FINAL

ENVIRONMENTAL ASSESSMENT FOR BRAC 2005 CLOSURE, DISPOSAL, AND REUSE OF THE BG WILLIAM P. SCREWS UNITED STATES ARMY RESERVE CENTER MONTGOMERY, ALABAMA

Prepared for:
U.S. Army Reserve 81st Regional Support Command

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December 2013

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FINDING OF NO SIGNIFICANT IMPACT

ENVIRONMENTAL ASSESSMENT FOR BRAC 2005 RECOMMENDATIONS CLOSURE, DISPOSAL, AND REUSE OF THE BG WILLIAM P. SCREWS UNITED STATES ARMY RESERVE CENTER MONTGOMERY, ALABAMA

On September 8, 2005, the Defense Base Closure and Realignment (BRAC) Commission recommended that the Department of Defense close the BG Williams P. Screws United States Army Reserve Center (Screws USARC or the property) in Montgomery, Alabama and relocate units to a new Armed Forces Reserve Center at the Alabama Army National Guard Joint Forces Headquarters Complex in Montgomery, 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 Code of Federal Regulations (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 (USAR), 81st Regional Support Command (RSC) that analyzes the potential environmental and socioeconomic effects associated with the closure, disposal, and reuse of the Screws USARC. The EA is incorporated by reference in this Finding of No Significant Impact (FNSI).

PROPOSED ACTION

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

Under BRAC law, the Army was required to close the Screws USARC no later than September 15, 2011. The Screws USARC was closed on September 12, 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 Screws USARC at the same levels as those that occurred prior to the BRAC Commission's recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. The Reserve mission at the USARC has ended and it is unlikely that it would ever resume, given the recommendation of the BRAC

Commission. Nevertheless, the No Action Alternative allows comparison of impacts between the prior mission, the current caretaker status, and the reuse alternatives. Therefore, the No Action Alternative is evaluated in the EA.

Alternative 2 – Caretaker Status Alternative

The Army, in consultation with the Local Redevelopment Authority (LRA), determines the initial maintenance levels for the closed Screws USARC and their duration on a facility-by-facility basis. At a minimum, these levels ensure weather tightness for buildings, limit undue facility deterioration, and provide physical security. At the end of the initial maintenance period, the Army normally reduces its maintenance to the minimum level for surplus government property as required by 41 CFR §§ 102-75.945 and 102-75.965 and Army Regulation 420-1 (Army Facilities Management).

Preferred Alternative - Traditional Disposal and Reuse as a Public Park by the City of Montgomery

For the Preferred Alternative, the Army would transfer the property to the Department of the Interior for its transfer of the property to the City of Montgomery via a public benefit conveyance. The property would be transferred in "as-is condition" with the approximately 4.8 acres to be used by the city as a park.

All the existing buildings on the Screws USARC property would be demolished, providing an empty parcel to accommodate development of a new park. The current plan is for the parcel to be developed as a public park and recreation facility that will also serve as a primary connector along its western edge to the existing ball fields to the south (Figure 3-1).

FACTORS CONSIDERED IN DETERMINING THAT NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED

As analyzed and discussed in the EA, direct, indirect, and cumulative impacts of each of the implementation alternatives and the No Action Alternative have been considered. The EA examined potential effects of Alternative 1 (No Action), Alternative 2 (Caretaker Status), and the Preferred Alternative (Traditional Disposal and Reuse as a Public Park by the City of Montgomery) on 12 resource categories including a detailed analysis of aesthetic and visual resources, air quality, land use (current and future development in the region of influence, installation land, and surrounding land), noise, socioeconomics (economic development, environmental justice, protection of children, and public services), transportation (roadways and traffic and public transportation), and water resources.

As documented in the EA, any remaining asbestos-containing material (ACM), lead-based paint (LBP), or lead dust due to firing range activities would not present a threat to human health or the environment because the next owner (the Grantee) would covenant and agree to undertake any abatement or remediation due to ACM, LBP, or lead dust that may be required under applicable laws and regulations at no cost to the Army. In addition, the Grantee's use would be in compliance with all applicable laws and regulations relating to asbestos, LBP, and lead dust.

PUBLIC COMMENT

Comments on the EA and FNSI were accepted during a 30-day public review period that began on January 26, 2014 and ended on February 25, 2014 in accordance with requirements specified in 32 CFR Part 651. The 30-day public view period was initiated by placing a Notice of Availability of the Final EA and Draft Finding of No Significant Impact in the *Montgomery Advertiser* and the *Birmingham News* on January 26, 2014. The Final EA and Draft FNSI were available at the Juliette Hampton Morgan Memorial Library (245 High Street, Montgomery, Alabama 36104), the Coliseum Boulevard Branch Library (840 Coliseum Boulevard, Montgomery, Alabama 36109), 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 no comments.

CONCLUSION

Based on the analysis in the Environmental Assessment, 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 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 3/21/14

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

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ENVIRONMENTAL ASSESSMENT

FOR BRAC 2005
CLOSURE, DISPOSAL, AND REUSE OF THE
BG WILLIAM P. SCREWS
UNITED STATES ARMY RESERVE CENTER
MONTGOMERY, ALABAMA

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GILL P. BECK
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EXECUTIVE SUMMARY

ES 1 Introduction

On September 8, 2005, the Defense Base Closure and Realignment (BRAC) Commission recommended that the Department of Defense close the Screws United States Army Reserve Center (Screws USARC or the property) in Montgomery, Alabama and relocate units to a new Armed Forces Reserve Center at the Alabama Army National Guard Joint Forces Headquarters Complex in Montgomery, 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 Screws 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 Screws USARC closure, disposal, and reuse. A NEPA document was prepared by the U.S. Army Corps of Engineers, Mobile District that identified, evaluated, and documented the environmental effects of the construction of and operation of the new AFRC. The 81st Regional Support Command (RSC) prepared NEPA documentation for relocation of the units to the new AFRC.

ES 2 Proposed Action

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

Under BRAC law, the Army was required to close the Screws USARC not later than September 15, 2011. The Screws USARC was closed on September 12, 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.

ES 3 Alternatives Considered

ES 3.1 Alternative 1 - No Action Alternative

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

the prior mission, the current caretaker status, and the reuse alternatives. Therefore, the No Action Alternative is evaluated in the EA.

ES 3.2 Alternative 2 - Caretaker Status Alternative

The Army, in consultation with the Local Redevelopment Authority (LRA), determines the initial maintenance levels for the closed Screws USARC and their duration on a facility-by-facility basis. At a minimum, these levels ensure weather tightness for buildings, limit undue facility deterioration, and provide physical security. At the end of the initial maintenance period, the Army normally reduces its maintenance to the minimum level for surplus government property as required by. 41 CFR §§ 102-75.945 and 102-75.965 and Army Regulation 420-1 (Army Facilities Management).

ES 3.3 Preferred Alternative - Traditional Disposal and Reuse as a Public Park by the City of Montgomery

For the Preferred Alternative, the Army would transfer the property to the Department of the Interior for its transfer of the property to the City of Montgomery via a public benefit conveyance. The property would be transferred in "as-is condition" with the approximately 4.8 acres to be used by the city as a park.

All the existing buildings on the Screws USARC property would be demolished, providing an empty parcel to accommodate development of a new park. The current plan is for the parcel to be developed as a public park and recreation facility that will also serve as a primary connector along its western edge to the existing ball fields to the south (Figure 3-1).

ES 4 Environmental Consequences

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

- No Impact - a resource is not present;
- No Impact - a resource is present, but is not affected;
- Negligible - the impact is minimally detectable;
- Minor - the impact is slight, but detectable;
- Moderate - the impact is readily apparent; and
- Significant - the impact is severely adverse, major, and highly noticeable.

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

Resource Category (Alphabetical)	Document Section	Analysis
AESTHETICS AND VISUAL RESOURCES	4.2.1	
Alternative 1 – No Action Alternative		Present, no impacts
Alternative 2 – Caretaker Status		Present, no impacts
Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery		Short-term, minor, adverse impacts and long-term, minor, beneficial impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Screws USARC.		
Resource Category (Alphabetical)	**Document Section**	**Analysis**
AIR QUALITY	4.2.2	
Alternative 1 – No Action Alternative		Present, no impacts
Alternative 2 – Caretaker Status		Short-term, negligible, beneficial impacts
Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery		Short-term, minor, adverse impacts and long-term, negligible, beneficial 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; no impacts, for No Action and Caretaker Status Alternatives Long-term, negligible/minor, beneficial impacts for Preferred Alternative
Wildlife	4.1.3	Present; no impacts, for No Action and Caretaker Status Alternatives Long-term, negligible/minor, beneficial impacts, for Preferred Alternative
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; no impacts, for No Action and Caretaker Status Alternatives Short-term, negligible/minor, adverse impacts, for Preferred Alternative
HAZARDOUS AND TOXIC SUBSTANCES		
Asbestos-Containing Material	4.1.3	Present; no impacts, for No Action and Caretaker Status Alternatives Long-term, negligible/minor, beneficial impacts, for Preferred Alternative
Lead	4.1.3	Present; no impacts, for No Action and Caretaker Status Alternatives Long-term, negligible/minor, beneficial impacts, for Preferred Alternative
Lead-Based Paint	4.1.3	Present; no impacts, for No Action and Caretaker Status Alternatives Long-term, negligible/minor, beneficial impacts, for Preferred Alternative
Munitions and Explosives of Concern	4.1.1	Not present, no impacts
Polychlorinated Biphenyls	4.1.2	Present, no impacts, for all alternatives

Table ES-1 Summary of Resource Category Impact Analysis for the Screws USARC.		
Resource Category (Alphabetical)	**Document Section**	**Analysis**
Radioactive Materials	4.1.1	Not present, no impacts
Radon	4.1.3	Present; no impacts, for No Action and Caretaker Status Alternatives Long-term, negligible/minor, beneficial impacts, for Preferred Alternative
Storage, Use, and Release of Toxic and Hazardous Substances	4.1.3	Present; no impacts, for No Action and Caretaker Status Alternatives Long-term, negligible/minor, beneficial impacts, for Preferred Alternative
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		
Installation Land Use Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery	4.2.3	 Present, no impacts Short-term, minor, adverse impacts Short-term, minor, adverse impacts and long-term, minor, beneficial 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 Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery	4.2.3	 Present, no impacts Short-term, minor, adverse impacts Short-term, minor, adverse impacts and long-term, minor, beneficial impacts
NOISE Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery	4.2.4	 Present, no impacts Short-term, minor, beneficial impacts Short-term, minor, adverse impacts and long-term, negligible, adverse impacts
SOCIOECONOMICS		
Demographics	4.1.2	Present; no impacts, for all alternatives
Economic Development Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery	4.2.5	 Present; no impacts Short-term, minor, adverse impacts Short-term, minor and moderate, beneficial impacts and short- and long-term, negligible, beneficial impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Screws USARC.		
Resource Category (Alphabetical)	**Document Section**	**Analysis**
Environmental Justice	4.2.5	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; no impacts
Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery		Short-term, negligible, adverse impacts and long-term, minor to moderate, beneficial impacts
Housing	4.1.2	Present; no impacts, for all alternatives
Protection of Children	4.2.5	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; no impacts
Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery		Long-term, minor, beneficial impacts
Public Services	4.2.5	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; no impacts
Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery		Long-term, moderate, beneficial impacts
TRANSPORTATION		
Roadways and Traffic	4.2.6	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Short-term, negligible, beneficial impacts
Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery		Short- and long-term, minor, adverse impacts and long-term, moderate, beneficial impacts
Public Transportation	4.2.6	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Short-term, negligible, beneficial impacts
Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery		Long-term, moderate, beneficial impacts
UTILITIES		
Communications	4.1.2	Present; no impacts, for all alternatives
Energy Sources (Electrical, Gas, etc)	4.1.2	Present; no impacts, for all alternatives
Potable Water Supply	4.1.2	Present; no impacts, for all alternatives
Solid Waste	4.1.2	Present; no impacts, for all alternatives
Wastewater/Storm Water System	4.1.2	Present; no impacts, for all alternatives
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.1	Not present, no impacts
Hydrology/Groundwater	4.1.2	Present; no impacts, for all alternatives
National Wild and Scenic Rivers	4.1.1	Not present, no impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Screws USARC.		
Resource Category (Alphabetical)	**Document Section**	**Analysis**
Surface Water (Streams, Ponds, etc.)	4.2.7	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; no impacts
Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery		Long-term, moderate, beneficial impacts and short-term, negligible, adverse 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 of 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, protection of children, and public services), transportation (roadways and traffic and public transportation), and water resources (surface water). The analyses in the EA concluded there would be no significant adverse or significant beneficial environmental impacts resulting from any of the Proposed Action alternatives. Therefore, issuance of a Finding of No Significant Impact (FNSI) is warranted, and preparation of an Environmental Impact Statement (EIS) is not required.

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SECTION 1.0 INTRODUCTION

This Environmental Assessment (EA) analyzes the potential environmental impacts of the proposed closure, disposal, and reuse of the BG William P. Screws United States Army Reserve Center (USARC). The facility is located at 4050 Atlanta Highway, Montgomery, 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 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 Screws USARC (Figure 1-2) and realignment of essential missions to other installations. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations.

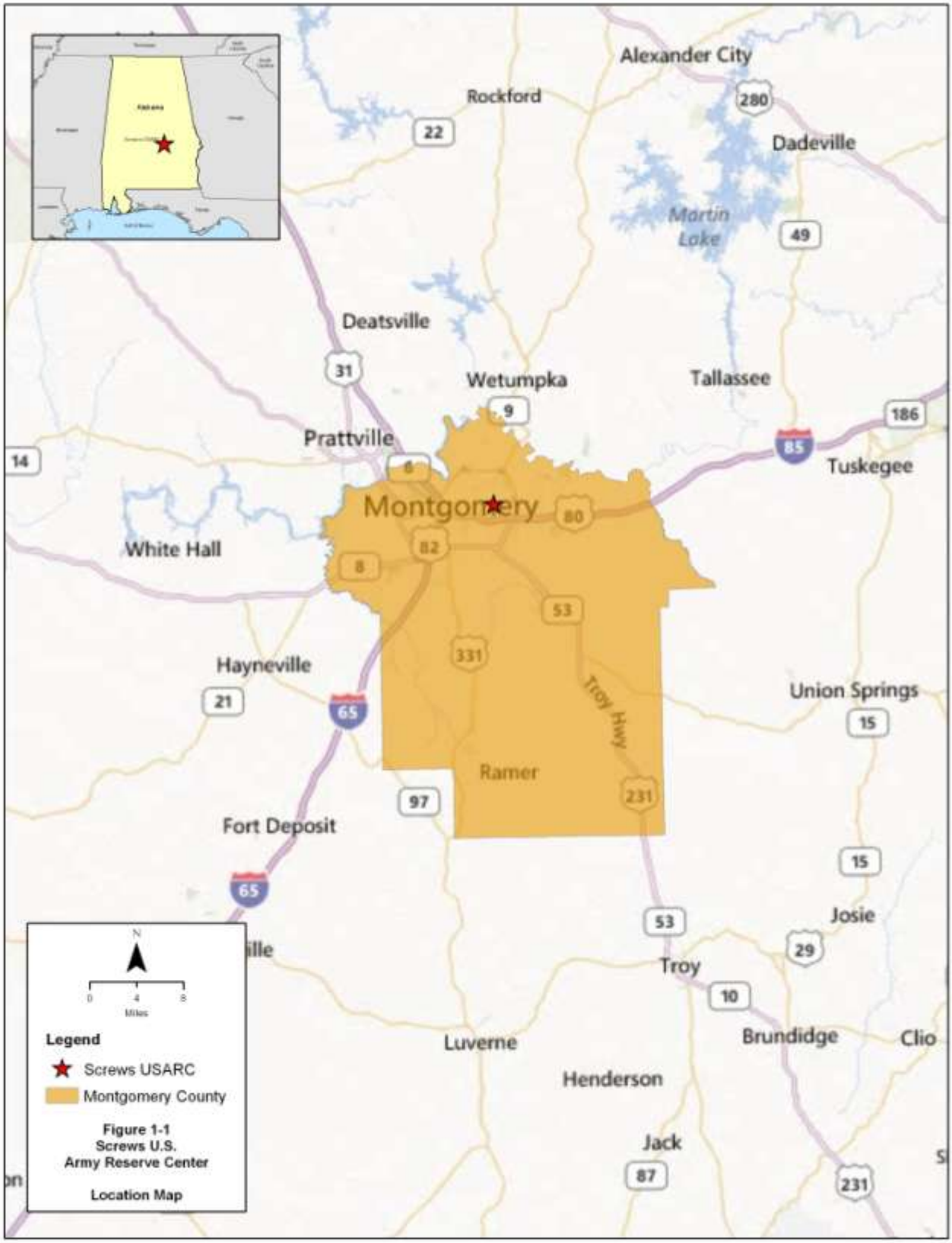
1.2 Public Involvement

The Army is committed to open decision making. The collaborative involvement of other agencies, organizations, and individuals in the NEPA process enhances issue identification and problem solving. In preparing this EA, the Army consulted or coordinated with the U.S. Fish and Wildlife Service, U.S. Department of the Interior, Alabama State Historic Preservation Officer (AL SHPO), Federally recognized Native American tribes, and others as appropriate.

The 30-day public review period begins by publishing a Notice of Availability of the final EA and a draft Finding of No Significant Impact (FNSI) in a local newspaper, *The Montgomery Advertiser*, and a regional newspaper, *The Birmingham News*. The EA and draft FNSI are made available during the public review period at the Juliette Hampton Morgan Memorial Library (245 High Street, Montgomery, Alabama 36104), the Coliseum Boulevard Branch Library (840 Coliseum Boulevard Montgomery, Alabama 36109), and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.

The Army invites the public and all interested and affected parties to review and comment on this EA and the draft FNSI. Comments and requests for information should be submitted to the NEPA Coordinator of the 81st Regional Support Command (RSC), (Linda Riley-Lattimore), at 1525 Marion Avenue, Fort Jackson, South Carolina 29207, or linda.rileylattimore.civ@mail.mil.

At the end of the 30-day public review period, the Army reviews all comments received; compares environmental impacts associated with the alternatives; revises the FNSI or the EA, if necessary; supplements the EA, if needed; and makes a decision. If the impacts of the proposed action are not significant, the Army may execute the FNSI and the action may proceed immediately. If potential impacts are found to be significant, the Army may decide to (1) not proceed with the proposed action, (2) proceed with the proposed action after committing to mitigation reducing the anticipated impact to a less than significant impact in the revised Final FNSI, or (3) publish a Notice of Intent (NOI) to prepare an Environmental Impact Statement (EIS) in the Federal Register.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Rockford
22
280
Dadeville
Martin Lake
49
Deatsville
31
Wetumpka
9
Tallassee
186
Prattville
14
6
85
Tuskegee
Montgomery
80
82
White Hall
8
53
331
Hayneville
21
65
Troy Hwy
Union Springs
15
Ramer
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97
Fort Deposit
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Josie
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Troy
10
Brundidge
Clio
Luverne
Henderson
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Legend
Screws USARC
Montgomery County
Figure 1-1
Screws U.S.
Army Reserve Center
Location Map

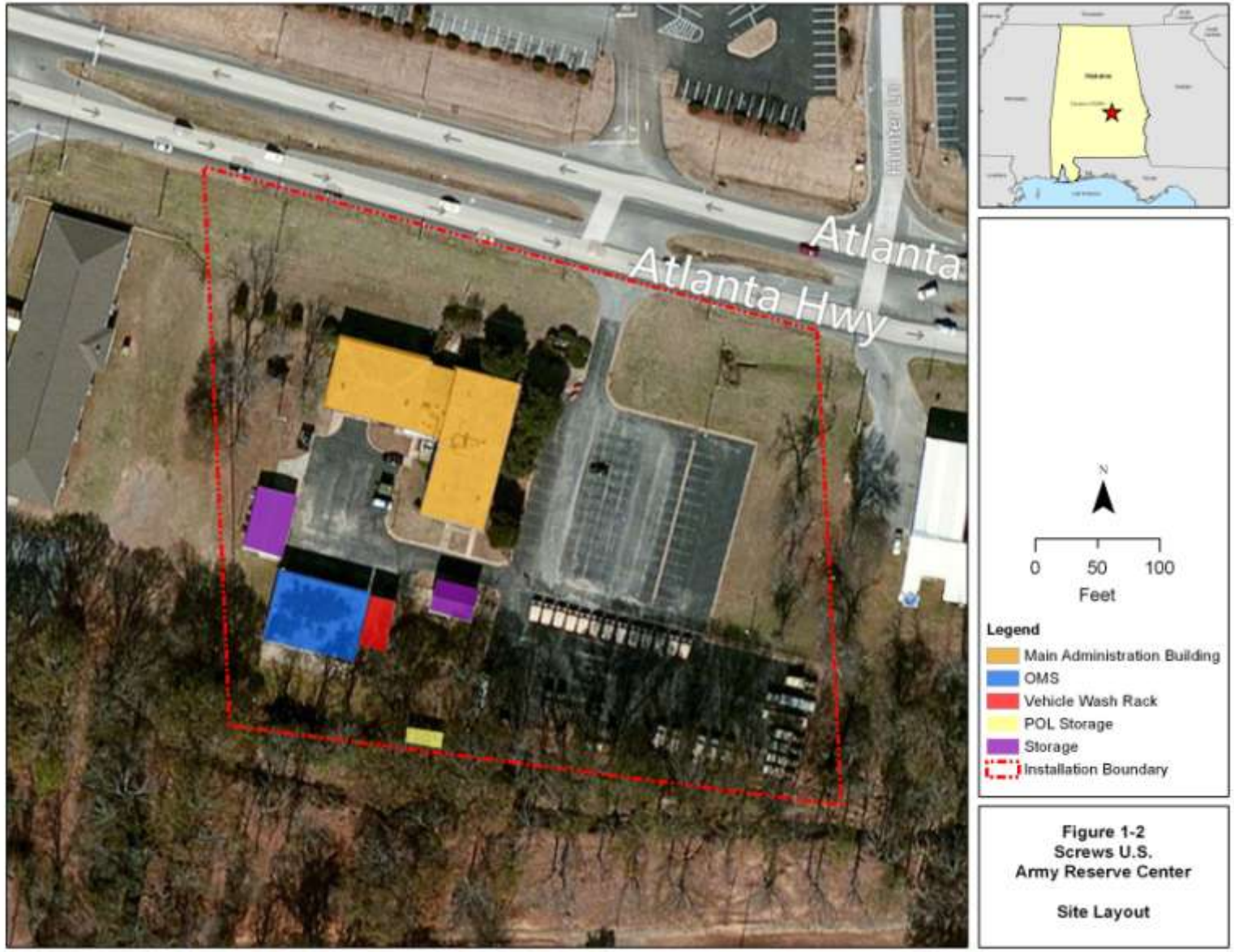

Figure 1-2
Screws U.S.
Army Reserve Center

Site Layout

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SECTION 2.0 DESCRIPTION OF THE PROPOSED ACTION

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

Under BRAC law, the Army was required to close the Screws USARC not later than September 15, 2011. The Screws USARC was closed on September 12, 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.

2.1 BRAC Commission's Recommendation

The BRAC Commission's recommendation is to:

> *"**Close the Screws Army Reserve Center in Montgomery, AL**…and relocate all units to a new Armed Forces Reserve Center (AFRC) at the Alabama Army National Guard Joint Forces Headquarters Complex in Montgomery, AL, if the Army is able to acquire suitable property for the construction of the facilities…"*

The former occupants of the Screws USARC, the 81st RSC Retention Cell, the 361st Support Battalion, and the 282nd Quartermaster Company, have relocated to the Joint Forces Headquarters located at 1720 Congressman Dickinson Drive, Montgomery, Alabama. The U.S. Army Corps of Engineers, Mobile District prepared the NEPA documentation for construction and operation of the new Joint Forces Headquarters. The 81st RSC prepared NEPA documentation for relocation of the unit to the new AFRC.

