

FINAL

**ENVIRONMENTAL ASSESSMENT
FOR BRAC 05 RECOMMENDATIONS FOR
CLOSURE, DISPOSAL, AND REUSE OF THE
JAMES W. REESE UNITED STATES ARMY RESERVE CENTER
UPLAND, PENNSYLVANIA**



Prepared for:

U.S. Army Reserve 99th Regional Support Command

Prepared by:

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February 2012

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**FINDING OF NO SIGNIFICANT IMPACT (FNSI) FOR
BRAC 05 RECOMMENDATIONS FOR
CLOSURE, DISPOSAL AND REUSE OF JAMES W. REESE
UNITED STATES ARMY RESERVE CENTER,
UPLAND, PENNSYLVANIA**

Pursuant to the Council on Environmental Quality (CEQ) regulations (40 CFR 1400-1508) for implementing the procedural provisions of the *National Environmental Policy Act* (NEPA) (42 U.S.C. 4321 et. seq.) and the U.S. Department of Army Regulation 32 CFR 651 (*Environmental Analysis of Army Actions*; Final Rule), as well as policy and guidance provided by the *Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act*, the U.S. Army conducted an environmental assessment (EA) of potential environmental effects from the closure, disposal, and reuse associated with implementation of Base Realignment and Closure (BRAC) realignment actions.

Purpose and Need. On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the James W. Reese United States Army Reserve Center (Reese USARC) and realignment of essential missions to other installations. The deactivated USARC property is excess to Army military need and will be disposed of according to applicable laws, regulations, and national policy. Pursuant to NEPA and its implementing regulations, the Army has prepared this EA to address the environmental and socioeconomic impacts of disposing of the property and reasonable, foreseeable reuse alternatives.

Description of the Proposed Action. The Proposed Action is the disposal of surplus property made available by the realignment of the Reese USARC. Redevelopment and reuse of the surplus USARC property would occur as a secondary action under disposal. Under BRAC law, the Army closed the Reese USARC prior to September 15, 2011.

Alternatives Considered. Three alternatives are evaluated in this EA.

Preferred Alternative. For the Preferred Alternative (Traditional Disposal and Reuse), in accordance with the Local Redevelopment Authority (LRA) reuse plan, the Army proposes to assign the Property to the National Park Service under the Federal Lands to Parks Program for a public benefit conveyance of the entire parcel to the Upland Borough for reuse as a community/youth center.

Caretaker Status Alternative. The Army secured the Reese USARC after the military mission ended prior to September 15, 2011 to ensure public safety and the security of remaining government property and to complete any required environmental remediation actions. From the time of operational closure until conveyance of the Property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Reese USARC is not transferred for an extended period of time, the Army will reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1-(Army Facilities Management).

No Action Alternative. Under the No Action Alternative, the Army would continue operations at the Reese USARC at levels similar to those that occurred prior to the BRAC 2005 Commission's recommendations for closure. 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.

Factors Considered in Determining that an Environmental Impact Statement is not Required. No significant environmental impacts were identified in the EA (attached). Impacts were analyzed for land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socioeconomics, transportation, utilities, and hazardous and toxic substances. In support of this EA, the U.S. Army conducted a cultural resources assessment to determine if any cultural resources would be affected.

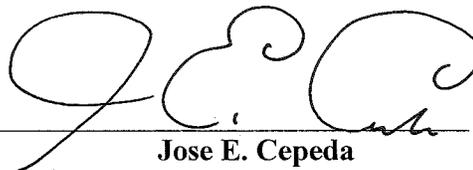
Implementation of the proposed disposal and reuse action would not have any significant adverse effects or impacts to any of the resource areas at Reese USARC or on areas surrounding the property. The U.S. Fish and Wildlife Service, Pennsylvania Game Commission, Pennsylvania Fish and Boat Commission, Pennsylvania Department of Conservation and Natural Resources, and the Pennsylvania Historical and Museum Commission concur with this conclusion. No mitigation is needed.

The property would be transferred with an asbestos covenant and a lead-based paint covenant that will require the transferee manage and if necessary remove asbestos and lead-based paint as required by applicable laws.

Conclusion. Based on the environmental impact analyses described in the EA, which is hereby incorporated into this FNSI, it has been determined that implementation of the Proposed Action or any alternative would not have a significant impact on the quality of the natural or the human environment. Because no significant environmental impact would result from implementation of the Proposed Action or alternatives, an environmental impact statement is not required and will not be prepared.

