provides an evaluation of radiological materials used and the summary of findings and results. The report concludes that no further action is required with respect to radiological devices or materials identified (USAR 2011).
- **Underground Storage Tanks /Aboveground Storage Tanks** – The Property does not have any underground storage tanks (USTs). Two USTs historically existed on the Property. A steel UST was reportedly removed in 1988 and replaced with a fiberglass tank. The fiberglass tank was reportedly removed in 1990 and is listed as permanently closed by regulatory records, but a “No Further Action” letter has not been issued. Historically, a 400 to 500-gallon steel aboveground storage tank (AST) for used oil was located on the Property.
- **Waste Disposal Sites** - Available records and interviews did not indicate the practice of onsite waste disposal other than through managed storage and offsite disposal, or through the sewer or septic systems. Waste disposal sites were not observed during the site reconnaissance visit, nor were any signs of past onsite waste disposal (such as stressed vegetation or suspicious depressions in the landscape) observed (USACE 2007). The Finnell USARC is considered an RCRA (Resource Conservation and

Recovery Act) conditionally exempt small quantity generator (SQG). Conditionally exempt small quantity generators are defined as facilities generating less than 100 kilograms (kg) of hazardous waste, or less than 1 kg of acutely hazardous waste per month. No other SQGs are located within 0.25 mile of the USARC, and no large quantity generators (LQG) are located within 0.25 mile of the USARC (USACE 2007).

- **National and State Parks** - The Property does not contain and is not near any national or state parks. The nearest national parks are the Selma to Montgomery National Historic Trail and Horseshoe Bend National Military Park, which are located approximately 100 and 138 miles from the Property, respectively. The nearest state parks are Lake Lurleen State Park and Oak Mountain State Park, which are located approximately 15 and 60 miles from the Property, respectively. These resources would not be affected by the proposed action.
- **Prime and Unique Farmland** - 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.
- **National Wild and Scenic Rivers** - One designated wild and scenic river occurs within the State of Alabama. The Sipsey Fork of the West Fork River is located more than 50 miles north of the Property. This resource would not be affected by the proposed action.
- **Surface Water (Streams, Ponds, etc.)** - The site reconnaissance revealed that no streams, ponds, or other surface water features are present on the Property.
- **Wetlands** - A 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

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

- **Indoor Firing Range** – Historically, an arms vault and an indoor firing range (IFR) were located in the main building. Only small arms and small arms ammunition were kept in the arms vault. During the ECP site reconnaissance visit no remnants of the IFR were observed (USACE 2007). No records were found documenting cleanup of lead from the former IFR or the Heating, Ventilation, and Air Conditioning (HVAC) system serving the former IFR. However, whether the cleanup levels have been satisfied is not an issue because the building that housed the former IFR has been demolished.
- **Past Uses and Operations (Hazardous and Toxic Substances)** - The alternatives would have no direct, indirect, or cumulative impact from hazardous and toxic substances from the past uses and operations of the Property. The Property has served as a reserve and mobilization center for the USAR since the U.S. Government acquired the land in 1957. The Property primarily functioned as an administrative, logistical, and educational facility, with maintenance of military vehicles conducted in the AMSA building. Historically, the Property was used by reservists for drill activities on various weekends throughout the year. The AMSA building was used to perform maintenance and repair activities on military vehicles and equipment. The AMSA activities reportedly included major repair and maintenance conducted on military vehicles and

equipment that could not be performed by Reserve unit personnel during regularly scheduled weekend training sessions. Historically, a grease pit was located in one of the maintenance bays in the AMSA building. During the ECP site reconnaissance visit, a patched area of the AMSA building concrete floor was observed. The patch was approximately the size and configuration of the grease traps shown on floor plans for similar 1950s AMSA buildings (USACE 2007).

- **Pits, Sumps, Drywells, and Catch Basins (Hazardous and Toxic Substances)** - The alternatives would have no direct, indirect, or cumulative impact from pits, sumps, drywells, and catch basins. Based on the patched concrete floor in the AMSA building, the review of floor plans for similar 1950s AMSA buildings, and interviews with USAR personnel, a grease pit was present and reportedly filled between 1966 and 1972. The battery room in the AMSA building has a floor drain, which reportedly includes a sump that neutralizes acid in the event acid would reach the drain. Historically, the Finnell USARC did not routinely handle battery acid, and battery maintenance was contracted to an outside vendor.

During the ECP site reconnaissance, a manhole cover with a locked lid was noted in the concrete-paved, covered, employee break area located south of the main building. A riser pipe or potential fill pipe located next to the manhole suggests possible presence of a pit, sump, or tank.

In approximately 1981, a kitchen addition was added on to the main building and a 1,000-gallon grease trap that discharges to the sanitary sewer was installed. Based on interviews with USAR personnel, a buried grease trap is not known to be present at the Property; however, during the ECP site reconnaissance a vertical pipe was observed protruding from the ground and extending above the roofline of the building near the entrance of the kitchen on the east side of the main building. The purpose of the pipe is unknown; however, it could possibly be a vent pipe for a buried structure. Floor drains are located within the kitchen area, boiler room, and restrooms. The floor drains reportedly discharge to the sanitary sewer.

The vehicle wash area located next to the AMSA building has a trench drain connected to an oil-water separator (OWS), which discharges to the sanitary sewer (USACE 2007). Observations during the site reconnaissance did not indicate that either the vehicle wash area or OWS were closed.

- **Polychlorinated Biphenyls** – The alternatives would have no direct, indirect, or cumulative impact from polychlorinated biphenyl (PCBs) on the Property. Three pole-mounted transformers are located on the Property and according to Alabama Power, the owner of the transformers; they do not contain PCBs (USACE 2007). PCBs may also be contained in light ballasts in older type fluorescent light fixtures. At the time of the site reconnaissance visit, the condition of the ballasts could not be determined due to the damaged condition of the buildings from the April 2011 tornado. However, all permanent structures at the Finnell USARC have been demolished. Any PCB containing light fixtures were disposed of in accordance with local, state, and federal requirements.
- **Radon** - A site-specific radon survey was conducted at the USARC in 2002 (USACE 2007). The radon survey results indicated that radon concentrations were

below the U.S. Environmental Protection Agency (USEPA)-recommended action level of 4 pCi/L.

- **Storage, Use, Release of Chemicals/Hazardous Substances** - The alternatives would have no direct, indirect, or cumulative impact from storage, use, or release of chemicals/hazardous substances. Activities associated with past uses involved storage and use of chemicals associated with vehicle and facility maintenance activities, and janitorial services. Since the construction of the AMSA building in the late 1950s, the building had been in continuous use until its closure. Vehicle maintenance products, including petroleum, oils, and lubricants (POL), batteries, solvent, paint, antifreeze, cleaning fluids, adhesives, and tires were stored on the Property in and around the AMSA building. 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 Finnell USARC. The reduction in the use of these hazardous and toxic substances would result in a negligible short-term beneficial impact. The ECP Update Report (USACE 2012) classified the Property as Type 3, an area where release, disposal, and/or migration of a hazardous substance has occurred, but at a concentration that does not require a removal or remedial response. This classification was based on the presence of total petroleum hydrocarbons (TPH) in a soil sample collected in the vicinity of the OWS and the presence of phenol in a soil sample collected adjacent to the former service pit in the AMSA building. The concentrations of TPH and phenol were below the Alabama Department of Environmental Management guidelines for corrective action and no further action is recommended (USACE 2007).
- **Demographics** – The alternatives would have no direct, indirect, or cumulative impact on demographics because the proposed action would not alter the composition of the population in the region of influence (ROI).
- **Utilities** - The alternatives would have no direct, indirect, or cumulative impact on utilities, because the utilities have the capacity to provide service for any of the alternatives and any changes in demand and usage would be non-significant. The utilities include communications, natural gas (Alabama Gas Corporation), electric service (Alabama Power Company), potable water supply, wastewater treatment system, and sanitary sewer service (City of Tuscaloosa Water and Sewer Department), solid waste disposal, and a storm water system.
- **Hydrology/Groundwater** - These resources are present on or underneath the Property, but would not be affected by the proposed actions because the new construction activities that are planned would not affect surface hydrology or occur deep enough to affect groundwater.

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

The resources discussed below are present at the Finnell USARC and impacts may occur to these resources as a result of implementing the proposed action. Because these impacts would have little to no measureable environmental effect on the resource, the impacts will not be discussed in detail.

- **Air Quality** - None of the alternatives would have a significant direct, indirect, or cumulative impact on air quality in the region. The status of the air quality in a given area is determined by the concentrations of various pollutants in the atmosphere. The

Federal Clean Air Act (CAA) (42 USC 7401-7671q) required the USEPA to establish a series of National Ambient Air Quality Standards (NAAQS) for air quality pollutant levels throughout the United States. The 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 and complete a Record of Non-applicability (RONA) or positively determine that the action conforms to the provisions and objectives of the State Implementation Plan (SIP). The proposed action for the Finnell USARC will occur within Tuscaloosa County, Alabama which is designated as "in attainment" for all USEPA NAAQS criteria pollutants; therefore, it is not subject to 40 CFR, Part 93 Federal General Conformity Rule regulations. The Alabama State Implementation Plan was reviewed and the project actions would be in accordance with all regulations within or referenced by the plan (EPA 2012). All applicable construction and operation permits would be obtained as required by Alabama Department of Environmental Management Air Permits Chapter 335-3-14. Permits would be obtained before the project begins. No further analysis and no further documentation are required.

- **Vegetation** - The alternatives would have negligible impacts on the vegetation present at the Finnell USARC because the USARC is developed and urbanized. Over 90 percent of the Property is covered by impervious features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining land is covered by small sections of lawn south of the buildings and west of the main building in front of the entrance on 10th Avenue.
- **Wildlife** - The alternatives would have minor direct, indirect, or cumulative impacts on wildlife present at the Finnell USARC. Existing wildlife consists of few species found in typical urban environments such as songbirds, small mammals, and invertebrates. Although construction activities would temporarily displace any individuals utilizing the area for habitat, there would be minor environmental effects.
- **Geology and Soil** - The alternatives would have minor direct, indirect, or cumulative impacts on the geology or soil at the Finnell USARC because the soils present at the Property have been compacted and disturbed from previous typical development and urban activities. Construction activities may involve excavation, grading, and movement of heavy equipment at the Finnell USARC. These activities would disturb the surface soil, increasing the potential for soil erosion by wind or runoff. Impacts would be minor because appropriate sediment control measures would be applied in accordance with local regulations to reduce erosion. Geological hazards such as sinkholes, caves, mines, or quarries do not exist on or adjacent to the Property. Seismic risk is relatively small.
- **Asbestos-Containing Material (Hazardous and Toxic Substances)** - A 2001 asbestos inspection report concluded that confirmed asbestos-containing material (ACM) is located in the main building in the form of friable thermal system insulation (TSI) and non-friable floor tile mastic and window glazing. ACM was confirmed in the AMSA building in the form of friable TSI and non-friable floor tile and mastic; window glazing was also assumed to be ACM in the AMSA building. A 2006 asbestos re-inspection report stated that one location of TSI in the main building should be encapsulated and the floor tile and mastic in room 107 of the AMSA building was damaged and should be sampled and possibly abated. Due to the April 2011 tornado

that damaged the Finnell USARC, all permanent structures at the Property have been demolished. Any ACM was disposed of in accordance with local, state, and federal requirements.

- **Lead-Based Paint (Hazardous and Toxic Substances)** – A 2006 lead-based paint (LBP) inspection report concluded that LBP is present in both the main building and AMSA building at the Finnell USARC. LBP was found on the steel components of the stairwells (painted brown) in the main building and on steel columns, yellow concrete paint (exterior), and yellow ladder paint in the AMSA building. LBP was also found on concrete curbing (yellow paint) outside the main building and on metal posts (traffic bollards) at the entrance to the POV parking area. Due to the April 2011 tornado that damaged the Finnell USARC, all permanent structures at the Property, excluding concrete curbing, pavement, light poles, and traffic bollards, have been demolished. Any LBP was disposed of in accordance with all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. The Grantee would covenant and agree to undertake any further LBP abatement or remediation that may be required under applicable laws and regulations at no cost to the Army. In addition, the Grantee's use would be in compliance with all applicable laws and regulations relating to LBP.

4.2 Environmental Resources Analyzed in Detail

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

4.2.1 Aesthetics and Visual Resources

4.2.1.1 Affected Environment

The Finnell USARC property occupies approximately 5.2 acres and prior to demolition, contained three permanent structures: a two-story main building, a one-story AMSA shop, and a storage building. Both the main building and AMSA shop were constructed in 1957 with concrete masonry unit walls covered with a brick veneer with a steel roof deck and built-up roof. The second-story of the main building had a white stucco exterior finish addition built in the 1970s. The storage building was built in the late 1990s and was steel-framed with sheet metal exterior walls and a standing-seam metal roof. Prior to demolition, approximately 85 percent of the Property was covered by asphalt parking, driveways, concrete walkways, and buildings. On-site parking included a MEP and a POV parking area. There were small sections of lawn south of the buildings and west of the main building in front of the entrance on 10th Avenue.

The view from the Property is dominated by a residential and commercial landscape. The dominant view to the south is 27th Street and residential properties. Multi-family residential properties and a vacant structure are adjacent to the site on its northern side. A drainage ditch and multi-family residential properties are to the east, and the Tuscaloosa Housing Authority office, a residential housing project, and 10th Avenue are to the west.

4.2.1.2 Consequences

Potential impacts to aesthetic and visual resources are considered significant if the proposed action would:

- Have a substantial adverse effect on a scenic vista;
- Substantially damage scenic resources, including, but not limited to, primary/secondary ridgelines, trees, rock outcroppings, and historic buildings within a state scenic highway;
- Substantially degrade the existing visual character or quality of the site and its surroundings; or
- Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

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

4.2.1.2.1 Alternative 1 – No Action Alternative

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

4.2.1.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. There are minor direct impacts under this alternative. The caretaker would ensure public safety and security of the remaining government property. The remaining damaged buildings have been demolished and cleared from the Property. This has resulted in a long-term beneficial impact on aesthetics and visual resources.

Indirect Impacts. There are negligible indirect impacts under this alternative. The caretaker would ensure public safety and security of the remaining government property. Long-term caretaker status creates potential for a decrease in the frequency of mowing, weeding, and visual maintenance that may have an impact on aesthetic resources.

4.2.1.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Finnell USARC –Public Benefit Conveyance to the City of Tuscaloosa for Use as a Park

Direct Impacts. There would be short-term and long-term impacts under this scenario. Under Alternative 3 there would be minor short-term adverse impacts to the aesthetics of the surrounding areas. Due to ground disturbance and tree clearing, construction activities would have short-term adverse impacts to aesthetics and visual resources.

The Army used the property at a medium intensity level; under Alternative 3 the intensity level would change to low. A decrease in building area would increase vegetation and result in a long-term beneficial impact to the visual character of the landscape.

Indirect Impacts. There are minor long-term indirect impacts under this alternative. The city of Tuscaloosa would ensure public safety and security of the property. Long-term maintenance of the public park creates potential for an increase in the frequency of mowing, weeding, and visual maintenance that may have a beneficial impact on aesthetic resources.

4.2.1.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Residential

Direct Impacts. There would be short-term and long-term impacts under this scenario. Under Alternative 4 there would be minor adverse impacts to the aesthetics of the surrounding areas. Due to ground disturbance and tree clearing, construction activities would have short-term adverse impacts to aesthetics and visual resources. However, there would be long-term beneficial impacts due to the removal of old and damaged buildings. The Army used the property at a medium intensity level; it is most likely that the LRA would increase the intensity level to high under full build-out as residential. To accommodate the higher intensity level, additional construction would occur on the former Finnell USARC property. An increase in new building and landscaping would result in a long-term beneficial impact to the visual character of the landscape. New construction would be accomplished in accordance with the city of Tuscaloosa land use plan and building zoning and codes, helping to ensure that newly constructed facilities would be consistent and compatible with their surroundings.

Indirect Impacts. There are minor long-term indirect impacts under this alternative. The city of Tuscaloosa would ensure public safety and security of the property. Long-term maintenance of the housing development creates potential for an increase in the frequency of mowing, weeding, and visual maintenance that may have a beneficial impact on aesthetic resources.

4.2.1.2.5 Alternative 5 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Business

Direct Impacts. There would be short-term and long-term impacts under this scenario. Under Alternative 5 there would be minor adverse impacts to the aesthetics of the surrounding areas. Due to ground disturbance and tree clearing, construction activities would have short-term adverse impacts to aesthetics and visual resources. The Army used the property at a medium intensity level; it is most likely that the LRA would increase the intensity level to high under full build-out as business. To accommodate the higher intensity level, additional construction would occur on the former Finnell USARC property.

An increase in new buildings and landscaping would result in a long-term beneficial impact to the visual character of the landscape. New construction would be accomplished in accordance with the city of Tuscaloosa land use plan and building zoning and codes, helping to ensure that newly constructed facilities would be consistent and compatible with their surroundings.

There is a likelihood that under this alternative there would be more signage in the areas on the building or at the entrance points to the property. In addition, depending on the types of businesses incorporated in the final design, there is the potential that businesses may remain open later in the evening requiring more parking lot and/or building lighting. Both of these elements would change the existing visual landscape of the area.

Indirect Impacts. There are minor long-term indirect impacts under this alternative. The city of Tuscaloosa would ensure public safety and security of the property. Long-term maintenance of

the business development creates potential for an increase in the frequency of mowing, weeding, and visual maintenance that may have a beneficial impact on aesthetic resources.

4.2.2 Land Use

4.2.2.1 Affected Environment

The Property is presently zoned MX-3. According to Article XX of the Tuscaloosa Municipal Code, the MX-3 District is intended to accommodate a mix of compatible uses in a variety of building types in a pedestrian-friendly and walkable environment. Land uses can include residential, public/institutional, lodging, retail sales, services, and entertainment, general business, and vehicle accommodations. Building types allowed include mixed use buildings, general buildings, civic buildings, townhouses and apartments. Maximum height is three stories.

4.2.2.1.1 Current and Future Development in the Region of Influence

The April 27, 2011 tornado inflicted significant damage on three important corridors in Tuscaloosa (10th Avenue, 15th Street, and University Boulevard) that functioned as major gateways, arteries, and economic engines for the City. As these corridors are rebuilt, there is an opportunity to address underutilized and difficult to assemble parcels, dated uses and building design, and excessive driveway accesses.

The guiding principles for land use in the Tuscaloosa Forward Strategic Rebuilding Plan include the following (City of Tuscaloosa 2011):

- 1) Create compact, walkable village centers that are unique destinations and focal points of activity for surrounding neighborhoods.
- 2) Create well-designed mixed use corridors that serve as attractive gateways to the community and support the city's retail and service needs.
- 3) Preserve and revitalize established neighborhoods.
- 4) Integrate a mix of residential densities, styles, and price ranges within neighborhoods to serve a range of ages, incomes, lifestyles, and housing preferences.
- 5) Support high quality design and construction that is economically viable to develop and affordable to rent, own, and maintain.

The Tuscaloosa Forward Strategic Rebuilding Plan presents a Future Land Use map that translates the community's vision for rebuilding into a policy tool that can guide specific redevelopment decisions on the ground. The map is intended to serve as a general guide for future land use decisions. It is not a zoning map and does not prescribe parcel-by-parcel use and design requirements. The categories in this Future Land Use Map contain guidance on appropriate uses, densities, scale, and building design. Many of the categories incorporate multiple uses. The USARC property is designated as a Mixed Use Corridor on the Future Land Use Map (City of Tuscaloosa 2011).

Mixed Use Corridors are intended to balance commercial, residential, and mixed uses in a manner that seamlessly integrates with surrounding neighborhoods and serves the diverse needs of each location. Improved streetscape and building design will enhance the quality and visual appearance of these corridors. Thoughtful site layout and circulation will promote viable, well-functioning developments along a corridor with improved mobility and accessibility. These mixed-use corridors will help to strengthen the economic vitality of the community by

supporting the city’s retail and service needs and accommodating a greater variety of uses and format types (City of Tuscaloosa 2011).

4.2.2.1.2 Installation Land

Prior to demolition, the Property had three permanent structures: a two-story 23,428 square-foot main building, a one-story 5,878 square-foot AMSA shop, and a 2,272 square-foot storage building. Approximately 85 percent of the Property was covered by impervious surfaces such as asphalt parking, driveways, concrete walkways, and buildings. On-site parking included a MEP and a POV parking area. There were small sections of lawn south of the buildings and west of the main building in front of the entrance on 10th Avenue.

The Finnell USARC was most recently occupied by the 75th Combat Support Hospital and the AMSA 154(G). The main administration building was used mainly for administrative, logistical, and educational purposes with office space, an assembly hall, classrooms, kitchen area, storage, and an arms vault. The USARC also was used by reservists for training and drill activities on various weekends throughout the year. The AMSA shop included three service bays for vehicle maintenance, office space, parts and tool storage, POL rooms, battery room, and restrooms. The AMSA and MEP area were enclosed by chain link security fencing (USACE 2007).

4.2.2.1.3 Surrounding Land

The Finnell USARC property is bound by 27th Street and residential land use to the south. A vacant structure and multi-family residential property are north of the Property, and a drainage ditch and multi-family residential property are to the east. To the west are the Tuscaloosa Housing Authority offices and a residential housing project. Adjacent properties and associated zoning designations are listed in Table 4-2.