2.2 Local Redevelopment Authority's Reuse Plan

The Office of Economic Assistance formally recognized the Local Redevelopment Authority for the Screws USARC (LRA). The purpose of the LRA is to formulate a recommendation for the reuse of the Screws USARC. Pursuant to the Federal Property Administrative Services Act of 1949 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, the LRA screened this Federal Government surplus property by soliciting notices of interest from state and local governments, representatives of the homeless, and other interested parties. On February 12, 2013, after reviewing two reuse proposals and recommendations and all public comments, the LRA recommended that the property be reused for a public park and recreation facility. The LRA reuse plan was approved by the Council of the City of Montgomery on March 21, 2013 and by the U.S. Department of Housing and Urban Development (HUD). In accordance with the LRA reuse plan, the Army proposes to transfer the property to the City of Montgomery by a public benefit conveyance (PBC) for reuse as described in the approved LRA Reuse Plan (Appendix E).

The City of Montgomery commissioned a contractor to develop a master plan for the area that includes the Screws USARC property and an abandoned school building and 10-acre campus to the west of the property. The project site is adjacent to the existing Goodwyn Park, a widely used 15-acre recreational park with traffic congestion problems during baseball tournaments and seasonal events. Dense suburban neighborhoods surround the project site and new commercial retail is being developed along Atlanta Highway.

The contractor conducted multiple stakeholder meetings in order to determine the best use for the site. The master plan focuses on creating a new flexible park space that would include seasonal programs and create attractions and destinations throughout the park. The design also includes a commercial retail village on the existing school property with a multimodal transportation hub located along a central roadway that will provide new access to Goodwyn Park. The plan proposes to connect the existing neighborhood streets to the new entry road in order to improve overall vehicular and pedestrian circulation throughout the site and alleviate traffic congestion during peak hours and recreational events (2D Studio LLC 2013).

2.3 History and Description of the Screws USARC

History. In 1956, the U.S. Government acquired 4.8 acres of undeveloped land, located at 4050 Atlanta Highway, Montgomery, Alabama, to construct a USARC. This mission ended on September 12, 2011, when the USARC was closed and placed in caretaker status.

Description. The USARC contains five permanent structures.

- 16,132 square-foot main building
- 5,081 square-foot storage building, formerly an Organizational Maintenance Shop (OMS)
- 1,500 square-foot metal building
- 720 square-foot concrete block storage building
- 240 square-foot storage building with a covered shed area

Figure 1-2 shows the Screws USARC site layout. The main building is a rectangular two-story structure and the largest storage building is a rectangular one-story structure. Both buildings are constructed on concrete foundations with concrete block walls covered with a brick veneer. The main building's interior consists of classrooms, a kitchen area, restrooms, offices, an arms storage room, and a mechanical room. The largest storage building's interior is an open area separated into sections by chain-link fence and shelves. The largest storage building was formerly used primarily for vehicle maintenance. After the building was converted to a storage building, the building was primarily used to store soldiers' field equipment. Parking on the property includes a military equipment parking (MEP) area and a privately owned vehicle (POV) parking area. A chain-link security fence topped with barbed wire encloses the MEP area and the storage building. Historically a vehicle wash area was located east of the storage building (USACE 2011).

The Screws USARC was most recently occupied by the 81st Regional Readiness Command Retention Cell, the 361st Support Battalion, and the 282nd Quartermaster Company. The Screws USARC previously accommodated 15 full time staff and approximately 100-150 reservists that trained at the Screws USARC 1-2 weekends per month.

Photograph 1. Screws USARC, front entrance.

Photograph 2. Screws USARC main building, back entrance.

Photograph 3. Screws USARC, storage building/former OMS.

Photograph 4. Screws USARC, storage building (Building 3).

Photograph 5. Screws USARC, storage building (Building 4).

Photograph 6. Screws USARC, storage building (Building 5).

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SECTION 3.0 ALTERNATIVES

3.1 Alternative 1 – No Action Alternative

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

3.2 Alternative 2 – Caretaker Status Alternative

The Army, in consultation with the LRA, determines the initial maintenance levels for the closed Screws USARC and their duration on a facility-by-facility basis. At a minimum, these levels ensure weather tightness for buildings, limit undue facility deterioration, and provide physical security. At the end of the initial maintenance period, the Army normally reduces its maintenance to the minimum level for surplus government property as required by 41 CFR §§ 102-75.945 and 102-75.965 and Army Regulation 420-1 (Army Facilities Management).

3.3 Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery.

For the Preferred Alternative, the Army would transfer the property to the City of Montgomery via a PBC sponsored and approved by the Department of the Interior. The property would be transferred in "as-is condition" with the approximately 4.8 acres to be used by the city as a park.

All the existing buildings on the Screws USARC property would be demolished, providing an empty parcel to accommodate development of a new park. The current plan is for the parcel to be developed as a public park and recreation facility that will also serve as a primary connector along its western edge to the existing ball fields to the south (Figure 3-1).

Figure 3-1
Screws U.S. Army Reserve Center

Conceptual Redevelopment Plan

3.4 Alternatives Considered and Eliminated From Further Analysis

3.4.1 Early Transfer and Reuse

Under this alternative, the Army would take advantage of various property transfer and disposal methods that allow the reuse of contaminated property to occur before all remedial actions have been completed. 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 property is uncontaminated and no remedial action is required.

3.4.2 Other Disposal Options

In addition to the Preferred Alternative, the LRA considered adoption of the following reuse of the property. The H. Council Trenholm State Technical College (College) requested a PBC for educational purposes, which was accepted by the LRA. This alternative was not carried forward for further analysis in this EA, because the College withdrew its request for financial reasons and the LRA subsequently selected a PBC for a public park as the official reuse plan.

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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 Screws 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- 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- 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–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 minimally detectable;
- Minor - the impact is slight, but detectable;
- Moderate - the impact is readily apparent; 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 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, documents which resources are present and the environmental consequences, and 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 Screws USARC.		
Resource Category (Alphabetical)	**Document Section**	**Analysis**
AESTHETICS AND VISUAL RESOURCES	4.2.1	
Alternative 1 – No Action Alternative		Present, no impacts
Alternative 2 – Caretaker Status		Present, no impacts
Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery		Short-term, minor, adverse impacts and long-term, minor, beneficial impacts
AIR QUALITY	4.2.2	
Alternative 1 – No Action Alternative		Present, no impacts
Alternative 2 – Caretaker Status		Short-term, negligible, beneficial impacts
Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery		Short-term, minor, adverse impacts and long-term, negligible, beneficial 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; no impacts, for No Action and Caretaker Status Alternatives Long-term, negligible/minor, beneficial impacts for Preferred Alternative
Wildlife	4.1.3	Present; no impacts, for No Action and Caretaker Status Alternatives Long-term, negligible/minor, beneficial impacts, for Preferred Alternative
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; no impacts, for No Action and Caretaker Status Alternatives Short-term, negligible/minor, adverse impacts, for Preferred Alternative
HAZARDOUS AND TOXIC SUBSTANCES		
Asbestos-Containing Material	4.1.3	Present; no impacts, for No Action and Caretaker Status Alternatives Long-term, negligible/minor, beneficial impacts, for Preferred Alternative
Lead	4.1.3	Present; no impacts, for No Action and Caretaker Status Alternatives Long-term, negligible/minor, beneficial impacts, for Preferred Alternative
Lead-Based Paint	4.1.3	Present; no impacts, for No Action and Caretaker

Table 4-1 Summary of Resource Category Impact Analysis for the Screws USARC.		
Resource Category (Alphabetical)	**Document Section**	**Analysis**
		Status Alternatives Long-term, negligible/minor, beneficial impacts, for Preferred Alternative
Munitions and Explosives of Concern	4.1.1	Not present, no impacts
Polychlorinated Biphenyls	4.1.2	Present, no impacts, for all alternatives
Radioactive Materials	4.1.1	Not present, no impacts
Radon	4.1.3	Present; no impacts, for No Action and Caretaker Status Alternatives Long-term, negligible/minor, beneficial impacts, for Preferred Alternative
Storage, Use, and Release of Toxic and Hazardous Substances	4.1.3	Present; no impacts, for No Action and Caretaker Status Alternatives Long-term, negligible/minor, beneficial impacts, for Preferred Alternative
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		
Installation Land Use Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery	4.2.3	 Present, no impacts Short-term, minor, adverse impacts Short-term, minor, adverse impacts and long-term, minor, beneficial 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 Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery	4.2.3	 Present, no impacts Short-term, minor, adverse impacts Short-term, minor, adverse impacts and long-term, minor, beneficial impacts
NOISE Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery	4.2.4	 Present, no impacts Short-term, minor, beneficial impacts Short-term, minor, adverse impacts and long-term, negligible, adverse impacts
SOCIOECONOMICS		
Demographics	4.1.2	Present; no impacts, for all alternatives
Economic Development Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status	4.2.5	 Present; no impacts Short-term, minor, adverse impacts

Table 4-1 Summary of Resource Category Impact Analysis for the Screws USARC.		
Resource Category (Alphabetical)	**Document Section**	**Analysis**
Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery		Short-term, minor and moderate, beneficial impacts and short- and long-term, negligible, beneficial impacts
Environmental Justice	4.2.5	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; no impacts
Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery		Short-term, negligible, adverse impacts and long-term, minor to moderate, beneficial impacts
Housing	4.1.2	Present; no impacts, for all alternatives
Protection of Children	4.2.5	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; no impacts
Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery		Long-term, minor, beneficial impacts
Public Services	4.2.5	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; no impacts
Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery		Long-term, moderate, beneficial impacts
TRANSPORTATION		
Roadways and Traffic	4.2.6	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Short-term, negligible, beneficial impacts
Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery		Short- and long-term, minor, adverse impacts and long-term, moderate, beneficial impacts
Public Transportation	4.2.6	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Short-term, negligible, beneficial impacts
Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery		Long-term, moderate, beneficial impacts
UTILITIES		
Communications	4.1.2	Present; no impacts, for all alternatives
Energy Sources (Electrical, Gas, etc)	4.1.2	Present; no impacts, for all alternatives
Potable Water Supply	4.1.2	Present; no impacts, for all alternatives
Solid Waste	4.1.2	Present; no impacts, for all alternatives
Wastewater/Storm Water System	4.1.2	Present; no impacts, for all alternatives
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.1	Not present, no impacts

Table 4-1 Summary of Resource Category Impact Analysis for the Screws USARC.		
Resource Category (Alphabetical)	**Document Section**	**Analysis**
Hydrology/Groundwater	4.1.2	Present; no impacts, for all alternatives
National Wild and Scenic Rivers	4.1.1	Not present, no impacts
Surface Water (Streams, Ponds, etc.)	4.2.7	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; no impacts
Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery		Long-term, moderate, beneficial impacts and short-term, negligible, adverse 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)) emphasize the use of the scoping process, not only to identify significant environmental issues deserving of study, but also to deemphasize insignificant issues, narrowing the scope of the environmental assessment process.

Resource categories with more than one component (e.g., Hazardous and Toxic Substances), may have certain subcategories that can be deemphasized due to insignificance and other subcategories that should be analyzed in more detail. These 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 resources do not exist on or near the property:

- **Critical Habitat -** The property is in an urban setting, is disturbed, and over 50 percent of the property is covered by impervious features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining land cover is primarily maintained grass and therefore lacks natural habitat. The U.S. Fish and Wildlife Service (USFWS) has not designated critical habitat on or in the vicinity of the property (USFWS 2013) (Appendix A).
- **Threatened and Endangered Species (State and Federal)** – No listed species are known to be present on the property, nor is there suitable habitat for any of the Federally listed, proposed, or candidate species listed for Montgomery County (USFWS 2013b). Coordination was conducted with the USFWS (Appendix A). The USFWS agreed that a no effect determination is appropriate for this Federal action, and the USFWS has no concerns for listed species.
- **Wilderness Areas and Wildlife Refuges** – The nearest national wilderness areas are Cheaha Wilderness and the Dugger Mountain Wilderness, which are located approximately 86 and 135 miles from the property, respectively. The nearest national

wildlife refuges (NWR) are Eufaula NWR and Cahaba NWR, which are both located approximately 87 miles from the property, respectively. These resources would not be affected by the proposed action.

- **Archaeological Resources** – No archaeological sites are known to occur on the Screws USARC property. In a letter dated November 23, 2009, the Alabama SHPO concurred that the project activities would have no effect on cultural resources. However, should artifacts or archaeological features be encountered during project activities, work shall cease and the SHPO shall be consulted immediately (Appendix A).
- **Historic Buildings** – The Screws USARC buildings in Montgomery, Alabama were constructed in 1956 and consist of a two-story brick building and a storage building (former OMS). These buildings are more than 50 years old, but were not recommended as eligible for the National Register of Historic Places (NRHP) because they do not retain sufficient architectural integrity, do not possess a high degree of architectural design or merit, and do not possess significant historical associations. In a letter dated November 23, 2009, the SHPO concurred that implementation of the proposed action would have no effect on historic properties (Appendix A).
- **Historic Properties of Religious or Cultural Significance to Native Americans and Tribes –** No properties of religious or cultural significance to the Alabama-Coushatta Tribe, the Muscogee (Creek) Nation, the Alabama-Quassarte Tribal Town, the Coushatta Tribe of Louisiana, or the Poarch Band of Creek Indians of Alabama have been identified through consultation. Native American coordination is presented in Appendix A.
- **Munitions and Explosives of Concern** – There was no evidence found during the Environmental Condition of Property (ECP) site reconnaissance or records review process of the past presence of munitions and explosives of concern on the Screws USARC property (USACE 2007).
- **Radioactive Materials** – During the ECP site reconnaissance, a radioactive materials sign was noted in a caged storage locker inside the metal storage building on the property. Radiac meters, used for radiation detection, were stored in the area and have a small radioactive source (USACE 2007). The Screws USARC radiological clearance survey report was completed on July 2, 2012. The report provides an evaluation of radiological materials used and the summary of findings and results. The report found that all equipment containing radioactive materials has been removed from the property and no radiological contamination is present. It concluded that no further action is required with respect to radioactive devices or materials identified, and there are no radiological concerns (Department of the Army 2012).
- **Underground Storage Tanks /Aboveground Storage Tanks –** The property does not have any underground storage tanks (USTs) or aboveground storage tanks (ASTs). Historically, a 1,000-gallon UST was present on the property. The UST was removed and disposed of in 1992 and a closure assessment report was prepared. The Alabama Department of Environmental Management issued a No Further Action letter on September 29, 1994 (USACE 2007).
- **Waste Disposal Sites –** There are no waste disposal sites on the Screws USARC property because all waste has been disposed of off-site (USACE 2007). There would

be no direct, indirect, or cumulative impacts from waste disposal sites at the Screws USARC on the implementation of the alternatives because waste disposal activities would be conducted off-site in accordance with applicable local, state, and Federal laws and regulations. In addition, under the Preferred Alternative the Grantee would properly dispose of waste generated from the reuse, including demolition and construction waste, off-site in accordance with local, state, and Federal regulations.

- **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 the Tuskegee Institute National Historic Site, which are located approximately 4 and 35 miles from the property, respectively. The nearest state parks are the Wind Creek State Park and the Chewacla State Park, which are located approximately 46 and 49 miles from the property, respectively.
- **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.
- **Floodplains/Coastal Barriers and Zones –** According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Community Panel 01101C0063G, the property is not located within a 100-year or 500-year flood prone area. The property is not in a coastal zone management area (USACE 2007).
- **National Wild and Scenic Rivers** – There is one designated Wild and Scenic River within the state of Alabama. The Sipsey Fork of the West Fork River is located over 170 miles from the property. This resource would not be affected by the proposed action.
- **Wetlands –** The site reconnaissance revealed that no wetlands are present on the USARC property. Wetland indicators including wetland vegetation, hydric soils, or wetland hydrology were not observed on the property.

4.1.2 Environmental Resources that are Present, but Not Impacted

The alternatives would have no significant direct, indirect, or cumulative impacts on certain subcategories of the environmental categories. These resource categories would not be altered or affected by any of the alternatives:

- **Polychlorinated Biphenyls** – There would be no direct, indirect, or cumulative impacts from the presence of polychlorinated biphenyls (PCBs) on the implementation of the alternatives because Alabama Power would manage the four pole-mounted transformers on the property in accordance with applicable local, state, and Federal regulations. A letter dated 23 August 2004 from Alabama Power acknowledges the presence of the transformers on the property and states that because the dielectric fluid has not been tested for PCB concentrations, Alabama Power is required to assume for regulatory purposes that the units contain PCBs in the range of 50 to less than 500 parts per million (ppm) PCB (USACE 2007). PCBs may also be contained in light ballasts in older types of fluorescent light fixtures. Under the Preferred Alternative, the Grantee would demolish all buildings on the property and would manage, remove, and dispose of any remaining light ballasts containing PCB in accordance with applicable local, state, and Federal regulations.

- **Demographics –** The alternatives would have no direct, indirect, or cumulative impacts on demographics because the proposed action would not alter the composition of the population in the region of influence (ROI).
- **Housing –** The reuse of the property would not affect housing demand and supply. It is not anticipated that there would be any population change. New job opportunities created during the reuse construction phase would most likely be filled by persons already residing in the Montgomery, Alabama Metropolitan Statistical Area (MSA). Therefore, the alternatives would have no direct, indirect, or cumulative impacts on housing resources.
- **Utilities –** The alternatives would have no direct, indirect, or cumulative impacts on utilities because the utilities services available at the USARC have the capacity to provide service for any of the alternatives and any change in demand and usage would be non-significant.
- **Hydrology/Groundwater –** The alternatives would have no direct, indirect, or cumulative impacts on hydrology or groundwater because demolition or new construction associated with the proposed action 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 Screws 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.

- **Vegetation –** There would be no direct, indirect, or cumulative impacts to vegetation present at the Screws USARC under the No Action and Caretaker Status Alternatives, because no changes to the existing site conditions are anticipated. There would be a long-term, negligible, beneficial impact under the Preferred Alternative because there would be an increase in vegetation on the property, and buildings and asphalt parking areas would be replaced with a park that would include more open field and trail areas. The Screws USARC property is developed and urbanized and approximately 75 percent of the property is impervious surface features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remainder of the property is maintained grass with a few trees, including live oaks, and shrubs surrounding the building and on the eastern and western borders. There are several trees along the southern border of the property that abut a riparian area and small creek just south of the property. Under the Preferred Alternative, mature live oaks on the property and the trees bordering the small creek at the southern end of the property would be preserved.
- **Wildlife** – There would be no direct, indirect, or cumulative impacts to wildlife present at the Screws USARC under the No Action and Caretaker Status Alternatives, because no changes to the existing site conditions are anticipated. There would be a long-term, minor, beneficial, impact under the Preferred Alternative, because additional habitat for wildlife would be created with an increase in gardens and lawn areas on the property. Existing wildlife at the Screws USARC consists of few species found in typical urban

environments such as songbirds, small mammals, and invertebrates. Although demolition or new construction activities would temporarily displace any individuals utilizing the area for habitat, there would be minor environmental effects..

- **Geology and Soil –** There would be no direct, indirect, or cumulative impacts to geology and soil at the Screws USARC under the No Action and Caretaker Status Alternatives, because no changes to the existing site conditions are anticipated. There would be a short-term, minor, adverse impact und the Preferred Alternative, because soils present at the property have been compacted and disturbed from previous development and urban activities. Demolition or new construction activities may involve excavation, grading, and movement of heavy equipment at the Screws 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)** – There would be no direct, indirect, or cumulative impacts from the presence of asbestos on the implementation of the No Action and Caretaker Status Alternatives, because the Army would manage and abate asbestos containing material (ACM) in accordance with all applicable laws and regulations pertaining to asbestos. There would be a long-term, minor, beneficial impact from the Preferred Alternative, because the Grantee would demolish all buildings on the property and would manage, abate, remove, and dispose of all ACM in accordance with all applicable laws and regulations. A visual inspection survey for asbestos was conducted in February 2012 at the Screws USARC (RE 2012). The survey identified suspect ACM in the form of fabric expansion joint material on an air handler in the drill hall located in the main administration building and confirmed that ACM floor tile and floor tile mastic in the OMS and ACM in the form of interior fire brick in the chimney in the main administration building were in good condition (RE 2012). The survey report recommended that the material continue to be managed in place and the condition of the identified areas be inspected on an annual basis.
- **Lead (Hazardous and Toxic Substances) –** There would be no direct, indirect, or cumulative impacts from the presence of lead on the implementation of the No Action and Caretaker Status Alternatives because the Army would manage and abate lead dust in accordance with all applicable laws and regulations pertaining to lead dust. There would be a long-term, minor, beneficial impact from the Preferred Alternative, because the Grantee would demolish all buildings on the property and would manage, abate, remove, and dispose of all lead dust in accordance with all applicable laws and regulations. Historically, an indoor firing range (IFR) was located in the main administration building, and it was taken out of service in approximately 1996. In November 2010, on-site surface sampling for lead in the former IFR area was conducted. A total of 12 wipe samples from the interior walls and floors were collected and the results indicated that none of the samples had concentrations above 30 micrograms per square foot, which is below the 200 micrograms per square foot Occupational Safety and Health Administration (OSHA) guidance level for lead dust

concentrations (CSE 2010). Based on these results, the former IFR assessment report recommended that no further action be taken (CSE 2010).

- **Lead-Based Paint (Hazardous and Toxic Substances)** – There would be no direct, indirect, or cumulative impacts from the presence of lead-based paint (LBP) on the implementation of the No Action and Caretaker Status Alternatives because the Army would manage and abate LBP in accordance with all applicable laws and regulations pertaining to LBP and/or LBP hazards. There would be a long-term, minor, beneficial impact from the Preferred Alternative, because the Grantee would demolish all buildings on the property and would manage, abate, remove, and dispose of all LBP in accordance with all applicable laws and regulations. An LBP survey was not available for the Screws USARC (USACE 2007). However, because LBP was not banned from occupied spaces until 1978, buildings constructed prior to 1978 are likely to contain LBP. The main administration building and OMS at the Screws USARC were constructed in 1959 and are presumed to contain LBP.
- **Radon –** There would be no direct, indirect, or cumulative impacts from the presence of radon on the implementation of the No Action or Caretaker Status Alternatives because radon levels found at the Screws USARC were below the U. S. Environmental Protection Agency's (USEPA) accepted action level of 4.0 picocuries per liter (USACE 2007). There would be a long-term, minor, beneficial impact from the Preferred Alternative because all buildings on the property would be demolished eliminating any potential for exposure. Radon monitoring was conducted at the USARC in 2006. The average activity reported was 2.6 picocuries per liter or less.
- **Storage, Use, and Release of Toxic and Hazardous Substances** – Chemicals formerly used and stored at the property were associated with vehicle and facility maintenance activities and janitorial services. Janitorial chemicals and building maintenance related products were stored in the designated storage area within the janitorial closets located in the administration building. Vehicle maintenance products and small amounts of petroleum, oils, and lubricants (POL) products and small quantities of insecticides were also stored on the property. Potentially hazardous materials and POL products were stored in the outdoor hazardous material storage shed located in the rear of the former OMS building. There is no evidence that storage of hazardous substances on the property exceeded Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) reportable quantities or released into the environment (USACE 2007).