Public Comment. A Notice of Availability (NOA) was published on December 16, 2011 in a local newspaper, *The Chester Spirit Newspaper*, and a regional newspaper, *The Delaware County Times* announcing the beginning of a 30-day public review period. In the NOA, interested parties were invited to review and comment on the EA and draft FNSI, and were informed that the EA and draft FNSI were available at the J. Lewis Crozer Library, 620 Engle Street, Chester, PA, 19013 and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. A NOA extension was published on January 5 and 6, 2012 announcing the comment period was extended due to a technological error that affected the online availability of the EA. No comments were received.

Date: 1 FEB 2012

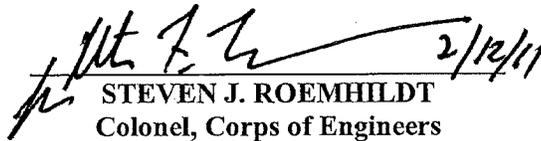


Jose E. Cepeda
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DPW Regional Engineer

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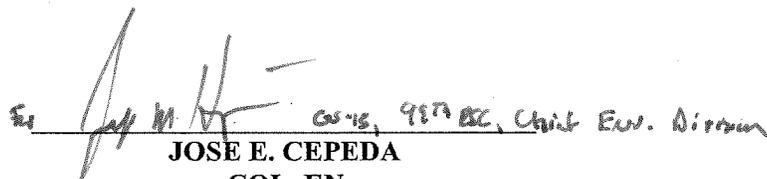
**U.S. ARMY CORPS OF ENGINEERS
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U.S. ARMY RESERVE 99th REGIONAL SUPPORT COMMAND

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ENVIRONMENTAL ASSESSMENT

LEAD AGENCY: U.S. Army Reserve 99th Regional Support Command

TITLE OF PROPOSED ACTION: Closure, Disposal, and Reuse of the James W Reese U.S. Army Reserve Center, Upland, Pennsylvania

AFFECTED JURISDICTIONS: Upland Borough, Delaware County, Pennsylvania

PREPARED BY: U.S. Army Corps of Engineers, Mobile District, Commanding

TECHNICAL ASSISTANCE FROM: AGEISS Inc.

APPROVED BY: Jose E. Cepeda, COL, EN, DPW Regional Engineer

ABSTRACT: The U.S. Army Corps of Engineers is preparing an environmental assessment (EA) for the proposed closure, disposal, and reuse of the James W. Reese U.S. Army Reserve Center in Upland, Pennsylvania as part of the restructuring of military bases through the Defense Base Closure and Realignment Act. This EA addresses the potential environmental, socioeconomic, and cultural impacts of this proposed action and its alternatives.

Based on the environmental impact analyses described in this EA it has been determined that implementation of the Proposed Action would not have a significant impact on the quality of the natural or the human environment. Because no significant environmental impact would result from implementation of the Proposed Action, an environmental impact statement is not required and a Finding of No Significant Impact (FNSI) will be published in accordance with the *National Environmental Policy Act*.

REVIEW PERIOD: A Notice of Availability (NOA) was published on December 16, 2011 in a local newspaper, *The Chester Spirit Newspaper*, and a regional newspaper, *The Delaware County Times* announcing the beginning of a 30-day public review period. In the NOA, interested parties were invited to review and comment on the EA and draft FNSI, and were informed that the EA and draft FNSI were available at the J. Lewis Crozer Library, 620 Engle Street, Chester, PA, 19013 and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. A NOA extension was published on January 5 and 6, 2012 announcing the comment period was extended due to a technological error that affected the online availability of the EA. Reviewers were invited to submit comments on the EA and draft FNSI during the 30-day public comment period via mail, fax, or e-mail to the following:

Ms. Amanda Murphy
NEPA and Cultural Resources Specialist
U.S. Army Reserve 99th Regional Support Command
5231 South Scott Plaza
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EXECUTIVE SUMMARY

ES.1 Introduction

This environmental assessment (EA) analyzes the potential environmental impacts associated with the U.S. Army's Proposed Action for closure, disposal, and reuse of the James W. Reese U.S. Army Reserve Center (Reese USARC), Upland, Pennsylvania as directed by the Base Closure and Realignment (BRAC) Commission's recommendations.

This EA was developed in accordance with the *National Environmental Policy Act* (NEPA) (42 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.