Table 4-2 List of Properties Adjacent to the Finnell USARC.			
Direction From Property	Name/Type of Property	Address(es)	Zoning
North	Apartment Complex and Unoccupied Structure/Residential	2507 10 th Avenue and 2515 10 th Avenue	RMF-1 (Multi-family Residence) and BN Neighborhood Commercial
South	27 th Street/Residential	821 to 915 27 th Street	R-4 (Moderate Density Residence) and RMF-1 (Multi-family Residence)
East	Charleston Square Apartments / Residential	800 27 th Street	RMF-1 (Multi-family Residence)
West	Tuscaloosa Housing Authority Apartments/ Residential	2700 10 th Avenue	RMF-1 (Multi-family Residence)

4.2.2.2 Consequences

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

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

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

4.2.2.2.1 Alternative 1 – No Action Alternative

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

4.2.2.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. There are no direct impacts under this alternative. The caretaker would ensure public safety and security of the remaining government property. The damaged buildings have been demolished and cleared from the Property and maintenance activities are expected to continue for the grounds and remaining asphalt areas. The prior occupants of the USARC property were relocated and this has had no impact on land use in the area.

Indirect Impacts. There are no indirect impacts under this alternative. The caretaker would ensure public safety and security of the remaining government property. The damaged buildings have been demolished and cleared from the Property and maintenance activities are expected to continue for the grounds and remaining asphalt areas. The prior occupants of the USARC property were relocated and this has had no impact on land use in the area.

4.2.2.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Finnell USARC –Public Benefit Conveyance to the City of Tuscaloosa for Use as a Park

Direct Impacts. Under Alternative 3 there would be moderate long-term beneficial impacts to the land use in the USARC area. According to Land Use Intensity Parameters defined in the BRAC NEPA Guidelines manual, the Army used the property at a medium intensity. Under Alternative 3 the intensity level would change to low intensity. Land use would change from training and administrative activities associated with national defense to recreation activities associated with a park. The reuse of the site would result in beneficial use of the land for local residents and the community.

The surrounding properties have mostly residential land uses. Therefore, reuse as a park would be consistent with adjacent uses. Property reuse as a park and/or park building is consistent with the MX-3 zoning designation.

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

4.2.2.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Residential

Direct Impacts. Under Alternative 4 there would be long-term, negligible adverse and moderate beneficial impacts to the land use in the USARC area. According to Land Use Intensity Parameters defined in the BRAC NEPA Guidelines manual, the Army used the property at a medium intensity. Under Alternative 3 the intensity level would change to high intensity. Land use would change from training and administrative activities associated with national defense to full build-out as residential. Although the land use intensity would increase, the reuse of the site would result in beneficial use of the land for local residents and the community.

The surrounding properties have mostly residential land uses. Therefore, residential reuse would be consistent with adjacent uses. Property reuse as multifamily residential is consistent with the MX-3 zoning designation.

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

4.2.2.2.5 Alternative 5 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Business

Direct Impacts. Under Alternative 5 there would be long-term, negligible adverse and moderate beneficial impacts to the land use in the USARC area. According to Land Use Intensity Parameters defined in the BRAC NEPA Guidelines manual, the Army used the property at a medium intensity land use level. Under Alternative 3 the intensity level would change to high intensity. Land use would change from the training and administrative activities associated with national defense to full build-out as a business. Although the land use intensity would increase, the reuse of the site would result in beneficial use of the land for local residents and the community.

The surrounding properties have mostly residential land uses. A business reuse would be consistent with adjacent uses under the MX-3 zoning designation. Business development adjacent to residential neighborhoods under this alternative would result in beneficial impacts to the community including a more walkable, mixed-use urban area, expansion of employment and retail activities, and improvement of pedestrian connections between employment and residential 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.

4.2.3 Noise

4.2.3.1 Affected Environment

Sounds that disturb people or make it difficult to hear wanted sounds are commonly called noises. Human response to noise can be subjective and varied depending on the distance from noise source, time of day, receptor sensitivity, and the type and characteristic of the noise.

Noise can vary in terms of frequency and intensity and can span several orders of magnitude. The human response to noise is a function not only of the maximum level of the sound, but also the duration of the event. Sounds that occur over a long period of time are more likely to be an annoyance or cause environmental stress. A decibel (dB) is the unit commonly used to measure and describe sound levels. Sound measurement is further refined by using an “A-weighted” decibel (dBA) scale that emphasizes the audio frequency audible to humans. Thus, the dBA measurement more closely describes how a person perceives sound. For example, typical noise levels include: a quiet urban nighttime (40 dBA), an air conditioner operating 100 feet away (55 dBA), and a heavy truck moving 50 feet away (85 dBA).

Equipment noise is normally measured over an 8-hour time period, using the equivalent sound level (Leq). The Leq is obtained by averaging dBA sound levels over a selected time period. Another descriptor of a noise environment over extended periods of hours or days is the day-night average sound level (DNL). To compute an DNL, single noise events are measured using an A-weighted scale with allowances added for the number of events and the time of day. A 10-dB penalty is added for noise that occurs between the hours of 10 p.m. and 7 a.m. because nighttime noise events are considered more annoying than noise occurring during daytime. The DNL descriptor is accepted by federal agencies as a standard for estimating noise impact and establishing guidelines for compatible land uses. Table 4.3 shows noise levels for various human activities.

Sound Level (dBA)	Maximum Exposure Limits	Source of Noise	Subjective Impression
10			Threshold of hearing
20		Still recording studio; Rustling leaves	
30		Quiet bedroom	
35		Soft whisper at 5 feet (ft) ; Typical library	
40		Quiet urban setting (nighttime); Normal level in home	Threshold of quiet
45		Large transformer at 200 ft	
50		Private business office; Light traffic at 100 ft; Quiet urban setting (daytime)	
55		Window air conditioner; Men’s clothing department in store	Desirable limit for outdoor residential area use (EPA)

Table 4-3 Typical Decibel Levels Encountered in the Environment and Industry

Sound Level (dBA)	Maximum Exposure Limits	Source of Noise	Subjective Impression
60		Conversational speech; Data processing center	
65		Busy restaurant; Automobile at 100 ft	Acceptable level for residential land use
70		Vacuum cleaner in home; Freight train at 100 ft	Threshold of moderately loud
75		Freeway at 10 ft	
80		Ringling alarm clock at 2 ft; Kitchen garbage disposal; Loud orchestral music in large room	Most residents annoyed
85		Printing press; Boiler room; Heavy truck at 50 ft	Threshold of hearing damage for prolonged exposure
90	8 hr	Heavy city traffic	
95	4 hr	Freight train at 50 ft; Home lawn mower	
100	2 hr	Pile driver at 50 ft; Heavy diesel equipment at 25 ft	Threshold of very loud
105	1 hr	Banging on steel plate; Air hammer	
110	0.5 hr	Rock music concert; Turbine condenser	
115	0.25 hr	Jet plane overhead at 500 ft	
120	< 0.25 hr	Jet plane taking off at 200 ft	Threshold of pain
135	< 0.25 hr	Civil defense siren at 100 ft	Threshold of extremely loud

Source: U.S. Army, 1978

The Noise Control Act (NCA) of 1972 directs federal agencies to comply with federal, state, and local noise control regulations. While primary responsibility for control of noise rests with State and local governments, EPA is directed by Congress to coordinate the programs of all Federal agencies relating to noise research and noise control. Noise issues are typically handled at the state and local level.

Alabama does not have any statewide noise regulation. The Tuscaloosa City Code places restrictions relating to noise. In residential districts, it is unlawful to use or operate any device or equipment that creates any sound that exceeds 80 dbA during the hours of 6:00 a.m. to 9:00 p.m. or 75 dbA from 9:00 p.m. until 6:00 a.m. at any property line, public street or right-of-way, or bordering upon any residential district. Construction activity is exempt from this provision between the hours of 6:00 a.m. and 9:00 p.m. (Tuscaloosa Municipal Code, Article II, Chapter 10.8).

When in operation, the major sources of noise at the Finnell USARC were automobiles, trucks, and vehicle maintenance and repair activities. Noise levels attributed to the Property comply with the City Code described above and do not have adverse impacts on adjacent residential and

commercial areas. Surrounding noise is generated by residential and commercial activities. Vehicle noise can be attributed to 10th Avenue, a heavily used four-lane roadway, running north to south on the west side of the Finnell USARC. The nearest sensitive noise receptors are individual private residences and apartment complexes located east, south, and west of the Finnell USARC. A commercial building is located to the north of the property. Numerous residences and small commercial businesses are located in the vicinity of the Finnell USARC.

4.2.3.2 Consequences

Potential impacts to noise are considered significant if the proposed action would:

- Conflict with applicable federal, state, interstate, or local noise control regulations; or
- Result in continuous and long-term noise levels that do not comply with provisions set forth in the Tuscaloosa Municipal Code, Article II, Chapter 10.8.

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

4.2.3.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions of noise are anticipated. Because the Finnell USARC would not close and personnel would not be realigned, no direct impacts to noise are anticipated. Noise levels from vehicle operations would continue at existing baseline levels.

Indirect Impacts. No changes to the existing baseline conditions of noise are anticipated. Because the Finnell USARC would not close and personnel would not be realigned, no indirect impacts to noise are anticipated. Noise levels from vehicle operations would continue at existing baseline levels.

4.2.3.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. No direct impacts to noise would occur under this alternative. If the Army finds it necessary to place the Finnell USARC in caretaker status for an indefinite period, the Army would ensure public safety and security of the remaining government property. The damaged buildings have been demolished and cleared from the Property. Maintenance activities are expected to continue for the grounds and remaining asphalt areas. It is likely caretaker activities would result in noise levels below baseline levels. Reduced noise levels would occur throughout the period of caretaker status. Any maintenance activities required under caretaker status would be similar to activities taking place at the Finnell USARC.

Indirect Impacts. No indirect impacts due to noise are anticipated as compared to baseline conditions as changes in noise levels would be limited to on-site caretaker activities, which would not occur at a later time or farther removed in distance.

4.2.3.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Finnell USARC –Public Benefit Conveyance to the City of Tuscaloosa for Use as a Park

Direct Impacts. Under Alternative 3 there would be minor short-term adverse and negligible long-term beneficial impacts to noise due to the change in noise levels associated with the reuse of the Property as a park. Minor short-term adverse impacts would be expected due to

construction activities to develop the property as a park. Construction noise, including equipment noise, typically does not contribute substantially to long-term average noise levels, but consists of frequent, highly intrusive sounds of 87 to 96 dBA (Suter 2002). To reduce impacts associated with noise levels, construction activities will be limited to daylight hours.

Negligible long-term beneficial impacts would occur based on the future use of the Property as a park. Future vehicle use would consist primarily of privately owned vehicles. The elimination of military equipment use and military vehicle maintenance activities would result in a negligible decrease in noise at the site.

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

4.2.3.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Residential

Direct Impacts. Under Alternative 4 there would be minor short-term adverse and negligible long-term adverse impacts to noise due to the change in noise levels associated with the reuse of the Finnell USARC as multifamily residences. Minor short-term adverse direct impacts would be expected from construction of multifamily units. Construction noise, including equipment noise, typically does not contribute substantially to long-term average noise levels, but consists of frequent, highly intrusive sounds of 87 to 96 dBA (Suter 2002). To reduce impacts associated with noise levels, best management practices (BMPs), including limiting construction activities to normal weekday business hours and ensuring construction equipment mufflers are properly maintained and are in good working condition, would be used.

Negligible long-term adverse direct impacts would occur based on the future use of the Finnell USARC property as a multifamily residence. The surrounding properties have mostly residential land uses. Therefore, the residential reuse would be consistent with the noise levels of adjacent properties. Future vehicle use would consist primarily of privately owned vehicles.

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

4.2.3.2.5 Alternative 5 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Business

Direct Impacts. Under Alternative 5 there would be minor short-term and long-term adverse impacts to noise due to the change in noise levels associated with the reuse of the Finnell USARC for full build-out as businesses. Minor short-term adverse direct impacts would be expected from construction of businesses. Construction noise, including equipment noise, typically does not contribute substantially to long-term average noise levels, but consists of frequent, highly intrusive sounds of 87 to 96 dBA (Suter 2002). To reduce impacts associated with noise levels, BMPs, including limiting construction activities to normal weekday business hours and ensuring construction equipment mufflers are properly maintained and are in good working condition, would be used.

Minor long-term adverse direct impacts would occur based on the future use of the Finnell USARC property as full build-out as businesses. The surrounding properties have mostly residential land uses; therefore, the presence of businesses may increase noise levels due to

increased business traffic volume. Traffic noise would be variable throughout the day with possible increased traffic noise during work/commute times, in the evenings, and on weekends.

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

4.2.4 Socioeconomics

4.2.4.1 Affected Environment

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

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

The Finnell USARC is located in the Tuscaloosa, Alabama Metropolitan Statistical Area (MSA), which is the ROI for this socioeconomic analysis. The Tuscaloosa MSA is comprised of Tuscaloosa, Greene, and Hale counties.

4.2.4.1.1 Economic Development

Local Economic Activity

The Finnell USARC was most recently occupied with 14 full-time employees and 215 part time staff and reservists that trained at the facility on weekends. Expenditures by employees were spent in the local economy.

Regional Economic Activity

During the most recent recession that started in December 2007, employment in Alabama declined deeper than other southern states. Alabama is not adding jobs at the pace it needs to bring down unemployment and underemployment as quickly as other states. The jobs that are being added are in the service industry, which typically pay lower wages and are not contributing to a fast economic recovery (Grip 2011).

The Tuscaloosa, Alabama MSA has a higher rate of unemployment than the state. Between 2006 and 2011, unemployment rose from 4 percent to nearly 12 percent. Tuscaloosa County has an unemployment rate comparable to the nation and is much lower than the state. The rate for the MSA is higher mostly because the other two counties that comprise the MSA, Greene County and Hale County, have high unemployment rates at 12 and 14 percent respectively. This may be explained by the fact that Tuscaloosa is the most urban of the three counties and urban areas have typically fared better during the recession and its recovery period.

Unemployment rates and labor force information for the county, state, and nation are shown in Table 4-4.

Table 4-4 Annual Civilian Labor Force and Unemployment Rate, Finnell USARC Region and Larger Regions

Jurisdiction	2011 Labor Force (persons)	2011 Unemployment Rate (%)	2006 Labor Force (persons)	2006 Unemployment Rate (%)
Tuscaloosa, AL MSA	101,206	11.47	98,046	4.03
Tuscaloosa County	92,173	8.2	87,837	2.8
Alabama	3,731,000	9.8	3,542,000	4.1
United States	153,617,000	8.9	144,427,000	4.5

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

In the ROI, every industry sector saw increases that averaged between 1 and 2 percent (except in mining, logging, construction, education and health services, and government sectors) in non-agricultural wage and salary employment between 2010 and 2011, as shown on Table 4-5.

Table 4-5 Non-Agricultural Wage and Salary Employment by NAICS Industry for the Tuscaloosa, AL MSA (August 2011, 2012).

Industry	2012 Annual Average (persons)	2011 Annual Average (persons)	2011-2012 Percent Change
Mining, Logging, and Construction	7,300	7,600	(3.9)
Manufacturing	13,100	12,900	1.6
Trade, Transportation and Utilities	15,200	14,900	2.0
Information	900	900	--
Financial Activities	3,600	3,600	--
Professional and Business Services	8,300	8,200	1.2
Education and Health Services	7,600	7,700	(1.3)

Industry	2012 Annual Average (persons)	2011 Annual Average (persons)	2011-2012 Percent Change
Leisure and Hospitality	9,100	9,000	1.1
Other Services	3,500	3,500	--
Government	21,500	23,700	(9.3)
Total	90,100	92,000	(2.1)

Source: Alabama Department of Labor 2012.
() Indicates a Decrease

4.2.4.1.2 Housing

According to the U.S. Census 63 percent of the housing units in the county are owner-occupied, which is less than the ROI, state, and nation. Median household income in the MSA is nearly 29 percent lower than the nation, while housing costs differ by only 26 percent. Vacancy rates (approximately 16%) are lower in both the State (approximately 15%) and the nation (approximately 12%). Housing information for the region is shown in Table 4-6.

Jurisdiction	Total Housing Units 2010	Percent Vacant 2010	Percent Owner Occupied 2010	Median Value Owner Occupied 2009	Median Gross Rent 2010	Median Household Income 2010
Tuscaloosa County	82,789	16.4	63.3	\$148,400	\$701	\$42,311
Tuscaloosa, AL MSA	95,564	17.8	64.5	\$138,800	\$689	\$40,293
Alabama	2,146,513	15.2	71.1	\$117,600	\$644	\$42,081
United States	130,038,080	12.2	66.6	\$188,400	\$841	\$51,914

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

There are approximately 376 single family homes listed for sale in the Tuscaloosa, Alabama MSA. Approximately 93 percent of the houses listed are in Tuscaloosa County and

approximately 78 percent of the homes are listed at \$250,000 or lower (Tuscaloosa Association of Realtors 2012).

4.2.4.1.3 Public Services

Education

The Finnell ROI has approximately 39 elementary schools, 21 middle schools, and 21 high schools with a total student enrollment of 32,441 in grades pre-k through 12. Sixty-five of the eighty-one schools in the ROI are located in Tuscaloosa County. The school district has approximately 15 students per every full time equivalent teacher (Public School Review 2012). The ROI has 14 private schools (11 of them in Tuscaloosa County) that enroll approximately 2,579 students (Private School Review 2012). The nearest school to the USARC is Jemison Elementary School, which is approximately 0.4 mile west of the Property.

Health

Three of the five hospitals in the ROI are located in Tuscaloosa County. DCH Health System has been serving the area for almost 90 years. Two of the DCH System hospitals, DCH Regional Medical Center and Northport Medical Center, are in Tuscaloosa County. DCH Regional Medical Center in Tuscaloosa is a 583-bed hospital that offers a variety of specialty services and is the region's most advanced trauma center. Northport Medical Center located in Northport is a 204-bed facility that offers a variety of inpatient and outpatient services. It is also home to the DCH Rehabilitation Pavilion and the North Harbor Pavilion for mental health (DCH Health System 2012). Bryce Hospital, an inpatient mental health facility, is also located in Tuscaloosa. A new 268-bed hospital is currently being constructed and is expected to open in Fall 2013. The hospital nearest to the USARC is DCH Regional Medical Center, which is located approximately 2 miles to the northeast.

Law Enforcement

Law enforcement within the ROI is provided by both county and municipal police departments. The City of Tuscaloosa Police Department is located approximately 1 mile to the south of the USARC and is responsible for crime prevention and criminal investigation. The department has specialized divisions, including homicide and narcotics, that are multi-jurisdictional units made up of the Tuscaloosa Police Department, Tuscaloosa County Sheriff's Office, Northport Police Department, and the University of Alabama Police Department (City of Tuscaloosa 2012a). The Tuscaloosa County Sheriff's Office is also in the City of Tuscaloosa approximately 2 miles to the northwest of the USARC.

Fire Protection

Fire protection is provided by the City of Tuscaloosa Fire Department. The department has 11 stations and more than 250 firefighters that provide fire protection, firefighting, emergency medical care, water rescue, technical rescue, hazardous materials mitigation, code enforcement, disaster response, and public education. Nearly half of the firefighters are basic emergency medical technicians and many are paramedics (City of Tuscaloosa 2012b). The Tuscaloosa Fire Station is approximately 2 miles to the northwest of the USARC.

Recreation

The Tuscaloosa Park and Recreation Authority (PARA) manages the parks and programs for the City of Tuscaloosa, City of Northport, and Tuscaloosa County. PARA operates and maintains 36 parks, a boat landing, a community center, an 18-hole golf course, and five activity centers. This includes approximately 1,780 acres of developed park (Tuscaloosa Parks and Recreation Authority 2012). Harmon Park and Rosedale Park are both located less than 1/2 mile from the USARC.

4.2.4.1.4 Environmental Justice

On February 11, 1994, President Clinton issued Executive Order (EO) 12898, Federal Actions to Address Environmental Justice in Minority and Low-Income Populations. The purpose of this EO is to avoid the disproportionate placement of adverse environmental, economic, social, or health impacts from federal actions and policies on minority and low-income populations or communities.

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

Table 4-7 summarizes minority and low income populations for the area. The state, county, and ROI all have poverty rates higher than the U.S. average. Alabama has the ninth highest poverty rate in the United States (USCB 2006-2010). The Finnell ROI has approximately 21 percent of individuals at or below the poverty level, a percentage which is higher than the State of Alabama and nearly 33 percent higher than the nation (USCB 2010). Tuscaloosa County, the MSA, and Alabama all have high concentrations of minority populations ranging from 30 to 37 percent while the United States minority rate is approximately 24 percent.

Table 4-7 Low-Income Populations: Finnell USARC Region and Larger Regions, 2010.

Jurisdiction	Total Population	Median Household Income	All People Whose Income is Below Poverty Level (%)
Tuscaloosa, AL MSA	213,754	\$40,293	20.6
Tuscaloosa County	188,311	\$42,311	19.7
Alabama	4,712,651	\$42,081	17.1
United States	303,965,272	\$51,914	13.8

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

Table 4-8 Minority Populations: Finnell USARC Region and Larger Regions, 2010.

Jurisdiction	Percent Minority	Percent Black or African American	Percent American Indian/Alaska Native	Percent Asian	Percent Native Hawaiian or Other Pacific Islander	Percent Some Other Race	Two or More Races	Percent Ethnicity Hispanic/Latino
Tuscaloosa, AL MSA	36.9	34.2	0.3	0.9	0.0	0.7	0.8	2.5
Tuscaloosa County	32.7	29.7	0.3	1.0	0.0	0.0	0.9	2.8
Alabama	30.1	26.1	0.5	1.1	0.0	1.0	1.3	3.4
United States	26.0	12.5	0.8	4.7	0.2	5.5	2.4	15.7

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

4.2.4.1.5 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 Finnell USARC, there is an elementary school, high school, private school, two day care facilities, and two parks.