  The Screws USARC site is classified as an ECP Category 1 property, an area or parcel of real property where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred, including no migration of these substances from adjacent properties (USACE 2011). Prior to the 2011 ECP Category 1 classification, the 2007 ECP classified the property as a Category 2 property, an area or parcel of real property where only the release or disposal of petroleum products or their derivatives has occurred (USACE 2007). This prior classification was based on the results of soil sampling that was conducted in July 2006 near the existing OWS and the former grit chamber/catch basin that is no longer in use. The soil sampling results indicated the presence of elevated levels of TPH in the soil, indicating a release of petroleum (EEG 2006). However, the July 2006 analytical testing method did not

exclude HEM. HEM can include naturally occurring organic compounds in soil, which may result in false positive test results for TPH (USACE 2011). Due to this, additional soil sampling was conducted in November 2006 to test for BTEX compounds and PAH. The analytical results from the November 2006 soil samples were found to be below the regulatory standards for BTEX and PAH (81st RRC 2006). The final report for the November 2006 soil sampling concluded that soil contamination is not present at the area sampled (81st RSC 2006). Therefore, the November 2006 soil sampling analysis refutes the data collected from the July 2006 investigation.

Because no remedial action is required, storage, use, or release of chemicals/hazardous substances on the property would have no direct, indirect, or cumulative impacts on the implementation of the No Action and Caretaker Status Alternatives. Implementation of the Preferred Alternative would result in a long-term, minor, beneficial impact because the Grantee would demolish all buildings on the property and would manage, abate, remove, and dispose of all toxic and hazardous substances in accordance with applicable laws and regulations.

4.2 Environmental Resources Analyzed in Detail

Six resource areas, aesthetic and visual resources, land use, noise, socioeconomics, 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 Screws USARC property occupies approximately 4.8 acres and contains five permanent structures:

- 16,132 square-foot main building
- 5,081 square-foot storage building (formerly an OMS)
- 1,500 square-foot metal building
- 720 square-foot concrete block storage building
- 240 square-foot storage building with a covered shed area

The main building is a rectangular two-story structure and the largest storage building is a rectangular one-story structure. Both buildings are constructed on concrete foundations with concrete block walls covered with a brick veneer. The main building's interior consists of classrooms, a kitchen area, restrooms, offices, an arms storage room, and a mechanical room. The largest storage building's interior is an open area separated into sections by chain-link fence and shelves. The largest storage building was formerly used primarily for vehicle maintenance. After the building was converted to a storage building, the building was primarily used to store soldiers' field equipment. Parking on the property includes an MEP area and a POV parking area. A chain-link security fence topped with barbed wire encloses the MEP area and the storage building (USACE 2011).

Approximately 75 percent of the property is impervious surface features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remainder of the property is maintained grass with a few trees.

The view from the property is predominantly a commercial and recreational landscape. The dominant view to the north is Atlanta Highway and the Dalraida Commons Shopping Center, anchored by a Publix Supermarket. A NAPA auto parts store can be seen northeast of the USARC. A closed elementary school is adjacent on the property's western side. Goodwyn Park, a City of Montgomery park which includes a community center, playground, tennis courts, and a baseball/softball complex, is the dominant view to the south. East of the property, the view includes an Exxon gasoline station and convenience store.

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 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 no demolition or construction would occur on the Screws USARC property, 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 no demolition or construction would occur on the Screws USARC property, no indirect impacts to these resources are anticipated.

4.2.1.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. Caretaker status would ensure weather tightness for buildings, limit undue facility deterioration, and provide physical security at the Screws USARC. Because no demolition or construction would occur on the USARC property, no direct impacts to these resources are anticipated.

Indirect Impacts. Caretaker status would ensure weather tightness for buildings, limit undue facility deterioration, and provide physical security at the Screws USARC. Because no demolition or construction would occur on the USARC property, no indirect impacts to these resources are anticipated.

4.2.1.2.3 Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery

Direct Impacts. There would be minor, short-term and long-term impacts under the Preferred Alternative. Due to ground disturbance and tree clearing on the property, construction activities would have minor short-term adverse impacts to aesthetics and visual resources.

Under the Preferred Alternative, all existing buildings on the Screws USARC property would be demolished, providing an empty parcel to accommodate development of a new park. As portrayed in the conceptual design (Figure 3-1), a decrease in building and parking area would increase vegetation and result in a minor, long-term, beneficial impact to the visual character of the landscape.

Indirect Impacts. There are minor, long-term, indirect impacts under this alternative. Long-term maintenance of a park would likely mean more frequent mowing, weeding, and visual maintenance than under caretaker status, which would have a beneficial impact on aesthetic resources.

4.2.2 Air Quality

4.2.2.1 Affected Environment

National Ambient Air Quality Standards

The status of the air quality in a given area is determined by the concentrations of various pollutants in the atmosphere. The Federal Clean Air Act (42 USC 7401-7671q) required the USEPA to establish a series of National Ambient Air Quality Standards (NAAQS) for air quality throughout the United States. The USEPA established NAAQS for six criteria pollutants: carbon monoxide, nitrogen dioxide, sulfur dioxide, ozone, lead, and particulate matter.

Individual states can adopt the NAAQS or establish standards more stringent than the NAAQS. The Alabama Department of Environmental Management has adopted the NAAQS. Visit http://www.epa.gov/ebtpages/air.html for more information about the national programs, technical policies, and regulations protecting the quality of air resources.

Attainment and Non-Attainment Areas

Areas where ambient concentrations of a given pollutant are below the applicable ambient standards are designated as being in "attainment" for that pollutant. An area that does not meet the NAAQS for a given pollutant is classified as a "non-attainment" area for that pollutant. Areas in non-attainment for three of the criteria pollutants (ozone, carbon monoxide, and particulate matter equal to or less than 10 microns in size) are classified according to severity.

State Implementation Plans

The USEPA requires each state to prepare a State Implementation Plan (SIP) to bring non-attainment areas into attainment status. A SIP is a compilation of goals, strategies, source emission limitations and control requirements, schedules, and enforcement actions that would lead the state to compliance with all NAAQS. Once a nonattainment area has attained and maintained NAAQS; the state may request a redesignation. Part of the process includes developing a new maintenance SIP for EPA approval that includes a maintenance plan to keep the area in attainment for a 20-year period.

General Conformity Rule

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 SIP.

Greenhouse Gases

Executive Order 13423 directs federal agencies to reduce greenhouse gas emissions. Greenhouse gasses (GHG) include water vapor, carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), ozone (O_3), and several fluorocarbons (CFCs, HCFCs, and PFCs), and sulfur hexafluoride (SF6).

Each GHG has an estimated Global Warming Potential (GWP), which is a function of its atmospheric lifetime and its ability to absorb and radiate infrared energy emitted from the Earth's surface. A gas's GWP provides a relative basis for calculating its Carbon Dioxide Equivalent (CO_2e), which is a metric measure used to compare the emissions from various greenhouse gases based upon their global warming potential (GWP). CO_2 has a GWP of 1, and is therefore the standard to which all other GHGs are measured. The GWP of methane is 23, nitrous oxide 296, and sulfur hexafluoride 23,900. For additional information on greenhouse gases visit

- http://www.epa.gov/climatechange/emissions/index.html
- http://www.epa.gov/cleanenergy/energy-resources/calculator.html

The President's Council on Environmental Quality has established emissions of 25,000 metric tons of CO_2e gasses as a screening level for including greenhouse gas emissions in NEPA analyses. Emissions below this sreening level would not be expected to have any significant direct, indirect, or cumulative impacts on air quality.**Existing Environment**

The Screws USARC is located in Montgomery County, Alabama and the region is in:

- Attainment area for 8-hour ozone, particulate matter <10 micrograms, particulate matter <2.5 micrograms, sulfur dioxide, carbon monoxide, nitrogen dioxide, and lead.

Emission sources at the property include stationary, mobile, and fugitive categorizations. Potential stationary sources include heaters in the main building and the storage building that was the former OMS.

Air emissions from continued operations at the Screws USARC (at levels similar to those that occurred prior to the BRAC 2005 Commission's recommendations for closure becoming final) are shown in Table 4.2 in Section 4.2.2.2.

4.2.2.2 Consequences

Potential impacts to air quality are considered significant if the Proposed Action would:

- Increase ambient air pollution above any NAAQS;
- Contribute to an existing violation of any NAAQS;
- Interfere with or delay timely attainment of NAAQS;
- Cause direct emissions of 25,000 metric tons of carbon dioxide equivalent or more; or

After performing an analysis of air quality, it was determined that no significant impacts would occur under any alternative.

The U.S. Army Institute of Public Health Technical Guide for Compliance with the General Conformity Rule and the USEPA Mobile and Nonroad model emission factors along with AP-42were used to calculate current annual air emissions of the Reserve Center (Existing Environment) and estimated annual air emissions for each of the alternatives of the proposed action (Environmental Consequences). Air emission calculations are in Appendix B; the results of these calculations are shown in Table 4.2.

Table 4-2 Summary of Air Emissions for Each Alternative.

NAAQS Pollutants	Attainment or Non-Attainment Status	De Minimus Emission Levels (tons/year)	Emissions* Alternative 1 Build/Operate (tons/year)	Emissions* Alternative 2 Build/Operate (tons/year)	Emissions* Alternative 3 Build/Operate (tons/year)
Ozone (NOx)	Attainment	100	1.13	0.05	1.69
Ozone (VOC)	Attainment	100	0.50	0.32	1.53
Carbon Monoxide (CO)	Attainment	100	19.11	7.60	32.27
Sulfur dioxide (SO2)	Attainment	100	0.15	0.01	0.09
Nitrogen dioxide (NO2)	Attainment	100	1.13	0.05	1.69
Particulate (PM10)	Attainment	100	0.19	0.01	5.69
Particulate (PM 2.5)	Attainment	100	0.05	0.01	5.06
Lead	Attainment	25	$2E10^{-7}$	$1.15E\ 10^{-7}$	--
Greenhouse gases					
Carbon Dioxide	Not Applicable	25,000	792	4.8	782

* Emissions from mobile and stationary sources.
-- Trace amounts to small to measure

Facilities that emit 25,000 metric tons or more per year of GHGs are required to submit annual reports to the EPA. The list of facilities is public data. Per the 2012 EPA database, the Screws USARC is not a reporting facility (EPA 2013a). Therefore, calculations for greenhouse gas emissions evaluated mobiles sources only (i.e. construction, maintenance, and personal and military vehicles). All of the alternatives evaluated in this EA would not have a significant impact on GHG emissions because the estimated CO_2 gas emissions are below the screening level of 25,000 metric tons. Emissions below this sreening level would not be expected to have any significant direct, indirect, or cumulative impacts on air quality.

Detailed analysis of each alternative is described in the subsections below.

4.2.2.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for air quality resources are anticipated. Because no demolition or construction would occur on the Screws USARC property, no direct impacts to these resources are anticipated.

Indirect Impacts. No changes to the existing baseline conditions for air quality resources are anticipated. Because no demolition or construction would occur on the Screws USARC property, no indirect impacts to these resources are anticipated.

4.2.2.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. There would be short-term, negligible, beneficial direct impacts under Alternative 2. Under this alternative, the Army would provide for maintenance to preserve and protect the facility and equipment until there is a permanent transfer of property. Most recently, the property had approximately 15 full time staff at the Screws USARC on a daily basis with up to 100-150 additional reservists 1-2 weekends per month. Following closure, there has been a reduction of mobile emissions from government vehicles and POVs. The only on-site vehicles are for minimal maintenance activities. During the implementation of the caretaker status, there would be emissions from the vehicles and equipment needed to perform maintenance activities on-site.

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

The Screws USARC property is located within Montgomery 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. Alabama Air Pollution Control Regulations were reviewed and the project actions under Alternative 2 would be in accordance with all regulations within or referenced by the plan (USEPA 2013b).

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

4.2.2.2.3 Alternative 3 – Preferred Alternative: Traditional Disposal and Reuse as a Public Park by the City of Montgomery

Direct Impacts. Short-term, minor, adverse direct impacts would be expected under Alternative 3. The primary emission sources for this project will be those associated with demolition activities. The demolition activities associated with this modification would result in a short-term increase in air emissions. All applicable construction and operation permits would be obtained as required by the Alabama Department of Environmental Management. Permits would be obtained before the project begins. Construction standards would be in place to minimize any adverse impacts from fugitive dust.

There would be long-term, negligible, beneficial impacts to air quality under Alternative 3. There would be a decrease in stationary source emissions from the demolition of the existing buildings that use a gas boiler for heating. Mobile source emissions in the vicinity during the reuse would be similar to current conditions with potentially a slight increase during special events at the park. Most recently, the property had approximately 15 full time staff at the Screws USARC on a daily basis with up to an additional 100-150 reservists 1-2 weekends per month. Before closure of the facility, the USARC generated approximately 60 trip ends per day from full-time employees and an additional 400-600 trip ends per training weekend day. Under the

Preferred Alternative, the new park would generate approximately 84 trip ends on a typical day, with approximately 362 more during special events at the proposed amphitheater, with an assumption that the theater would contain 500 seats (Traffic Planning and Design, Inc. 2011). For the definition of trip ends see Section 4.2.6.1.1.

The Screws USARC property is located within Montgomery 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. Alabama Air Pollution Control Regulations were reviewed and the project actions under Alternative 3 would be in accordance with all regulations within or referenced by the plan (USEPA 2013).

Indirect Impacts. No indirect impacts to air quality would be expected under Alternative 3 as on-site emissions are directly related to the addition of vehicle emissions and construction related activities. No additional impacts are expected beyond the direct impacts noted above.

4.2.3 Land Use

4.2.3.1 Affected Environment

The Screws USARC is located in the north central part of Montgomery County, Alabama within the city limits of Montgomery (Figures 1-1 and 1-2). Montgomery is the second largest city in Alabama and the state's capital. The USARC property is located on the U.S. Geological Survey (USGS) 7.5-Minute Willow Springs, Alabama Quadrangle map.

The Screws USARC is located in a primarily mixed use commercial and residential area and is zoned Institutional (INST) (Montgomery LRA 2008). The Institutional District permitted uses include public buildings and uses, semi-public buildings and uses including private schools; YMCA and YWCO facilities; hospitals and nursing homes; colleges, country clubs, golf courses, and churches; and all structures typically related to such institutions. Recreational facilities, including parks, playgrounds, stadiums, etc. are permitted in all zoning districts (City of Montgomery 1985).

4.2.3.1.1 Installation Land

The Screws USARC property occupies 4.8 acres and contains five permanent structures: a main administration building; a large storage building (formerly an OMS); and three additional smaller storage buildings. The main building is a rectangular two-story structure and the largest storage building is a rectangular one-story structure. Parking on the property includes an MEP area and a POV parking area (USACE 2007).

Approximately 75 percent of the property is impervious surface features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remainder of the property is maintained grass with a few trees, including live oaks, and shrubs surrounding the building and on the eastern and western borders.

The Screws USARC was most recently occupied by the 81st Regional Readiness Command Retention Cell, the 361st Support Battalion, and the 282nd Quartermaster Company. The Screws USARC previously accommodated 15 full time staff and approximately 100-150 reservists that trained at the Screws USARC 1-2 weekends per month.

4.2.3.1.2 Surrounding Land

The land use surrounding the property is a mix of commercial, residential, and recreational. North and northeast of the property is the Atlanta Highway and the Dalraida Commons Shopping Center, anchored by a Publix Supermarket, and a NAPA auto parts store. These businesses occur in a B-3 Commercial Zoning District. A closed elementary school is adjacent on the property's western side. Goodwyn Park, a City of Montgomery park which includes a community center, playground, tennis courts, and a baseball/softball complex, lies south of the property. The school property and the park occur in an Institutional Zoning District. East of the property are an Exxon gas station and convenience store that occur in a B-2 Commercial Zoning District, with single family residences further east of the station.

4.2.3.2 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.

4.2.3.2.1 Alternative 1 – No Action Alternative

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

4.2.3.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. There are short-term, minor, adverse impacts to land use under this alternative. Land use would change from training and administrative activities associated with national defense to an unoccupied facility. The Screws USARC property would continue to contain five permanent structures, two parking areas, trees, and maintained grass under this alternative. However, the former occupants of the USARC property have been relocated, and the property would remain vacant until a new use has been established.

Indirect Impacts. There are no known indirect impacts to land use under this alternative as maintenance activities are expected to continue for the current facilities.

4.2.3.2.3 Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery

Direct Impacts. There would be minor, short-term, adverse and long-term, beneficial, direct impacts to land use under this alternative. Land use would change from training and administrative activities associated with national defense to recreational use. There would be temporary demolition and construction activities on the property, which have the potential to affect outdoor activities on the adjacent park and residential areas.

The reuse of the site would result in a long-term, beneficial use of the land for local residents and the community by providing an additional community recreation space. The proposed reuse for the property includes parking, gardens, pavilions, amphitheater, two playgrounds, multimodal trails, and recreational lawn areas. The intensity of land use would be similar or slightly higher than current conditions because people would be using the facility daily and on evenings and weekends as compared to weekday work hours and 1-2 weekends per month under current conditions.

The surrounding properties have mostly residential and commercial land uses. The current zoning of the property is Institutional, which allows for recreational facilities and public buildings. Recreational reuse would be consistent with adjacent uses, and would be a permitted use in the Institutional Zoning District.

New construction would be accomplished in accordance with the city of Montgomery Strategic Development Concept, the City of Montgomery Atlanta Highway Improvement Plan, and building zoning and codes to ensure that newly constructed facilities would be consistent and compatible with their surroundings.

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.

4.2.4 Noise

4.2.4.1 Affected Environment

When in operation, the major sources of noise[1] at the USARC property were generated by daily POV use by 15 full-time employees, heating, ventilation, and air conditioning (HVAC) systems for a 16,132 square foot administration building and a 5,081 square-foot storage building, and POV and limited military equipment use during training activities on 1-2 weekends per month. These noise sources are directly comparable to surrounding urban residential, commercial, and park traffic noise. As such, activities performed at the USARC facility did not add to ambient noise levels.

The City of Montgomery maintains a general nuisance noise ordinance; the code, however, does not set explicit not-to-exceed sound levels. Construction noise is exempt from the ordinance between the hours of 7:00 a.m. and 7:00 p.m. (City of Montgomery Code of Ordinances, Chapter 18, Article IV, Division 2 - Noise).

Surrounding noise at the USARC property is generated by residential and commercial activities. Typical background levels of noise in commercial or urban residential areas range from 55 A-

[1] Noise is expressed as sound pressure level in decibels or A-weighted decibels, which is weighted toward those portions of the frequency spectrum, between 20 and 20,000 hertz (cycles per second), to which the human ear is most sensitive (DOE 1998).

weighted decibels (dBA) to 70 dBA (EPA 1978). Vehicle noise can be attributed to Atlanta Highway to the north and Bellehurst Drive to the east. Atlanta Highway is a major thoroughfare with a daily traffic count of approximately 30,000 vehicles, while Bellehurst Drive is a two-lane residential street. Other noise sources include a shopping center with a Publix Supermarket north of the property, a gas station and convenience store adjacent and east of the property, and a recreational park with playgrounds and a baseball/softball complex adjacent and south of the property. The nearest sensitive noise receptors are numerous individual private residences approximately 300 feet east of the USARC.

4.2.4.2 Consequences

Effects to the noise environment 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 are at 85 and above dB, which is the threshold of hearing damage with prolonged exposure.

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

4.2.4.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions of noise are anticipated. Because the Screws 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 baseline levels.

Indirect Impacts. No changes to the existing baseline conditions of noise are anticipated. Because the Screws 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 baseline levels.

4.2.4.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. Short-term, minor, beneficial impacts to noise would occur under the Caretaker Status Alternative. If the Army finds it necessary to place the Screws USARC in caretaker status for an indefinite period, the Army would ensure public safety and security of the remaining government property. Maintenance activities are expected to continue for the buildings, grounds, and paved areas. It is likely caretaker activities would result in noise levels below baseline levels because of reduced vehicle and training activities at the USARC. Reduced noise levels would occur throughout the period of caretaker status, resulting in short-term minor beneficial impacts to noise.

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.

4.2.4.2.3 Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery

Direct Impacts. There would be short-term, minor and long-term, negligible, adverse impacts to noise due to the change in noise levels associated with the reuse of the Screws USARC as a public park. Minor short-term adverse direct impacts would be expected from construction of park facilities under this alternative. 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.

Long-term, negligible, adverse, direct impacts would occur based on the future use of the Screws USARC property as a public park. Under this alternative, noise sources from daily POV use by 15 full-time employees, HVAC systems for a 16,132 square foot administration building and a 5,081 square-foot storage building, and POV and military equipment use during training activities on 1-2 weekends per month would be eliminated. Under the Preferred Alternative noise sources from reuse as a park would include privately owned vehicles, service vehicles including park maintenance vehicles, children playing outside, groups picnicking at park pavilions, and potentially a speaker sound system during programs at the proposed amphitheater. The surrounding properties have mostly residential and commercial uses, and the property lies on a busy four-lane highway. Although the recreational reuse under this alternative would be consistent with the noise levels of adjacent properties, there is the potential for slightly more noise than baseline due to the potential for public programs occurring at the proposed park amphitheater.

The nearest sensitive noise receptors are multiple single-family residences located approximately 300 feet east of the property. However, an amphitheater, large pavilion, and playgrounds are proposed for construction on the western edge of the property, approximately 800 feet from the edge of the residential neighborhood. Various methods would be used to reduce amphitheater and other potential park noise levels including, but not limited to, physical controls such as berms and barriers, and administrative controls and restrictions over the event times, dates, and durations. Therefore, potential adverse noise impacts would be negligible because noise levels from implementation of the Preferred Alternative would be compatible with surrounding commercial, recreational, and residential activities.

Indirect Impacts. There would be negligible, indirect impacts on the noise environment because changes to noise levels on adjacent properties would be minimal and would not conflict with Federal, state, or local noise control regulations.

4.2.5 Socioeconomics

4.2.5.1 Affected Environment

The following sections discuss the existing economic and social conditions of the 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 Screws USARC is located in the Montgomery, Alabama Metropolitan Statistical Area (MSA), which is the ROI for this socioeconomic analysis. The Montgomery, Alabama MSA is comprised of Autauga, Elmore, Lowndes, and Montgomery Counties.

4.2.5.1.1 Economy

Local Economic Activity

The Screws USARC was most recently occupied with 15 full time employees and 100-150 part-time staff that trained at the facility 1-2 weekends per month. Expenditures by employees were spent in the local economy.

Regional Economic Activity

Government plays a major role in Alabama's economy. The top employers include Redstone Arsenal, University of Alabama at Birmingham, Maxwell-Gunter Air Force Base, and the State of Alabama (McMillan 2011). The state of Alabama's employed civilian labor force has remained around 53.3 percent (BLS 2012a). In 2012, the Montgomery MSA had 155,694 employed persons which was up only slightly from 154,933 the year before (BLS 2011, 2012b). Unemployment rates and labor force information for the county, state, and nation are shown in Tables 4-3 and 4-4.

Table 4-3 Annual Civilian Labor Force, Screws USARC Region and Larger Regions

Jurisdiction	2008	2009	2010	2011	2012
Montgomery, AL MSA	170,658	169,456	171,178	169,946	168,320
Alabama	2,160,934	2,140,379	2,171,716	2,181,859	2,156,301
United States	154,287,000	154,142,000	153,889,000	153,617,000	154,975,000

Source: U.S. Department of Labor, Bureau of Labor Statistics 2008, 2009, 2010, 2011, and 2012a, 2012b

Table 4-4 Unemployment Rate, Screws USARC Region and Larger Regions

Jurisdiction	2008	2009	2010	2011	2012
Montgomery, AL MSA	6.0	11.0	10.3	10.4	8.8
Alabama	5.0	9.8	9.3	8.7	7.3
United States	5.8	9.3	9.6	8.9	8.1

Source: U.S. Department of Labor, Bureau of Labor Statistics 2008, 2009, 2010, 2011, and 2012a, 2012b

Maxwell-Gunter Air Force Base, State of Alabama, Montgomery Public Schools, Baptist Health, and Hyundai Motor Manufacturing Alabama, LLC are the top five employers in the county (Montgomery Area Chamber of Commerce 2013). The state of Alabama has been growing its durable goods manufacturing, including steel production, automotive production, motor vehicle parts, and machinery manufacturing (Zaslawsky 2012). The manufacturing industry sector in Montgomery experienced a nearly 5 percent increase in jobs between 2012 and 2013. Wage and salary employment information is shown on Table 4-5.