ES.2 Purpose and Need

On September 8, 2005, the BRAC Commission recommended closure of the Reese USARC and realignment of essential missions to other installations. The deactivated USARC property is excess to Army military need and will be disposed of according to applicable laws, regulations, and national policy. Pursuant to the NEPA and its implementing regulations, the Army has prepared this EA to address the environmental and socioeconomic impacts of disposing of the property and reasonable, foreseeable reuse alternatives.

ES.3 Setting

The Reese USARC is located in the southern portion of Delaware County, in Upland Borough, Pennsylvania. Upland Borough is a 0.7-square-mile small community with approximately 2,900 residents.

ES.4 Proposed Action

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

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

ES.5 Alternatives

Three alternatives were analyzed in this EA: the Preferred Alternative (Traditional Disposal and Reuse), Caretaker Status Alternative, and the No Action Alternative.

Preferred Alternative: Traditional Disposal and Reuse. For the Preferred Alternative, the Army would assign the Property to the National Park Service under the Federal Lands to Parks Program for a public benefit conveyance of the entire parcel to Upland Borough. The Property would be used for a community/youth center as recommended by the Upland Borough Local Redevelopment Authority (LRA).

Caretaker Status Alternative. The Army secured the Reese USARC after the military mission ended on September 15, 2011 to ensure public safety and the security of remaining government property and to complete any required environmental remediation actions. From the time of operational closure until conveyance of the Property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Reese USARC is not transferred for an extended period of time, the Army will reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

No Action Alternative. Under the No Action Alternative, the Army would continue operations at the Reese USARC at levels similar to those that occurred prior to the BRAC 2005 Commission's recommendations for closure. 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.

Alternatives Considered and Eliminated from Further Analysis. Because no cleanup actions are required, the Property is not a suitable candidate for early transfer, and this alternative was not carried forward for further analysis. In addition to the reuse plan described in the Preferred Alternative for a community/youth center, the LRA considered adoption of two other reuses of the Property. Since these reuse alternatives were not selected by the LRA as its official reuse plan, they were not carried forward for further analysis in this EA.

ES.6 Environmental Consequences

Initially, twelve resource areas were characterized and evaluated for potential impacts from the Preferred Alternative, the Caretaker Status Alternative, and the No Action Alternative.

Army NEPA Regulations (32 CFR § 651.14) state the NEPA analysis should reduce or eliminate discussion of minor issues to help focus analyses. To minimize unnecessary analysis, and concentrate on those resource areas potentially affected by the Proposed Action, five resource areas were analyzed in detail in this EA, specifically: land use, air quality, socioeconomics, transportation, and hazardous and toxic substances.

Under the Preferred Alternative, land use of the Reese USARC would change from a military site to a community/youth center. Small-scale remodeling to meet standards in the *Americans with Disabilities Act* (ADA) would occur. Disposal and reuse of the Reese USARC could require investigation of the oil/water separator to determine its status and potential decommissioning. Implementation of the Preferred Alternative would have an overall beneficial impact on the environmental condition of the property.

Potential impacts to air quality from disposal and reuse would not be significant. Short-term impacts to air quality would not be significant as only remodeling for ADA compliance and possible construction of a second driveway would occur with the reuse. The small incremental changes in motor vehicle and boiler emissions from the reuse plan would not increase ambient air pollution above the NAAQS, would not contribute to existing violations of the NAAQS, and would not have a significant long-term impact on air quality. The Preferred Alternative would not have a significant impact on greenhouse gas emissions.

Disposal and reuse of the USARC would result in insignificant long-term socioeconomic impacts. Substantial gains or losses in population or employment would not occur. Property values are also not anticipated to change. No adverse potential impacts to minority or low-income populations or children have been identified as a result of disposal and reuse of the USARC. Based on the Economic Impact Forecast System model, the Preferred Alternative would generate about one direct and one indirect job during renovation activities. A beneficial impact for this low-income area is anticipated to result from the reuse of the facilities as a place where youths can gather and become involved in community activities, increasing recreation and potentially reducing crime.

In the long term, it is likely there would be an increase in traffic resulting from the Preferred Alternative as compared to the 20 full-time persons and 130 reservists assigned to the facility; however, the increase in daily vehicular usage and potentially the public transportation system to access the facility would not have a significant adverse effect on transportation. Use of utility systems that are currently in place would occur with implementation of the Preferred Alternative at levels similar to current usage.