4.2.4.2 Consequences

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

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

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

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

4.2.4.2.1 Alternative 1 – No Action Alternative

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

4.2.4.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. The Finnell USARC has closed and its operations have relocated to a new Armed Forces Reserve Center in Tuscaloosa. Both of the installations are located within the same ROI; therefore, the impacts on the ROI and regional economy would not differ from baseline conditions. The potential exists for negligible adverse impacts to businesses in the community surrounding the Finnell USARC property that were used by Finnell USARC personnel.

There are no anticipated impacts to the safety of children during the caretaker status phase of the Property. 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.

Indirect Impacts. Under this alternative, there would be benefits foregone (moderate short-term adverse indirect impact) from the delayed reuse of the property. The city would lose potential immediate economic benefits from possible employment and sales from the reuse of the Property. Potential private developers of the Property would lose the immediate redevelopment opportunity. Residents of the surrounding community would lose any potential immediate employment that may be created through the renovation phase of the property.

4.2.4.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Finnell USARC –Public Benefit Conveyance to the City of Tuscaloosa for Use as a Park

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.

Recognizing the uncertainty that accompanies reuse planning, instead of trying to predict exactly what will occur at the site, the Army establishes ranges or levels of activity that might occur. These levels of activity, referred to as reuse intensities; provide a flexible framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects.

The Economic Impact Forecast System (EIFS) model, developed by the U.S. Army Corp of Engineers (USACE) Construction Engineering Research Laboratory, was used to assess the impacts of this alternative on the economy of the ROI. To complete the EIFS model, sample reuse intensity scenarios and costs were estimated for the alternative. The cost used in this analysis is only an estimate of a possible development scenario and is subject to change depending on the final design. The estimated cost of materials and supplies for the construction under Alternative 3 is approximately \$87,000 (2012 dollars). The estimated renovation period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 2.81.

Table 4-9 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 4-9 also provides the indirect impacts on business volume, income, and employment because of the initial direct impacts of the renovation activities. Note that local construction workers are expected to be utilized and non-local workers would not relocate. Appendix B contains a description of the EIFS model and the EIFS reports on impacts.

Table 4-9 Estimated Annual Economic Impacts: Alternative 3.				
Variable	Direct Impacts	Indirect Impacts	Total	Regional Threshold Value¹
Annual Construction Impacts²				
Sales (Business) Volume	\$63,588	\$115,095	\$178,684	0.00
Income	\$44,258	\$23,693	\$67,952	0.00
Employment	1	1	2	0.00
¹ Rational Threshold Value.				
² 2012 Dollars.				
Source: Economic Impact Forecast System, U.S. 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 B contains a description of the RTV. Table 4-9 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 (8.61%) income (8.59%); employment (2.67%); and population (1.23%). Thus, the RTV for each of the variables was found to be considerably less than the respective regional RTV.

There would be negligible short-term and long-term beneficial benefits to the economy and labor market of the ROI through additional employment opportunities during the construction phase of the reuse. There would be temporary jobs created during the construction of the park that are not reflected in the EIFS model because of the relatively low dollar amount for construction used for the EIFS input. Permanent job opportunities are not expected to be created from the reuse of the USARC as a park. Since PARA manages all the parks for the City of Tuscaloosa, Northport, and Tuscaloosa County, they have sufficient staff and resources to manage an additional 5 acres.

There are no anticipated potential impacts to public services (i.e. police and fire protection, hospital services) from the park reuse. The site is already served by the Tuscaloosa Fire and Law Enforcement, so the reuse would not require the extension or addition of services. There would be no population increases that would require additional staff or housing. There would be long-term, minor beneficial impacts to park services and housing from the reuse. The park would provide a spot for nearby residents for recreation, green space, and an updated neighborhood play space.

There would be minor short-term adverse impacts to the local population, which includes minority and low income individuals, during the construction and reuse of the site. It is not anticipated that impacts would be any greater or more severe on minorities or individuals below the poverty line than non-minorities and those above the poverty line. Construction would occur

during normal business hours and standards would be in place to minimize dust. Any impacts to the local population would be temporary. During the reuse, the property would provide minor beneficial impacts to environmental justice populations by providing green space and a community area for recreation.

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

There would be minor, long-term benefits for children from the reuse. The reuse as a park would provide additional space for outdoor activity that would provide opportunities to contribute to the physical and mental health of children in the area.

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 4-9. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-9. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximate \$115,095 increase in indirect business volume; a \$23,693 increase in indirect or induced personal income; and an increase of one indirect job created in the construction, retail trade, service, and industrial sectors. These impacts would be realized during the length of the construction period, and would have non-significant short-term impacts on the regional economy.

4.2.4.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Finnell USARC –Sale for Full Build-out as Residential

Direct Impacts. Under Alternative 4, minor to moderate short-term beneficial direct economic impacts would be realized by the regional and local economy during the construction phase of the proposed reuse depending on the final quantity of dwelling units that would be constructed. 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 estimated cost of materials and supplies for the construction under Alternative 4 is approximately \$13 million (2012 dollars). The estimated renovation period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 2.81.

Table 4-10 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 4-10 also provides the indirect impacts on business volume, income, and employment because of the initial direct impacts of the renovation activities. Note that local construction workers are expected to be utilized and non-local workers would not relocate. Appendix B contains a description of the EIFS model and the EIFS reports on impacts.

Table 4-10 Estimated Annual Economic Impacts: Alternative 4.				
Variable	Direct Impacts	Indirect Impacts	Total	Regional Threshold Value¹
Annual Construction Impacts²				
Sales (Business) Volume	\$8,147,258	\$14,746,530	\$22,893,790	0.43
Income	\$4,918,681	\$3,035,720	\$7,954,402	0.21
Employment	150	83	233	0.23
¹ Rational Threshold Value. ² 2012 Dollars. Source: Economic Impact Forecast System, U.S. Army Corps of Engineers, Construction Engineering Research Laboratory.				

Table 4-9 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 (8.61%) income (8.59%); employment (2.67%); and population (1.23%). Thus, the RTV for each of the variables was found to be considerably less than the respective regional RTVs. For this reason, impacts associated with the construction would result in non-significant beneficial impacts.

There would be minor short-term and long-term beneficial benefits to the economy and labor market of the ROI through additional employment opportunities during the construction phase of the reuse. There would be an estimated 150 temporary construction jobs. Although there may not be additional permanent positions created, there would be additional work opportunities available from the reuse of the USARC as a residential community.

There are no anticipated potential impacts to public services (i.e. police and fire protection, hospital services) from the residential portion of the reuse or housing resources. The site is already served by the City of Tuscaloosa fire protection and law enforcement departments, so the reuse would not require the extension of services.

There would be long-term, minor beneficial impacts to housing resources from the reuse. The new housing would provide additional rental opportunities for residents and students in the area.

There would be minor short-term adverse impacts to the local population, which includes minority and low income individuals, during the construction and reuse of the site. It is not anticipated that the impacts would be any greater or more severe on minorities or individuals below the poverty line than non-minorities and those above the poverty line. Construction would occur during normal business hours and standards would be in place to minimize dust. Any impacts to the local population would be temporary. Any adverse impacts would be during the construction phase of the project. During the reuse, the property would provide minor beneficial

impacts to environmental justice populations by providing green space and a community area for recreation.

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

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 4-10. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-10. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximately \$14 million increase in indirect business volume; a \$3 million increase in indirect or induced personal income; and an increase of 83 indirect jobs created in the construction, retail trade, service, and industrial sectors. These impacts would be realized during the length of the construction period, and would have minor to moderate, depending on the final design, short-term impacts on the regional economy.

4.2.4.2.5 Alternative 5 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Business

Direct Impacts. Under Alternative 5, moderate short-term beneficial direct economic impacts would be realized by the regional and local economy during the construction phase of the proposed reuse. Employment generated by construction activities would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies.

The estimated cost of materials and supplies for construction under Alternative 5 is approximately \$19 million (2012 dollars). The estimated renovation period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 2.81.

Table 4-11 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 construction activity. Table 4-11 also provides the indirect impacts on business volume, income, and employment because of the initial direct impacts of the construction activities. Note that local construction workers are expected to be utilized and non-local workers would not relocate. Appendix B contains a description of the EIFS model and the EIFS reports on impacts.

Table 4-11 Estimated Annual Economic Impacts: Alternative 5.				
Variable	Direct Impacts	Indirect Impacts	Total	Regional Threshold Value¹
Annual Construction Impacts²				
Sales (Business) Volume	\$11,937,560	\$21,606,980	\$33,544,540	0.63
Income	\$7,226,192	\$4,448,011	\$11,674,200	0.31
Employment	220	122	343	0.34
¹ Rational Threshold Value.				
² 2012 Dollars.				
Source: Economic Impact Forecast System, U.S. Army Corps of Engineers, Construction Engineering Research Laboratory.				

Table 4-11 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 (8.61%) income (8.59%); employment (2.67%); and population (1.23%). 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 non-significant annual beneficial impacts.

There would be minor to moderate short-term and long-term beneficial benefits to the economy and labor market of the ROI through additional employment opportunities during the construction phase of the reuse. There would be an estimated 220 temporary construction jobs. There would be additional permanent job opportunities from the reuse of the USARC as businesses. The number of jobs created depends on the quantity and types of businesses in the final design.

There are no anticipated potential impacts to public services (i.e. police and fire protection, hospital services) from the business portion of the reuse. The site is already served by the City Tuscaloosa fire protection and law enforcement departments, so the reuse would not require the extension or addition of services.

There would be no impacts to housing services from the reuse. There would be no population increases that would require additional housing.

There would be minor short-term adverse impacts to the local population, which includes minority and low income individuals, during the construction and reuse of the site. It is not anticipated that the impacts would be any greater or more severe on minorities or individuals below the poverty line than non-minorities and those above the poverty line. Construction would occur during normal business hours and standards would be in place to minimize dust. Any impacts to environmental justice populations would be temporary. Any adverse impacts would be during the construction phase of the project. During the reuse, the property would provide

minor beneficial impacts to environmental justice populations by providing green space and a community area for recreation.

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

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 4-11. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-11. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximately \$21,606,980 increase in indirect business volume; a \$4,448,011 increase in indirect or induced personal income; and an increase of 122 indirect jobs created in the construction, retail trade, service, and industrial sectors. These impacts would be realized during the length of the construction period, and would have non-significant short-term impacts on the regional economy.

4.2.5 Transportation

4.2.5.1 Affected Environment

This section describes the existing transportation conditions at and surrounding the Finnell USARC. Roadways and traffic are discussed first, followed by public transportation.

4.2.5.1.1 Roadways and Traffic

The USARC is located at the northwest corner of the intersection of 10th Avenue, a four-lane, urban street, and Prince Avenue, a two-lane, urban street. Access to the USARC parking lot is off 10th Avenue. Tuscaloosa is served by local, state, and federal roadways. Currently, the residents of Tuscaloosa do not perceive the city as a “walkable” or “bikable” city (City of Tuscaloosa 2011).

The USARC is located approximately 1 mile northeast of the intersection of Interstate Highway 359/U.S. Highway 11 and Interstate 59/20. The site is about 2 miles south of the University of Alabama. The facility is bounded on the west by 10th Avenue, on the east by a parking lot and a private drive for the Tuscaloosa Housing Authority Apartment complex, on the south by 27th Street, and on the north by another apartment complex and an unoccupied structure. U.S. Highway 82 is approximately 3 miles to the east and state Highways 7 and 69 are nearby.

The annual average daily traffic volume on 10th Avenue, just north of Hargrove Road (approximately ½ mile north of the USARC), was approximately 4,770 vehicles per day in 2011 (ALDOT 2011). Interstate 359, a principal urban arterial route approximately 1 mile from the Property, reported more than 49,000 vehicles per day (ALDOT 2011).

4.2.5.1.2 Public Transportation

Tuscaloosa is served by the Tuscaloosa Transit Authority (TTA) for bus service. The TTA bus service is a local government bus system set up in 1971. As a result of a 1998 study showing

that the city needed smaller, more economical buses, the TTA started using Trolley Illusion buses, an El Dorado Transmark RE bus painted to look like a trolley to fit more with the historic nature of the town. TTA operates six routes, one of which is a shuttle route for the University of Alabama. TTA also offers a special Crimson Tide football route that offers transportation for home football games from an intermodal facility to the stadium. The University has made an effort to remove cars from its campus and in 2009 started a car sharing program with Zipcar (City of Tuscaloosa 2011). The Property is on the Greensboro bus route. The Rosedale (Section 8 Office) stop is on the northwest corner of the site. Rail service in Tuscaloosa is provided by Amtrak's New York to New Orleans Crescent Route. The rail station is approximately 0.7 mile to the northwest of the Property.

4.2.5.2 Consequences

Potential impacts to transportation resources are considered significant if the proposed action would:

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

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

4.2.5.2.1 Alternative 1 – No Action Alternative

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

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

4.2.5.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. The damaged buildings have been demolished and cleared from the Property. Maintenance activities are expected to continue for the grounds and remaining asphalt areas. Negligible beneficial direct impacts to the community would result from the reduction in employees commuting to the USARC.

Indirect Impacts. No indirect impacts on transportation resources are anticipated as maintenance activities are expected to continue for the Property. There would be no changes to transportation resources under this alternative.

4.2.5.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Finnell USARC –Public Benefit Conveyance to the City of Tuscaloosa for Use as a Park

Direct Impacts. There would be negligible direct adverse impacts to transportation under this alternative. A short-term increase in vehicular traffic on the local streets would occur during the construction period due to truck and heavy equipment traffic and from commuting workers.

In the long term, reuse of the Finnell USARC would result in a small decrease in traffic at the site. The USARC had 14 full-time and 215 part-time employees, who would no longer commute to the facility. During the reuse, it is anticipated that there would be negligible adverse impacts to transportation patterns. Although there would be fewer vehicles visiting the site on a day to day basis, the site would be visited more often during evenings and on weekends. There are no anticipated impacts to level of service or safety.

Indirect Impacts. No indirect impacts are anticipated under Alternative 2. No additional impacts are expected beyond the direct impacts associated with the elimination of military related traffic and future vehicle use at the property.

4.2.5.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Residential

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

Reuse of the Finnell USARC would result in minor to moderate adverse impacts to transportation patterns depending on the final design of the development. There may be a need to add additional access points to the site. Currently, the site is accessed via 10th Avenue. Use as a residential site may require an additional access point on 10th Avenue and/or new access points on 27th Street, depending on the final design.

In the long term, the reuse as a residential community would increase traffic volume in the area. Impacts would be minor to moderate depending on the final number of units constructed. The average weekday vehicle trips for a low-rise apartment building (typically one or two floors) range from 5.1 -9.2 (6.6 average) trip ends per dwelling unit (ITE 2003). Thus, a 100-unit apartment complex could generate anywhere from 510-924 trips ends per day. Congestion would be variable throughout the day with slightly higher traffic volume around peak work/commute times in the morning and evening. The roads adjacent and near the USARC would be able to accommodate the increase in traffic.

Indirect Impacts. No indirect impacts to transportation are anticipated because of the small scale of this project in relation to the highly developed transportation infrastructure in an urbanized region.

4.2.5.2.5 Alternative 5 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Business

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

Reuse of the Finnell USARC would result in moderate adverse impacts to transportation patterns. Currently, the site has one access point via 10th Avenue. Use as a business site may require an additional access point on 10th Avenue and/or new access points on 27th Street. Depending on the type of business, there may also be the need to add access for delivery trucks.

Furthermore, if on-street parking is added to 10th Avenue or 27th Street; the additional parking may create some congestion during peak travel times.

In the long term, reuse as a business development would have moderate impacts due to increased traffic volume in the area. The Tuscaloosa Municipal Code lists the uses allowed in BN Neighborhood Commercial Districts and BNS Special Neighborhood Commercial Districts. Businesses and other organizations representative of this list and the average weekday vehicle trips are listed in Table 4-12 (TIPS 2003).

Table 4-12 Summary of Institute of Transportation Engineers Trip Generation Rates by Land Use and Development Type.		
Land Use/Building Type	Average Weekday Vehicle Trip (per 1,000 square feet)	
	Average Trip End ¹	Range
Specialty Retail Center ²	40.67	21.30-50.94
General Office	11.01	3.58-28.80
Medical-Dental Office Building	36.13	23.16-50.51
Discount Store	56.63	25.53-106.88
Bank (Walk-in)	156.48	--
Bank (Drive-in)	265.21	150.86-817.00
Restaurant (High Turnover Sit Down)	130.34	73.51-246.00
Restaurant (Fast Food with Drive Thru)	496.12	195-98-1,132.92
Supermarket (Open 24 Hours)	737.99	330.00-1,438.00
¹ Trip Ends – a single or one-direction vehicle movement, into or out of a site ² Small strip shopping centers containing a variety of retail shops specializing in apparel, hard goods, and services such as real estate offices, dance studios, or florists. Source: Institute of Traffic Engineers (TIPS Program) 2003		

Traffic volume would be variable throughout the day with slightly higher traffic volume around peak work/commute times in the morning and evening. There would be traffic later in the evenings and on weekends. The roads adjacent and near the USARC would be able to accommodate the increase in traffic.

Indirect Impacts. No indirect impacts to transportation are anticipated because of the small scale of this project in relation to the highly developed transportation infrastructure in an urbanized region.

4.2.6 Water Resources

4.2.6.1 Affected Environment

4.2.6.1.1 Floodplains/Coastal Barriers and Zones

Executive Order 11988 requires Federal agencies to avoid, to the extent possible, the short- and long-term adverse impacts associated with the occupancy and modification of floodplains. Federal agencies are to avoid direct and indirect support of floodplain development wherever there is a practicable alternative.

Flood hazard areas identified on a Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) are identified as Special Flood Hazard Areas (SFHA). A SFHA is defined as the area that will be inundated by the flood event having a 1 percent chance of being equaled or exceeded in any given year. The 1 percent annual chance flood is also referred to as the base flood or 100-year flood. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2 percent annual chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2 percent annual chance flood, are labeled Zone C or Zone X (unshaded).

A FIRM was reviewed to determine floodplains on the Finnell USARC property. Approximately 1.8 acres of the Property is located in a SFHA per the Tuscaloosa, Alabama FIRM, map number 01125C0516F, dated September 28, 2007. Therefore, a portion of the Property is within the 100-year and 500-year floodplains.

4.2.6.2 Consequences

Potential impacts to floodplains/coastal barriers and zones are considered significant if the proposed action would:

- Result in impacts that are in conflict with federal or state floodplain or coastal management, the floodplain or coastal zone cannot be avoided, or the floodway or coastal zone would be impaired for the project life.
- Result in impacts occurring under typical operating conditions.

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

4.2.6.2.1 Alternative 1 – No Action Alternative

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

4.2.6.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. There would be no direct impacts to floodplains under this Alternative. The portion of the Property included in the floodplain is parking pavement and demolition activities did not include the demolition of parking pavement; therefore, no demolition activities occurred in the SFHA.

Indirect Impacts. There would be no indirect impacts to floodplains under Alternative 2. The damaged buildings have been demolished and cleared from the Property. These activities did not affect off-site adjacent flood zones.

4.2.6.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Finnell USARC –Public Benefit Conveyance to the City of Tuscaloosa for Use as a Park

Direct Impacts. Reuse as a city park would require construction activities that could result in short-term minor adverse impacts on 1.8 acres of floodplain on the Property. There is potential for increased soil erosion by construction activities such as grading, vegetative clearing, and excavating. Best Management Practices (BMPs) used prior to construction, including barriers, tree protection, and buffer/filter strips would minimize the effects. Recommendations during and following construction include silt fences, sediment traps, temporary cover crops, and other erosion control BMPs to reduce soil erosion at the site and the associated impacts on floodplains. Although BMPs are not 100 percent effective in preventing sediment run off, regulatory authorities would ensure that the construction contractor complies with established permit requirements. Even with implementation of controls, short-term soil erosion is anticipated.

No occupied structure or building is proposed in the floodplain; therefore, the potential for increased risk of damage to buildings or loss of human life is not anticipated. Under Alternative 3, development and maintenance as a city park would result in a long-term decrease in impervious surface area, which would decrease stormwater runoff and improve the long-term function of the 100-year floodplain. A Land Development Permit from the Office of the Tuscaloosa City Engineer would be acquired prior to receiving a building permit for property affected by the floodplain. Alternative 3 would minimize the impact of floods on human safety, health, and welfare, as well as the natural environment; consistent with the community's floodplain development plan.

Indirect Impacts. No indirect impacts are anticipated under Alternative 3. This project is not expected to promote future incompatible floodplain development or increase potential for flood-related property damage or human life.

4.2.6.2.4 Alternative 4 – Traditional Army Disposal and Reuse of the Finnell USARC –Sale for Full Build-out as Residential

Direct Impacts. Reuse as residential would require construction activities that could result in short-term minor adverse impacts on 1.8 acres of floodplains on the Property. There is potential for increased soil erosion by construction activities such as grading, vegetative clearing, and excavating. BMPs used prior to construction, including barriers, tree protection, and buffer/filter strips would minimize the effects. Recommendations during and following construction include silt fences, sediment traps, temporary cover crops, and other erosion control BMPs to reduce soil erosion at the site and the associated impacts on floodplains. Although BMPs are not 100

percent effective in preventing sediment run off, regulatory authorities would ensure that the construction contractor complies with established permit requirements. Even with implementation of controls, short-term soil erosion is anticipated.