Table 4-5 Non-Agricultural Wage and Salary Employment by NAICS Industry for the Montgomery, AL MSA (2012[r], 2013[p])

Industry	2012 Annual Average (persons)	2013 Annual Average (persons)	2012-2013 Percent Change
Natural and Resources Mining, and Construction	6,100	6,000	(1.6)
Manufacturing	17,200	18,000	4.7
Trade (Wholesale and Retail)	23,400	23,500	0.4
Transportation, Warehousing, and Utilities	5,100	5,000	(2.0)
Information	2,300	2,200	(4.3)
Finance, Insurance, and Real Estate	7,200	7,200	--
Professional and Business Services	21,200	21,800	2.8
Education and Health Services	18,400	18,700	1.6
Leisure and Hospitality	15,600	15,900	1.9
Other Services	7,300	7,300	--
Government	43,700	43,500	(0.5)
Total	167,500	169,100	1.0

Source: Alabama Department of Labor - May 2012, 2013.

[r] *Revised May 2012*

[p] *Preliminary May 2013*

( ) Indicates a Decrease

4.2.5.1.2 Public Services

Education

The ROI has approximately 65 elementary schools, 33 middle schools, and 39 high schools with a total student enrollment of 46,177 in grades K-12 (Public School Review 2013). The Screws USARC is located in the Montgomery School District. The district has 27 elementary schools, nine middle schools, and four high schools. It also has nine magnet schools, three alternative schools, one special education center, and one technical high school. There are approximately 31,316 students and over 3,940 employees (Montgomery Public Schools 2013). There are 53 private schools located in the ROI and there are approximately 12,181 students enrolled in private schools (Private School Review 2013). Montgomery is home to both public and private 4-year colleges that include: Alabama State University, Troy University, Auburn University at Montgomery, Faulkner University, South University, and Huntingdon College (City of Montgomery 2013a). The nearest school, Goodwyn Junior High, is located less than ½ mile to the southwest of the USARC.

Health

Local residents in the ROI are served by ten hospitals that have 1,437 available beds. The hospital nearest to the Screws USARC is Baptist Medical Center East, a 150-bed hospital that offers general medical and surgical services along with 24-hour emergency services, labor and delivery center, level II NICU, and a medical/surgical intensive care unit (Baptist Health 2013). The center offers an array of inpatient and outpatient services. The medical center is located approximately 4.7 miles to the east of the property.

Law Enforcement

The Montgomery Police Department currently consists of 524 officers and 200 civilian employees and is responsible for providing service to approximately 202, 000 citizens as well as nearly 150,000 others who travel into and through the Montgomery metro area (City of Montgomery 2013b). The department is comprised of the following divisions: criminal investigation, administrative, municipal jail, patrol, special operations, and traffic. The nearest police station is located approximately 2.1 miles to the northwest of the USARC property.

Fire Protection

Montgomery Fire and Rescue serves the 175 square miles of the City of Montgomery, including the USARC property. The department has 15 fire stations, one training academy, and two administrative support facilities with approximately 459 uniformed and 10 civilian personnel (City of Montgomery 2013c). Equipment includes 15 engines with five of them functioning as Advance Life Support rescue units, six truck companies, one fire investigative unit, eight advance life support rescue medical companies, one 27-foot rescue boat, six watercraft, and more than 50 support vehicles. The department has a heavy rescue team, two hazardous materials teams, and one dive rescue team (City of Montgomery 2013c). The Montgomery Fire Department is approximately 4 miles to the west of the USARC property.

Recreation

Local residents have access to a variety of city parks, recreation complexes, golf courses, community pools, racquet facilities, and natural areas. The Montgomery Parks and Recreation

Department (MPRD) maintains over 1,600 acres of park land, 65 playgrounds, over 9 miles of walking trails, and 24 community centers (City of Montgomery 2013d). Goodwyn Park is located immediately south of the property and has tennis courts, playgrounds, and ball fields.

4.2.5.1.3 Environmental Justice

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

For environmental justice considerations, these populations are defined as minority or low-income individuals or groups of individuals subject to an actual or potential health, economic, or environmental threat arising from existing or proposed Federal actions and policies. Low-income, i.e., at or below the poverty threshold, is defined as the aggregate annual mean income, which for a family of four was $22,891 in 2011.

Table 4-6 and Table 4-7 summarize minority and low-income populations for the area. The area has a high rate of children and single mothers in poverty. Nearly 36 percent of individuals under 18 years of age in the city of Montgomery are in poverty. Single mother families with related children under 5 years old represent 71 percent of those in poverty (USCB 2007-2011).

Table 4-6 Low-Income Populations: Screws USARC Region and Larger Regions, 2011.

Jurisdiction	Total Population	Median Household Income	All People Whose Income is Below Poverty Level (%)
City of Montgomery	205,548	$43,674	20.6
Montgomery, AL MSA	373,062	$45,306	17.6
Alabama	4,747,424	$42,934	17.6
United States	306,603,772	$52,762	14.3

Source: U.S. Department of Commerce, U.S. Census Bureau – American Community Survey 5-year Estimates, 2007-2011.

Table 4-7 Minority Populations: Screws USARC Region and Larger Regions, 2011.								
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**
City of Montgomery	60.7	56.2	0.4	2.1	0.0	0.7	1.2	3.6
Montgomery, AL MSA	44.6	41.5	0.3	0.8	0.0	0.8	1.1	2.3
Alabama	303	26.2	0.6	1.1	0.0	1.0	1.4	3.7
United States	25.9	12.5	0.8	4.7	0.2	5.1	2.5	16.1
Source: U.S. Department of Commerce, U.S. Census Bureau – American Community Survey 5-year Estimates, 2007-2011.								

4.2.5.1.4 Protection of Children

On April 21, 1997, President Clinton issued *EO 13045, Protection of Children from Environmental Health Risks and Safety Risks*. This EO recognizes that a growing body of scientific knowledge demonstrates that children may suffer disproportionately from environmental health risks and safety risks.

It is Army policy to fully comply with EO 13045 by incorporating these concerns in decision-making processes supporting Army policies, programs, projects, and activities. In this regard, the Army ensures that it would identify, disclose, and respond to potential adverse social and environmental impacts on children within the area affected by a proposed Army action.

Within a 1-mile radius of the Screws USARC, there is a YMCA, an elementary school, a middle school, two daycare facilities, and two parks. Residential homes that may have children living in them are east of the property.

4.2.5.2 Consequences

Socioeconomic impacts are considered significant under any of the following conditions:

- Potential regional economic impacts are considered significant if the proposed action would cause:
    - The Rational Threshold Value (RTV) to be greater than the historic maximum annual deviation for a variable. The RTV is an output of the Economic Impact Forecasting System Model and is used to assess the degree of the impacts of an activity for a specific geographic area;
    - 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.

- Public services impacts would be considered significant if the proposed action does not maintain the existing level of service, average response times or other performance objectives for any of the public services: fire protection, police protection, schools, parks, or other public facilities.
- 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.

4.2.5.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for socioeconomic resources are anticipated. Because the Screws 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 Screws 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.

Economy

The Screws USARC has closed, and its operations have relocated to a new AFRC in Montgomery. 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.

Public Services

There are no anticipated impacts to law enforcement, fire, health, and school services because there would be no changes to the city population while the USARC property is in caretaker status.

Environmental Justice

There are no anticipated impacts to environmental justice populations from maintenance activities during the caretaker status.

Protection of Children

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.

Economy

Under this alternative, there would be benefits foregone (short-term, minor, 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 opportunities that may be created through the construction phase of the property.

Public Services

There are no known indirect impacts to public services that would either occur later in time or farther removed in distance under this alternative.

Environmental Justice

There are no known indirect impacts to environmental justice that would either occur later in time or farther removed in distance under this alternative.

Protection of Children

There are no known indirect impacts to protection of children that would either occur later in time or farther removed in distance under this alternative.

4.2.5.2.3 Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery

Direct Impacts.

Economy (Business Revenue, Employment, Income, and Housing)

Under the Preferred Alternative, short-term, minor, 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 Economic Impact Forecast System (EIFS) model, developed by the U.S. Army Corps of Engineers (USACE) Construction Engineering Research Laboratory, was used to assess the impacts of this alternative on the economy of the ROI. The construction cost for this analysis is approximately $7 million (2013 dollars). The estimated construction period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 3.53.

Table 4-8 provides the estimated direct, indirect, and total annual economic impacts of construction activities on business volume, income, and employment, as estimated by the EIFS model. Table 4-8 also provides the indirect impacts on business volume, income, and employment because of the initial direct impacts of the construction activities. Appendix C contains a description of the EIFS model and the EIFS reports on impacts.

The EIFS model also includes an RTV profile used in conjunction with the forecast models to assess the degree of the impacts of an activity for a specific geographic area. 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. Appendix C contains a description of the RTV. Table 4-8 provides the RTV associated with each of the economic impacts resulting from the construction 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 (10.32 percent) income (10.31 percent); employment (2.91 percent); and population (2.52 percent). Thus, the RTV for each of the variables was found to be considerably less than the respective regional RTV.

Table 4-8 Estimated Annual Economic Impacts from the Preferred Alternative: Reuse as a Public Park

Variable	Direct Impacts	Indirect Impacts	Total	Rational Threshold Value (%)
Annual Construction Impacts[1]				
Sales (Business) Volume	$2,010,437	$5,086,406	$7,096,842	0.05
Income	$1,123,166	$895,803	$2,018,968	0.03
Employment	35	23	58	0.03

[1] *2013 Dollars.*

Source: Economic Impact Forecast System, U.S. Army Corps of Engineers, Construction Engineering Research Laboratory.

There would be short-term, minor, beneficial impacts to the economy during the demolition and construction on the property by creating new jobs in the local area. Most of the jobs would be for workers that are part of the temporary construction activity. There would not be any impacts to local spending, housing, or community services from the additional short-term workers. It is anticipated that no workers would relocate. Local workers would be utilized from within the region for the temporary jobs.

There would also be additional short- and long-term, negligible, beneficial economic impacts to the local jurisdictions and the state from the revenues generated from the construction of a new park. States often impose sales taxes on materials sold to landscapers and builders. The state would benefit from the additional tax revenue generated during the construction phase.

Public Services (Police, Fire, Schools, Medical, and Parks)

There would be long-term, moderate, beneficial impacts to public services by enhancing the existing park and recreation system. In the Montgomery Strategic Development Concept, one of the major visions for the community was to enlarge and expand the city's park and recreation system (City of Montgomery 2008). Reuse of the USARC as a park facility would meet this goal by providing more park and recreation space adjacent to an existing city park, Goodwyn Park. There are no anticipated impacts to law enforcement, fire, health, and school services

because there would be no changes to the city population from the reuse of the USARC property as a park.

Environmental Justice

There would be short-term, negligible, adverse impacts to minority and low income individuals, during the construction and reuse of the site. There may be additional noise, traffic, and dust during the construction. Construction standards would be in place to minimize impacts. The closure of the reserve center and the creation of a park would not result in disproportionately high and adverse human health or environmental impacts to minority populations and low-income populations.

There would be long-term, minor to moderate, beneficialimpacts to local populations, which includes minority and low-income individuals, from the reuse as a park. A new park in the area would improve quality of life by providing additional space for exercise and recreation. In addition, a new park would enhance the visual landscape for the surrounding residences and community.

Protection of Children

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. The proposed action does not result in any environmental health risks and safety risks that may disproportionately impact children. There would be long-term, minor benefits to the safety of children. The reuse as a park would provide additional opportunities for physical activity, exercise, and play for children in the area.

Indirect Impacts.

Economy (Business Revenue, Employment, Income, and Housing)

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 4-8. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-8. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximate $5.1 million increase in indirect business volume; a $0.9 million increase in indirect or induced personal income; and an increase of 23 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 short-term, moderate, beneficialimpacts on the regional economy.

Public Services

There are no known indirect impacts to public services that would either occur later in time or farther removed in distance under this alternative.

Environmental Justice

There are no known indirect impacts to environmental justice that would either occur later in time or farther removed in distance under this alternative.

Protection of Children

There are no known indirect impacts to protection of children that would either occur later in time or farther removed in distance under this alternative.

4.2.6 Transportation

4.2.6.1 Affected Environment

This section describes the existing transportation conditions at and surrounding the Screws USARC.

4.2.6.1.1 Roadways and Traffic

Montgomery is located at the intersection of Interstate 85 and Interstate 65. Montgomery is 164 miles southwest of Atlanta, 92 miles south of Birmingham, and 155 miles north of Mobile and the Gulf of Mexico (Montgomery Area Chamber of Commerce 2013).

The Screws USARC is located at 4050 Atlanta Highway approximately 1.8 miles west of the intersection of U.S. 231 and Atlanta Highway. Interstate 85 runs parallel to Atlanta Highway approximately 2 miles south of the USARC via Perry Hill Road. Figure 4-1 shows a map of the roads surrounding the Screws USARC.

Atlanta Highway is a four-lane main thoroughfare that runs east-west and has documented traffic counts. In 2011, Atlanta Highway had an average annual daily traffic (AADT) of approximately 29,500 near its intersection with Viking Street, approximately 0.30 mile east of the USARC (ALDOT 2011). The USARC property is adjacent to the existing Goodwyn Park, a recreational park with traffic congestion problems during baseball tournaments and seasonal events.

Before closure of the Screws USARC, daily vehicle traffic to the facility included approximately 15 full-time employees who commuted to the facility daily and approximately 100-150 reservists who attended drills on 1-2 weekends per month. According to the Institute of Transportation Engineers, a single tenant office building generates approximately 4 trip ends per employee, the total number of trips entering and exiting a site during that designated time. Before closure of the facility, the USARC generated approximately 60 trip ends per day from full-time employees and an additional 400-600 trip ends per training weekend day.


Martin Luther King Jr Expy
County Downs
N
0
0.25
0.5
Miles
Legend
Installation Boundary
Figure 4-1
Screws U.S.
Army Reserve Center
Transportation Map

4.2.6.1.2 Public Transportation

The Montgomery Area Transit System (MATS) operates three types of public transportation services within the City of Montgomery: local fixed bus routes; downtown trolley routes; and downtown parking shuttles. In accordance with the Americans with Disabilities Act (ADA), MATS also operates a complementary paratransit service for disabled persons.

The fixed route system averages 4,500 trips daily (more than 1,000,000 trips annually) over approximately 4,000 daily route miles. Thirty-four buses serve 15 fixed routes between the hours of 5:00 a.m. and 9:00 p.m. Monday through Friday and Saturday 7:30 a.m. until 6:30 p.m. The base adult fare for a one-way trip is $2.00. Weekly and monthly bus passes are also available at reduced rates (MATS 2013).

The MATS Route 2 Eastdale Mall bus route runs along Madison Avenue and Atlanta Highway between downtown Montgomery, past the Screws USARC, to North Burbank Drive, approximately 2.5 miles east of the USARC. The closest bus stop to the USARC on this route is at the intersection of Atlanta Highway and Perry Hill Road, approximately 0.30 mile west of the USARC (MATS 2013).

According to stakeholder interviews, bus operator surveys, public meetings, and passenger surveys, Atlanta Highway is widely considered an unsafe roadway for pedestrians or cyclists (First Transit 2008). The 8-mile road has developed over time with no direction or master vision. The right-of-way varies in width, most commercial properties don't connect to adjacent parcels of land, and there are few safe places for pedestrians to walk or cross the street. In an effort to start planning for the improvement of the corridor, the City of Montgomery has developed a master plan to make the road more pedestrian-friendly, convenient for motorists, and aesthetically pleasing by creating sidewalks, bike paths, green space, and street trees (2D Studio LLC 2013).

Montgomery has several intercity public transportation resources. The Montgomery Regional Airport, located off Interstate-65, 6 miles southwest of the city, is served by American Eagle, Delta Connection, and US Airways Express airlines and offers daily direct flights to and from Atlanta, Memphis, Charlotte, and Dallas/Fort Worth. There are also airports in Birmingham, Huntsville, and Mobile, Alabama. An Amtrak passenger train station in Birmingham, Alabama offers a land transportation option. Greyhound offers daily bus service to and from Montgomery. Megabus, the first low-cost express bus service to offer city-to-city travel, is now also serving Montgomery (Montgomery Area Chamber of Commerce 2013).

4.2.6.2 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.

4.2.6.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for transportation resources are anticipated. Because the Screws 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 Screws 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. Maintenance activities are expected to continue for the grounds and remaining asphalt areas. Short-term, negligible, beneficial impacts to the community would result from the reduction in employees commuting to the Screws USARC.

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

4.2.6.2.3 Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery

Direct Impacts. There would be short-term adverse and long-term adverse and beneficial impacts to transportation under this alternative. During the construction phase, there would be short-term, minor, adverse, direct impacts to transportation under this alternative. A short-term increase in vehicular traffic on the local roads around the site would occur during the construction phase of the project. There would be more trucks and heavy equipment traffic delivering and hauling supplies and commuting construction workers.

Reuse of the Screws USARC would result in long-term, minor, adverse impacts to transportation patterns. The reuse as open space and recreation would increase traffic slightly in the area, depending on the final development design of the park, resulting in a minor adverse impact to traffic. A city park use would generate approximately six trip ends, the total number of trips entering and exiting a site, per picnic table (ITE 2011). For example, if the new park had a large park pavilion with eight picnic tables and six more picnic tables around the site, it would generate approximately 84 trip ends on a typical day, with approximately 362 more during special events at the proposed amphitheater, with an assumption that the theater would contain 500 seats (Traffic Planning and Design, Inc. 2011). For comparison, there were approximately 60 trip ends daily and an additional 400-600 trip ends per training weekend day before closure of the USARC (ITE 2011). Table 4-9 compares trip ends generated for the Preferred Alternative compared with those of the No Action Alternative.

Park traffic generally peaks at different times than adjacent streets and during non-commuting hours. There would be additional traffic on nights and weekends compared to current conditions. The roads adjacent and near the USARC would be able to accommodate the slight increase in daily traffic.

Table 4-9 Estimated Traffic Impacts from the Preferred Alternative: Reuse as a Public Park				
	No Action Alternative		**Preferred Alternative: Reuse as a Public Park**	
	Daily	**Training Weekend Day**	**Daily**	**Special Event**
Estimated Daily Trip Ends[1]	60	400-600	84	362*
Atlanta Highway Average Annual Daily Traffic	29,500		Not Available	

[1] *Trip ends: the total number of trips entering and exiting a site.*

*Based on one study (Traffic Planning and Design, Inc. 2011).

Source: Institute of Transportation Engineers. 2011. Trip Generation Rates from the 8th Edition ITE Trip Generation Report Series.

The USARC property can currently be entered from one access point on Atlanta Highway. Under the Preferred Alternative the property would be accessed from Atlanta Highway in two locations and from a proposed extension of Sterling Drive. The public park design under the Preferred Alternative includes a multimodal transportation hub located along a central roadway connected to Atlanta Highway that would provide new access to Goodwyn Park, which is adjacent to the USARC property. The plan also proposes to connect the existing neighborhood streets to the new entry road in order to improve overall vehicular and pedestrian circulation throughout the site and alleviate traffic congestion during peak hours and recreational events (2D Studio LLC 2013). This would result in long-term, moderate, beneficial impacts to traffic patterns and public transportation in the surrounding area.

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 the region.

4.2.7 Water Resources

4.2.7.1 Affected Environment

4.2.7.1.1 Surface Water

No natural surface water features or wetlands are located on the Screws USARC. The USARC property is at an elevation of approximately 275 feet above mean sea level and is relatively flat. The land surface on the property slopes down to the south towards a wet weather conveyance adjacent to the southern border of the property. The drainage feature flows to the west, eventually meeting a stream that flows into the Tallapoosa River at a point approximately 7 miles northeast of the property, near where it joins the Coosa River to form the Alabama River.

Stormwater sheet flows across the paved and landscaped surfaces of the Screws USARC property directly to the drainage ditch south of the property or to storm drain structures that pipe the flows to the drainage ditch. A storm drain grated drop inlet is located in the grassy area east of the POV parking area on the property. The property also receives runoff from the north across Atlanta Highway via a buried pipe that discharges to the property near its north side (USACE 2007).

The Screws USARC has one OWS on the property. Vehicle washing occurred at the wash rack next to the former OMS. A grated inlet was observed in the covered concrete pad of the wash rack. Runoff from washing activities flowed to the grated inlet and was carried to the OWS, which discharged to the sanitary sewer (USACE 2007).

4.2.7.2 Consequences

The following thresholds were used in this document to determine if an impact to water resources would be significant:

- USACE has authority for delineating jurisdictional wetlands and evaluating wetlands impacts not avoidable under Section 404 of the CWA. Impacts would be significant if they violate Federal or state surface water protection laws.
- Impacts constitute a substantial risk to aquatic animals and/or humans or contamination poses secondary health risks during the project life.
- Impacts would eliminate or sharply curtail existing aquatic life or human uses dependent on in-stream flows or water withdrawals during the project life.
- Impacts would place within a 100-year flood hazard area structures which violate Federal, State or local floodplain regulations; or
- Impacts would expose people or structures to a substantial risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.

4.2.7.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes are anticipated to the existing baseline conditions of water resources. Because the Screws USARC would not close and personnel would not be realigned no direct impacts to these resources are anticipated.

Indirect Impacts. No changes are anticipated to the existing baseline conditions of water resources. Because the Screws USARC would not close and personnel would not be realigned no indirect impacts to these resources are anticipated.

4.2.7.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. No direct impacts to water resources are anticipated under Alternative 2. Although the Screws USARC would close and personnel would be realigned, there would be no changes to site conditions. No demolition or construction activities would occur.

Indirect Impacts. No indirect impacts to water resources are anticipated under Alternative 2. Although the Screws USARC would close and personnel would be realigned, there would be no changes to site conditions. No demolition or construction activities would occur.

4.2.7.2.3 Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery

Direct Impacts. No short-term direct impacts to surface water are anticipated from demolition of the existing buildings and construction of public park facilities under the Preferred Alternative. There are no surface water bodies on the property. Current regulations require the proponents of any construction activity that disturbs 1 or more acres of land to file a National Pollutant Discharge Elimination System (NPDES) permit application for the resulting storm water runoff caused by the construction activity.

There would be long-term, moderate, beneficial, direct impacts to surface water under this alternative, including improvements to stormwater conveyance on the property. There would also be restoration of the riparian area surrounding the drainage south of the property and preservation of existing trees and tree canopy on the property.

Vegetative cover tends to slow down the movement of surface runoff and may reduce erosion on-site. Currently, approximately 75 percent of the Screws USARC property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and buildings. With the demolition of buildings and parking lots and construction of recreational lawns, trails, permeable parking lots, gardens, and bio-retention areas it is reasonable to anticipate that there would be a more than 25 percent reduction in the amount of impervious surface area throughout the facility. After construction of the recreational field, there would be an increase in groundwater recharge rates from the increase in vegetated surface area on the property.