No long-term impacts to hazardous and toxic substances as a result of implementation of the Preferred Alternative would occur. Because the original administrative and classroom portion of the main building and the Organizational Maintenance Shop (OMS) were built prior to 1978, it is possible lead-based paint is present on the interior and exterior walls. Although no records occur of an asbestos survey at Reese USARC, references state that it is likely that asbestos-containing material is present in floor tile, mastic, and friable insulation on piping and fittings. Should it be necessary to disturb asbestos-containing material or lead-based paint, abatement would be accomplished by the Upland Borough in accordance with appropriate environmental laws, rules, and regulations of the U.S. Department of Defense, EPA, and the state of Pennsylvania.

Under the Caretaker Status Alternative, land use would change from a functioning military installation to one under limited maintenance in caretaker status. A decrease in the military presence at the Reese USARC would result in decreased impacts to air quality, transportation, and utilities as compared to existing conditions. However, because of the low magnitude of these existing impacts, no significant changes to the environment would occur.

Under the No Action Alternative, the Army would continue to use the Reese USARC. No changes to the existing environment would occur.

Cumulative Impacts. Cumulative effects are those environmental impacts that result from the incremental effects of other past, present, or reasonably foreseeable future actions when combined with the Proposed Action. The analysis identified two reasonably foreseeable actions, repaving of main surface roads by the Pennsylvania Department of Transportation and the addition of a soccer complex proposed by Widener University and the Upland Borough adjacent to the USARC. Potential cumulative impacts include short-term air quality, noise, socioeconomic, and hazardous waste impacts if the projects occur at the same time. Although the Preferred Alternative would not cause adverse effects to land use, aesthetics, soils and geology, biological or cultural resources, the conversion of the 11-acre Bell Homestead into a soccer complex could cause cumulative impacts to these resources. Potential insignificant long-term cumulative impacts may occur to transportation due to the increase use of West 24th Street

for both the Preferred Alternative youth center and the soccer complex immediately adjacent to the USARC. Impacts are not likely to be significant due to the timing of activities, repaving of the main roads to West 24th, and the low traffic usage by the Preferred Alternative (approximately 1 percent of existing traffic).

ES.7 Mitigation Responsibility

No mitigation measures are required for the Preferred Alternative because resulting impacts would not meet significance criteria; that is, the impacts would not be significant.

ES.8 Findings and Conclusions

Direct, indirect, and cumulative impacts of the Preferred Alternative, the Caretaker Status Alternative, and the No Action Alternative have been considered. No significant impacts would occur. Therefore, the issuance of a Finding of No Significant Impact is warranted, and preparation of an environmental impact statement is not required.

TABLE OF CONTENTS

Section	Page
1.0 INTRODUCTION	1
1.1 Purpose and Need	1
1.2 Public Involvement	1
2.0 DESCRIPTION OF THE PROPOSED ACTION	4
2.1 BRAC Commission’s Recommendation	4
2.2 Description of Reese USARC (the “Property”).....	4
3.0 ALTERNATIVES.....	7
3.1 Preferred Alternative: Traditional Disposal and Reuse as a Community/Youth Center by the Upland Borough	7
3.2 Caretaker Status Alternative	9
3.3 No Action Alternative.....	9
3.4 Alternatives Considered and Eliminated From Further Analysis	9
3.4.1 Early Transfer and Reuse Before Cleanup Is Completed	9
3.4.2 Other Disposal Options.....	9
4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES.....	11
4.1 Environmental Resources Eliminated from Further Consideration.....	11
4.1.1 Environmental Resources that Are Not Present.....	12
4.1.2 Environmental Resources that Are Present, but Not Impacted.....	13
4.1.3 Environmental Resources Are Present, but the Proposed Action Will Have Little or No Measureable Environmental Effect on these Resources.....	14
4.2 Resources Analyzed in Detail.....	16
4.2.1 Land Use	16
4.2.2 Air Quality	18
4.2.3 Socioeconomics	23
4.2.4 Transportation	28
4.2.5 Hazardous and Toxic Substances.....	29
4.3 Cumulative Effects.....	32
4.3.1 Past, Present, and Reasonably Foreseeable Actions	32
4.3.2 Cumulative Effects Summary	33
4.4 Mitigation Summary	34
5.0 FINDINGS AND CONCLUSIONS	35
6.0 LIST OF PREPARERS.....	36
7.0 DISTRIBUTION LIST	37
8.0 REFERENCES	39
9.0 PERSONS CONSULTED	42

TABLE OF CONTENTS (continued)

APPENDIX A FINAL REPORT AND RECOMMENDATIONS OF UPLAND
BOROUGH LOCAL REDEVELOPMENT AUTHORITY
APPENDIX B CONSULTATION
APPENDIX C CULTURAL RESOURCES ASSESSMENT
APPENDIX D RECORD OF NON-APPLICABILITY
APPENDIX E ECONOMIC IMPACT FORECAST SYSTEM REPORT