Under Alternative 4, residential development would result in a negligible change in impervious surface area, which would not change stormwater runoff and or reduce the long-term function of the 100-year floodplain. A Land Development Permit from the Office of the Tuscaloosa City Engineer would be acquired prior to receiving a building permit for property affected by the floodplain. Alternative 4 would minimize the impact of floods on human safety, health, and welfare, as well as the natural environment; consistent with the community's floodplain development plan.

Indirect Impacts. No indirect impacts are anticipated under Alternative 4. This project is not expected to promote future incompatible floodplain development or increase potential for flood-related property damage or human life.

4.2.6.2.5 Alternative 5 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Business

Direct Impacts. Reuse as business development would require construction activities that could result in short-term minor adverse impacts on 1.8 acres of floodplains on the Property. There is potential for increased soil erosion by construction activities such as grading, vegetative clearing, and excavating. BMPs used prior to construction, including barriers, tree protection, and buffer/filter strips would minimize the effects. Recommendations during and following construction include silt fences, sediment traps, temporary cover crops, and other erosion control BMPs to reduce soil erosion at the site and the associated impacts on floodplains. Although BMPs are not 100 percent effective in preventing sediment run off, regulatory authorities would ensure that the construction contractor complies with established permit requirements. Even with implementation of controls, short-term soil erosion is anticipated.

Under Alternative 4, high intensity business development would result in a negligible change in impervious surface area, which would not change stormwater runoff and or reduce the long-term function of the 100-year floodplain. A Land Development Permit from the Office of the Tuscaloosa City Engineer would be acquired prior to receiving a building permit for property affected by the floodplain. Alternative 5 would minimize the impact of floods on human safety, health, and welfare, as well as the natural environment; consistent with the community's floodplain development plan.

Indirect Impacts. No indirect impacts are anticipated under Alternative 5. This project is not expected to promote future incompatible floodplain development or increase potential for flood-related property damage or human life.

4.3 Cumulative Effects

The cumulative impact analysis evaluates the incremental effects of implementing any of the alternatives when added to past, present, and reasonably foreseeable future USAR actions at the Finnell 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 Finnell USARC. This includes the installation and the area proximate to the installation boundary and varies by resource category being considered. Analysis areas are defined in Section 4.3.2 for each resource category analyzed in detail.

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

The Finnell USARC property is bound by 27th Street and residential land use to the south. A vacant structure and multi-family residential property are north of the Property, and a drainage ditch and multi-family residential property are to the east. To the west are the Tuscaloosa Housing Authority offices and a residential housing project. The area surrounding the USARC remains relatively undeveloped until the 1950 aerial photograph which shows residential dwellings south of the Property. The 1952 USGS photograph shows the City of Tuscaloosa Housing Authority and residential development to the west and the apartment complex to the north. The area to the east does not appear developed until the 1978 topographic map, which shows apartments.

The area surrounding the Finnell USARC is primarily residential neighborhoods filled with single- and multi-family homes. Commercial enterprises are generally located closer to downtown Tuscaloosa and Northport, which is approximately 2 miles from the USARC, and along specific corridors such as McFarland Boulevard East and Skyland Boulevard East.

Development within the 10th Avenue corridor consists largely of older retail, warehousing, and heavy commercial businesses; Rosedale Court, a 16-acre low-income housing project built many years ago and operated by the Tuscaloosa Housing Authority; older single family (mostly rental) and multifamily housing; a Red Cross office; a Salvation Army building which provides shelter to 56 homeless people; and the historic neighborhoods of The Downs, Glendale Gardens, and Hillcrest. The Tuscaloosa Housing Authority was recently awarded an allocation of Low Income Housing Tax Credits that will replace the existing public housing with 86 units of mixed-income housing development. Historically, there has been a lack of adequate property maintenance; in general, the housing and businesses show a state of disrepair. The West Tuscaloosa Community Plan recommended addressing the property maintenance issue, improving the streetscape, and improving housing conditions throughout the area (City of Tuscaloosa 2011).

Reasonably Foreseeable Future Actions. Reasonably foreseeable future actions are generally limited to those that have been approved and that can be identified and defined with respect to time frame and location. The area surrounding the Property is an established residential neighborhood and retail area within the medium sized city of Tuscaloosa, Alabama.

The 2011 tornado had devastating effects on this area of the City. Destroyed buildings included: the Salvation Army and American Red Cross buildings; a substantial portion of Rosedale Court; numerous warehouse buildings; the Finnell USARC; the 40-year old Charleston Square Apartments complex east of the USARC; a swath of older homes built in the 1930–1950s north of 29th Street and west of 25th Avenue; and homes located in the southernmost portions of the historic neighborhoods of The Downs, Glendale Gardens and Hillcrest. With the exception of some in the historic neighborhoods, most of those left homeless by the tornado’s destruction were lower income residents with very limited replacement housing options (City of Tuscaloosa 2011).

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:

- Continued redevelopment and revitalization of homes, businesses, sports facilities, and government buildings in downtown Tuscaloosa and Northport.
- Continued expansion of single and multi-family housing and commercial businesses in Tuscaloosa and Northport.
- Implementation of the *Tuscaloosa Forward Strategic Community Plan to Renew and Rebuild* after the 2011 tornado. The plan represents the community’s vision for the future of Tuscaloosa.
- Implementation of the Tuscaloosa Forward Generational Master Plan endorsed by the Tuscaloosa City Council on Tuesday, April 24, 2012. Within the Generational Master Plan are detailed ways to overhaul parks, improve public access to technology, and install a recreational walking trail throughout the tornado recovery zone.

4.3.1 Potential Cumulative Impacts

4.3.1.1 No Impacts to Resources

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

- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soil;
- Hazardous and Toxic Substances; and
- Utilities.

4.3.1.2 Alternative 1 – No Action Alternative

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

4.3.1.3 Alternative 2 – Caretaker Status Alternative

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

-
- **Aesthetic and Visual Resources.** The cumulative impact analysis area for land use includes a ½ mile radius around the Property. The damaged buildings have been demolished and cleared from the Property. The impacts of the Caretaker Status Alternative when combined with impacts of the past, current, and reasonably foreseeable projects would not cause significant cumulative impacts to the environment. The aesthetics of the area are expected to remain consistent with current conditions.
 - **Land Use.** The cumulative impact analysis area for land use includes a ½ mile radius around the Property. There are no anticipated cumulative impacts because there would be no changes to land use or zoning under this alternative.
 - **Noise.** The cumulative impact analysis area for noise includes a ½ mile radius around the Property. It is likely caretaker activities would result in noise levels below baseline levels. Lower noise levels would occur throughout the period of caretaker status. Any maintenance activities required under caretaker status would be similar to activities currently taking place at the Finnell USARC. These activities when combined with impacts of the past, current, and reasonably foreseeable projects would not cause significant cumulative impacts to the noise environment.
 - **Socioeconomics.** The cumulative impact analysis area for socioeconomics includes the Tuscaloosa, Alabama MSA. Under this alternative, the Finnell USARC would close and relocate its operations to a new Armed Forces Reserve Center in Tuscaloosa. The facility is located within Tuscaloosa; therefore, the impacts on the ROI and regional economy would not differ from baseline conditions. There are no anticipated cumulative impacts.
 - **Transportation.** The cumulative impact analysis area for transportation includes a ½ mile radius around the Property. Under this alternative, the elimination of a military presence at the site would cause a long-term decrease in traffic in the area and on the Property. The impacts of the Caretaker Status Alternative when combined with impacts of the past, current, and reasonably foreseeable projects would not cause significant cumulative impacts to the environment.
 - **Water Resources.** The cumulative impact analysis area for water resources includes a ½ mile radius around the Property. There would be no cumulative impacts to floodplains under this Alternative. The portion of the Property in the floodplain is parking pavement, and demolition activities did not include the demolition of parking pavement; therefore, no demolition activities occurred in the SFHA.

4.3.1.4 Alternative 3 – Traditional Army Disposal and Reuse of the Finnell USARC – Public Benefit Conveyance to the City of Tuscaloosa for Use as a Park

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

- **Aesthetic and Visual Resources.** A decrease in building footprints and an increase in vegetation associated with a park would result in a non-significant long-term beneficial impact to the visual character of the landscape associated with this project in combination with other past, present, and reasonably foreseeable future projects. The future land use plan for tornado devastated areas in Tuscaloosa emphasizes redevelopment and revitalization of residential areas, and parks and open space

immediately surrounding the Property, including development of a “Village Center” directly south of the Property.

- **Land Use.** Development of the Property as a park in combination with other past, present, and reasonably foreseeable future projects would result in non-significant long-term beneficial impacts to land use. The future land use plan for tornado devastated areas in Tuscaloosa emphasizes redevelopment and revitalization of residential areas, and parks and open space immediately surrounding the Property, including development of a “Village Center” directly south of the Property. These land use changes are compatible with surrounding land uses in the city.
- **Noise.** Noise under Alternative 3 would consist of construction noise and privately owned vehicle noise. Noise generated from park use would be less than the noise levels of adjacent properties. This in combination with noise from other past, present, and reasonably foreseeable future projects would have non-significant cumulative impacts to the environment.
- **Socioeconomics.** Employment generated by the construction phase of the reuse of the Finnell USARC 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 future development that is expected throughout the region would have non-significant short-term and long-term beneficial cumulative impacts to the local and regional community.
- **Transportation.** The reuse of the Finnell USARC by the City of Tuscaloosa as a park would result in a negligible adverse impact to traffic within the analysis area. Although there would be fewer vehicles using the site on a daily basis, there would likely be more use of the site on evenings and weekends. This in combination with traffic from other past, present, and reasonably foreseeable future projects such as redevelopment and revitalization of residential areas, and parks and open space immediately surrounding the Property, including development of a “Village Center” directly south of the Property would have non-significant cumulative impacts to traffic.
- **Water Resources.** Reuse as a city park would require construction activities that could result in short-term minor adverse impacts on 1.8 acres of floodplain on the Property. No occupied structure or building is proposed in the floodplain; therefore, the potential for increased risk of damage to buildings or loss of human life is not anticipated. Development and maintenance as a city park would result in a long-term decrease in impervious surface area, which would decrease stormwater runoff and improve the long-term function of the 100-year floodplain. These impacts in combination with development of additional green space and green corridors along floodplains as outlined in the Tuscaloosa Forward land use plan would have non-significant, long-term, beneficial cumulative impacts to the floodplain.

4.3.1.5 Alternative 4 – Traditional Army Disposal and Reuse of the Finnell USARC –Sale for Full Build-out as Residential

- **Aesthetic and Visual Resources.** An increase in residential development with new buildings and landscaping would result in a long-term beneficial impact to the visual character of the landscape associated with this project in combination with other past,

present, and reasonably foreseeable future projects. The aesthetics of the area are expected to remain consistent with current zoning ordinances. The future land use plan for tornado devastated areas in Tuscaloosa emphasizes redevelopment and revitalization of residential areas, and parks and open space immediately surrounding the Property, including development of a “Village Center” directly south of the Property. The cumulative impact would be non-significant.

- **Land Use.** Non-significant impacts associated with this project in combination with other past, present, and reasonably foreseeable future projects would include potential land use changes such as new housing, educational, recreational, and commercial facilities associated with the Tuscaloosa Forward land use plan. These land use changes are compatible with surrounding land uses in the city.
- **Noise.** Noise under Alternative 4 would consist of construction noise and privately owned vehicle noise. Residential reuse would be consistent with the noise levels of adjacent properties. This in combination with noise from other past, present, and reasonably foreseeable future projects associated with the Tuscaloosa Forward land use plan would have non-significant cumulative impacts to the environment.
- **Socioeconomics.** Employment generated by the construction phase of the reuse of the Finnell USARC would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies. These beneficial impacts combined with the employment and economic opportunities of the future development that is expected throughout the region would have non-significant short-term and long-term beneficial cumulative impacts to the local and regional community.
- **Transportation.** The reuse of the Finnell USARC by the City of Tuscaloosa as high density residential would result in a minor to moderate adverse impact to traffic within the analysis area. Congestion would vary throughout the day, typically higher around peak working and commuting times in the morning and evening. The roads adjacent and near the USARC would be able to accommodate the increase in traffic. This in combination with traffic from other past, present, and reasonably foreseeable future projects associated with the Tuscaloosa Forward land use plan would have non-significant cumulative impacts to transportation.
- **Water Resources.** Reuse as high density residential would require construction activities that could result in short-term minor adverse impacts on 1.8 acres of floodplain on the Property. Development and maintenance of the residential property would result in no measurable change in stormwater runoff or long-term function of the 100-year floodplain. These impacts in combination with development of additional green space and green corridors along floodplains as outlined in the Tuscaloosa Forward land use plan would have non-significant cumulative impacts to the floodplain.

4.3.1.6 Alternative 5 – Traditional Army Disposal and Reuse of the Finnell USARC – Sale for Full Build-out as Business

- **Aesthetic and Visual Resources.** An increase in commercial development with new buildings and landscaping would result in a long-term beneficial impact to the visual character of the landscape associated with this project in combination with other past, present, and reasonably foreseeable future projects. The future land use plan for

tornado devastated areas in Tuscaloosa emphasizes redevelopment and revitalization of residential areas, and parks and open space immediately surrounding the Property, including development of a “Village Center” directly south of the Property. The cumulative impact would be non-significant.

- **Land Use.** Non-significant impacts associated with this project in combination with other past, present, and reasonably foreseeable future projects would include potential land use changes such as new housing, educational, recreational, and commercial facilities associated with the Tuscaloosa Forward land use plan. These land use changes are compatible with surrounding land uses and zoning ordinances in the city.
- **Noise.** Noise under Alternative 5 would consist of construction noise and privately owned vehicle noise. The surrounding properties have mostly residential land uses, and therefore, the presence of businesses may increase noise levels due to increased traffic volume frequenting the Property. Traffic noise would be variable throughout the day with possible increased traffic noise during working and commuting times, in the evenings, and on weekends. This in combination with noise from other past, present, and reasonably foreseeable future projects associated with the Tuscaloosa Forward land use plan would have non-significant cumulative impacts to the environment.
- **Socioeconomics.** Employment generated by the reuse of the Finnell USARC 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 future development that is expected throughout the region would have non-significant short-term and long-term beneficial cumulative impacts to the local and regional community.
- **Transportation.** In the long term, reuse as a business development would have moderate impacts resulting from an increase in the traffic volume in the area. Congestion would be variable throughout the day potentially a little higher around peak working commuting times in the morning and evening during the weekday, later in the evening, and on weekends. The roads adjacent and near the USARC would be able to accommodate the increase in traffic. This in combination with traffic from other past, present, and reasonably foreseeable future projects associated with the Tuscaloosa Forward land use plan would have non-significant cumulative impacts to transportation.
- **Water Resources.** Reuse of the Property as a business development would require construction activities that could result in short-term minor adverse impacts on 1.8 acres of floodplain on the Property. Development and maintenance of the business property would result in no measurable change in stormwater runoff or the long-term function of the 100-year floodplain. These impacts in combination with development of additional green space and green corridors along floodplains as outlined in the Tuscaloosa Forward land use plan would have non-significant cumulative impacts to the floodplain.

4.4 Best Management Practices

As discussed in Sections 4.1 through 4.3 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 construction, as appropriate to minimize impacts associated with implementing the proposed action.

SECTION 5.0 FINDINGS AND CONCLUSIONS

This EA was conducted in accordance with the requirements of NEPA, the Council on Environmental Quality regulations implementing NEPA (40 CFR 1500), and Environmental Analysis of Army Actions (32 CFR 651). As analyzed and discussed in the EA, direct, indirect, and cumulative impacts of the disposal and reuse alternatives, the Caretaker Status Alternative, and the No Action Alternative have been considered and no significant impacts (either beneficial or adverse) have been identified. Therefore, issuance of a Finding of No Significant Impact is warranted and preparation of an EIS is not required.

This page intentionally left blank.

SECTION 6.0 LIST OF PREPARERS

This EA was prepared under the direction of the 81st RSC and USACE. Individuals who assisted in issue resolution and provided guidance for this document are:

Linda Riley-Lattimore

NEPA Coordinator of the 81st Regional Support Command

Glenn Harbin

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

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

Name	Education and Experience	Primary Responsibilities
Katie Astroth	B.S. Biology and Environmental Biology, M.S. Biology: 3 years experience in fish and wildlife management, aquatic ecology, and environmental planning.	Environmental Scientist; task manager, data collection, analysis, and preparation of EA text and supporting sections.
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.

Name	Education and Experience	Primary Responsibilities
Michael Kulik	B.S. Environmental Biology, M.S. Environmental Science, Masters of Public Affairs, LEED AP BD+C. Over 7 years experience in environmental compliance and hazardous materials assessment and remediation.	Senior Environmental Scientist, key participant in site visit, data collection, analysis, and preparation of EA text and supporting sections.
Rachael E. Mangum	B.A. Anthropology, M.A., Anthropology. Over 11 years experience in cultural resources management under the NHPA and documentation under NEPA.	Cultural Resources Specialist. Responsible for preparation of cultural resources affected environment and consequences.
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, data collection, analysis, and preparation of EA text and supporting sections.
Amanda Molsberry	B.A. Geography, M.S. Environmental Science and Policy. Over 8 years experience in conservation design, environmental planning, and socioeconomic analysis.	Senior 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. 22 years experience in environmental impact assessment, environmental management, and planning.	Project Scientist; key participant in site visit, description of proposed action, alternatives formulation, and environmental impact analyses.
Rebecca Porath	B.S. Fisheries and Wildlife Management, M.S. Zoology. Over 14 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:

Mr. Heinz Mueller
NEPA Coordinator
US EPA, Region 4
61 Forsyth Street
Atlanta, GA 30303

N. Gunter Guy, Jr., Commissioner
Alabama Department of Conservation &
Natural Resources
64 N. Union Street
Montgomery, AL 36130

Mr. Lance R. LeFleur, Director
Office of the Director
Alabama Dept. of Environmental Management
P.O Box 301463
Montgomery, AL 36130-1463

Elizabeth Ann Brown
Deputy State Historic Preservation Officer
Alabama Historical Commission
468 South Perry Street
Montgomery, AL 36130-0900

Finnell Local Redevelopment Authority
c/o Evelyn Young
City of Tuscaloosa
P.O. Box 2089
Tuscaloosa, AL 35403

Cindy Dohner, Regional Director
US Fish and Wildlife Service
1875 Century Blvd, Suite 400
Atlanta, GA 30345

Ms. Linda R. Charest, BRAC Coordinator
Office of Special Needs Assistance Programs
Dept. of Housing and Urban Development
451 7th Street, SW., Room #7266
Washington, DC 20410

Tarpie Yargee, Chief
Alabama-Quassarte Tribal Town
101 E. Broadway
Wetumka, OK 74883

Charlotte S. Hallmark, Chief
Echota Cherokee Tribe of Alabama
630 County Road 1281
Falkville, AL 35622-3346

Gary Hunt, Chief
Piqua Shawnee
3412 Wellford Circle
Birmingham, AL 35226

Gina Williamson, Chief
United Cherokee Ani-Yun-Wiya Nation
P.O Box 754
Guntersville, AL 35976

George Tiger, Principal Chief
Muscogee (Creek) Nation
1007 East Eufaula Street
Okmulgee, OK 74447

Billy Anoatubby, Governor
Chickasaw Nation
520 East Arlington
Ada, OK 74820

Kevin Sickey, Chairman
Coushatta Tribe of Louisiana
1940 CC Bel Road
Elton, LA 70532

Buford L. Rolin, Chairman
Poarch Band of Creek Indians
5811 Jack Springs Road
Atmore, AL 36502

Stan Long, Chief
Cherokee Tribe of Northeast Alabama
113 Parker Drive
Huntsville, AL 35811

Phyliss J. Anderson, Chief
Mississippi Band of Choctaw Indians
P.O. Box 6010 Choctaw Branch
Choctaw, MS 39350

Carlos Bullock, Chairman
Alabama Coushatta Tribe of Texas
571 State Park Road 56
Livingston, TX 77351

B. Cheryl Smith, Principal Chief
Jena Band of Choctaw
1052 Chanaha Hina St
Trout, LA 71371

Dan Everson, Deputy Field Supervisor
U.S. Fish and Wildlife Service
Alabama Ecological Services Field Office
1208 Main Street
Daphne, AL 36526