Indirect Impacts. Short-term, negligible, adverse, indirect impacts are anticipated to water resources. Demolition of the existing buildings and construction of the public park facilities may cause a short-term increase in sediment runoff and loading into off-site water bodies from activities such as grading, vegetative clearing, and excavating. BMPs that may be used prior to demolition and construction, such as barriers, tree protection, and buffer/filter strips, could minimize the effects. Recommendations during and following construction include silt fences, sediment traps, temporary cover crops, and other erosion control BMPs to reduce soil erosion at the site and the associated impacts on off-site surface water. Although BMPs are not 100 percent effective in preventing sediment runoff, the Proposed Action would incorporate construction contractor compliance with established permit requirements. Even with implementation of controls, short-term soil erosion is anticipated.

4.2.8 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 Screws USARC and the actions of other parties in the surrounding area. 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.

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 Screws USARC.

This includes the installation and the area near the installation boundary and varies by resource category being considered. Analysis areas are defined in Section 4.3.1 for each resource category analyzed in detail.

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

The Screws USARC property has served as a reserve and mobilization center for the U.S. Army since the U.S. Government transferred the property to the Department of the Army in 1956. A 1952 USGS aerial photograph shows the USARC property and surrounding areas as undeveloped. The USARC main building and the OMS were built in approximately 1959, and the school to the west, some commercial development to the north, residential development to the east, and the park to the south of the USARC property were developed between 1952 and 1975 (USACE 2007). The Publix Supermarket and the Dalraida Commons shopping center that lie immediately north of the Screws USARC property were built in 2005, replacing an aging K-mart store (Ray 2004). Thomas Head Elementary School, directly west of the USARC property, closed in 2011 (Kachmar 2013).

The occupants of the Screws USARC, the 81st Regional Readiness Command Retention Cell, the 361st Support Battalion, and the 282nd Quartermaster Company, have relocated to the Alabama Army National Guard Joint Forces Headquarters Complex, 1720 Congressman Dickinson Drive, Montgomery, Alabama.

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

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

- Continued redevelopment and revitalization of homes, businesses, and government buildings in and around downtown Montgomery.
- The City of Montgomery has prepared the Atlanta Highway Improvement Plan to improve the stretch of the Atlanta Highway corridor that includes the Screws USARC property. This plan provides a vision making the corridor a safer place to walk, bike, and/or access transit. According to the City of Montgomery, the corridor has no coordinated plan for improvements, is unsafe to walk or bike along, and current transit options are unappealing and inconvenient (City of Montgomery 2012). The goals of the Atlanta Highway Improvement Plan include the following:
    - Meet with local residents and business owners to achieve neighborhood consensus and action;
    - Establish a business improvement district;
    - Conduct an infrastructure audit;

- Establish infrastructure investment zones;
- Adopt context appropriate thoroughfare sections, including through traffic areas, slip lanes, wide sidewalks and bike lanes, and medians and planting strips;
- Establish interim pedestrian and bicycle crossings;
- Provide transit and bus shelters;
- Create a public works manual for multi-function thoroughfares that provides details regarding lighting, tree selection and spacing, signage, drainage, utilities, street furniture, and walkway/path specifications; and
- Connect Atlanta Highway to the park south of the vacated Screws USARC property.

As the City of Montgomery continues to develop towards the east, multi-modal transit will continue to be a point of emphasis to connect the many suburban neighborhoods with downtown.

- The City of Montgomery prepared a master plan for the area that includes the Screws USARC property and an abandoned school building and 10-acre campus adjacent to the west of the property. The master plan focuses on creating a new flexible park space that would include seasonal programs and create attractions and destinations throughout the park. The design also includes a commercial retail village on the existing school property with a multimodal transportation hub located along a central roadway that will provide new access to Goodwyn Park. The plan proposes to connect the existing neighborhood streets to the new entry road in order to improve overall vehicular and pedestrian circulation throughout the site and alleviate traffic congestion during peak hours and recreational events (2D Studio LLC 2013).
- Implementation of the Montgomery Strategic Development Concept (City of Montgomery 2008), the Atlanta Highway Improvement Plan (City of Montgomery 2012), and other City of Montgomery long-range development plans.

4.2.8.1 Potential Cumulative Impacts

4.2.8.1.1 No Impacts to Resources

As documented in Section 4.0 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
- Utilities

4.2.8.1.2 Alternative 1 – No Action Alternative

Under Alternative 1 it is anticipated that past and present development trends on the Screws USARC and in the surrounding civilian community would continue. The No Action Alternative would not result in cumulative impacts for any resource category. 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 mandated by Federal law.

4.2.8.1.3 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 aesthetic and visual resources includes the viewshed around the property. Because no demolition or construction would occur on the Screws USARC property under this alternative, no impacts to aesthetic and visual resources are anticipated.
- **Land Use.** The cumulative impact analysis area for land use includes a ½ mile radius around the Screws USARC. 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 is the area surrounding the property where noise from the reuse can be heard under normal circumstances. 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 Screws USARC. These activities when combined with impacts from past, current, and reasonably foreseeable activities would not cause significant cumulative impacts to the noise environment.
- **Socioeconomics.** The cumulative impact analysis area for socioeconomics includes the Montgomery, Alabama MSA. Under this alternative, the Screws USARC would close and relocate its operations to a new AFRC in Montgomery. The new facility is located in the City of Montgomery, Montgomery County; therefore, the impacts on the ROI and regional economy would not differ from baseline conditions. There are no anticipated cumulative impacts.
- **Transportation.** The cumulative impact analysis area for transportation includes a 2 mile radius around the property, which is the approximate distance to U.S. 231 and Interstate 85, major transportation routes in Montgomery. Under this alternative, the elimination of a military presence at the site would cause a long-term decrease in traffic on and around the property. The impacts of the Caretaker Status Alternative when combined with impacts of the past, current, and reasonably foreseeable activities would not cause significant cumulative impacts to the environment.
- **Water Resources.** The cumulative impact analysis area for water resources includes the watershed around the property. Because no demolition or construction would occur on the Screws USARC property under this alternative, no impacts to water resources are anticipated. The amount of impervious surface and water movement are expected to remain consistent with current conditions.

4.2.8.1.4 Preferred Alternative – Traditional Disposal and Reuse as a Public Park by the City of Montgomery

Cumulative impacts under the Preferred Alternative by resource category are as follows:

- **Aesthetic and Visual Resources.** A decrease in building area would increase open space and vegetation and 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 activities such as proposed improvements to the Atlanta Highway corridor associated with the Atlanta Highway Improvement Plan. These improvements may include wider sidewalks, bike lanes, improved medians and planting strips, lighting, and street furniture (City of Montgomery 2012). The cumulative impact would be non-significant.
- **Land Use.** Under this alternative the USARC property would be redeveloped as a public park, resulting in a low intensity reuse. Proposed commercial development adjacent to the USARC property would result in a higher-intensity land use. The combination of the low-intensity proposed park and the new commercial retail development adjacent to the USARC property would balance each other out and result in no cumulative impacts to land use in the area. These land use changes are compatible with surrounding land uses that include commercial, recreational, and residential areas.
- **Noise.** Noise under the Preferred Alternative would consist of construction noise, privately owned vehicle noise, children playing outside, groups picnicking at park pavilions, and potentially a speaker sound system during programs at the proposed amphitheater. The reuse would be consistent with the noise levels of adjacent properties. This, in combination with noise from other past, present, and reasonably foreseeable future activities, such as the proposed commercial development adjacent and to the west of the USARC property, would have non-significant cumulative impacts to the environment.
- **Socioeconomics.** Employment generated by the construction phase of the reuse of the Screws 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 adjacent to the property and throughout the region would have non-significant short- and long-term beneficial cumulative impacts to the local and regional community.
- **Transportation.** The reuse of the Screws USARC as a park would result in long-term adverse and beneficial impacts to traffic within the analysis area. There would be a slight increase in daily traffic at the site compared to the current use; however, a planned roadway adjacent to the proposed park would alleviate current traffic congestion problems and would provide multi-modal transportation improvements. This in combination with traffic from other past, present, and reasonably foreseeable future activities, such as the proposed commercial development adjacent to the USARC and improvements to infrastructure and multimodal transportation opportunities associated with the Atlanta Highway Improvement plan (City of Montgomery 2012), would have non-significant cumulative impacts to transportation.

- **Water Resources.** A decrease in impervious surfaces and an increase in vegetation would result in a long-term beneficial impact to water resources in the area. There would also be restoration of the riparian area surrounding the drainage south of the property and preservation of existing trees and tree canopy on the property. These beneficial impacts combined with the future development in the region would have non-significant cumulative impacts to water resources.

4.2.9 Best Management Practices

As discussed in Sections 4.1 through 4.3, 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 Preferred Alternative, 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.

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
81st Regional Support Command NEPA Coordinator

Glenn Harbin
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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.
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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, description of proposed action, alternatives formulation, and related environmental analyses.
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Electronic Availability

The BRAC Website at:
http://www.hqda.army.mil/acsim/brac/env_ea_review.htm

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SECTION 9.0 PERSONS CONSULTED

Information was solicited 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
- Alabama Department of Conservation & Natural Resources
- Alabama Department of Environmental Management
- Alabama Historical Commission
- HUD
- City of Montgomery
- Office of Environmental Policy and Compliance, U.S. Department of Interior
- Alabama-Coushatta Tribe
- Muscogee (Creek) Nation, Alabama-Quassarte Tribal Town
- Coushatta Tribe of Louisiana
- Muscogee (Creek) Nation
- Poarch Band of Creek Indians of Alabama

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SECTION 10.0 ACRONYMS

A

AADT	Annual Average Daily Traffic
ACM	Asbestos-Containing Material
ADA	Americans with Disabilities Act
AFRC	Armed Forces Reserve Center
AL SHPO	Alabama State Historic Preservation Officer
AST	Aboveground Storage Tank

B

BMPs	Best Management Practices
BRAC Commission	Base Closure and Realignment Commission
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes

C

CAA	Clean Air Act
CEQ	Council on Environmental Quality
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations

D

dB	Decibel
dBA	A-Weighted Noise Levels
DoD	U.S. Department of Defense
DNL	Day-Night Average Sound Level

E

EA	Environmental Assessment
ECP	Environmental Condition of Property
EIFS	Economic Impact Forecast System
EIS	Environmental Impact Statement
EO	Executive Order

F

FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FNSI	Finding of No Significant Impact
Ft	feet

G

H

HEM	Hexane Extractable Material
HUD	Housing and Urban Development
HVAC	Heating, Ventilation, and Air Conditioning

I

IFR	Indoor Firing Range
INST	Institutional

J

K

L

LBP	Lead-Based Paint
Leq	equivalent sound level

LRA	Local Redevelopment Authority

M

MATS	Montgomery Area Transit System
MEP	Military Equipment Parking
MPRD	Montgomery Parks and Recreation Department
MSA	Metropolitan Statistical Area

N

NAAQS	National Ambient Air Quality Standards
NCA	Noise Control Act
NEPA	National Environmental Policy Act
NOI	Notice of Interest
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
NWR	National Wildlife Refuge

O

OMS	Organizational Maintenance Shop
OSHA	Occupational Safety and Health Administration
OWS	Oil-Water Separator

P

PAH	Polynuclear Aromatic Hydrocarbons
PBC	Public Benefit Conveyance
PCB	Polychlorinated Biphenyls
POL	Petroleum, Oils, and Lubricants
POV	Privately Owned Vehicle
ppm	parts per million

Q

R

ROI	Region of Influence
RONA	Record of Non-Applicability
RSC	Regional Support Command
RTV	Rational Threshold Values

S

SIP	State Implementation Plan

T

TPH	Total Petroleum Hydrocarbons

U

US	United States
USACE	United States Army Corps of Engineers
USAR	United States Army Reserve
USARC	United States Army Reserve Center
USC	United States Code
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	Underground Storage Tank

V

W

X

Y

Z

APPENDIX A – PUBLIC AND AGENCY COORDINATION

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 Screws USARC EA. A 30-day comment period was initiated, starting 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 comments 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 a local and a regional newspaper to inform the public that the EA and draft FNSI were available for review. The notices identified a point of contact to obtain more information regarding the NEPA process, identified means of obtaining a copy of the EA and draft FNSI for review, listed public libraries where paper copies of the EA and draft FNSI could be reviewed, and advised the public that an electronic version of the EA and draft FNSI were available for download at the following Web site: http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.

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A.1 Scoping Coordination

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

Agency	Date
Mr. N. Gunter Guy, Jr., Alabama Department of Conservation & Natural Resources	August 26, 2013
Mr. Lance R. LeFleur, Alabama Department of Environmental Management	August 26, 2013
Mr. Robert Smith, City of Montgomery	August 26, 2013
Dr. Willie R. Taylor, Office of Environmental Protection and Compliance	August 26, 2013
Ms. Linda R. Charest, U.S. Department of Housing and Urban Development	August 26, 2013
Mr. Heinz Mueller, U.S. Environmental Protection Agency	August 26, 2013

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

REPLY TO
ATTENTION OF

August 26, 2013

Directorate of Public Works

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

Subject: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the BG William P. Screws U.S. Army Reserve Center, Montgomery, Alabama.

Dear Mr. Guy:

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 BG William P. Screws U.S. Army Reserve Center (Screws 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 Screws USARC is to meet the requirements of the Base Closure and Realignment Act. The Screws USARC is located at 4050 Atlanta Highway in Montgomery, Alabama. The site is approximately 4.82 acres in size and currently contains five permanent structures.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Screws USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Screws 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 Screws USARC by the City of Montgomery for use as a park.

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,

FOR Daniel H. Thomas III
Chief, Environmental Division

Enclosures:
Figure 1: Location Map
Figure 2: Site Layout
Figure 3: Conceptual Redevelopment Plan

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

REPLY TO
ATTENTION OF

August 26, 2013

Directorate of Public Works

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

Subject: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the BG William P. Screws U.S. Army Reserve Center, Montgomery, 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 BG William P. Screws U.S. Army Reserve Center (Screws 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 Screws USARC is to meet the requirements of the Base Closure and Realignment Act. The Screws USARC is located at 4050 Atlanta Highway in Montgomery, Alabama. The site is approximately 4.82 acres in size and currently contains five permanent structures.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Screws USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Screws 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 Screws USARC by the City of Montgomery for use as a park.

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:

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- 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,

FOR Daniel H. Thomas III
Chief, Environmental Division

Enclosures:
Figure 1: Location Map
Figure 2: Site Layout
Figure 3: Conceptual Redevelopment Plan

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

REPLY TO
ATTENTION OF

August 26, 2013

Directorate of Public Works

Robert Smith, Planning Director
Department of Planning
City of Montgomery
25 Washington Avenue, 4th Fl
Montgomery, Alabama 36104

Subject: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the BG William P. Screws U.S. Army Reserve Center, Montgomery, Alabama.

Dear Mr. 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 BG William P. Screws U.S. Army Reserve Center (Screws 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 Screws USARC is to meet the requirements of the Base Closure and Realignment Act. The Screws USARC is located at 4050 Atlanta Highway in Montgomery, Alabama. The site is approximately 4.82 acres in size and currently contains five permanent structures.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Screws USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Screws 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 Screws USARC by the City of Montgomery for use as a park.

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,

FOR Daniel H. Thomas III
Chief, Environmental Division

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Figure 2: Site Layout
Figure 3: Conceptual Redevelopment Plan

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

REPLY TO
ATTENTION OF

August 26, 2013

Directorate of Public Works

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

Subject: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the BG William P. Screws U.S. Army Reserve Center, Montgomery, Alabama.

Dear Mr. Taylor:

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 BG William P. Screws U.S. Army Reserve Center (Screws 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 Screws USARC is to meet the requirements of the Base Closure and Realignment Act. The Screws USARC is located at 4050 Atlanta Highway in Montgomery, Alabama. The site is approximately 4.82 acres in size and currently contains five permanent structures.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Screws USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Screws 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 Screws USARC by the City of Montgomery for use as a park.

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
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- 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,

FOR Daniel H. Thomas III
Chief, Environmental Division

Enclosures:
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Figure 2: Site Layout
Figure 3: Conceptual Redevelopment Plan

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

REPLY TO
ATTENTION OF

August 26, 2013

Directorate of Public Works

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

Subject: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the BG William P. Screws U.S. Army Reserve Center, Montgomery, 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 BG William P. Screws U.S. Army Reserve Center (Screws 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 Screws USARC is to meet the requirements of the Base Closure and Realignment Act. The Screws USARC is located at 4050 Atlanta Highway in Montgomery, Alabama. The site is approximately 4.82 acres in size and currently contains five permanent structures.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Screws USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Screws 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 Screws USARC by the City of Montgomery for use as a park.

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:

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Sincerely,

FOR Daniel H. Thomas III
Chief, Environmental Division

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Figure 2: Site Layout
Figure 3: Conceptual Redevelopment Plan

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

REPLY TO
ATTENTION OF

August 26, 2013

Directorate of Public Works

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

Subject: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the BG William P. Screws U.S. Army Reserve Center, Montgomery, 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 BG William P. Screws U.S. Army Reserve Center (Screws 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 Screws USARC is to meet the requirements of the Base Closure and Realignment Act. The Screws USARC is located at 4050 Atlanta Highway in Montgomery, Alabama. The site is approximately 4.82 acres in size and currently contains five permanent structures.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Screws USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Screws 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 Screws USARC by the City of Montgomery for use as a park.

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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:

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Sincerely,

Daniel H. Thomas III
Chief, Environmental Division

Enclosures:
Figure 1: Location Map
Figure 2: Site Layout
Figure 3: Conceptual Redevelopment Plan


Alexander City
Rockford
280
22
Dadeville
Martin Lake
49
Deatsville
31
Wetumpka
Tallassee
9
186
Prattville
14
85
Tuskegee
Montgomery
80
82
White Hall
8
53
331
Hayneville
21
65
Troy Hwy
Union Springs
15
Ramer
97
231
Fort Deposit
65
15
Josie
53
29
Troy
10
Luverne
Brundidge
Clio
Henderson
Jack
87
231
N
0 4 8
Miles
Legend
Screws USARC
Montgomery County
Figure 1
Screws U.S.
Army Reserve Center
Location Map

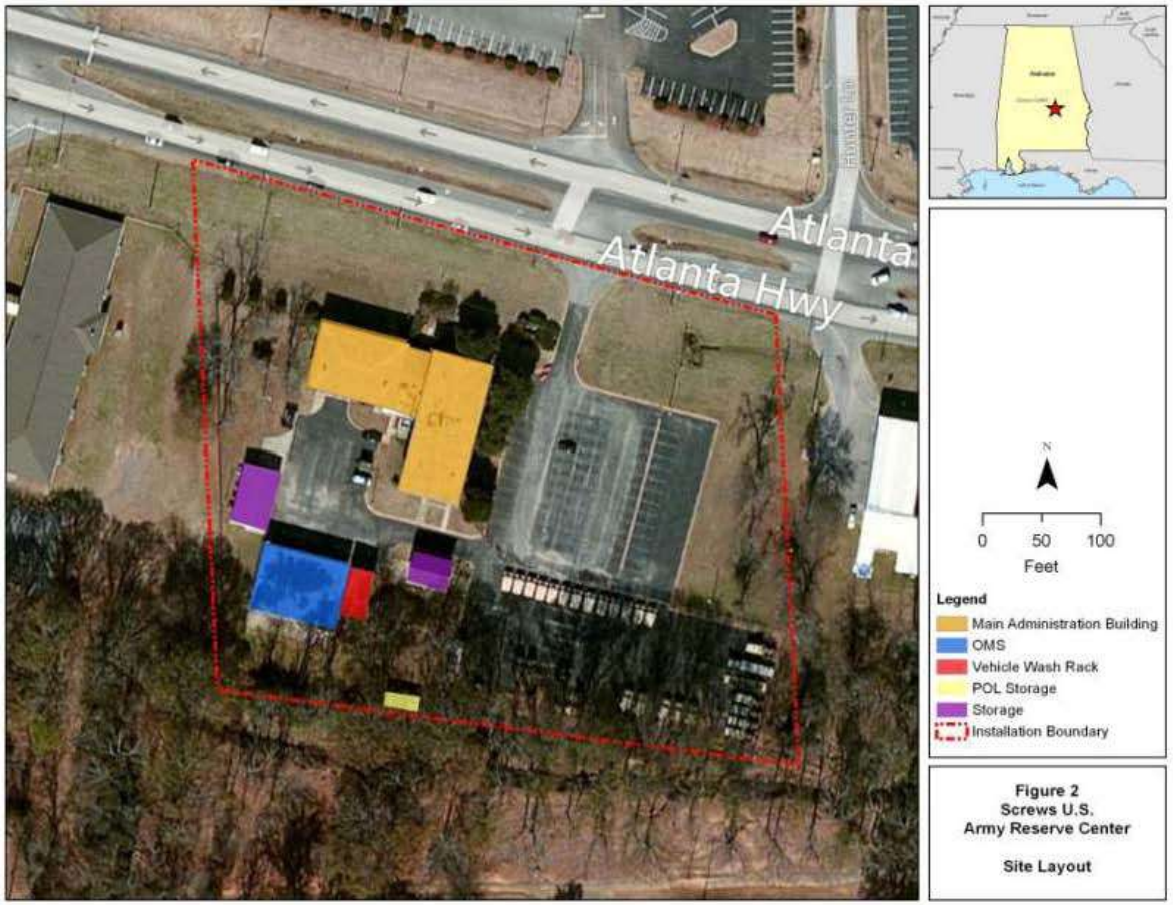
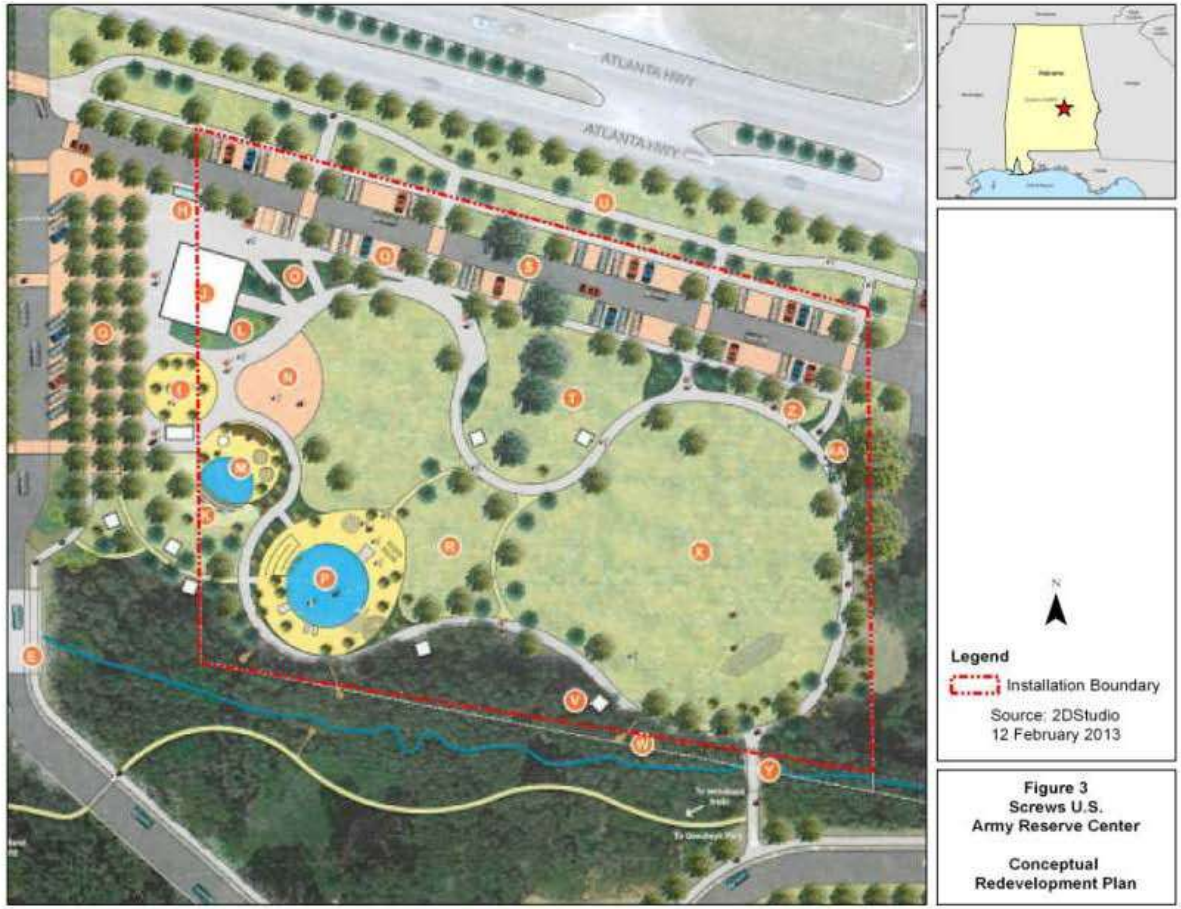


Figure 2
Screws U.S.
Army Reserve Center

Site Layout


ATLANTA HWY
ATLANTA HWY
Legend
Installation Boundary
Source: 2DStudio
12 February 2013
Figure 3
Screws U.S.
Army Reserve Center
Conceptual
Redevelopment Plan

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A.2 SHPO – Section 106 Consultation

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

Agency/Tribe	Date
Mr. Frank White, Alabama Historical Commission	November 4, 2009
SHPO, Alabama Historical Commission (Response)	November 23, 2009
Ms. Elizabeth Ann Brown, Deputy SHPO, Alabama Historical Commission	August 26, 2013
Carlos Bullock, Chairman, Alabama-Coushatta Tribe	August 26, 2013
Tarpie Yargee, Muscogee (Creek) Nation, Alabama-Quassarte Tribal Town	August 26, 2013
Kevin Sickey, Chairman, Coushatta Tribe of Louisiana	August 26, 2013
George Tiger, Principal Chief, Muscogee (Creek) Nation	August 26, 2013
Buford L. Rolin, Chairman, Poarch Band of Creek Indians of Alabama	August 26, 2013

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DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1625 MARION AVENUE
FORT JACKSON, SC 29207-6070

REPLY TO ATTENTION OF:

ARMY RESERVE

ARRC-SSC-DPW

November 4, 2009

Frank White, Executive Director
Alabama Historical Commission
468 South Perry Street
PO Box 300900
Montgomnery, AL 36130-0900

Dear Mr. White:

The Assistant Chief of Staff Installation Management, Operations Directorate Reserve Division (ACSIM-ODR) and the US Army Reserve, 81st Regional Support Command (RSC) is in the process of conveying the BG William P. Screws United States Army Reserve Center (USARC) in Montgomery, Alabama, outside of federal ownership. In accordance with Army Regulation 200-1, the 81st RSC is notifying your organization of this conveyance and is requesting further input and coordination concerning this conveyance.