LIST OF TABLES

Table	Page
Table 1. National Ambient Air Quality Standards.....	19
Table 2. Air Emissions Reported for Delaware County, Pennsylvania, for Calendar Year 2005.....	20
Table 3. Regional Income Statistics for 2005-2009.....	23
Table 4. Regional Employment Statistics for 2005-2009.....	24
Table 5. Regional Population and Education for 2005-2009.....	24
Table 6. Regional Housing Characteristics for 2005-2009.....	25
Table 7. Regional Minority Population and Poverty Levels for 2005-2009.....	26

LIST OF FIGURES

Figure	Page
Figure 1. Reese USARC, Upland, PA, Location Map.....	2
Figure 2. Site Plan for Reese USARC, Upland, PA.....	3
Figure 3. Map of Proposed Site Reuse Plan for Reese USARC, Upland, PA.....	8

LIST OF ACRONYMS

ACM	asbestos-containing material
ADA	<i>Americans with Disabilities Act</i>
BRAC	Base Closure and Realignment
CEQ	Council on Environmental Quality
CFR	<i>Code of Federal Regulations</i>
CO ₂ e	Carbon Dioxide Equivalent
DoD	U.S. Department of Defense
EA	environmental assessment
EIFS	Economic Impact Forecast System
EPA	U.S. Environmental Protection Agency
FNSI	Finding of No Significant Impact
GWP	Global Warming Potential
LBP	lead based paint
LRA	Local Redevelopment Authority
MEP	military equipment parking
NEPA	<i>National Environmental Policy Act</i>
NOA	Notice of Availability
OMS	Organizational Maintenance Shop
OWS	oil-water separator
NAAQS	National Ambient Air Quality Standards
PADEP	Pennsylvania Department of Environmental Protection
PCB	polychlorinated biphenyl
PM ₁₀	particulate matter with an aerodynamic size less than or equal to 10 microns
PM _{2.5}	particulate matter with an aerodynamic size less than or equal to 2.5 microns
Reese USARC	James W. Reese United States Army Reserve Center
ROI	region of influence
RONA	Record of Non-Applicability
RSC	Regional Support Command
RTV	rational threshold value
SEPTA	Southeastern Pennsylvania Transportation Authority
USAR	United States Army Reserve
USARC	United States Army Reserve Center
U.S.C.	United States Code
USFWS	U.S. Fish and Wildlife Service
VOC	volatile organic compound

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1.0 INTRODUCTION

This environmental assessment (EA) analyzes the environmental impacts of the proposed closure, disposal, and reuse of the James W. Reese United States Army Reserve Center (Reese USARC), Upland, Pennsylvania (Figure 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.

1.1 Purpose and Need

On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the Reese USARC (Figure 2) and realignment of essential missions to other installations. The deactivated USARC property is excess to Army military need and will be disposed of according to applicable laws, regulations, and national policy. Pursuant to the NEPA and its implementing regulations, the Army has prepared this EA to address the environmental and socioeconomic impacts of disposing of the property and reasonable, foreseeable reuse alternatives.

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 State Historic Preservation Officer; U.S. Fish and Wildlife Service (USFWS); Native American Tribes; Pennsylvania Game Commission; Pennsylvania Fish and Boat Commission; and the Pennsylvania Department of Conservation and Natural Resources.

A Notice of Availability (NOA) was published on December 16, 2011 in a local newspaper, *The Chester Spirit Newspaper*, and a regional newspaper, *The Delaware County Times* announcing the beginning of a 30-day public review period. In the NOA, interested parties were invited to review and comment on the EA and draft FNSI, and were informed that the EA and draft FNSI were available at the J. Lewis Crozer Library, 620 Engle Street, Chester, PA, 19013 and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. A NOA extension was published on January 5 and 6, 2012 announcing the comment period was extended due to a technological error that affected the online availability of the EA.

The Army invited the public and all interested and affected parties to review and comment on this EA and the draft FNSI and to submit comments and requests for information to the Environmental Coordinator of the United States Army Reserve (USAR) 99th Regional Support Command (RSC): Ms Amanda Murphy, 99th RSC, DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640 or by email at amanda.w.murphy@usar.army.mil.

No comments were received. The impacts of the Proposed Action are not significant and the Army will execute the FNSI and the action can proceed immediately. The public may obtain information on the status and progress of the Proposed Action and the EA through the 99th RSC with the contact information provided above.