SECTION 8.0 REFERENCES

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

- 81st RSC 2012 81st Regional Support Command, 2012. Final Environmental Condition of Property Update Report for the Woolsey Finnell Sr. U.S. Army Reserve Center (AL045) and Area Maintenance Support Activity 154(G) (AL089). Prepared by J.M. Waller, February 2012.
- ALDOL 2012 Alabama Department of Labor. 2012. Nonagricultural Wage and Salary Employment for Alabama Metro Areas. <http://www2.labor.alabama.gov/CES/MSA/Tuscaloosa.pdf> Web site accessed October 18, 2012.
- ALDOT 2011 Alabama Department of Transportation. 2011. Alabama Traffic Data. <http://aldotgis.dot.state.al.us/atd/default.aspx> Web site accessed December 4, 2012.
- BLS 2006 Bureau of Labor Statistics. 2006. Local Area Unemployment Statistics. <http://www.bls.gov/lau/home.htm#tables>. Web site accessed June 27, 2012.
- BLS 2011 Bureau of Labor Statistics. 2011. Local Area Unemployment Statistics. <http://www.bls.gov/lau/home.htm#tables>. Web site accessed June 27, 2012.
- City of Tuscaloosa 2011 City of Tuscaloosa. 2011. Tuscaloosa Forward – A Strategic Community Plan to Renew and Rebuild. 01 August 2011. <http://tuscaloosafoward.com/documents/Tuscaloosa%20Forward%20-%20August03.pdf>. Web site accessed on November 20, 2012.
- City of Tuscaloosa 2012a City of Tuscaloosa. 2012. Tuscaloosa Police Department. <http://www.tuscaloosa.com/Government/Departments/Police%20Department/tuscaloosa-police-department> Web site accessed December 6, 2012.
- City of Tuscaloosa 2012b City of Tuscaloosa. 2012. Tuscaloosa Fire and Rescue. <http://www.tuscaloosa.com/Government/Departments/Fire-&-Rescue/fire-and-rescue> Web site accessed November 28, 2012.
- Crane et al. 2003 Crane, Brian, Susan Bupp, and Susan Goodfellow. 2003. U.S. Army Reserve Integrated Cultural Resources Management Plan Historic Properties Component, 81st Regional Support Command Alabama. Prepared for U.S. Army Corps of Engineers, Mobile, Alabama. Prepared by Parsons Inc.
- DCH Health System 2012 DCH Health Systems. 2012. About Us. <http://www.dchsystem.com/body.cfm?id=36922> Web site accessed November 27, 2012.
- Grip 2011 Grip, Bob. 2011. Alabama: Hit Hard by the Recession. http://www.fox10tv.com/dpp/news/local_news/mobile_county/alabama%3A-hard-hit-by-recession Web site accessed December 3, 2012

-
- LRA 2009 LRA. 2009. Redevelopment Plan for the Finnell Armed Forces Reserve Center and Area Maintenance Support Activity 51 (AMSA 51). City of Tuscaloosa Local Redevelopment Authority. May 14, 2009.
- LRA 2011 LRA. 2011. Revised Redevelopment Plan for the Finnell Armed Forces Reserve Center and Area Maintenance Support Activity 51 (AMSA 51). City of Tuscaloosa Local Redevelopment Authority. August 22, 2011.
- Mohlman et al. 2009 Mohlman, Geoffrey, Nick Linville, and Travis Fulk. 2009. *Architectural Assessment of Twenty-Four U.S. Army Reserve Centers Located In Eight Southeastern States, 81st Regional Readiness Command*. Prepared for U. S. Army Corps Of Engineers, Mobile, Alabama. Prepared By Southeastern Archaeological Research, Inc. March.
- Private School Review 2012 Private School Review. 2012. <http://www.privateschoolreview.com/> Web site accessed December 5, 2012.
- Public School Review 2012 Public School Review. 2012. <http://www.publicschoolreview.com/> Web site accessed December 5, 2012.
- Salo and Stallings 2005 Salo, Edward and Patricia Stallings. 2005. Intensive Architectural Survey of 33 Army Reserve Centers, 81st Regional Support Command, Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, and South Carolina. Prepared for U.S. Army Corps of Engineers, Mobile, Alabama. Prepared by Brockington and Associates, Inc., Atlanta, GA.
- Suter 2002 Suter, A.H. 2002. Construction Noise: Exposure, Effects, and the Potential for remediation: A Review and Analysis. *AIHA Journal* 63:768:769.
- ITE 2003 Institute of Transportation Engineers. 2003. Traffic Information Program Series. http://www.floridasectionite.org/tips_page.html Web site accessed November 30, 2012.
- Tuscaloosa Association of Realtors 2012 Tuscaloosa Association of Realtors. 2012. Property Search. [http://searchwestalabama.com/\(11xtffbresbw4grybe2iuk2x\)/propertySearch.aspx?ResetSearch=True](http://searchwestalabama.com/(11xtffbresbw4grybe2iuk2x)/propertySearch.aspx?ResetSearch=True) Web site accessed December 10, 2012.
- Tuscaloosa County Park and Recreation Authority 2012 Tuscaloosa County Park and Recreation Authority. 2012. Parks, Facilities, and Addresses. http://www.tcpara.org/store/store_files/Park_Names_&_Addresses---Map_Legend-154.pdf Web site accessed November 28, 2012.

-
- U.S. Army 1978 U.S. Army. 1978. Construction Engineering Research Laboratory (CERL). Construction Site Noise Control, Cost Benefit Estimation Technical Background. January 1978.
- USACE 2007 U.S. Army Corps of Engineers, Louisville District. 2007. Final Environmental Condition of Property Report for the Woolsey Finnell, Sr. U.S. Armed Forces Reserve Center and AMSA. Prepared by CH2M HILL, June 2007.
- USACE 2009 U.S. Army Corp of Engineers, Mobile District. 2009. Final Environmental Assessment for the Implementation of Base Realignment and Closure 2005 Realignment Actions at Tuscaloosa, Alabama.
- USACE 2012 U.S. Army Corps of Engineers, Louisville District. 2012. Environmental Condition of Property Update Report for the Woolsey Finnell Sr. Armed Forces Reserve Center and Area Maintenance Support Activity .
- USAR 2011 U.S. Army Reserve Command. Memorandum for Base Realignment and Closure (BRAC) Report, Woolsey Finnell Sr. USARC (AL045).
- USCB 2006-2010 US Census Bureau. American Community Survey 2006-10. Data accessed at URL: <http://factfinder2.census.gov>. Web site accessed on June 27, 2012.

This page intentionally left blank.

SECTION 9.0 PERSONS CONSULTED

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

- USARC installation personnel
- Members of the LRA
- USEPA, Region 4
- US Fish and Wildlife Service, Atlanta Field Office
- Alabama Department of Conservation & Natural Resources
- Alabama Department of Environmental Management
- Department of Housing and Urban Development, Office of Special Needs Assistance Programs
- City of Tuscaloosa
- Alabama State Historic Preservation Office
- Echota Cherokee Tribe of Alabama
- Piqua Shawnee Tribe
- United Cherokee Ani-Yun-Wiya Nation
- Muscogee (Creek) Nation
- Alabama Quassarte Tribal Town
- Mississippi Band of Choctaw Indians
- Jena Band of Choctaw
- Chickasaw Nation
- Coushatta Tribe of Louisiana
- Alabama Coushatta Tribe of Texas
- Poarch Band of Creek Indians
- Cherokee Tribe of Northeast Alabama

This page intentionally left blank.

SECTION 10.0 ACRONYMS

A		FEMA	Federal Emergency Management Agency
ACM	Asbestos-Containing Material	FIRM	Flood Insurance Rate Map
AFRC	Armed Forces Reserve Center	FNSI	Finding of No Significant Impact
AMSA	Area Maintenance Support Activity	G	
AST	Aboveground Storage Tank	H	
B		HVAC	Heating, Ventilation, and Air Conditioning
BMPs	Best Management Practices	I	
BRAC Commission	Base Closure and Realignment Commission	IFR	Indoor Firing Range
C		J	
CAA	Clean Air Act	K	
CEQ	Council on Environmental Quality	kg	kilograms
CFR	Code of Federal Regulations	L	
D		LBP	Lead-Based Paint
dBA	A-Weighted Noise Levels	LQG	Large Quantity Generator
DoD	Department of Defense	LRA	Local Redevelopment Authority
DNL	Day-Night Average Sound Level	M	
DWFF	Division of Wildlife and Freshwater Fisheries	MEP	Military Equipment Parking
E		MSA	Metropolitan Statistical Area
EA	Environmental Assessment	N	
ECP	Environmental Condition of Property	NAAQS	National Ambient Air Quality Standards
EIFS	Economic Impact Forecast System	NEPA	National Environmental Policy Act
EIS	Environmental Impact Statement	NRHP	National Register of Historic Places
EO	Executive Order	NWR	National Wildlife Refuge
F			
FAR	Floor Area Ratio		

O		USEPA	United States Environmental Protection Agency
OWS	Oil-Water Separator	USFWS	United States Fish and Wildlife Service
P		UST	Underground Storage Tank
PARA	Park and Recreation Authority	V	
PCB	Polychlorinated biphenyls	W	
POL	Petroleum, Oils, and Lubricants	X	
POV	Privately Owned Vehicle	Y	
Q		Z	
R			
RCRA	Resource Conservation and Recovery Act		
ROI	Region of Influence		
RONA	Record of Non-Applicability		
RSC	Regional Support Command		
RTV	Rational Threshold Values		
S			
SFHA	Special Flood Hazard Area		
SIP	State Implementation Plan		
SHPO	State Historic Preservation Officer		
SQG	Small Quantity Generator		
T			
TTA	Tuscaloosa Transit Authority		
TPH	Total Petroleum Hydrocarbons		
TSI	Thermal System Insulation		
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		

APPENDIX A – PUBLIC AND AGENCY COORDINATION

A.1 Scoping Coordination	A-3
A.2 SHPO – Section 106 Consultation	A-15
A.3 USFWS Consultation	A-46
A.4 Agency and Public Notices	A-58

Environmental Assessment Public and Agency Scoping

Agencies and organizations having a potential interest in the Proposed Action are provided the opportunity to participate in the decision making process. The Army invites public participation in the NEPA process. Consideration of the views and information provided by all interested persons promotes open communication and enables better decision making. Initial scoping letters were sent to federal, state, and local agencies as well as other interested parties to request comments on the proposed scope of the Finnell USARC EA. A 30-day comment period was initiated from the date of the letters. Information obtained during the scoping process could be used to develop the scope of the EA. All of the comment responses that were received within the 30-day public comment period are included in Section A.1.2 and are summarized in Section A.1.3.

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

As noted in Section 1.2, public involvement includes public comment on the final EA and draft FNSI. Agencies, organizations, Native American groups, and members of the public having a potential interest in the Proposed Action, including minority, low-income, and disadvantaged persons, are urged to participate in the NEPA process.

Per requirements specified in 40 CFR 1500-1508, the final EA was available for public and agency comment for a 30-calendar-day review period (starting with the publication of the 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 Scoping Coordination

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

<u>Agency</u>	<u>Date</u>
Mr. Heinz Mueller, USEPA, Region 4	December 7, 2012
N. Gunter Guy, Jr. Alabama Department of Conservation and Natural Resources	December 7, 2012
Alabama Department of Conservation and Natural Resources (Response)	January 9, 2013
Ms. Linda R. Charest, BRAC Coordinator, U.S. Dept. of Housing and Urban Development	December 7, 2012
Mr. Lance LeFleur, Alabama Department of Environmental Management	December 7, 2012
Ms. Evelyn Young, Finnell Local Redevelopment Authority	December 7, 2012



DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1526 MARION AVENUE
FORT JACKSON, SOUTH CAROLINA 29207-6807

December 7, 2012

Mr. Heinz Mueller, NEPA Coordinator
US Environmental Protection Agency
61 Forsyth Street
Atlanta, GA 30303

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama.

Dear Mr. Mueller:

The United States Army Reserve 81st Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center (Finnell 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 Finnell USARC is to meet the requirements of the Base Closure and Realignment Act. The Finnell USARC is located at 2627 10th Avenue in Tuscaloosa, Alabama. The site is approximately 5.2 acres in size and currently contains three permanent structures. Due to the tornado that hit Tuscaloosa in April 2011, the damaged permanent structures at the Finnell USARC are scheduled to be demolished by the end of calendar year 2012. After the proposed demolition, the majority of the site will be pavement and grassed areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Finnell USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Finnell USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Finnell USARC by the City of Tuscaloosa for use as a park.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1525 MARION AVENUE
FORT JACKSON, SOUTH CAROLINA 29207-6807

December 7, 2012

Mr. N. Gunter Guy, Jr., Commissioner
Alabama Department of Conservation & Natural Resources
64 N. Union Street
Montgomery, AL 36130

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama.

Dear Mr. Guy, Jr:

The United States Army Reserve 81st Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center (Finnell 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 Finnell USARC is to meet the requirements of the Base Closure and Realignment Act. The Finnell USARC is located at 2627 10th Avenue in Tuscaloosa, Alabama. The site is approximately 5.2 acres in size and currently contains three permanent structures. Due to the tornado that hit Tuscaloosa in April 2011, the damaged permanent structures at the Finnell USARC are scheduled to be demolished by the end of calendar year 2012. After the proposed demolition, the majority of the site will be pavement and grassed areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Finnell USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Finnell USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Finnell USARC by the City of Tuscaloosa for use as a park.



STATE OF ALABAMA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
WILDLIFE AND FRESHWATER FISHERIES DIVISION

64 North Union Street, Ste. 567
P. O. Box 301456
Montgomery, AL 36130-1456
Phone: (334) 242-3465 Fax: (334) 242-3032
www.outdooralabama.com



ROBERT BENTLEY
GOVERNOR

N. GUNTER GUY, JR.
COMMISSIONER

CURTIS JONES
DEPUTY COMMISSIONER

The mission of the Wildlife and Freshwater Fisheries Division is to manage, protect, conserve, and enhance the wildlife and aquatic resources of Alabama for the sustainable benefit of the people of Alabama.

CHARLES F. "CHUCK" SYKES
DIRECTOR

FRED R. HARDERS
ASST. DIRECTOR

January 9, 2013

Ms. Linda Riley-Lattimore
81st RSC Environmental Specialist
1525 Marion Avenue
Fort Jackson, SC 29207

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama.

Dear Ms. Riley-Lattimore:

The Division of Wildlife and Freshwater Fisheries (DWFF), Department of Conservation and Natural Resources has no objection to the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center in Tuscaloosa, Alabama. The proposed project is unlikely to adversely affect any public trust resources of the DWFF.

We appreciate the opportunity to comment on this project.

Sincerely,

Matthew D. Marshall
Environmental Coordinator

The Department of Conservation and Natural Resources does not discriminate on the basis of race, color, religion, age, gender, national origin, or disability in its hiring or employment practices nor in admission to, access to, or operations of its programs, services, or activities.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1526 MARION AVENUE
FORT JACKSON, SOUTH CAROLINA 29207-6807

December 7, 2012

Ms. Linda R. Charest, BRAC Coordinator
Office of Special Needs Assistance Programs
Department of Housing and Urban Development
451 7th Street, SW, Room #7266
Washington, DC 20410

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama.

Dear Ms. Charest:

The United States Army Reserve 81st Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center (Finnell 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 Finnell USARC is to meet the requirements of the Base Closure and Realignment Act. The Finnell USARC is located at 2627 10th Avenue in Tuscaloosa, Alabama. The site is approximately 5.2 acres in size and currently contains three permanent structures. Due to the tornado that hit Tuscaloosa in April 2011, the damaged permanent structures at the Finnell USARC are scheduled to be demolished by the end of calendar year 2012. After the proposed demolition, the majority of the site will be pavement and grassed areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Finnell USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Finnell USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Finnell USARC by the City of Tuscaloosa for use as a park.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1526 MARION AVENUE
FORT JACKSON, SOUTH CAROLINA 29207-6807

December 7, 2012

Mr. Lance R. LeFleur, Director
Office of the Director,
Alabama Department of Environmental Management
P.O. Box 301463
Montgomery, AL 36130-1463

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama.

Dear Mr. LeFleur:

The United States Army Reserve 81st Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center (Finnell 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 Finnell USARC is to meet the requirements of the Base Closure and Realignment Act. The Finnell USARC is located at 2627 10th Avenue in Tuscaloosa, Alabama. The site is approximately 5.2 acres in size and currently contains three permanent structures. Due to the tornado that hit Tuscaloosa in April 2011, the damaged permanent structures at the Finnell USARC are scheduled to be demolished by the end of calendar year 2012. After the proposed demolition, the majority of the site will be pavement and grassed areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Finnell USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Finnell USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Finnell USARC by the City of Tuscaloosa for use as a park.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1525 MARION AVENUE
FORT JACKSON, SOUTH CAROLINA 29207-6807

December 7, 2012

Directorates of Public Works

Finnell Local Redevelopment Authority
C/o Evelyn Young
City of Tuscaloosa
P.O. Box 2089
Tuscaloosa, AL 35403

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama.

Dear Ms. Young:

The United States Army Reserve 81st Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center (Finnell 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 community 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 Finnell USARC is to meet the requirements of the Base Closure and Realignment Act. The Finnell USARC is located at 2627 10th Avenue in Tuscaloosa, Alabama. The site is approximately 5.2 acres in size and currently contains three permanent structures. Due to the tornado that hit Tuscaloosa in April 2011, the damaged permanent structures at the Finnell USARC are scheduled to be demolished by the end of calendar year 2012. After the proposed demolition, the majority of the site will be pavement and grassed areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Finnell USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Finnell USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Finnell USARC by the City of Tuscaloosa for use as a park.

Under Alternative 4, the Finnell USARC would be transferred via a sale to the Finnell Local Redevelopment Authority (LRA) or private parties and developed as residential. Under Alternative 5, the Finnell USARC would be transferred via a sale to the LRA or private parties and developed as businesses. The Army has identified six environmental resource areas for detailed analysis (Aesthetics and Visual Resources, Land Use, Noise, Socioeconomics, Transportation, and Water Resources). Six other environmental resource areas will be addressed in the EA; however, because the resource is either not present, not impacted, or the proposed action's impact would have little to no measurable effect on the resource; it will not be carried forward for detailed analysis in the EA (Biological Resources, Air Quality, Cultural Resources, Geology/Soil, Hazardous and Toxic Substances, and Utilities). 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 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: Linda Riley-Lattimore, 81st RSC Environmental Specialist, at 1525 Marion Avenue, Fort Jackson, South Carolina 29207 or linda.rileylattimore@us.army.mil.

Sincerely,

Daniel H. Thomas III
Chief, Environmental Division

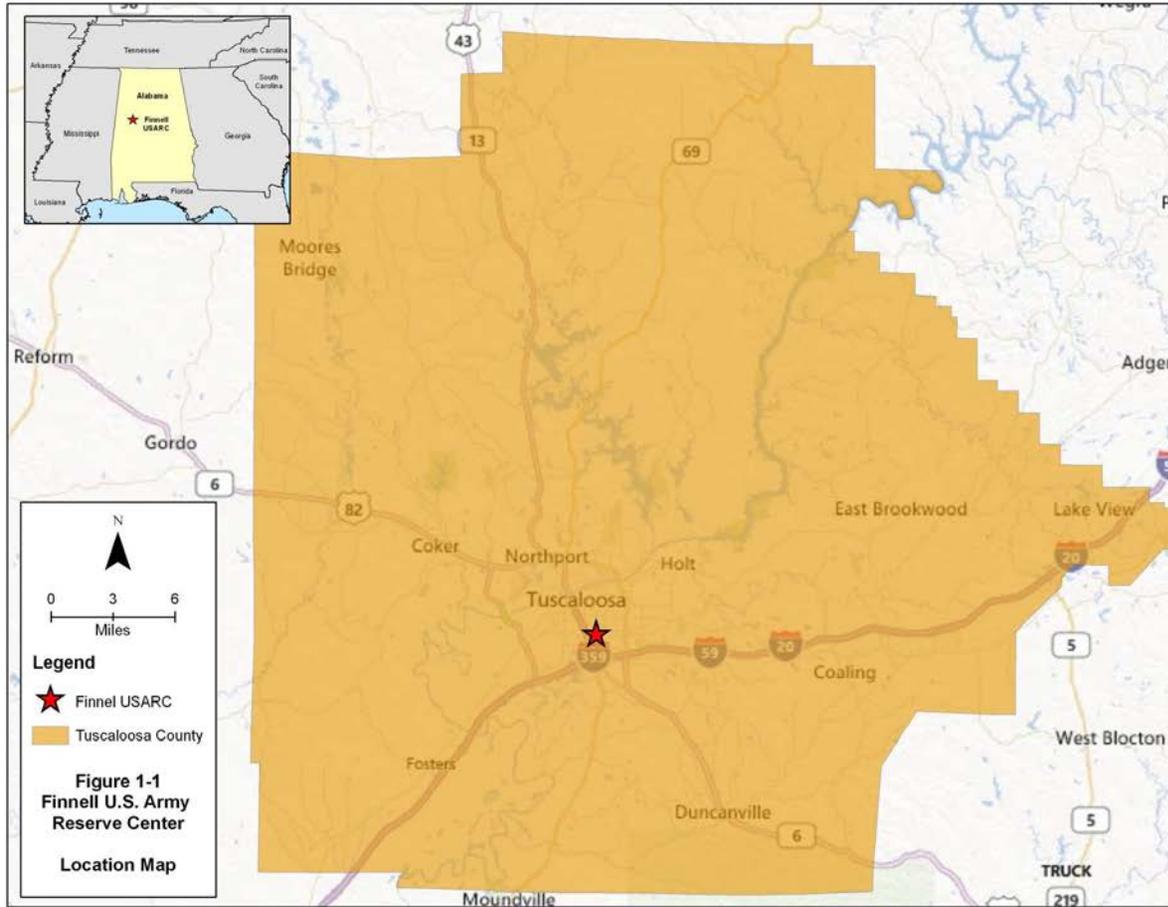
Enclosures:

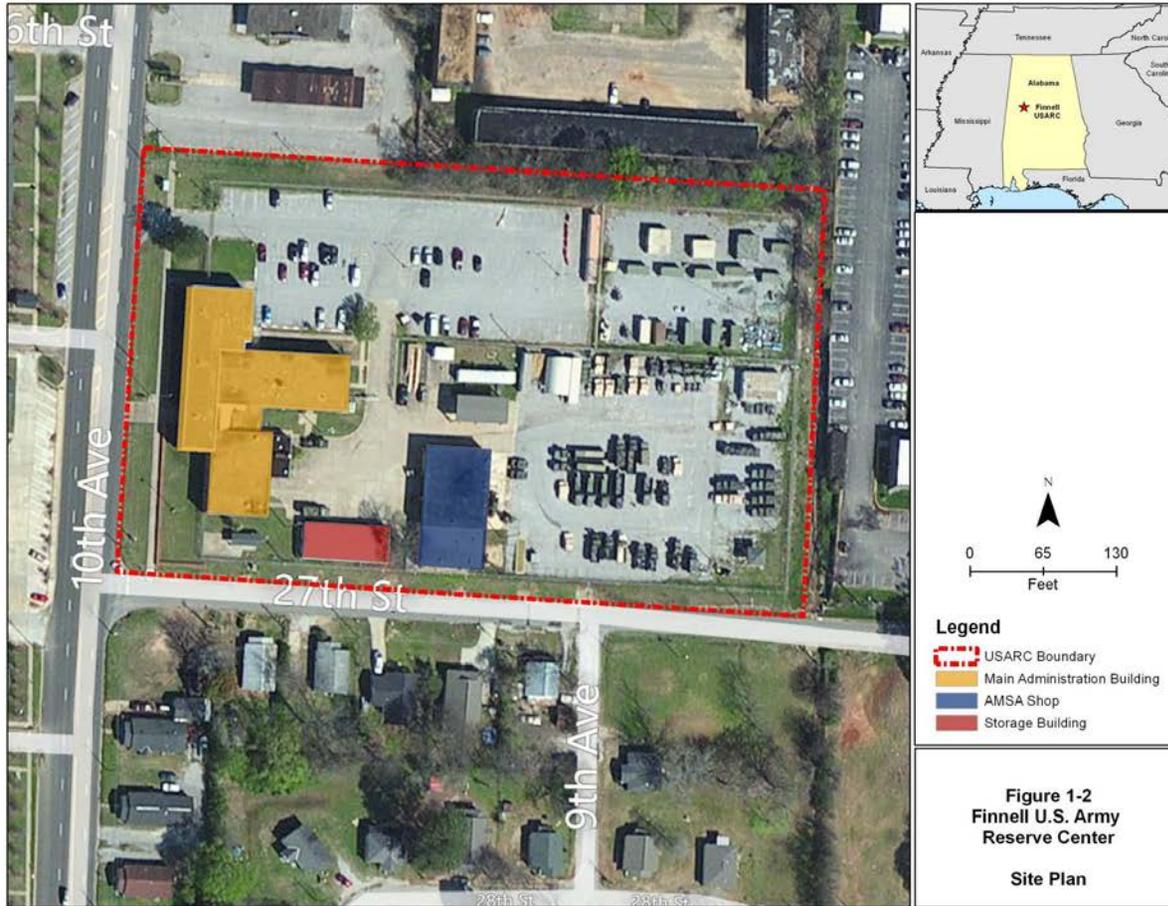
Figure 1-1: Site Location Map

Figure 2-2: Site Plan

Figure 3-3: Site Plan – Post Tornado

Encl 1







This page intentionally left blank

A.2 SHPO – Section 106 Consultation

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

<u>Agency/Tribe</u>	<u>Date</u>
Mr. Frank White, Alabama Historical Commission	August 1, 2011
Alabama Historical Commission (Response)	August 24, 2011
Ms. Elizabeth Ann Brown, Alabama Historical Commission	December 7, 2012
Alabama Historical Commission (Response)	January 14, 2013
Alabama-Coushatta Tribe of Texas	December 7, 2012
Alabama-Coushatta Tribe of Texas (Response)	January 7, 2013
U.S. Army Reserve 81 st RSC (Section 106 Consultation Reply Letter to Alabama-Coushatta Tribe of Texas)	February 20, 2013
Alabama-Quassarte Tribal Town	December 7, 2012
Cherokee Tribe of Northeast Alabama	December 7, 2012
Chickasaw Nation	December 7, 2012
Coushatta Tribe of Louisiana	December 7, 2012
Echota Cherokee Tribe of Alabama	December 7, 2012
Jena Band of Choctaw	December 7, 2012
Mississippi Band of Choctaw Indians	December 7, 2012
Muscogee (Creek) Nation	December 7, 2012
Piqua Shawnee Tribe	December 7, 2012
Poarch Band of Creek Indians	December 7, 2012
United Cherokee Ani-Yun-Wiya Nation	December 7, 2012
Choctaw Nation of Oklahoma (Response)	January 31, 2013
U.S. Army Reserve 81 st RSC (Section 106 Consultation Reply Letter to Choctaw Nation of Oklahoma)	March 5, 2013

This page intentionally left blank.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1525 MARION AVENUE
FORT JACKSON, SC 29207-6070

REPLY TO
ATTENTION OF:

August 1, 2011

Directorate of Public Works

Frank White, Executive Director
State of Alabama Historic Preservation Office
P.O. Box 300900
Montgomery, AL 36130-0900

Dear Mr. White:

In accordance with 36 Code of Federal Regulations, Part 800 and Army Regulation 200-1, the 81st Regional Support Command (RSC) is requesting written concurrence from your office on the enclosed determination of National Register eligibility and assessment of effects. The 81st RSC is in the process of transferring out of Department of the Army ownership two buildings located at the Woolsey Finnell Sr. Armed Forces Reserve Center (AFRC), 2627 10th Avenue, Tuscaloosa, Alabama 35401

The US Government acquired the land for construction of the AFRC in 1957. The Woolsey Finnell Sr. AFRC consists of two permanent structures on approximately 5 acres of land (Enclosure A): a 23,428 square-foot AFRC Administration Building and a 5,878 square-foot Area Maintenance Support Activity (AMSA) Building. The original AFRC Administration Building and AMSA Buildings were constructed in 1957 with concrete masonry unit walls covered with a brick veneer. In the early 1970s, a major addition was constructed to the west and north sides of the original AFRC Administration Building. An addition to the AMSA Building was constructed in the early 1980s. Surrounding land is occupied by asphalt parking areas, driveways and Military Equipment Parking area. Landscaped areas surround the buildings and occupy boundaries of the property. According to aerial photographs (Enclosures B & C), the property was undeveloped prior to 1957.

In 2005, Brockington and Associates, Inc. performed an *Intensive Architectural Survey of 33 Army Reserve Centers, 81st Regional Support Command* for the Department of the Army. The report concluded that the Woolsey Finnell Sr. AFRC was not eligible for the National Register of Historic Places (NRHP) (Enclosure D). Based on a review of this study and aerial photographs, it appears the property does not exhibit characteristics that make it eligible for the NRHP. Therefore, the US Army Reserve has determined that the transfer of this property outside of federal ownership will not affect any historic resources. Please note that the Woolsey Finnell Sr. AFRC was severely damaged by tornadoes in May 2011.

-2-

The 81st RSC is seeking your concurrence and comments on the enclosed determinations of eligibility, assessment of effects and the proposed building transfer. Please respond within 30 days of receiving this letter and its supporting documentation. Please contact Michelle Hook at the 81st RSC via telephone 803-751-9998 or email michelle.hook@us.army.mil should you have any questions or would like additional information. The mailing address is ATTN: Michelle Hook, 81st RSC HQ, 1525 Marion Avenue, Fort Jackson, South Carolina 29207. Thank you for your cooperation in this matter.

Sincerely,

Daniel H. Thomas III
Chief, Environmental Division

Enclosures



STATE OF ALABAMA
ALABAMA HISTORICAL COMMISSION
468 SOUTH PERRY STREET
MONTGOMERY, ALABAMA 36130-0900

FRANK W. WHITE
EXECUTIVE DIRECTOR

TEL: 334-242-3184
FAX: 334-240-3477

August 24, 2011

Mr. Daniel H. Thomas, III
Dept. of the Army
1525 Marion Ave.
Ft. Jackson, SC 29207-6070

Re: AHC 11-0974
Transfer of 2 Buildings
Woolsey Finnell Sr. AFRC
Tuscaloosa County, AL

Dear Mr. Thomas:

Upon review of the above referenced project, we have determined that the project activities will have no effect on any known cultural resources listed on or eligible for the National Register of Historic Places. Therefore, we concur with the proposed project activities.

However, should artifacts or archaeological features be encountered during project activities, work shall cease and our office shall be consulted immediately. Artifacts are objects made, used or modified by humans. These include but are not limited to arrowheads, broken pieces of pottery or glass, stone implements, metal fasteners or tools, etc. Archaeological features are stains in the soil that indicate disturbance by human activity. Some examples are post holes, building foundations, trash pits and even human burials. This stipulation shall be placed on the construction plans to insure contractors are aware of it.

We appreciate your commitment to helping us preserve Alabama's non-renewable resources. Should you have any questions, the point of contact for this matter is Amanda Hill at 334-230-2692. **Please have the AHC tracking number referenced above available and include it with any correspondence.**

Sincerely,

A handwritten signature in cursive script, reading "Elizabeth Ann Brown".

Elizabeth Ann Brown
Deputy State Historic Preservation Officer

EAB/AMH/gtj

THE STATE HISTORIC PRESERVATION OFFICE
WWW.PRESERVEALA.ORG



DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1525 MARION AVENUE
FORT JACKSON, SOUTH CAROLINA 29207-6807

December 7, 2012

Ms. Elizabeth Ann Brown
Deputy State Historic Preservation Officer
Alabama Historical Commission
468 South Perry Street
Montgomery, AL 36130-0900

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama.

Dear Ms. Brown:

The United States Army Reserve 81st Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center (Finnell 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 Finnell USARC is to meet the requirements of the Base Closure and Realignment Act. The Finnell USARC is located at 2627 10th Avenue in Tuscaloosa, Alabama. The site is approximately 5.2 acres in size and currently contains three permanent structures. Due to the tornado that hit Tuscaloosa in April 2011, the damaged permanent structures at the Finnell USARC are scheduled to be demolished by the end of calendar year 2012. After the proposed demolition, the majority of the site will be pavement and grassed areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Finnell USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Finnell USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Finnell USARC by the City of Tuscaloosa for use as a park.



STATE OF ALABAMA
ALABAMA HISTORICAL COMMISSION
468 SOUTH PERRY STREET
MONTGOMERY, ALABAMA 36130-0900

FRANK W. WHITE
EXECUTIVE DIRECTOR

TEL: 334-242-3184
FAX: 334-240-3477

January 14, 2013

Daniel H. Thomas, III
Chief, Environmental Division
Department of the Army
Headquarters, 81st Regional Support Command
1525 Marion Avenue
Fort Jackson, South Carolina 29207-6807

Re: AHC 13-0326
Closure, Disposal, & Re-use
Woolsey Finnell Sr. U.S. Army Reserve Center
City of Tuscaloosa
Tuscaloosa County, Alabama

Dear Mr. Thomas:

Upon review of the information forwarded by your office, we have determined that the proposed activities will have no effect on properties listed on or eligible for the National Register of Historic Places (NRHP). Therefore, we concur with this project. However, should artifacts or archaeological features be encountered during project activities, work shall cease and our office shall be consulted immediately.

We appreciate your continued efforts on this project. Should you have any questions, please contact Greg Rhinehart at (334) 230-2662. Please have the AHC tracking number referenced above available and include it with any correspondence.

Truly yours,

A handwritten signature in cursive script, reading "Elizabeth Ann Brown".

Elizabeth Ann Brown
Deputy State Historic Preservation Officer

EAB/GCR/gcr

THE STATE HISTORIC PRESERVATION OFFICE
WWW.PRESERVEALA.ORG



DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1525 MARION AVENUE
FORT JACKSON, SOUTH CAROLINA 29207-6807

December 7, 2012

Directorates of Public Works

Carlos Bullock, Chairman
Alabama-Coushatta Tribes of Texas
571 State Park Road 56
Livingston, TX 77351

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama.

Dear Chairman Bullock:

The United States Army Reserve 81st Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center (Finnell 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 tribal nation 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 Finnell USARC is to meet the requirements of the Base Closure and Realignment Act. The Finnell USARC is located at 2627 10th Avenue in Tuscaloosa, Alabama. The site is approximately 5.2 acres in size and currently contains three permanent structures. Due to the tornado that hit Tuscaloosa in April 2011, the damaged permanent structures at the Finnell USARC are scheduled to be demolished by the end of calendar year 2012. After the proposed demolition, the majority of the site will be pavement and grassed areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Finnell USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Finnell USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Finnell USARC by the City of Tuscaloosa for use as a park.



ALABAMA-COUSHATTA TRIBE OF TEXAS

571 State Park Road 56 • Livingston, Texas 77351 • (936) 563-1100

January 7, 2013

Linda Riley-Lattimore
81st RSC Environmental Specialist
1525 Marion Avenue
Ft. Jackson, SC 29207

Dear Ms. Riley-Lattimore:

On behalf of Mikko Oscola Clayton Sylestine and the Alabama-Coushatta Tribe, our appreciation is expressed on your efforts to consult us regarding the Finnell U.S. Army Reserve Center Base Closure and Realignment Act determinations in Tuscaloosa County.

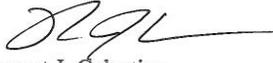
Our Tribe maintains ancestral associations throughout the state of Alabama despite the absence of written records to completely identify Tribal activities, villages, trails, or grave sites. However, it is our objective to ensure significances of American Indian ancestry, especially of Alabama-Coushatta origin, are administered with the utmost considerations.

Upon review of the December 7, 2012 submission, impacts to cultural assets of the Alabama-Coushatta Tribe of Texas could not be completely ascertained in conjunction with this proposal. However, we do express concerns of the decommissioning and transfer of cultural resources from federal custody. Further assessments of existing and unknown resources should be documented and assessed for further tribal consultations.

While the former operational facilities may no longer exist, the removal of foundations and additional groundwork may impact resources not previously disturbed during initial construction and operations, wherein our Tribe was not privy to such Section 106 of the National Historic Preservation consultations. The National Environmental Policy Act requires consideration of such resources prior to complete demolition and/or transfer. Thus, we anticipate the Environmental Assessment to include such considerations.

Should you require further assistance regarding this matter, please do not hesitate to contact us.

Respectfully submitted,


Bryant J. Celestine
Historic Preservation Officer

Telephone: 936 – 563 – 1181

celestine.bryant@actribe.org

Fax: 936 – 563 – 1183



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1525 MARION AVENUE
FORT JACKSON, SC 29207-6807

February 20, 2013

AFRC-SSC-DPW

Principle Chief Oscola Clayton Sylestine
and
Bryant J. Celestine, Historic Preservation Officer
Alabama-Coushatta Tribes of Texas
571 State Park Road 56
Livingston, TX 77351

Reference: Section 106 Consultation for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama

Dear Principle Chief Sylestine and Mr. Celestine:

As you know, the United States Army Reserve 81st Regional Support Command (RSC) informed the Alabama-Coushatta Tribe that it was preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center (Finnell USARC) in Tuscaloosa, Alabama in a letter dated December 7, 2012. The 81st RSC is preparing the EA in compliance with the National Environmental Policy Act and conducting consultation for the action (Undertaking) under Section 106 of the National Historic Preservation Act with the Alabama State Historic Preservation Officer (SHPO) and with your Tribe as part of the process. The 81st RSC also requested the Tribe's assistance in identifying potential impacts that may occur as a result of the proposed action and its alternatives. This correspondence serves as formal response to your letter dated January 7, 2013.

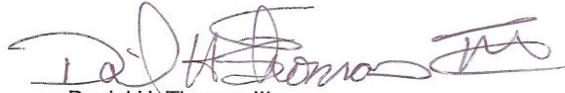
The 81st RSC had previously determined that buildings comprising the Finnell USARC were not eligible for the National Register of Historic Places (NRHP) and the Alabama SHPO concurred in a letter dated August 24, 2011 (Enclosure 1).

In a letter dated January 14, 2013, the Alabama SHPO also concurred that the proposed activities, including demolition, will have no effect on properties eligible for listing in the NRHP, including both archaeological and architectural resources (Enclosure 2). However, the Alabama SHPO advised the 81st RSC that if artifacts or archaeological features are encountered during project activities, work should cease and their office should be contacted immediately.

To ensure the protection of any potential archaeological remains, including those that may be of cultural significance to the Alabama-Coushatta Tribe, the 81st RSC has included stop work and notification requirements if archaeological resources are encountered in the construction contract for the demolition of the existing building foundations. If archaeological resources are discovered, work will stop immediately and the construction contractor will notify the 81st RSC Environmental Division who will consult with the Alabama SHPO for assessment of the cultural resources. Should the resources encountered be of potential interest to the Alabama-Coushatta Tribe, the 81st RSC will also notify the Tribe and invite your participation in the assessment.

We appreciate your response to our request for information on the project and its potential impacts and we assure you your concerns were taken into consideration. The comments and our response will be incorporated into both the EA and construction contract. Should you have any additional comments or require further information, please contact Linda Riley-Lattimore, 81st RSC Environmental Specialist, at 1525 Marion Avenue, Fort Jackson, South Carolina 29207 or linda.rileylattimore@us.army.mil.

Sincerely,

A handwritten signature in dark ink, appearing to read "Daniel H. Thomas III". The signature is fluid and cursive, with a large initial "D" and "T".

Daniel H. Thomas III
Chief, Environmental Division

Enclosures:

1. Alabama SHPO Letter dated August 24, 2011
2. Alabama SHPO Letter dated January 14, 2013

Encl 1



STATE OF ALABAMA
ALABAMA HISTORICAL COMMISSION
468 SOUTH FERRY STREET
MONTGOMERY, ALABAMA 36130-0900

FRANK W. WHITE
EXECUTIVE DIRECTOR

TEL: 334-242-3184
FAX: 334-240-3477

August 24, 2011

Mr. Daniel H. Thomas, III
Dept. of the Army
1525 Marion Ave.
Ft. Jackson, SC 29207-6070

Re: AHC 11-0974
Transfer of 2 Buildings
Woolsey Finnell Sr. AFRC
Tuscaloosa County, AL

Dear Mr. Thomas:

Upon review of the above referenced project, we have determined that the project activities will have no effect on any known cultural resources listed on or eligible for the National Register of Historic Places. Therefore, we concur with the proposed project activities.

However, should artifacts or archaeological features be encountered during project activities, work shall cease and our office shall be consulted immediately. Artifacts are objects made, used or modified by humans. These include but are not limited to arrowheads, broken pieces of pottery or glass, stone implements, metal fasteners or tools, etc. Archaeological features are stains in the soil that indicate disturbance by human activity. Some examples are post holes, building foundations, trash pits and even human burials. This stipulation shall be placed on the construction plans to insure contractors are aware of it.

We appreciate your commitment to helping us preserve Alabama's non-renewable resources. Should you have any questions, the point of contact for this matter is Amanda Hill at 334-230-2692. **Please have the AHC tracking number referenced above available and include it with any correspondence.**

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Ann Brown".

Elizabeth Ann Brown
Deputy State Historic Preservation Officer

EAB/AMH/gtj

THE STATE HISTORIC PRESERVATION OFFICE
WWW.PRESERVEALABAMA.ORG

Encl 2



STATE OF ALABAMA
ALABAMA HISTORICAL COMMISSION
468 SOUTH PERRY STREET
MONTGOMERY, ALABAMA 36130-0800

FRANK W. WHITE
EXECUTIVE DIRECTOR

TEL: 334-242-3184
FAX: 334-240-3477

January 14, 2013

Daniel H. Thomas, III
Chief, Environmental Division
Department of the Army
Headquarters, 81st Regional Support Command
1525 Marion Avenue
Fort Jackson, South Carolina 29207-6807

Re: AHC 13-0326
Closure, Disposal, & Re-use
Woolsey Finnell Sr. U.S. Army Reserve Center
City of Tuscaloosa
Tuscaloosa County, Alabama

Dear Mr. Thomas:

Upon review of the information forwarded by your office, we have determined that the proposed activities will have no effect on properties listed on or eligible for the National Register of Historic Places (NRHP). Therefore, we concur with this project. However, should artifacts or archaeological features be encountered during project activities, work shall cease and our office shall be consulted immediately.

We appreciate your continued efforts on this project. Should you have any questions, please contact Greg Rhinehart at (334) 230-2662. Please have the AHC tracking number referenced above available and include it with any correspondence.

Truly yours,

A handwritten signature in cursive script, appearing to read "Elizabeth Ann Brown".

Elizabeth Ann Brown
Deputy State Historic Preservation Officer

EAB/GCR/ger

THE STATE HISTORIC PRESERVATION OFFICE
WWW.PRESERVEALA.ORG



DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1525 MARION AVENUE
FORT JACKSON, SOUTH CAROLINA 29207-6807

December 7, 2012

Directorates of Public Works

Tarpie Yargee, Chief
Alabama-Quassarte Tribal Town
101 East Broadway
Wetumka, OK 74883

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama.

Dear Chief Yargee:

The United States Army Reserve 81st Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center (Finnell 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 tribal nation 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 Finnell USARC is to meet the requirements of the Base Closure and Realignment Act. The Finnell USARC is located at 2627 10th Avenue in Tuscaloosa, Alabama. The site is approximately 5.2 acres in size and currently contains three permanent structures. Due to the tornado that hit Tuscaloosa in April 2011, the damaged permanent structures at the Finnell USARC are scheduled to be demolished by the end of calendar year 2012. After the proposed demolition, the majority of the site will be pavement and grassed areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Finnell USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Finnell USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Finnell USARC by the City of Tuscaloosa for use as a park.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1525 MARION AVENUE
FORT JACKSON, SOUTH CAROLINA 29207-6807

December 7, 2012

Directorates of Public Works

Stan Long, Chief
Cherokee Tribe of Northeast Alabama
113 Parker Drive
Huntsville, AL 35811

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama.