The USARC consists of approximately 4.8 acres and is located at 4050 Atlanta Highway, Montgomery, Alabama. The USARC consists of an Administration Building, a Storage Building that was formerly an Area Maintenance Support Activity (AMSA) Building, and three other Storage Buildings. The Administration Building and the former AMSA were constructed in 1959 and the other storage buildings were added in the late 1980's to 1990's. Surrounding land is occupied by asphalt parking areas, driveways and Military Equipment Parking area. Landscaped areas surround the building and occupy boundaries of the property.

Based on a review of historic maps and aerial photographs, it appears the Property does not exhibit characteristics that make it eligible under Criterion Consideration G: of the National Register of Historic Places (NRHP). Therefore, the US Army Reserve has determined that the conveyance of this property outside of federal ownership will not affect any historic resources.

The US Army Reserve requests concurrence with a determination of no historic properties affected by the proposed action as per 36 CFR 800-4(d)(a), in writing via e-mail or hard copy, within 30 days to:

Ms. Michelle Hook
Spence USAR Center
Bldg 13000 Jackson Blvd
Fort Jackson, SC 29207

Please feel free to contact Michelle Hook at 803-751-6757 or michelle.hook@us.army.mil should you have any questions or concerns or would like additional information.

Sincerely,

GREGORY B. SMITH
Colonel, U.S. Army Reserve
Regional Engineer

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

November 23, 2009

Colonel Gregory Smith
81st Regional Support Command
1525 Marion Ave.
Fort Jackson, SC 29207-6070

Re: AHC 10-0173
Property Dispoal
B G Williams P. Screws Army Reserve Center
Montgomery County, AL

Dear Colonel:

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,

Elizabeth Ann Brown
Deputy State Historic Preservation Officer

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

REPLY TO
ATTENTION OF

August 26, 2013

AFRC-SSC-DPW

Directorate of Public Works

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

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the BG William P. Screws U.S. Army Reserve Center, Montgomery, Alabama.

Dear Ms. Brown:

The United States Army Reserve 81st Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed closure, disposal, and reuse of the BG William P. Screws U.S. Army Reserve Center (Screws 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 and with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulation, *Protection of Historic Properties*, 36 CFR Part 800.

The purpose and need of the closure, disposal, and reuse of the Screws USARC is to meet the requirements of the Base Closure and Realignment Act. The Screws USARC is located at 4050 Atlanta Highway in Montgomery, Alabama. The site is approximately 4.8 acres in size and currently contains five permanent structures: a 16,132 square-foot main building, a 5,081 square-foot storage building (formerly an organizational maintenance shop (OMS)), a 1,500 square-foot metal building, a 720 square-foot concrete block storage building, and a 240 square-foot storage building with a covered shed area. The main building and former OMS were built in 1959 and the other storage buildings were built between late 1980s and 1995. The remainder of the site is covered in pavement (parking) or landscaped area (Enclosures: Figures 1 and 2).

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Screws USARC. The No Action Alternative (Alternative 1) represents no change in baseline conditions at the property. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the Screws USARC after the military mission ends to ensure public safety and the security of remaining government property.

From the time of operational closure until conveyance of the property, the Army would provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Screws USARC by the City of Montgomery for use as a park (Enclosure: Figure 3).

Your office previously concurred with the determination that no historic properties would be affected by the proposed closure, disposal, and reuse of the property in a letter dated November 23, 2009, but stated that should artifacts or archaeological features be encountered during project activities, work shall cease until consultation with the SHPO has been conducted (Enclosure).

There has been no change in the proposed project since previous consultation was conducted. No historic properties will be affected by the proposed project. Should you have any additional comments on the project, we request them within 30 days of receiving this letter. Written comments and correspondence regarding this matter 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,

FOR Daniel H. Thomas III
Chief, Environmental Division

Enclosures:
Figure 1: Location Map
Figure 2: Site Layout
Figure 3: Conceptual Redevelopment Plan
SHPO Correspondence November 4, 2009
SHPO Correspondence November 23, 2009


Alexander City
Rockford
22
280
Dadeville
Martin Lake
49
Deatsville
31
Wetumpka
9
Tallassee
186
Prattville
14
85
Tuskegee
Montgomery
80
82
White Hall
8
53
331
Troy Hwy
Hayneville
21
65
Union Springs
15
Ramer
97
231
Fort Deposit
65
15
Josie
53
29
Troy
10
Brundidge
Clio
Luverne
Henderson
Jack
87
231
N
0 4 8
Miles
Legend
Screws USARC
Montgomery County
Figure 1
Screws U.S.
Army Reserve Center
Location Map

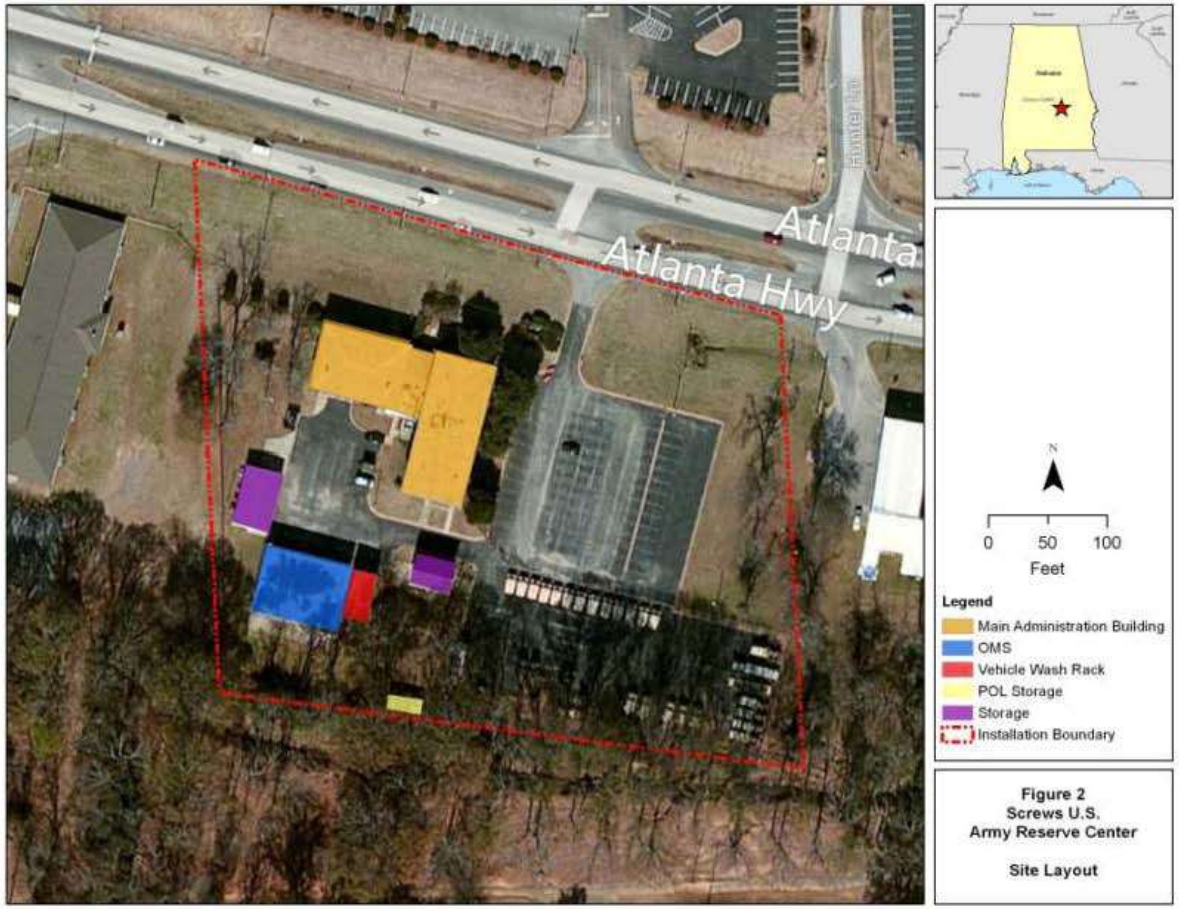
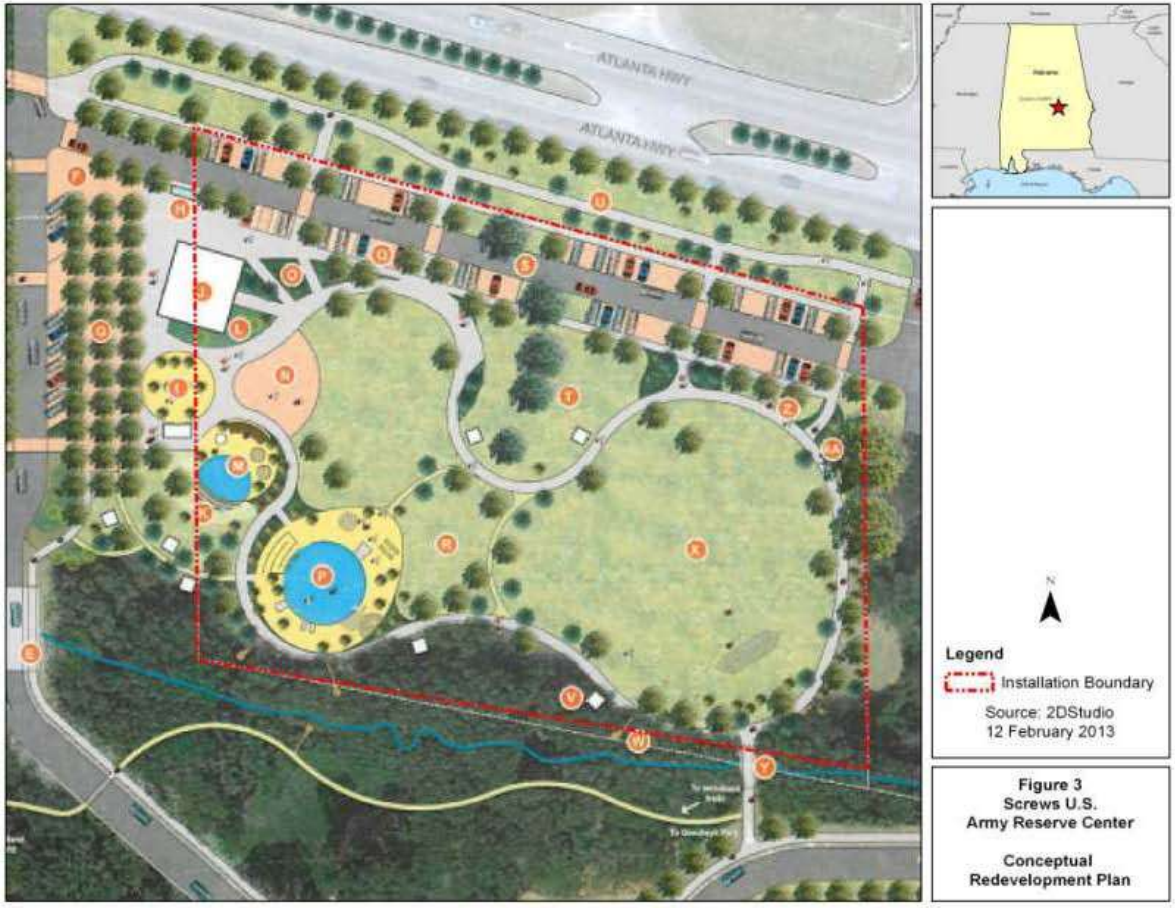


Figure 2
Screws U.S.
Army Reserve Center

Site Layout


ATLANTA HWY
ATLANTA HWY
Legend
Installation Boundary
Source: 2DStudio
12 February 2013
Figure 3
Screws U.S.
Army Reserve Center
Conceptual
Redevelopment Plan

DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1625 MARION AVENUE
FORT JACKSON, SC 29207-6070

REPLY TO ATTENTION OF:

ARRC-SSC-DPW

November 4, 2009

Frank White, Executive Director
Alabama Historical Commission
468 South Perry Street
PO Box 300900
Montgomery, AL 36130-0900

Dear Mr. White:

The Assistant Chief of Staff Installation Management, Operations Directorate Reserve Division (ACSIM-ODR) and the US Army Reserve, 81st Regional Support Command (RSC) is in the process of conveying the BG William P. Screws United States Army Reserve Center (USARC) in Montgomery, Alabama, outside of federal ownership. In accordance with Army Regulation 200-1, the 81st RSC is notifying your organization of this conveyance and is requesting further input and coordination concerning this conveyance.

The USARC consists of approximately 4.8 acres and is located at 4050 Atlanta Highway, Montgomery, Alabama. The USARC consists of an Administration Building, a Storage Building that was formerly an Area Maintenance Support Activity (AMSA) Building, and three other Storage Buildings. The Administration Building and the former AMSA were constructed in 1959 and the other storage buildings were added in the late 1980's to 1990's. Surrounding land is occupied by asphalt parking areas, driveways and Military Equipment Parking area. Landscaped areas surround the building and occupy boundaries of the property.

Based on a review of historic maps and aerial photographs, it appears the Property does not exhibit characteristics that make it eligible under Criterion Consideration G of the National Register of Historic Places (NRHP). Therefore, the US Army Reserve has determined that the conveyance of this property outside of federal ownership will not affect any historic resources.

The US Army Reserve requests concurrence with a determination of no historic properties affected by the proposed action as per 36 CFR 800-4(d)(a), in writing via e-mail or hard copy, within 30 days to:

Ms. Michelle Hook
Spence USAR Center
Bldg 13000 Jackson Blvd
Fort Jackson, SC 29207

Please feel free to contact Michelle Hook at 803-751-6757 or michelle.hook@us.army.mil should you have any questions or concerns or would like additional information.

Sincerely,

GREGORY B. SMITH
Colonel, U.S. Army Reserve
Regional Engineer

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

November 23, 2009

Colonel Gregory Smith
81st Regional Support Command
1525 Marion Ave.
Fort Jackson, SC 29207-6070

Re: AHC 10-0173
Property Dispoal
B G Williams P. Screws Army Reserve Center
Montgomery County, AL

Dear Colonel:

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,

Elizabeth Ann Brown
Deputy State Historic Preservation Officer

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

REPLY TO
ATTENTION OF

August 26, 2013

Directorate of Public Works

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

Subject: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the BG William P. Screws U.S. Army Reserve Center, Montgomery, Alabama.

Dear Mr. Bullock:

The United States Army Reserve 81st Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed closure, disposal, and reuse of the BG William P. Screws U.S. Army Reserve Center (Screws 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 and with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulation, *Protection of Historic Properties*, 36 CFR Part 800.

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. Further, Section 106 of the NHPA requires federal agencies to take into account the effects of their undertaking on historic properties. The purpose of this letter is to inform your Tribe of an opportunity to assist the Army in identifying properties of religious or cultural significance to your Tribe in the project area and any 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 Screws USARC is to meet the requirements of the Base Closure and Realignment Act. The Screws USARC is located at 4050 Atlanta Highway in Montgomery, Alabama. The site is approximately 4.8 acres in size and currently contains five permanent structures: a 16,132 square-foot main building, a 5,081 square-foot storage building (formerly an organizational maintenance shop (OMS)), a 1,500 square-foot metal building, a 720 square-foot concrete block storage building, and a 240 square-foot storage building with a covered shed area. The main building and former OMS were built in 1959 and the other storage buildings were built between late 1980's and 1995. The remainder of the site is covered in pavement (parking) or landscaped area (Enclosures: Figures 1 and 2).

In accordance with Section 106 of the NHPA, the 81st RSC determined that the Screws USARC is not eligible for the National Register of Historic Places (NRHP) and that no historic properties would be affected by the proposed closure, disposal, and reuse of the property in a letter dated November 4, 2009, to the Alabama State Historic Preservation Office (SHPO) (Enclosure). The Alabama SHPO concurred with the determination in a letter dated November 23, 2009, but stated that should artifacts or archaeological features be encountered during project activities, work shall cease until consultation with the SHPO has been conducted (Enclosure).

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

Through this letter, the 81st RSC is initiating consultation with your Tribe regarding properties that may be affected by the proposed closure, disposal, and reuse of the Screws USARC. We request your comments on the project within 30 days of receiving this letter. Written comments and correspondence regarding this matter 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,

FOR Daniel H. Thomas III
Chief, Environmental Division

Enclosures:
Figure 1: Location Map
Figure 2: Site Layout
Figure 3: Conceptual Redevelopment Plan
SHPO Correspondence November 4, 2009
SHPO Correspondence November 23, 2009

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

REPLY TO
ATTENTION OF

August 26, 2013

Directorate of Public Works

Alabama-Quassarte Tribal Town
Tarpie Yargee, Chief
PO Box 187
Wetumka, OK 74883

Subject: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the BG William P. Screws U.S. Army Reserve Center, Montgomery, Alabama.

Dear Chief Yargee:

The United States Army Reserve 81st Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed closure, disposal, and reuse of the BG William P. Screws U.S. Army Reserve Center (Screws 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 and with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulation, *Protection of Historic Properties*, 36 CFR Part 800.

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. Further, Section 106 of the NHPA requires federal agencies to take into account the effects of their undertaking on historic properties. The purpose of this letter is to inform your Tribe of an opportunity to assist the Army in identifying properties of religious or cultural significance to your Tribe in the project area and any 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 Screws USARC is to meet the requirements of the Base Closure and Realignment Act. The Screws USARC is located at 4050 Atlanta Highway in Montgomery, Alabama. The site is approximately 4.8 acres in size and currently contains five permanent structures: a 16,132 square-foot main building, a 5,081 square-foot storage building (formerly an organizational maintenance shop (OMS)), a 1,500 square-foot metal building, a 720 square-foot concrete block storage building, and a 240 square-foot storage building with a covered shed area. The main building and former OMS were built in 1959 and the other storage buildings were built between late 1980's and 1995. The remainder of the site is covered in pavement (parking) or landscaped area (Enclosures: Figures 1 and 2).

In accordance with Section 106 of the NHPA, the 81st RSC determined that the Screws USARC is not eligible for the National Register of Historic Places (NRHP) and that no historic properties would be affected by the proposed closure, disposal, and reuse of the property in a letter dated November 4, 2009, to the Alabama State Historic Preservation Office (SHPO) (Enclosure). The Alabama SHPO concurred with the determination in a letter dated November 23, 2009, but stated that should artifacts or archaeological features be encountered during project activities, work shall cease until consultation with the SHPO has been conducted (Enclosure).

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

Through this letter, the 81st RSC is initiating consultation with your Tribe regarding properties that may be affected by the proposed closure, disposal, and reuse of the Screws USARC. We request your comments on the project within 30 days of receiving this letter. Written comments and correspondence regarding this matter 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,

for Daniel H. Thomas III
Chief, Environmental Division

Enclosures:
Figure 1: Location Map
Figure 2: Site Layout
Figure 3: Conceptual Redevelopment Plan
SHPO Correspondence November 4, 2009
SHPO Correspondence November 23, 2009

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

REPLY TO
ATTENTION OF

August 26, 2013

Directorate of Public Works

Coushatta Tribe of Louisiana
Kevin Sickey, Chairman
PO Box 818
Elton, Louisiana 70532

Subject: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the BG William P. Screws U.S. Army Reserve Center, Montgomery, Alabama.

Dear Mr. Sickey:

The United States Army Reserve 81st Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed closure, disposal, and reuse of the BG William P. Screws U.S. Army Reserve Center (Screws 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 and with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulation, *Protection of Historic Properties*, 36 CFR Part 800.

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. Further, Section 106 of the NHPA requires federal agencies to take into account the effects of their undertaking on historic properties. The purpose of this letter is to inform your Tribe of an opportunity to assist the Army in identifying properties of religious or cultural significance to your Tribe in the project area and any 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 Screws USARC is to meet the requirements of the Base Closure and Realignment Act. The Screws USARC is located at 4050 Atlanta Highway in Montgomery, Alabama. The site is approximately 4.8 acres in size and currently contains five permanent structures: a 16,132 square-foot main building, a 5,081 square-foot storage building (formerly an organizational maintenance shop (OMS)), a 1,500 square-foot metal building, a 720 square-foot concrete block storage building, and a 240 square-foot storage building with a covered shed area. The main building and former OMS were built in 1959 and the other storage buildings were built between late 1980's and 1995. The remainder of the site is covered in pavement (parking) or landscaped area (Enclosures: Figures 1 and 2).

In accordance with Section 106 of the NHPA, the 81st RSC determined that the Screws USARC is not eligible for the National Register of Historic Places (NRHP) and that no historic properties would be affected by the proposed closure, disposal, and reuse of the property in a letter dated November 4, 2009, to the Alabama State Historic Preservation Office (SHPO) (Enclosure). The Alabama SHPO concurred with the determination in a letter dated November 23, 2009, but stated that should artifacts or archaeological features be encountered during project activities, work shall cease until consultation with the SHPO has been conducted (Enclosure).