Dear Chief Long:

The United States Army Reserve 81st Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center (Finnell 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 tribal nation 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 Finnell USARC is to meet the requirements of the Base Closure and Realignment Act. The Finnell USARC is located at 2627 10th Avenue in Tuscaloosa, Alabama. The site is approximately 5.2 acres in size and currently contains three permanent structures. Due to the tornado that hit Tuscaloosa in April 2011, the damaged permanent structures at the Finnell USARC are scheduled to be demolished by the end of calendar year 2012. After the proposed demolition, the majority of the site will be pavement and grassed areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Finnell USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Finnell USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Finnell USARC by the City of Tuscaloosa for use as a park.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1525 MARION AVENUE
FORT JACKSON, SOUTH CAROLINA 29207-6807

December 7, 2012

Directorates of Public Works

Billy Anoatubby, Governor
Chickasaw Nation
520 East Arlington
Ada, OK 74820

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama.

Dear Governor Anoatubby:

The United States Army Reserve 81st Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center (Finnell 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 tribal nation 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 Finnell USARC is to meet the requirements of the Base Closure and Realignment Act. The Finnell USARC is located at 2627 10th Avenue in Tuscaloosa, Alabama. The site is approximately 5.2 acres in size and currently contains three permanent structures. Due to the tornado that hit Tuscaloosa in April 2011, the damaged permanent structures at the Finnell USARC are scheduled to be demolished by the end of calendar year 2012. After the proposed demolition, the majority of the site will be pavement and grassed areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Finnell USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Finnell USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Finnell USARC by the City of Tuscaloosa for use as a park.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1525 MARION AVENUE
FORT JACKSON, SOUTH CAROLINA 29207-6807

December 7, 2012

Directorates of Public Works

Kevin Sickey, Chairman
Coushatta Tribe of Louisiana
1940 CC Bel Road
Elton, LA 70532

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama.

Dear Chairman Sickey:

The United States Army Reserve 81st Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center (Finnell 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 tribal nation 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 Finnell USARC is to meet the requirements of the Base Closure and Realignment Act. The Finnell USARC is located at 2627 10th Avenue in Tuscaloosa, Alabama. The site is approximately 5.2 acres in size and currently contains three permanent structures. Due to the tornado that hit Tuscaloosa in April 2011, the damaged permanent structures at the Finnell USARC are scheduled to be demolished by the end of calendar year 2012. After the proposed demolition, the majority of the site will be pavement and grassed areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Finnell USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Finnell USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Finnell USARC by the City of Tuscaloosa for use as a park.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1525 MARION AVENUE
FORT JACKSON, SOUTH CAROLINA 29207-6807

December 7, 2012

Directorates of Public Works

Charlotte S. Hallmark, Chief
Echota Cherokee Tribe of Alabama
630 County Road 1281
Falkville, AL 35622-3346

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama.

Dear Chief Hallmark:

The United States Army Reserve 81st Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center (Finnell 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 tribal nation 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 Finnell USARC is to meet the requirements of the Base Closure and Realignment Act. The Finnell USARC is located at 2627 10th Avenue in Tuscaloosa, Alabama. The site is approximately 5.2 acres in size and currently contains three permanent structures. Due to the tornado that hit Tuscaloosa in April 2011, the damaged permanent structures at the Finnell USARC are scheduled to be demolished by the end of calendar year 2012. After the proposed demolition, the majority of the site will be pavement and grassed areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Finnell USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Finnell USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Finnell USARC by the City of Tuscaloosa for use as a park.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1525 MARION AVENUE
FORT JACKSON, SOUTH CAROLINA 29207-6807

December 7, 2012

Directorates of Public Works

B. Cheryl Smith, Principal Chief
Jena Band of Choctaw
1052 Chanaha Hina St
Trout, LA 71371

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama.

Dear Principal Chief Smith:

The United States Army Reserve 81st Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center (Finnell 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 tribal nation 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 Finnell USARC is to meet the requirements of the Base Closure and Realignment Act. The Finnell USARC is located at 2627 10th Avenue in Tuscaloosa, Alabama. The site is approximately 5.2 acres in size and currently contains three permanent structures. Due to the tornado that hit Tuscaloosa in April 2011, the damaged permanent structures at the Finnell USARC are scheduled to be demolished by the end of calendar year 2012. After the proposed demolition, the majority of the site will be pavement and grassed areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Finnell USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Finnell USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Finnell USARC by the City of Tuscaloosa for use as a park.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1525 MARION AVENUE
FORT JACKSON, SOUTH CAROLINA 29207-6807

December 7, 2012

Directorates of Public Works

Phylliss J. Anderson, Chief
Mississippi Band of Choctaw Indians
P.O. Box 6010 Choctaw Branch
Choctaw, MS 39350

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama.

Dear Chief Anderson:

The United States Army Reserve 81st Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center (Finnell 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 tribal nation 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 Finnell USARC is to meet the requirements of the Base Closure and Realignment Act. The Finnell USARC is located at 2627 10th Avenue in Tuscaloosa, Alabama. The site is approximately 5.2 acres in size and currently contains three permanent structures. Due to the tornado that hit Tuscaloosa in April 2011, the damaged permanent structures at the Finnell USARC are scheduled to be demolished by the end of calendar year 2012. After the proposed demolition, the majority of the site will be pavement and grassed areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Finnell USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Finnell USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Finnell USARC by the City of Tuscaloosa for use as a park.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1525 MARION AVENUE
FORT JACKSON, SOUTH CAROLINA 29207-6807

December 7, 2012

Directorates of Public Works

George Tiger, Principal Chief
Muscogee (Creek) Nation
1007 East Eufaula Street
Okmulgee, OK 74447

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama.

Dear Principal Chief Tiger:

The United States Army Reserve 81st Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center (Finnell 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 tribal nation 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 Finnell USARC is to meet the requirements of the Base Closure and Realignment Act. The Finnell USARC is located at 2627 10th Avenue in Tuscaloosa, Alabama. The site is approximately 5.2 acres in size and currently contains three permanent structures. Due to the tornado that hit Tuscaloosa in April 2011, the damaged permanent structures at the Finnell USARC are scheduled to be demolished by the end of calendar year 2012. After the proposed demolition, the majority of the site will be pavement and grassed areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Finnell USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Finnell USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Finnell USARC by the City of Tuscaloosa for use as a park.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1525 MARION AVENUE
FORT JACKSON, SOUTH CAROLINA 29207-6807

December 7, 2012

Directorates of Public Works

Gary Hunt, Chief
Piqua Shawnee
3412 Wellford Circle
Birmingham, AL 35226

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama.

Dear Chief Hunt:

The United States Army Reserve 81st Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center (Finnell 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 tribal nation 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 Finnell USARC is to meet the requirements of the Base Closure and Realignment Act. The Finnell USARC is located at 2627 10th Avenue in Tuscaloosa, Alabama. The site is approximately 5.2 acres in size and currently contains three permanent structures. Due to the tornado that hit Tuscaloosa in April 2011, the damaged permanent structures at the Finnell USARC are scheduled to be demolished by the end of calendar year 2012. After the proposed demolition, the majority of the site will be pavement and grassed areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Finnell USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Finnell USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Finnell USARC by the City of Tuscaloosa for use as a park.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1525 MARION AVENUE
FORT JACKSON, SOUTH CAROLINA 29207-6807

December 7, 2012

Directorates of Public Works

Buford L. Rolin, Chairman
Poarch Band of Creek Indians of Alabama
5811 Jack Springs Road
Atmore, AL 36502

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama.

Dear Chairman Rolin:

The United States Army Reserve 81st Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center (Finnell 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 tribal nation 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 Finnell USARC is to meet the requirements of the Base Closure and Realignment Act. The Finnell USARC is located at 2627 10th Avenue in Tuscaloosa, Alabama. The site is approximately 5.2 acres in size and currently contains three permanent structures. Due to the tornado that hit Tuscaloosa in April 2011, the damaged permanent structures at the Finnell USARC are scheduled to be demolished by the end of calendar year 2012. After the proposed demolition, the majority of the site will be pavement and grassed areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Finnell USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Finnell USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Finnell USARC by the City of Tuscaloosa for use as a park.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1525 MARION AVENUE
FORT JACKSON, SOUTH CAROLINA 29207-6807

December 7, 2012

Directorates of Public Works

Gina Williamson, Chief
United Cherokee Ani-Yun-Wiya Nation
P.O. Box 754
Guntersville, AL 35976

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama.

Dear Chief Williamson:

The United States Army Reserve 81st Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center (Finnell 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 tribal nation 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 Finnell USARC is to meet the requirements of the Base Closure and Realignment Act. The Finnell USARC is located at 2627 10th Avenue in Tuscaloosa, Alabama. The site is approximately 5.2 acres in size and currently contains three permanent structures. Due to the tornado that hit Tuscaloosa in April 2011, the damaged permanent structures at the Finnell USARC are scheduled to be demolished by the end of calendar year 2012. After the proposed demolition, the majority of the site will be pavement and grassed areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Finnell USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Finnell USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Finnell USARC by the City of Tuscaloosa for use as a park.

Under Alternative 4, the Finnell USARC would be transferred via a sale to the Finnell Local Redevelopment Authority (LRA) or private parties and developed as residential. Under Alternative 5, the Finnell USARC would be transferred via a sale to the LRA or private parties and developed as businesses. The Army has identified six environmental resource areas for detailed analysis (Aesthetics and Visual Resources, Land Use, Noise, Socioeconomics, Transportation, and Water Resources). Six other environmental resource areas will be addressed in the EA; however, because the resource is either not present, not impacted, or the proposed action's impact would have little to no measurable effect on the resource; it will not be carried forward for detailed analysis in the EA (Biological Resources, Air Quality, Cultural Resources, Geology/Soil, Hazardous and Toxic Substances, and Utilities). 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 jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

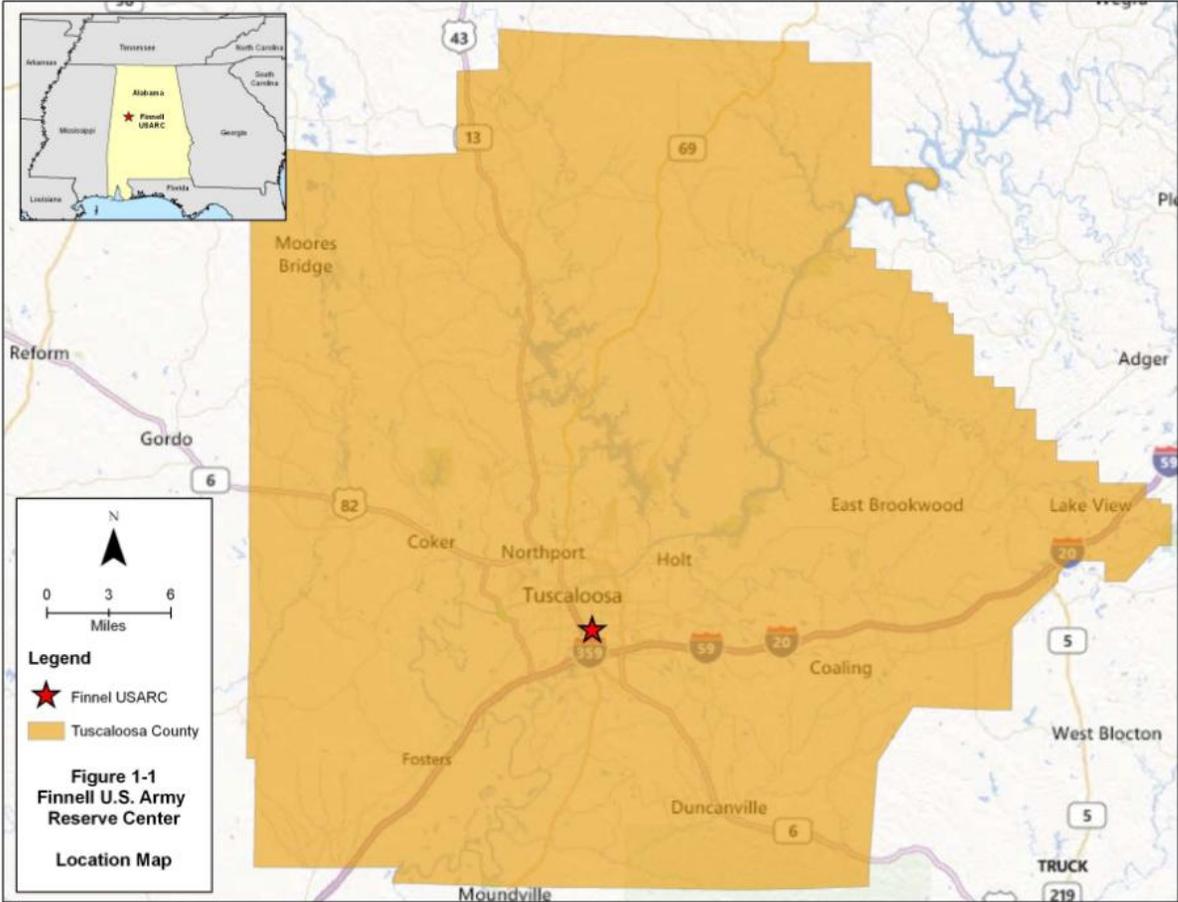
Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Linda Riley-Lattimore, 81st RSC Environmental Specialist, at 1525 Marion Avenue, Fort Jackson, South Carolina 29207 or linda.rileylattimore@us.army.mil.

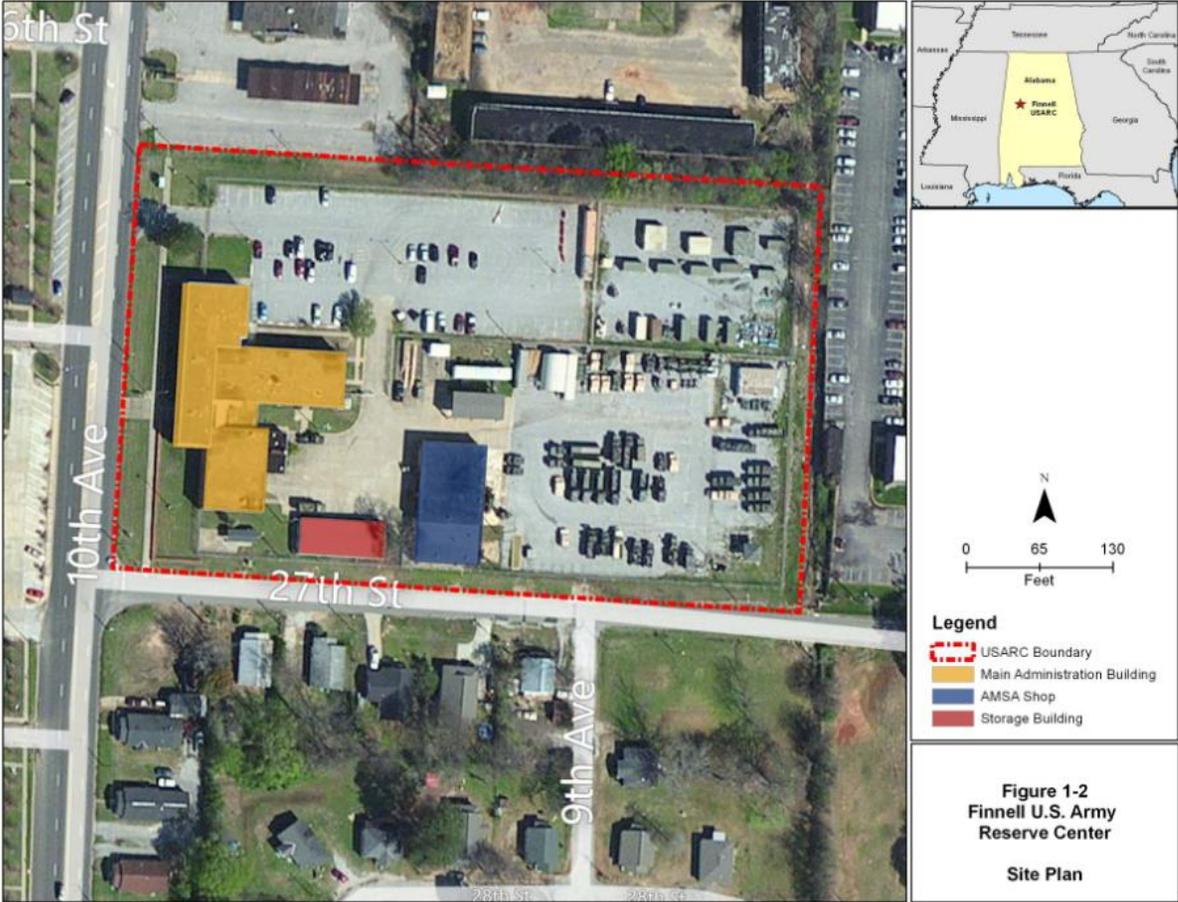
Sincerely,

Daniel H. Thomas III
Chief, Environmental Division

Enclosures:
Figure 1-1: Site Location Map
Figure 2-2: Site Plan
Figure 3-3: Site Plan – Post Tornado

Encl 1









Choctaw Nation of Oklahoma

P.O. Box 1210 • Durant, OK 74702-1210 • (580) 924-8280

Gregory E. Pyle
Chief

Gary Batton
Assistant Chief

January 31, 2012

Linda Riley-Lattimore
81st RSC Environmental Specialist
Department of the Army
1525 Marion Avenue
Fort Jackson, South Carolina 29207

RE: Department of Army, Fort Jackson, NEPA Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr., U.S. Army Reserve Center, Tuscaloosa, Tuscaloosa County, AL.

Dear Ms. Riley-Lattimore,

Thank you the correspondence regarding the above referenced publication. Tuscaloosa County is within the historic area of interest to the Choctaw Nation of Oklahoma. Before we can comment on the likelihood of this project affecting Choctaw historic or sacred sites, we request a letter from the SHPO, indicating whether there are any archaeological sites within the project area and that the project area has low archaeological potential. If the area has had an archaeological survey in the past, please forward our office a copy. We also request your official federal finding based on your background research as to whether there are "No historic properties", "No Effect" to historic properties, "No Adverse Effect" to historic properties, or "Adverse Effect" to historic properties within the APE for this project. Please feel free to contact me with any further questions or concerns.

Sincerely,

Dr. Ian Thompson
Director, Historic Preservation Department
Tribal Archaeologist, NAGPRA Specialist
Choctaw Nation of Oklahoma
PO Drawer 1210
Durant, OK 74701

By: 

Johnnie Jacobs
Section 106 Coordinator

Choctaws...growing with pride, hope and success!



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1525 MARION AVENUE
FORT JACKSON, SC 29207-6807

March 05, 2013

AFRC-SSC-DPW

Chief Gregory E. Pyle
And
Dr. Ian Thompson
Director, Historic Preservation Department
Tribal Archaeologist, NAGPRA Specialist
Choctaw Nation of Oklahoma
PO Box 1210
Durant, OK 74702

Reference: Section 106 Consultation for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama

Dear Chief Pyle and Dr. Thompson:

As you know, the United States Army Reserve 81st Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center Finnell (USARC) in Tuscaloosa, Alabama. The 81st RSC is preparing the EA in compliance with the National Environmental Policy Act and conducting consultation for the action (Undertaking) under Section 106 of the National Historic Preservation Act with the Alabama State Historic Preservation Officer (SHPO) and with other potentially interested parties as part of the process. This correspondence serves as formal response to your letter dated January 31, 2012 [2013].

The 81st RSC has previously determined that buildings comprising the Finnell USARC were not eligible for the National Register of historic Places (NRHP) and the Alabama SHPO concurred in a letter dated August 24, 2011 (Enclosure 1).

In a letter dated January 14, 2013, the Alabama SHPO also concurred that the proposed activities, including demolition, will have "no effect on properties eligible for listing in the NRHP", including both archeological and architectural resources (Enclosure 2). However, the Alabama SHPO advised the 81st RSC that if artifacts or archaeological features are encountered during project activities, work should cease and their office should be contacted immediately.

To ensure the protection of any potential archaeological remains, including those that may be of cultural significance to the Choctaw Nation of Oklahoma, the 81st RSC included in the construction contract stop work and notification requirements if archaeological resources were encountered during demolition of the existing building foundations. Consultation with the Alabama SHPO and other interested parties would have continued if any cultural resources had been identified. Demolition of the foundations is now complete and no cultural resources were identified.

We appreciate your response to our request for information on the project and its potential impacts and we assure you your concerns and those of the Alabama SHPO were taken into consideration. The comments and our response will be incorporated into the EA . Should you have any additional comments or require further information, please contact Linda Riley-Lattimore, 81st RSC Environmental Specialist, at 1525 Marion Avenue, Fort Jackson, South Carolina 29207 or linda.rileylattimore@us.army.mil.

Sincerely,

Daniel H. Thomas III
Chief, Environmental Division

Enclosures:

1. Alabama SHPO Letter dated August 24, 2011
2. Alabama SHPO Letter dated January 14, 2013

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>
Ms. Cindy Dohner, USFWS, Atlanta Office	September 12, 2011
Ms. Cindy Dohner, USFWS, Atlanta Office	December 7, 2012
Mr. Dan Everson, USFWS, Alabama Ecological Services Field Office (Response)	January 29, 2013

This page intentionally left blank.