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

Through this letter, the 81st RSC is initiating consultation with your Tribe regarding properties that may be affected by the proposed closure, disposal, and reuse of the Screws USARC. We request your comments on the project within 30 days of receiving this letter. Written comments and correspondence regarding this matter 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,

FOR Daniel H. Thomas III
Chief, Environmental Division

Enclosures:
Figure 1: Location Map
Figure 2: Site Layout
Figure 3: Conceptual Redevelopment Plan
SHPO Correspondence November 4, 2009
SHPO Correspondence November 23, 2009

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

REPLY TO
ATTENTION OF

August 26, 2013

Directorate of Public Works

Muscogee (Creek) Nation
George Tiger, Principal Chief
P.O. Box 580
Okmulgee, OK 74447

Subject: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the BG William P. Screws U.S. Army Reserve Center, Montgomery, Alabama.

Dear Mr. Tiger:

The United States Army Reserve 81st Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed closure, disposal, and reuse of the BG William P. Screws U.S. Army Reserve Center (Screws 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 and with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulation, *Protection of Historic Properties*, 36 CFR Part 800.

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. Further, Section 106 of the NHPA requires federal agencies to take into account the effects of their undertaking on historic properties. The purpose of this letter is to inform your Tribe of an opportunity to assist the Army in identifying properties of religious or cultural significance to your Tribe in the project area and any 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 Screws USARC is to meet the requirements of the Base Closure and Realignment Act. The Screws USARC is located at 4050 Atlanta Highway in Montgomery, Alabama. The site is approximately 4.8 acres in size and currently contains five permanent structures: a 16,132 square-foot main building, a 5,081 square-foot storage building (formerly an organizational maintenance shop (OMS)), a 1,500 square-foot metal building, a 720 square-foot concrete block storage building, and a 240 square-foot storage building with a covered shed area. The main building and former OMS were built in 1959 and the other storage buildings were built between late 1980's and 1995. The remainder of the site is covered in pavement (parking) or landscaped area (Enclosures: Figures 1 and 2).

In accordance with Section 106 of the NHPA, the 81st RSC determined that the Screws USARC is not eligible for the National Register of Historic Places (NRHP) and that no historic properties would be affected by the proposed closure, disposal, and reuse of the property in a letter dated November 4, 2009, to the Alabama State Historic Preservation Office (SHPO) (Enclosure). The Alabama SHPO concurred with the determination in a letter dated November 23, 2009, but stated that should artifacts or archaeological features be encountered during project activities, work shall cease until consultation with the SHPO has been conducted (Enclosure).

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

Through this letter, the 81st RSC is initiating consultation with your Tribe regarding properties that may be affected by the proposed closure, disposal, and reuse of the Screws USARC. We request your comments on the project within 30 days of receiving this letter. Written comments and correspondence regarding this matter 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:
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Figure 2: Site Layout
Figure 3: Conceptual Redevelopment Plan
SHPO Correspondence November 4, 2009
SHPO Correspondence November 23, 2009

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

REPLY TO
ATTENTION OF

August 26, 2013

Directorate of Public Works

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

Subject: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the BG William P. Screws U.S. Army Reserve Center, Montgomery, Alabama.

Dear Mr. Rolin:

The United States Army Reserve 81st Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed closure, disposal, and reuse of the BG William P. Screws U.S. Army Reserve Center (Screws 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 and with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulation, *Protection of Historic Properties*, 36 CFR Part 800.

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The purpose and need of the closure, disposal, and reuse of the Screws USARC is to meet the requirements of the Base Closure and Realignment Act. The Screws USARC is located at 4050 Atlanta Highway in Montgomery, Alabama. The site is approximately 4.8 acres in size and currently contains five permanent structures: a 16,132 square-foot main building, a 5,081 square-foot storage building (formerly an organizational maintenance shop (OMS)), a 1,500 square-foot metal building, a 720 square-foot concrete block storage building, and a 240 square-foot storage building with a covered shed area. The main building and former OMS were built in 1959 and the other storage buildings were built between late 1980's and 1995. The remainder of the site is covered in pavement (parking) or landscaped area (Enclosures: Figures 1 and 2).

In accordance with Section 106 of the NHPA, the 81st RSC determined that the Screws USARC is not eligible for the National Register of Historic Places (NRHP) and that no historic properties would be affected by the proposed closure, disposal, and reuse of the property in a letter dated November 4, 2009, to the Alabama State Historic Preservation Office (SHPO) (Enclosure). The Alabama SHPO concurred with the determination in a letter dated November 23, 2009, but stated that should artifacts or archaeological features be encountered during project activities, work shall cease until consultation with the SHPO has been conducted (Enclosure).

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

Through this letter, the 81st RSC is initiating consultation with your Tribe regarding properties that may be affected by the proposed closure, disposal, and reuse of the Screws USARC. We request your comments on the project within 30 days of receiving this letter. Written comments and correspondence regarding this matter 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,

FOR Daniel H. Thomas III
Chief, Environmental Division

Enclosures:
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Figure 2: Site Layout
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SHPO Correspondence November 4, 2009
SHPO Correspondence November 23, 2009


Alexander City
Rockford
Dadeville
Martin Lake
Deatsville
Wetumpka
Tallassee
Prattville
Tuskegee
Montgomery
White Hall
Hayneville
Union Springs
Ramer
Troy Hwy
Fort Deposit
Josie
Troy
Luverne
Brundidge
Clio
Henderson
Jack
Legend
Screws USARC
Montgomery County
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Screws U.S.
Army Reserve Center
Location Map

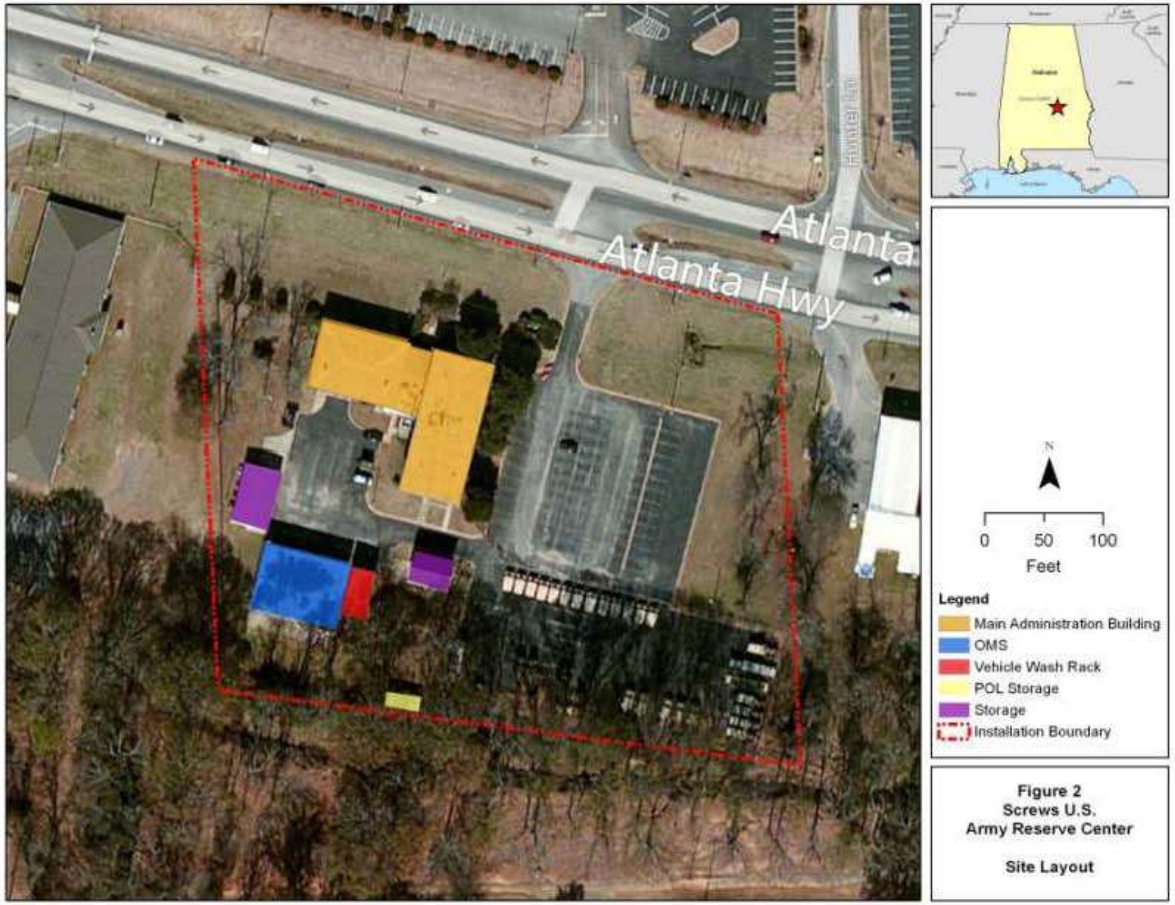
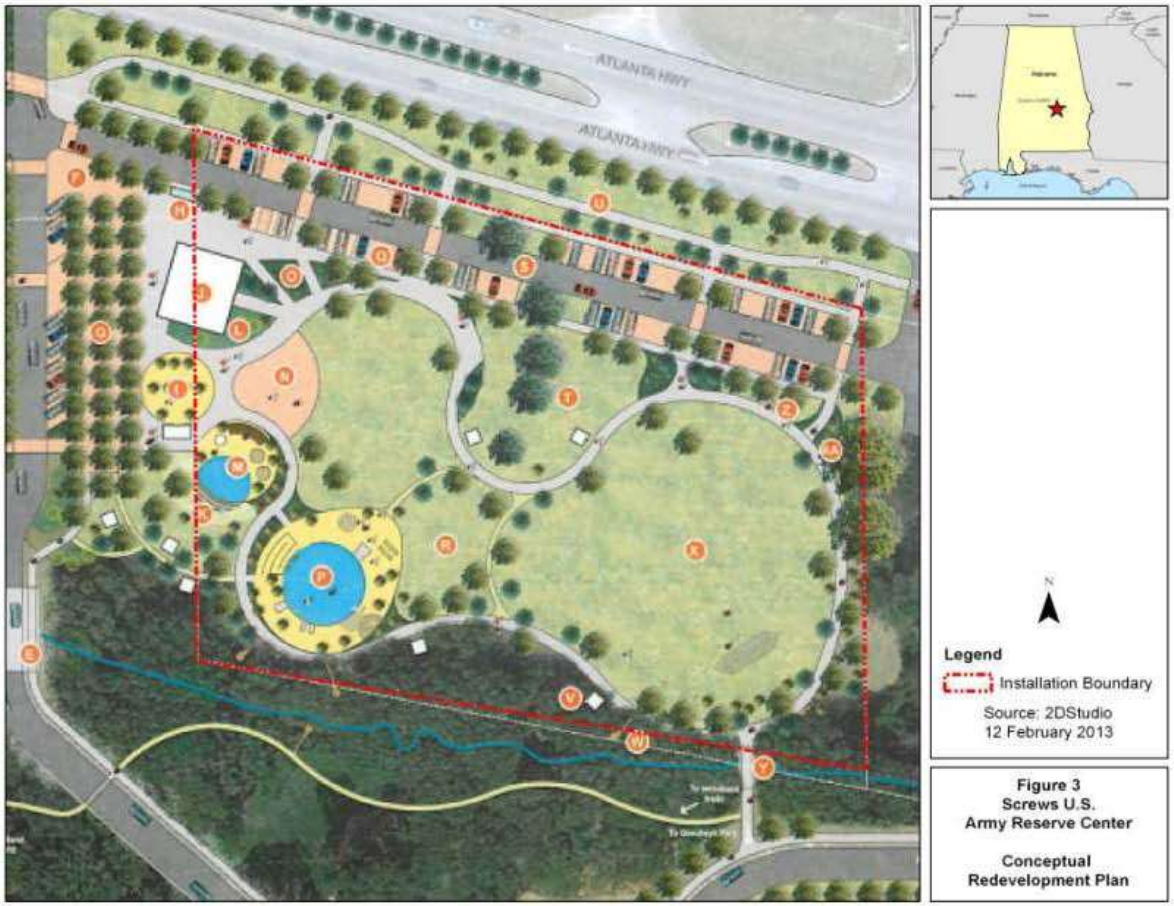


Figure 2
Screws U.S.
Army Reserve Center

Site Layout


ATLANTA HWY
ATLANTA HWY
Legend
Installation Boundary
Source: 2DStudio
12 February 2013
Figure 3
Screws U.S.
Army Reserve Center
Conceptual
Redevelopment Plan

DEPARTMENT OF THE ARMY
HEADQUARTERS, 81ST REGIONAL SUPPORT COMMAND
1526 MARION AVENUE
FORT JACKSON, SC 29207-6070

REPLY TO ATTENTION OF:

ARMY RESERVE

ARRC-SSC-DPW

November 4, 2009

Frank White, Executive Director
Alabama Historical Commission
468 South Perry Street
PO Box 300900
Montgomery, AL 36130-0900

Dear Mr. White:

The Assistant Chief of Staff Installation Management, Operations Directorate Reserve Division (ACSIM-ODR) and the US Army Reserve, 81st Regional Support Command (RSC) is in the process of conveying the BG William P. Screws United States Army Reserve Center (USARC) in Montgomery, Alabama, outside of federal ownership. In accordance with Army Regulation 200-1, the 81st RSC is notifying your organization of this conveyance and is requesting further input and coordination concerning this conveyance.

The USARC consists of approximately 4.8 acres and is located at 4050 Atlanta Highway, Montgomery, Alabama. The USARC consists of an Administration Building, a Storage Building that was formerly an Area Maintenance Support Activity (AMSA) Building, and three other Storage Buildings. The Administration Building and the former AMSA were constructed in 1959 and the other storage buildings were added in the late 1980's to 1990's. Surrounding land is occupied by asphalt parking areas, driveways and Military Equipment Parking area. Landscaped areas surround the building and occupy boundaries of the property.

Based on a review of historic maps and aerial photographs, it appears the Property does not exhibit characteristics that make it eligible under Criterion Consideration G of the National Register of Historic Places (NRHP). Therefore, the US Army Reserve has determined that the conveyance of this property outside of federal ownership will not affect any historic resources.

The US Army Reserve requests concurrence with a determination of no historic properties affected by the proposed action as per 36 CFR 800-4(d)(a), in writing via e-mail or hard copy, within 30 days to:

Ms. Michelle Hook
Spence USAR Center
Bldg 13000 Jackson Blvd
Fort Jackson, SC 29207

Please feel free to contact Michelle Hook at 803-751-6757 or michelle.hook@us.army.mil should you have any questions or concerns or would like additional information.

Sincerely,

GREGORY B. SMITH
Colonel, U.S. Army Reserve
Regional Engineer

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

November 23, 2009

Colonel Gregory Smith
81st Regional Support Command
1525 Marion Ave.
Fort Jackson, SC 29207-6070

Re: AHC 10-0173
Property Dispoal
B G Williams P. Screws Army Reserve Center
Montgomery County, AL

Dear Colonel:

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,

Elizabeth Ann Brown
Deputy State Historic Preservation Officer

A.3 USFWS Consultation

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

Agency	Date
Ms. Cindy Dohner, U. S. Fish and Wildlife Service	September 12, 2011
USFWS concurrence memorandum	October 27, 2011

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

REPLY TO
ATTENTION OF:

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 BG William P. Screws USAR Center, located at 4050 Atlanta Highway, Montgomery, Alabama 36109. 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

UNCLASSIFIED
For Official Use Only
To DoD
IAW DoD Directive
5400.7
Destroy as FOUO
BG WILLIAM P. SCREWS
MONTGOMERY, ALABAMA (AL037)
GEOGRAPHIC COORDINATE: 32°2'52.3"N/86°14'29.3"W MGRS: 16SEA71350082941
22OCT03
azimuth
UNCLASSIFIED
FOR OFFICIAL
USE ONLY

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Ms. Cindy Dohner, Regional Director
USFWS, Southeast Region
1875 Century Blvd, Suite 400
Atlanta, GA 30335

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
9/5/11

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7010 1060 0002 2209 0437

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

No comments were received concerning this USFWS coordination, therefore, concurrence is assumed.
TMH, 27Oct11

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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. An NOA was published in local and regional newspapers to inform the public that the EA and FNSI were available for review. The newspapers were:

- *The Montgomery Advertiser*
- *The 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:

- Juliette Hampton Morgan Memorial Library
- Coliseum Boulevard Branch Library

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APPENDIX B – AIR EMISSION CALCULATIONS

Introduction

The project will occur within a U.S. Environmental Protection Agency region designated in attainment area for all NAAQS criteria pollutants and is therefore not subject to 40 CFR, Part 93 Federal General Conformity Rule regulations.

Project Description

The Screws USARC, located at 4050 Atlanta Highway, Montgomery, Alabama, was built in 1956. This Property has five permanent structures:

- 16,132 square-foot main building
- 5,081 square-foot storage building, formerly an Organizational Maintenance Shop (OMS)
- 1,500 square-foot metal building
- 720 square-foot concrete block storage building
- 240 square-foot storage building with a covered shed area

The main building is a rectangular two-story structure and the largest storage building is a rectangular one-story structure. Both buildings are constructed on concrete foundations with concrete block walls covered with a brick veneer. The main building's interior consists of classrooms, a kitchen area, restrooms, offices, an arms storage room, and a mechanical room. The largest storage building's interior is an open area separated into sections by chain-link fence and shelves. The largest storage building was formerly used primarily for vehicle maintenance. After the building was converted to a storage building, the building was primarily used to store soldiers' field equipment. Parking on the property includes a military equipment parking (MEP) area and a privately owned vehicle (POV) parking area. A chain-link security fence topped with barbed wire encloses the MEP area and the storage building. Historically a vehicle wash area was located east of the storage building (USACE 2011).

The Screws USARC was most recently occupied by the 81st Regional Readiness Command Retention Cell, the 361st Support Battalion, and the 282nd Quartermaster Company. The Screws USARC previously accommodated 15 full time staff and approximately 100-150 reservists that trained at the Screws USARC 1-2 weekends per month.

Current Ambient Air Quality Considerations

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

Emission Factors – No Action Alternative

Heating Source Emissions

The analysis has been conducted using the assumption that the heat will be provided by small individual boilers that operate at less than 100 million BTUs per hour (Building Energy Data Book DOI). The average energy intensity for office buildings using natural gas in climate zone 3 is 41.3 cubic feet (CF) of gas annually per square foot, so approximately 938,000 CF of natural gas is needed to heat the 16,132 SF administration building, the 5,081 SF OMS Building, and 1,500 SF building. Assumptions for operational heating estimates were based on the most recent Commercial Energy Consumption Survey (CBECS) in 2003 conducted by the Department of Energy Information Administration.

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

Activity	**Annual Emissions (TPY)**						
	N0x	**Ozone**	$PM_{2.5}$	PM_{10}	SO_2	CO	Pb
Building Heating	0.05	0.003	0.003	0.003	0.0002	0.04	$2E\ 10^{-7}$

TPY – Tons Per Year

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

Vehicle Emissions

Under the No Action Alternative, there would be 15 employees commuting daily (i.e. 5 days per week). Additionally, one to two weekends per month, there would be an additional 100-150 vehicles for training. For purposes of this analysis, the max number of weekends and reservists will be used in calculations. According to transportation analysis (Section 4.2.6), there were approximately 60 trip ends daily and an additional 400-600 trip ends per training weekend day before closure of the USARC (ITE 2011). Over the course of the year, this totals 45,400 trip ends per year or 124 per day. The average, daily Montgomery Commute is 24 minutes (Census 2011). Therefore, a car travelling an average speed (35 mph) would travel approximately 14 miles in 24 minutes for a total daily commute of 28 miles.

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

Activity	Annual Emissions (TPY)						
	N0x	**Ozone**	$PM_{2.5}$	PM_{10}	SO_2	CO	Pb
Commuter Traffic	1.06	0.18	0.015	0.15	0.009	11.57	-

TPY – Tons Per Year

Non-Road/Non-Mobile Source Emissions

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

Activity	Annual Emissions (TPY)						
	N0x	**Ozone**	$PM_{2.5}$	PM_{10}	SO_2	CO	Pb
Various Equipment Sources	0.02	0.32	0.004	0.04	0.006	7.50	-

TPY – Tons Per Year

Summary of Emissions for the No Action Alternative

All Activities Combined	Annual Emissions (TPY)						
	N0x	**Ozone**	$PM_{2.5}$	PM_{10}	SO_2	CO	Pb
	1.13	0.5	0.02	0.19	0.15	19.11	$2E\ 10^{-7}$

TPY – Tons Per Year

Emission Factors –Alternative 1

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

Activity	Annual Emissions (TPY)						
	N0x	**Ozone**	$PM_{2.5}$	PM_{10}	SO_2	CO	Pb
Building Heating	0.02	0.001	0.002	0.002	0.0001	0.02	$1.15E\ 10^{-7}$

TPY – Tons Per Year

Vehicle Emissions

Under caretaker status, it is anticipated that one person would commute to the site 3 times a week to monitor the building and do routine maintenance. Over the course of the year, this totals 312 trips. The average, daily Montgmery Commute is 24 minutes (28 miles travelling at 30 mph).

Activity	Annual Emissions (TPY)						
	N0x	**Ozone**	$PM_{2.5}$	PM_{10}	SO_2	CO	Pb
Commuter Traffic	0.007	0.001	0.0001	0.001	$6.6E\ 10^{-5}$	0.08	-

TPY – Tons Per Year

Non-Road/Non-Mobile Source Emissions

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

Activity	Annual Emissions (TPY)						
	N0x	**Ozone**	$PM_{2.5}$	PM_{10}	SO_2	CO	Pb
Various Equipment Sources	0.02	0.32	0.004	0.004	0.006	7.50	-

TPY – Tons Per Year

Summary of Emissions

All Activities Combined	Annual Emissions (TPY)						
	N0x	Ozone	$PM_{2.5}$	PM_{10}	SO_2	CO	Pb
	0.05	0.322	0.006	0.007	0.0062	7.60	$1.15E\ 10^{-7}$

TPY – Tons Per Year

Emission Factors –Alternative 2

Under the reuse, the existing buildings would be demolished and no new structures with heating sources would be constructed.

Vehicle Emissions

Commuter patterns would change under this alternative. According to the transportation section, if the new park had a large park pavilion with eight picnic tables and six more picnic tables around the site, it would generate approximately 84 trip ends on a typical day, with approximately 362 more during special events at the proposed amphitheater, with an assumption that the theater would contain 500 seats (Traffic Planning and Design, Inc. 2011). Assuming one special event every weekend, this totals 45,400 trips. The average, daily Montgomery commute is 24 miles (28 miles round trip). During the demolition phase, there would be workers temporarily commuting to the site. For purposes of this analysis, we will assume 30 workers will assist demolition and hauling for a two week time period.

Activity	**Annual Emissions (TPY)**						
	N0x	**Ozone**	$PM_{2.5}$	PM_{10}	SO_2	CO	Pb
Commuter Traffic (Reuse)	1.06	0.18	0.02	0.20	0.01	11.57	-
Traffic (Construction)	0.01	0.002	0.0001	0.001	$9E\ 10^{-5}$	0.1	-
TOTAL	1.07	0.18	0.02	0.20	0.01	11.67	-

TPY – Tons Per Year

Non-Road/Non-Mobile Source Emissions

Non-Road Emissions activities are anticipated to be lawnmowers, weed whackers, and leaf blowers that run on unleaded gasoline during the reuse.

Activity	**Annual Emissions (TPY)**						
	N0x	**Ozone**	$PM_{2.5}$	PM_{10}	SO_2	CO	Pb
Various Equipment Sources (Reuse)	0.08	1.14	0.013	0.020	0.017	20.55	--

TPY – Tons Per Year

Building Demolition and Paving Operations

Activity	Annual Emissions (TPY)						
	N0x	**Ozone**	$PM_{2.5}$	PM_{10}	SO_2	CO	Pb
Various Equipment Sources (Reuse)	0.54	0.21	5.03	5.47	0.06	0.05	-

TPY – Tons Per Year

Summary of Emissions

All Activities Combined	Annual Emissions (TPY)						
	N0x	**Ozone**	$PM_{2.5}$	PM_{10}	SO_2	CO	Pb
	1.69	1.53	5.06	5.69	0.09	32.27	--

TPY – Tons Per Year

APPENDIX C – EIFS REPORT

Introduction

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

EIFS REPORT

PROJECT NAME	
	BRAC EA Screws Preferred Alternative
STUDY AREA	
	01001 Autauga, AL 01085 Lowndes, AL
	01051 Elmore, AL 01101 Montgomery, AL

FORECAST INPUT	
Change In Local Expenditures	$1,800,000
Change In Civilian Employment	26
Average Income of Affected Civilian	$34,460
Percent Expected to Relocate	0
Change In Military Employment	0
Average Income of Affected Military	$0
Percent of Military Living On-post	0

FORECAST OUTPUT		
Employment Multiplier	3.53	
Income Multiplier	3.53	
Sales Volume - Direct	$2,010,437	
Sales Volume - Induced	$5,086,406	
Sales Volume - Total	$7,096,842	0.05%
Income - Direct	$1,123,166	
Income - Induced	$895,803	
Income – Total (place of work)	$2,018,968	0.03%
Employment - Direct	35	
Employment - Induced	23	
Employment - Total	58	0.03%
Local Population	0	
Local Off-base Population	0	0%

RTV SUMMARY	Sales Volume	Income	Employment	Population
Positive RTV	10.32 %	10.31 %	2.91 %	2.52 %
Negative RTV	-6.43 %	-5.45 %	-2.67 %	-0.51 %

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

On September 8, 2005, the Defense BRAC Commission recommended closure of the BG William P. Screws USARC in Montgomery, 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 Screws USARC:

> *"**Close the Screws Army Reserve Center in Montgomery, AL**…and relocate all units to a new Armed Forces Reserve Center (AFRC) at the Alabama Army National Guard Joint Forces Headquarters Complex in Montgomery, AL, if the Army is able to acquire suitable property for the construction of the facilities…"*

To implement these recommendations, the Army proposes to close the Screws 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 the U.S. Department of Defense (DoD) to implement BRAC law, 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 (HUD) have published guidance (32 CFR Part 175) required by Title XXIX of the National Defense Authorization Act for Fiscal Year 1994. The guidance establishes policy and procedures, assigns responsibilities, and delegates authority to implement the President's Program to Revitalize Base Closure Communities (July 2, 1993), as endorsed through Congressional enactment of the Pryor Amendment.

APPENDIX E – SCREWS USARC AMENDED REUSE PLAN

Appendix D contains the Amendment to the Plan for the Reuse of the William P. Screws Army Reserve Center, March 21, 2013.

The original November 9, 2007 Reuse Plan can be requested from the following agency/individual:

Robert Smith
City of Montgomery
Planning Department
103 North Perry St.
Montgomery, Alabama 36104
(334) 241-4400

RESOLUTION NO. 51-2013

RESOLUTION AUTHORIZING AN AMENDMENT TO THE EXISTING WILLIAM P. SCREWS ARMY RESERVE CENTER REUSE PLAN FROM A PUBLIC TECHNICAL CULINARY ARTS SCHOOL TO THE WILLIAM P. SCREWS ARMY RESERVE CENTER PLAN TO REUSE THE ENTIRE SITE AS A PUBLIC PARK AND RECREATION FACILITY FOR THE CITY OF MONTGOMERY ALABAMA

WHEREAS, the William P. Screws U. S. Army Reserve Center (the "Center") was designated as surplus property by the Secretary of Defense; and

WHEREAS, on August 8, 2012, the City Council of the City of Montgomery appointed new members to the Local Redevelopment Authority for the William P. Screws Army Reserve Center (the "LRA") for the purpose of amending the existing reuse plan from a public culinary arts school to developing a new plan for reuse of the Center; and

WHEREAS, appointed members of the LRA include: Mayor Todd Strange, Councilman Richard Bollinger and Reverend Edward Nettles; and

WHEREAS, the LRA recommended and approved on February 12, 2013 the reuse of the Center site based on analysis, planning and public input:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MONTGOMERY; ALABAMA, that the William P. Screws Army Reserve Center be used as a public park and recreation facility and that the City Council Accepts the Amendment to the plan for the reuse of the Williams P. Screws Army Reserve Center as attached.

STATE OF ALABAMA)
COUNTY OF MONTOGMERY)
CITY OF MONTGOMERY)

I, Brenda Gale Blalock, City Clerk of the City of Montgomery, Alabama, DO HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution which was duly adopted by the Council of the City of Montgomery, Alabama, at its regular meeting held the 19th day of March, 2013.

GIVEN under my hand and the official seal of the City of Montgomery, Alabama, this the 21st day of March, 2013.

Brenda Gale Blalock
BRENDA GALE BLALOCK, CITY CLERK

APPROVED: MAR 2 1 2013

TODD STRANGE, MAYOR

51-2013

AMENDMENT TO THE PLAN FOR THE REUSE OF THE WILLIAM P. SCREWS ARMY RESERVE CENTER

The Base Realignment and Closure Commission identified the William P. Screws Army Reserves Center ("Center") located at 4050 Atlanta Highway in Montgomery, Alabama for closure by September 15, 2011.

A process for determining a reuse plan of the property was prepared for the initial reuse as an educational facility. An amendment to the reuse plan is hereby included in this document for reuse as a public park and recreational facility.

DISCUSSION ABOUT THE CENTER PROPERTY

The Center property primarily functioned as an administrative and educational facility. Additionally, it was used by Army reservist for drill activities on various weekends throughout the year.

The property is located in the north-central part of Montgomery County, Alabama within the city limits of Montgomery, Alabama. The site is located in a primarily mixed-use commercial and residential area and is zoned institutional (INST).

An aerial view of the property reflects a complex situated on 4.8 acres of land with five (5) permanent building. **Building 1**, the main reserve of 16,132 square foot constructed of concrete blocks with a brick exterior. It is a two-story, L-shaped structure that consists of office space, classrooms, kitchen area, storage, a drill hall, and an Arms Vault. **Building 2**, a 5,081 square foot maintenance shop constructed of concrete blocks. It is a one-story, rectangular-shaped structure with three overhead metal, retractable doors and a covered wash rack.; **Building 3**, a 1,500 square foot building constructed of metal that includes metal cages for storage of supplies and equipment. **Building 4**, a 720 square foot storage structure of concrete block; and, **Building 5**, a 240 square foot storage building that is rectangular in shape with a covered she area. Adjacent properties are Atlanta Highway and the Dalraida Commons Shopping Center anchored by a Publix grocery store with additional storefront retail and service companies to the north; to the south is Goodwyn Park; to the east is an Exxon gasoline station; and, to the west is the former Thomas L. Head Elementary School. Because of the close proximity to the future park, the LRA concluded that interested parties servicing the homeless, providing substance abuse treatment or counseling; or providing transitional housing for substance abused or convicted felon were not suitable entities to recommend for consideration for reuse of the property.

CITY OF MONTGOMERY

The City of Montgomery is a city rich in history as it was the first capital of the Confederate States of America and birthplace of the Civil Rights Movement.

With a population of 205,764, the City operates under a Mayor-City Council form of government. The City of Montgomery has 2,600 employees and has the property financial capacity and technical expertise to manage the reuse of the Center.

BACKGROUND ON INITIAL REUSE PLAN FOR THE CENTER

A reuse plan was submitted to the U.S. Department of Housing and Urban Development in August 2008. By letter dated May 20, 2011, HUD advised the City that the Plan complied with the requirements of the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended, and its implementing regulations. The City of Montgomery Local Redevelopment Authority (LRA) could now move forward with implementation by pursuing a public benefit conveyance (PBC) for educational purposes.

A request for a PBC was made by H. Council Trenholm State Technical College and was approved by the U. S. Department of Education by letter dated May 31, 2007. Subsequently, by letter dated April 18, 2012, the College declined the PBC for the property due to lack of financial resources to modify the buildings to meet current requirements for educational purposes.

CURRENT STATUS

After contact was made by the Base Transition Coordinator for Alabama to gauge interest from the City of Montgomery to reuse the Center property, the City started the process of what the Center property could be used for via site visits to the Center property. The City of Montgomery City Council by resolution 165-2012 appointed new members to the LRA for the Center project. An amendment is hereby inserted: A current City Council resolution appointing new members to the LRA is attached. The new members are as follows: Mayor Todd Strange, Councilman Richard Bollinger and previous member Edward Nettles. **(See City Council Resolution 165-2012)**.

The City engaged the Consulting firm of 2D Studio to prepared a reuse plan of the Center property and consider adjacent properties along with the Center property in order that the Center property wouldn't be considered like an isolated island.

The City of Montgomery LRA met to consider reuse of the Center property. At a meeting of the LRA which took place on February 12, 2013. The LRA decided to pursue the PBC of the property for the public purpose of a park and recreational use.

The consulting firm of 2D Studio will prepare a fully functional plan that considers the Center as a public park and recreation facility, as well as, plan for and consider adjacent properties.

A public meeting on the reuse plan of the Center and adjacent properties will be held on February 12, 2013 to allow for public participation into the planning

RECOMMENDATION:

It is the recommendation of the William P. Screws U.S. Army Reserve Center, Local Redevelopment Authority that the William P. Screws U.S. Army Reserve Center site be transferred via public benefit conveyance to the City of Montgomery to be used as a public park and recreational facility.

Recommended this 12th day of February 2013 by the William P. Screws U.S. Army Reserve Center, Alabama Local Redevelopment Authority.

SIGNATURES OF APPROVAL OF THE PLAN BY THE LOCAL REDEVELOPMENT AUTHORITY:

William P. Screws U.S. Army Reserve Center, Alabama
Local Redevelopment Authority

Mayor, Todd Strange

Councilman Richard Bollinger

Rev. Edward Nettles

4

ATTACHMENTS

- City Council Resolution Appointing New Members to Screws ARC LRA 165-2012
- Site Map of Screws Army Reserve Center
- Screws ARC LRA Resolution Approval of Plan and Reuse of Screws ARC Site

5

RESOLUTION NO. 165-2012

RESOLUTION APPOINTING NEW MEMBERS TO THE LOCAL REDEVELOPMENT AUTHORITY FOR THE WILLIAM P. SCREWS ARMY RESERVE CENTER

WHEREAS, the William P. Screws U. S. Army Reserve Center (the "Center") was designated as surplus property by the Secretary of Defense; and

WHEREAS, on September 5, 2006, the City Council of the City of Montgomery established the Local Redevelopment Authority for the William P. Screws Army Reserve Center (the "LRA") for the purpose of developing a plan for reuse of the Center; and

WHEREAS, appointed members of the LRA included, Mayor Bobby Bright, Councillor Jim Spears and The Reverend Edward Nettles.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, ALABAMA as follows:

1. That Mayor Todd Strange, Councillor Richard Bollinger and The Reverend Edward Nettles are hereby appointed as the Local Redevelopment Authority for the William P. Screws U.S. Army Reserve Center (the "Authority").

2. That the Authority is hereby granted the power to serve as the City of Montgomery's (i) sole representative to the Department of Defense, its military departments, agencies and representatives; and (ii) sole authority to develop, coordinate and disseminate the plan for the reuse and the redevelopment of the Center.

3. That the Mayor is hereby appointed and directed to send a letter to the Director of the Office of Economic Adjustment.

STATE OF ALABAMA)
COUNTY OF MONTGOMERY)
CITY OF MONTGOMERY)

I, Brenda Gale Blalock, City Clerk of the City of Montgomery, Alabama, DO HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution which was duly adopted by the Council of the City of Montgomery, Alabama, at its regular meeting held the 7th day of August, 2012.

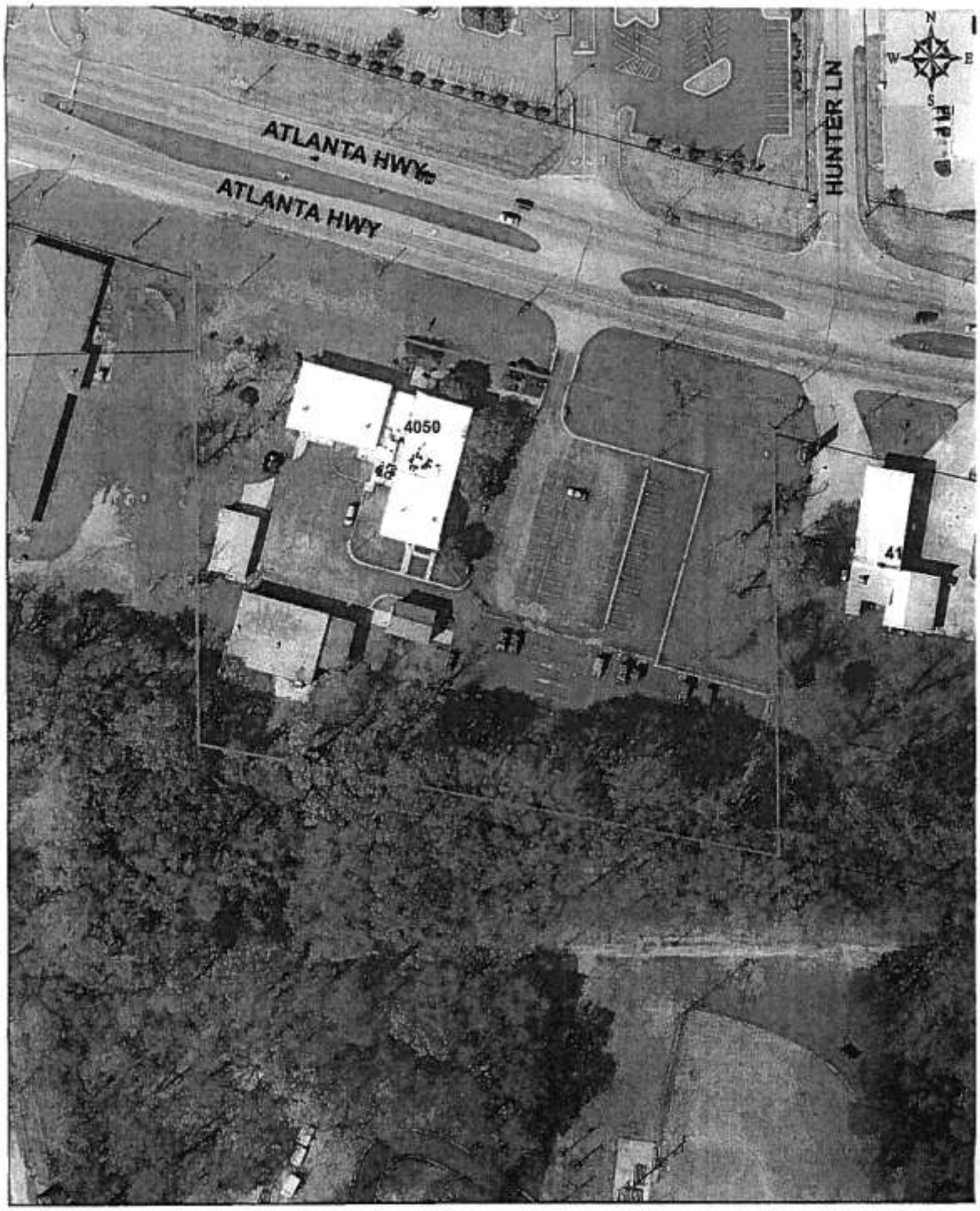
GIVEN under my hand and the official seal of the City of Montgomery, Alabama, this the 8th day of August, 2012.

Brenda Gale Blalock
BRENDA GALE BLALOCK, CITY CLERK

APPROVED: AUG 08 2012

TODD STRANGE, MAYOR

165-2012


ATLANTA HWY
ATLANTA HWY
HUNTER LN
4050
N
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S
1 inch = 100 feet
Site
Item No. _____

RESOLUTION

RESOLUTION BY THE LOCAL REDEVELOPMENT AUTHORITY FOR THE APPROVAL OF THE WILLIAM P. SCREWS ARMY RESERVE CENTER PLAN TO REUSE THE ENTIRE SITE AS A PUBLIC PARK AND RECREATION FACILITY FOR THE CITY OF MONTGOMERY

WHEREAS, the William P. Screws U. S. Army Reserve Center (the "Center") was designated as surplus property by the Secretary of Defense; and

WHEREAS, on August 8, 2012, the City Council of the City of Montgomery appointed new members to the Local Redevelopment Authority for the William P. Screws Army Reserve Center (the "LRA") for the purpose of developing a plan for reuse of the Center; and

WHEREAS, appointed members of the LRA to include: Mayor Todd Strange, Councilman Richard Bollinger and Reverend Edward Nettles.

NOW, THEREFORE, BE IT RESOLVED BY THE LRA FOR THE CENTER OF THE CITY OF MONTGOMERY, ALABAMA THAT THE CENTER BE USED AS A PUBLIC PARK AND RECREATION FACILITY AND THAT THE LRA ACCEPT THE REUSE PLAN AS WRITTEN.

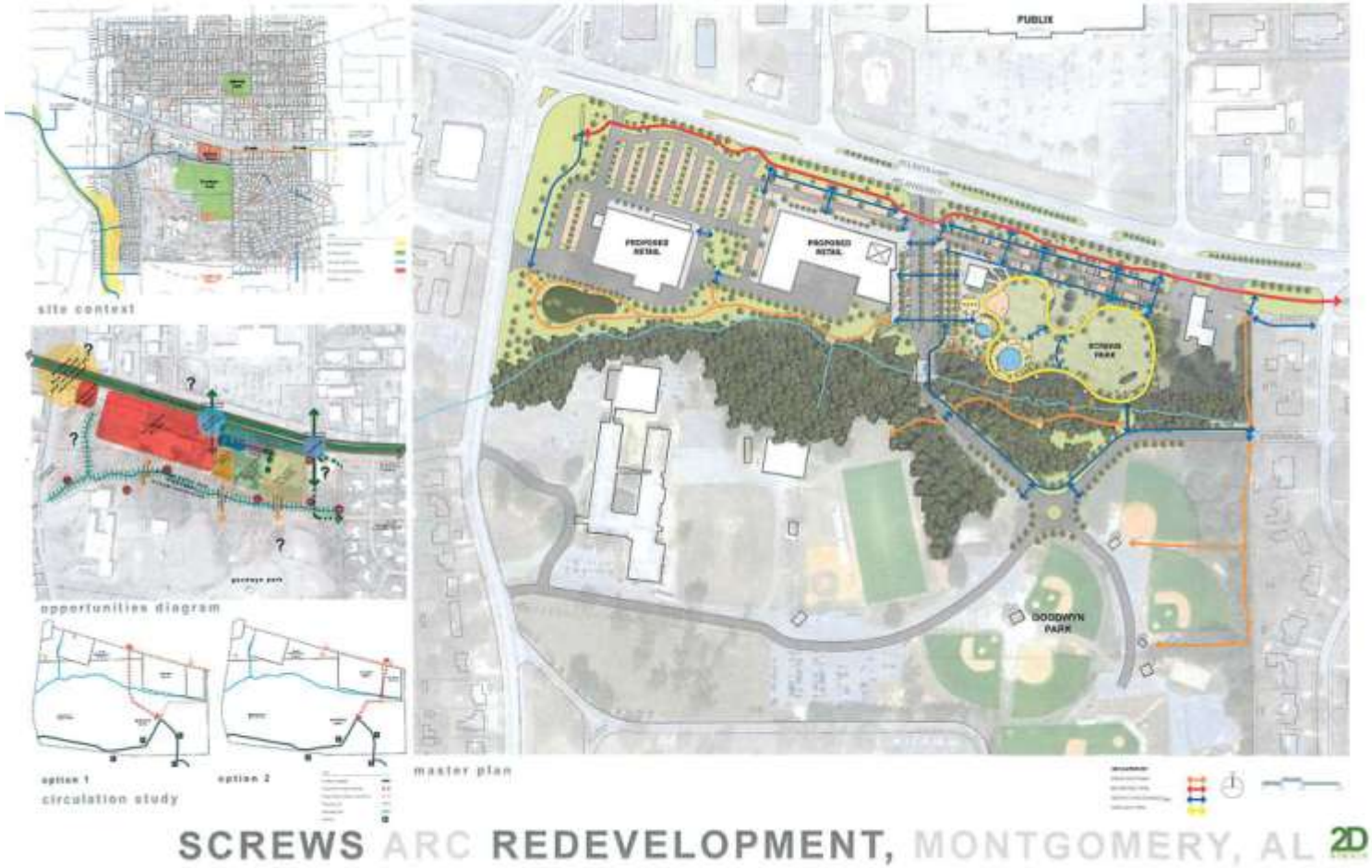
ADOPTED THIS THE 12TH DAY OF FEBRUARY 2013.

SCREWS LOCAL REDEVELOPMENT AUTHORITY MEMBERS:

Mayor Todd Strange, City of Montgomery

Councilman Richard Bollinger

Reverend Edward Nettles


site context
opportunities diagram
option 1
option 2
circulation study
PUBLIX
PROPOSED RETAIL
PROPOSED RETAIL
SCREWS PARK
GOODWYN PARK
master plan
SCREWS ARC REDEVELOPMENT, MONTGOMERY, AL
2D


ATLANTA HWY
ATLANTA HWY
SCREWS ARC REDEVELOPMENT, MONTGOMERY, AL


existing conditions
sustainability
amenities
program elements
SCREWS ARC REDEVELOPMENT, MONTGOMERY, AL 2D

AGENDA

Screws Army Reserve Center Local Redevelopment Authority

February 12, 2013 - 9:30am

1. Call Meeting to Order
2. Presentation on Site Analysis and Opportunities
3. Presentation of Plan
4. Approval of Reuse Plan
5. Approval of Resolution of Reuse Plan
6. Adjournment

Sign In Sheet
Screws LRA Meeting 2-12-13, 9:30 a.m.

1. Robert Smith, City of Montgomery.
2. Ed Nettles
3. Donald Dotson, MPS
4. Margot Glenboski, Army Reserve
5. Kitty Chamberlain, City
6. Rita Wilson, City
7. Bob Wilkerson, ZD
8. CHARLES SMITH, - CITY COUNCIL
9. RICHARD BOLLINGER - CITY COUNCIL
10. TODD STRANGE - City of Montgomery
11.
12.
13.

Sign - In Sheet

City of Montgomery - Public Meeting

Screws Army Reserve Center and Adjacent Property Redevelopment Meeting

February 12, 2013, at 6:00 p.m. -7:30pm

Location: Faulkner University- Harris Business Building Room 101

Please Sign In:

NAME	AGENCY/Resident Contact Info
1. Ed Grimes	Max Cr. Union
2. Lula P Jackson	Live Oaks Assoc.
3. CAROL JONES	Timbers HOA
4. Deborah Beard	TIMBERS HOA
5. Steve McDowell	Winn Dixie
6. Edna Hartkoff	County Downs
7. Tom Rolcer	County Downs
8. Randall D Culp	Downtown Business Assoc.
9. JACK MATHEWS	TIMBERS HOMEOWNER ASSN.
10. Raymond Tyc	County Downs
11. PHILIP PHILIPPOU	FLIP'S ATL. HWY.
12. Kula Kuhmar	Montgomery Advertiser
13. Donald & Connie Thomas	
14. Al Howe	Forest Hills
15. John Marshall	County Downs
16. David Johnson	Fox Hollow
17. TINA + ROSS LIVINGSTON	Bellehurst
18.	
19.	City of Montgomery
20.	
21.	
22.	
23.	
24.	