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1525 MARION AVENUE
FORT JACKSON, SOUTH CAROLINA 29207-6807

September 12, 2011

Directorate of Public Works

Ms. Cindy Dohner, Regional Director
USFWS, Southeast Region
1875 Century Blvd, Suite 400
Atlanta, GA 30345

Dear Ms. Dohner:

In accordance with Base Realignment and Closure (BRAC) legislation, The 81st Regional Support Command (RSC) of the United States Army Reserve (USAR) is closing the Woolsey Finnell Sr. USAR Center, located at 2627 10th Avenue, Tuscaloosa, Alabama 35401. The enclosure is an aerial photograph showing the developed nature of the site and adjacent development.

Pursuant to Section 7 of the Endangered Species Act, the USAR has determined the proposed action will have no effect on any listed federally threatened and endangered species or designated critical habitat. This determination is based on the developed nature of the site and the fact that the proposed excess will be "as is" with no land clearing or construction activities while the land is within USAR ownership.

Although not required, it is the policy of the USAR to communicate no effect determinations with the US Fish and Wildlife Service in the event that data on threatened and endangered species near the site has recently been received. The 81st RSC requests that you provide a written concurrence with our determination within 30 days from receipt of this letter. If no response is received within the 30 days, concurrence will be assumed. If you have questions, please contact Ms. Michelle Hook, 81st RSC Environmental Specialist, at (803) 751-9998 or michelle.hook@us.army.mil. Thank you for your cooperation in this matter.

Sincerely,

Daniel H. Thomas III
Chief, Environmental Division

Enclosure



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X </p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p><i>S. Zamore</i> <i>9/15/11</i></p>	
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Ms. Cindy Dohner, Regional Director USFWS, Southeast Region 1875 Century Blvd, Suite 400 Atlanta, GA 30335</p> </div>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p> <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">7010 1060 0002 2205 0437</p>	
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>		



DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1525 MARION AVENUE
FORT JACKSON, SOUTH CAROLINA 29207-6807

December 7, 2012

Ms. Cindy Dohner, Regional Director
US Fish and Wildlife Service
1875 Century Blvd, Suite 400
Atlanta, GA 30345

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center, Tuscaloosa, Alabama.

Dear Ms. Dohner:

The United States Army Reserve 81st Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Woolsey Finnell Sr. U.S. Army Reserve Center (Finnell 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 Finnell USARC is to meet the requirements of the Base Closure and Realignment Act. The Finnell USARC is located at 2627 10th Avenue in Tuscaloosa, Alabama. The site is approximately 5.2 acres in size and currently contains three permanent structures. Due to the tornado that hit Tuscaloosa in April 2011, the damaged permanent structures at the Finnell USARC are scheduled to be demolished by the end of calendar year 2012. After the proposed demolition, the majority of the site will be pavement and grassed areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Finnell USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Finnell USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Finnell USARC by the City of Tuscaloosa for use as a park. Under Alternative 4, the Finnell USARC would be transferred via a sale to the Finnell Local Redevelopment Authority (LRA) or private parties and developed as residential. Under Alternative 5, the Finnell USARC would be transferred via a sale to the LRA or private parties and developed as businesses.

The Army has identified six environmental resource areas for detailed analysis (Aesthetics and Visual Resources, Land Use, Noise, Socioeconomics, Transportation, and Water Resources). Six other environmental resource areas will be addressed in the EA; however, because the resource is either not present, not impacted, or the proposed action's impact would have little to no measurable effect on the resource; it will not be carried forward for detailed analysis in the EA (Biological Resources, Air Quality, Cultural Resources, Geology/Soil, Hazardous and Toxic Substances, and Utilities). 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 jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

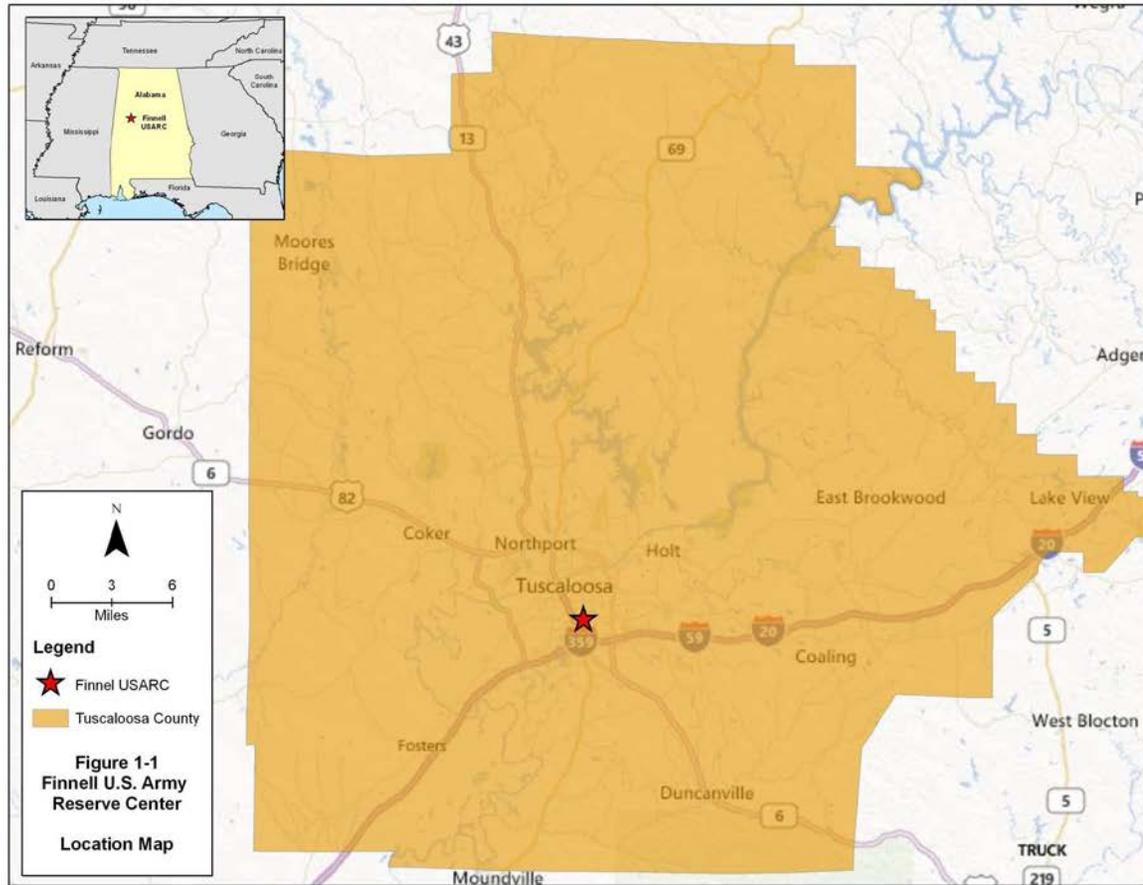
Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Linda Riley-Lattimore, 81st RSC Environmental Specialist, at 1525 Marion Avenue, Fort Jackson, South Carolina 29207 or linda.rileylattimore@us.army.mil.

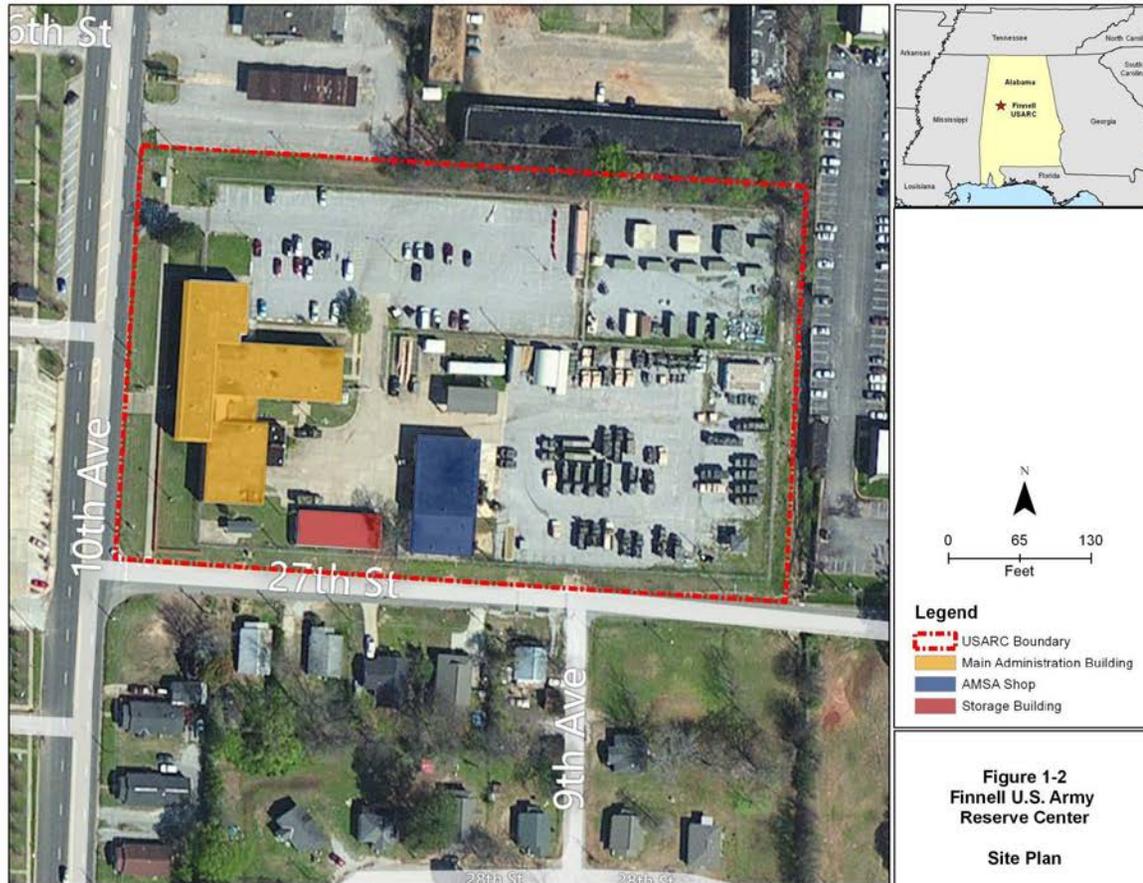
Sincerely,

Daniel H. Thomas III
Chief, Environmental Division

Enclosures:
Figure 1-1: Site Location Map
Figure 2-2: Site Plan
Figure 3-3: Site Plan – Post Tornado

Encl 1







Mitchell, Darren

From: Everson, Dan [dan_everson@fws.gov]
Sent: Tuesday, January 29, 2013 10:04 AM
To: Johnson, Sonya
Cc: Mitchell, Darren
Subject: Re: Finnell USARC Coordination Letters

Darren (and Sonya): as a matter of policy the Fish and Wildlife Service does not send concurrence letters when a **no effect** determination is made by another federal agency (concurrence letters are sent when there has been a may affect, not likely to affect determination).

We assume letters with a no effect determination are sent to us just as a courtesy.

That said, we agree that a no effect determination is appropriate for this federal action, and we have no concerns for listed species.

Any questions, let me know.

Dan Everson
Deputy Field Supervisor
Alabama Ecological Services Field Office
251-441-5837 office
251-599-2014 cell
dan_everson@fws.gov

On Tue, Jan 29, 2013 at 9:40 AM, Johnson, Sonya <sonya_johnson@fws.gov> wrote:
Dan,

These are the letters that were sent to Atlanta. I don't have a record in TAILS for these letters. Do you want me to print these for logging or should they send an updated letter?

Sonya R. Johnson, Administrative Support Assistant
U.S. Fish and Wildlife Service
Alabama Ecological Services Field Office
1208-B Main Street
Daphne, AL 36526
251-441-5184
Fax 221-441-6222
www.fws.gov/daphne

----- Forwarded message -----
From: **Mitchell, Darren** <Darren.Mitchell@parsons.com>
Date: Tue, Jan 29, 2013 at 9:29 AM
Subject: Finnell USARC Coordination Letters

1

To: sonya_johnson@fws.gov
Cc: "Hall, Richard E" <Richard.E.Hall@parsons.com>, "Astroth, Katherine"
<Katherine.Astroth@parsons.com>

Hi Sonya,

Please see the attached letters from Sept 2011 and Dec 2012.

Please let me know if we need to send another letter to your office via mail.

I appreciate all your help.

Respectfully,

-Darren

Darren Mitchell
Senior Scientist

400 Woods Mill Road South, Suite 330 ♦ Chesterfield, MO 63122
Phone – 314.819.5046 ♦ Mobile – 314.795.6134
darren.mitchell@parsons.com ♦ www.parsons.com

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:

- *Tuscaloosa News*
- *Birmingham News*

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

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

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

- Tuscaloosa Public Library

This page intentionally left blank.

APPENDIX B – EIFS REPORT

Introduction

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

Alternative 3

The cost used in this analysis is only an estimate and is subject to change depending on the final design and is used to give a general comparison between alternatives. Depending on the type of playground equipment wanted, commercial play equipment can range from \$8,000 to \$50,000 (Kidstruction 2012). For purposes of this analysis, the high end of the average cost for was used for playground equipment, 1 acre of mulch, and a wood gazebo. The total construction costs for this project are approximately \$87,000 over 1 year. It is assumed that 60 percent of total annual construction costs reflect materials and supplies (\$52,200), 30 percent of total annual construction costs reflect labor costs (\$26,100), and 10 percent of total annual construction costs reflect profit/overhead (\$8,700). The change in civilian employment forecast input below was determined by dividing the annual labor costs (\$26,100) by the annual wages for construction and extraction workers located in the Tuscaloosa, AL MSA (\$37,350) [Bureau of Labor Statistics]. This resulted in an input of 1 worker.

EIFS REPORT

PROJECT NAME				
Finnell BRAC EA Alternative 3 - Park				
STUDY AREA				
01063 Greene, AL				
01065 Hale, AL				
01125 Tuscaloosa, AL				
FORECAST INPUT				
Change In Local Expenditures		\$52,200		
Change In Civilian Employment		1		
Average Income of Affected Civilian		\$37,350		
Percent Expected to Relocate		0		
Change In Military Employment		0		
Average Income of Affected Military		\$0		
Percent of Military Living On-post		0		
FORECAST OUTPUT				
Employment Multiplier		2.81		
Income Multiplier		2.81		
Sales Volume - Direct		\$63,588		
Sales Volume - Induced		\$115,095		
Sales Volume - Total		\$178,684	0%	
Income - Direct		\$44,258		
Income - Induced		\$23,693		
Income - Total(place of work)		\$67,952	0%	
Employment - Direct		1		
Employment - Induced		1		
Employment - Total		2	0%	
Local Population		0		
Local Off-base Population		0	0%	
RTV SUMMARY				
	Sales Volume	Income	Employment	Population
Positive RTV	8.61 %	8.59 %	2.67 %	1.23 %
Negative RTV	-8.26 %	-6.74 %	-2.36 %	-2.38 %

Alternative 4

The cost used in this analysis is only an estimate and is subject to change depending on the final design and is used to give a general comparison between alternatives. The RS Means had project costs reported for a one-three story apartment building ranging from \$58.37-217.60 per square foot (RSMMeans 2012). For purposes of this analysis, the average cost was used and adjusted for Tuscaloosa. Costs were estimated for 68 apartment units of approximately 1,300 square feet among four apartment buildings (one-three story height), a parking lot with enough spaces for two spaces per unit, and sidewalks. The total construction costs for this project are approximately \$13 million over 1 year. It is assumed that 60 percent of total annual construction costs reflect materials and supplies (\$7.8 million), 30 percent of total annual construction costs reflect labor costs (\$3.9 million), and 10 percent of total annual construction costs reflect profit/overhead (\$1.3 million). The change in civilian employment forecast input below was determined by dividing the annual labor costs (\$3.9 million) by the annual wages for construction and extraction workers located in the Tuscaloosa, AL MSA (\$37,350) [Bureau of Labor Statistics]. This resulted in an input of 104 workers.

EIFS REPORT

PROJECT NAME				
Finnell BRAC EA - Alternative 4 - Residential				
STUDY AREA				
	01063 Greene, AL			
	01065 Hale, AL			
	01125 Tuscaloosa, AL			
FORECAST INPUT				
Change In Local Expenditures		\$7,800,000		
Change In Civilian Employment		104		
Average Income of Affected Civilian		\$37,350		
Percent Expected to Relocate		0		
Change In Military Employment		0		
Average Income of Affected Military		\$0		
Percent of Military Living On-post		0		
FORECAST OUTPUT				
Employment Multiplier		2.81		
Income Multiplier		2.81		
Sales Volume - Direct		\$8,147,257		
Sales Volume - Induced		\$14,746,530		
Sales Volume - Total		\$22,893,790	0.43%	
Income - Direct		\$4,918,681		
Income - Induced)		\$3,035,720		
Income - Total(place of work)		\$7,954,402	0.21%	
Employment - Direct		150		
Employment - Induced		83		
Employment - Total		233	0.23%	
Local Population		0		
Local Off-base Population		0	0%	
RTV SUMMARY				
	Sales Volume	Income	Employment	Population
Positive RTV	8.61 %	8.59 %	2.67 %	1.23 %
Negative RTV	-8.26 %	-6.74 %	-2.36 %	-2.38 %

Alternative 5

The cost used in this analysis is only an estimate and is subject to change depending on the final design and is used to give a general comparison between alternatives. According to the Tuscaloosa Municipal Code in BN neighborhood Commercial Districts and BNS Special Neighborhood Commercial Districts, floor area ratios shall not exceed a Floor Area Ratio (FAR) of 0.8. For purposes of this analysis, the average cost was used and adjusted for Tuscaloosa. Tuscaloosa Municipal Code lists the uses allowed in BN Neighborhood Commercial Districts and BNS Special Neighborhood Commercial Districts. Costs were estimated for a variety of businesses and other organizations representative of this list. The total construction costs for this project are approximately \$19 million over 1 year. It is assumed that 60 percent of total annual construction costs reflect materials and supplies (\$11.4 million), 30 percent of total annual construction costs reflect labor costs (\$5.7 million), and 10 percent of total annual construction costs reflect profit/overhead (\$1.9 million). The change in civilian employment forecast input below was determined by dividing the annual labor costs (\$5.7 million) by the annual wages for construction and extraction workers located in the Tuscaloosa, AL MSA (\$37,350) [Bureau of Labor Statistics]. This resulted in an input of 153 workers.

EIFS REPORT

PROJECT NAME				
Finnell BRAC EA - Alternative 5 Business				
STUDY AREA				
	01063 Greene, AL			
	01065 Hale, AL			
	01125 Tuscaloosa, AL			
FORECAST INPUT				
Change In Local Expenditures	\$11,400,000			
Change In Civilian Employment	153			
Average Income of Affected Civilian	\$37,350			
Percent Expected to Relocate	0			
Change In Military Employment	0			
Average Income of Affected Military	\$0			
Percent of Military Living On-post	0			
FORECAST OUTPUT				
Employment Multiplier	2.81			
Income Multiplier	2.81			
Sales Volume - Direct	\$11,937,560			
Sales Volume - Induced	\$21,606,980			
Sales Volume - Total	\$33,544,540	0.63%		
Income - Direct	\$7,226,192			
Income - Induced)	\$4,448,011			
Income - Total(place of work)	\$11,674,200	0.31%		
Employment - Direct	220			
Employment - Induced	122			
Employment - Total	343	0.34%		
Local Population	0			
Local Off-base Population	0	0%		
RTV SUMMARY				
	Sales Volume	Income	Employment	Population
Positive RTV	8.61 %	8.59 %	2.67 %	1.23 %
Negative RTV	-8.26 %	-6.74 %	-2.36 %	-2.38 %

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

On September 8, 2005, the Defense BRAC Commission recommended closure of the Finnell USARC in Tuscaloosa, Alabama. 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 Finnell USARC:

“Close the Finnell United States Army Reserve Center and the Area Maintenance Support Activity, Tuscaloosa, AL, and the Vicksburg United States Army Reserve Center, Vicksburg, MS, and relocate units into a new Armed Forces Reserve Center and Area Maintenance Support Activity (AMSA) in Tuscaloosa, AL, if the Army is able to acquire land suitable for the construction of the facilities. The new AFRC and AMSA shall have the capability to accommodate the 31st Chemical Brigade from the Northport Alabama Army National Guard Readiness Center and units from the Fort Powell-Shamblin Alabama Army National Guard Readiness Center, Tuscaloosa, AL, if the state decides to relocate those National Guard units.”

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

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

Relevant Statutes and Executive Orders

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

- EO 11988 (Floodplain Management)
- EO 11990 (Protection of Wetlands)
- EO 12088 (Federal Compliance with Pollution Control Standards)
- EO 12580 (Superfund Implementation)
- EO 12873 (Federal Acquisition, Recycling and Waste Prevention)

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

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

EO 13175 (Consultation and Coordination with Indian Tribal Governments)

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

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

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

Other Reuse Regulations and Guidance

DoD's Office of Economic Adjustment published its Community Guide to Base Reuse in May 1995. The guide describes the base closure and reuse processes that have been designed to help with local economic recovery and summarizes the many assistance programs administered by DoD and other agencies. DoD published its DoD Base Reuse Implementation Manual to serve as a handbook for the successful execution of reuse plans. DoD and the U.S. Department of Housing and Urban Development have published guidance (32 CFR Part 175) required by Title XXIX of the National Defense Authorization Act for Fiscal Year 1994. The guidance establishes policy and procedures, assigns responsibilities, and delegates authority to implement the President's Program to Revitalize Base Closure Communities (July 2, 1993), as endorsed through Congressional enactment of the Pryor Amendment.