75°24'0"W

75°23'0"W

75°22'0"W

75°21'0"W

39°52'0"N

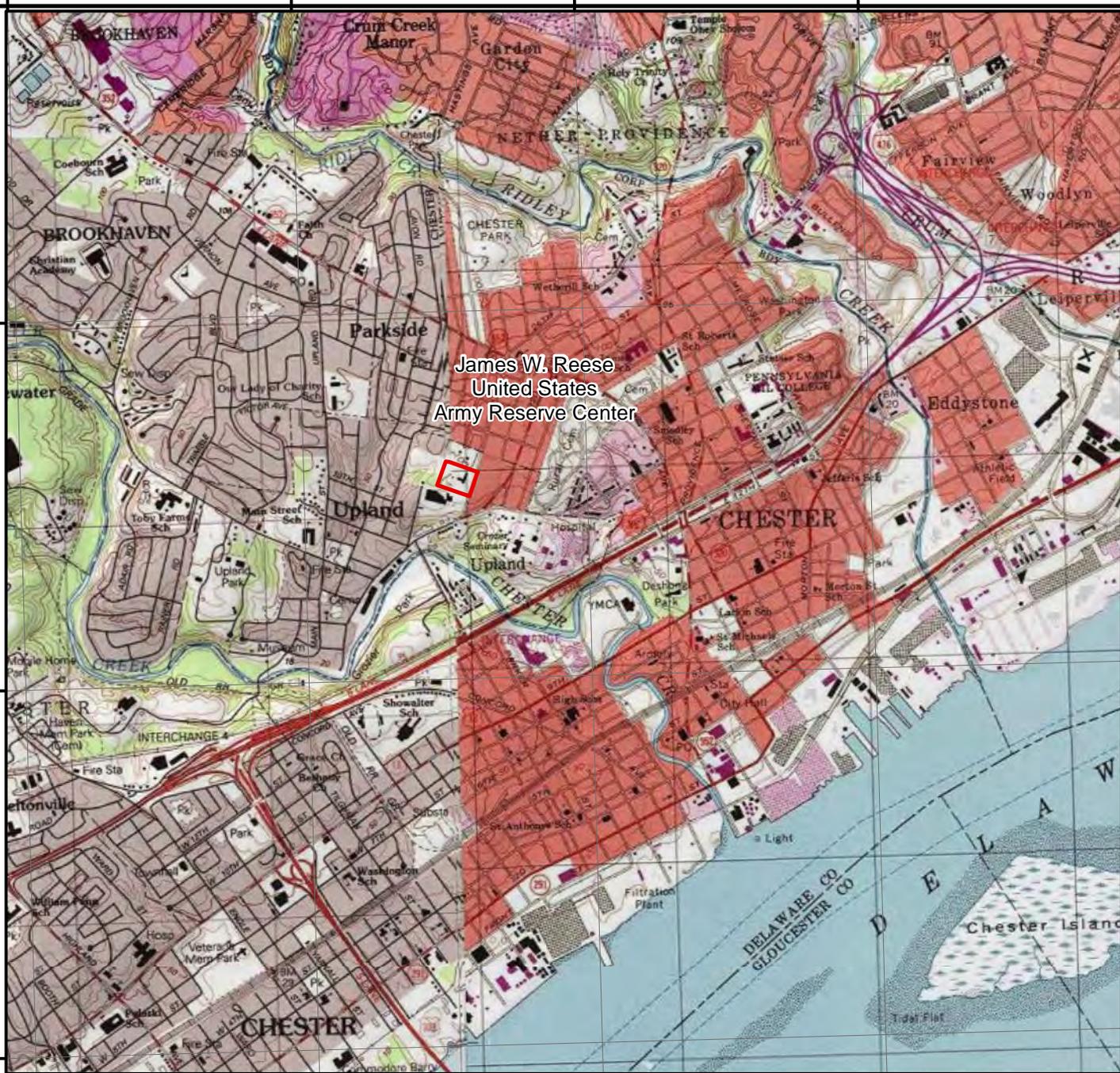
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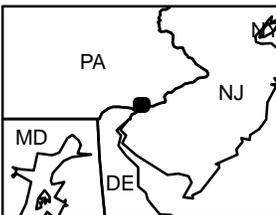
39°51'0"N

39°50'0"N

39°50'0"N



75°24'0"W
Site Map



Legend

Reese USARC Approximate Boundary

USARC U.S. Army Reserve Center

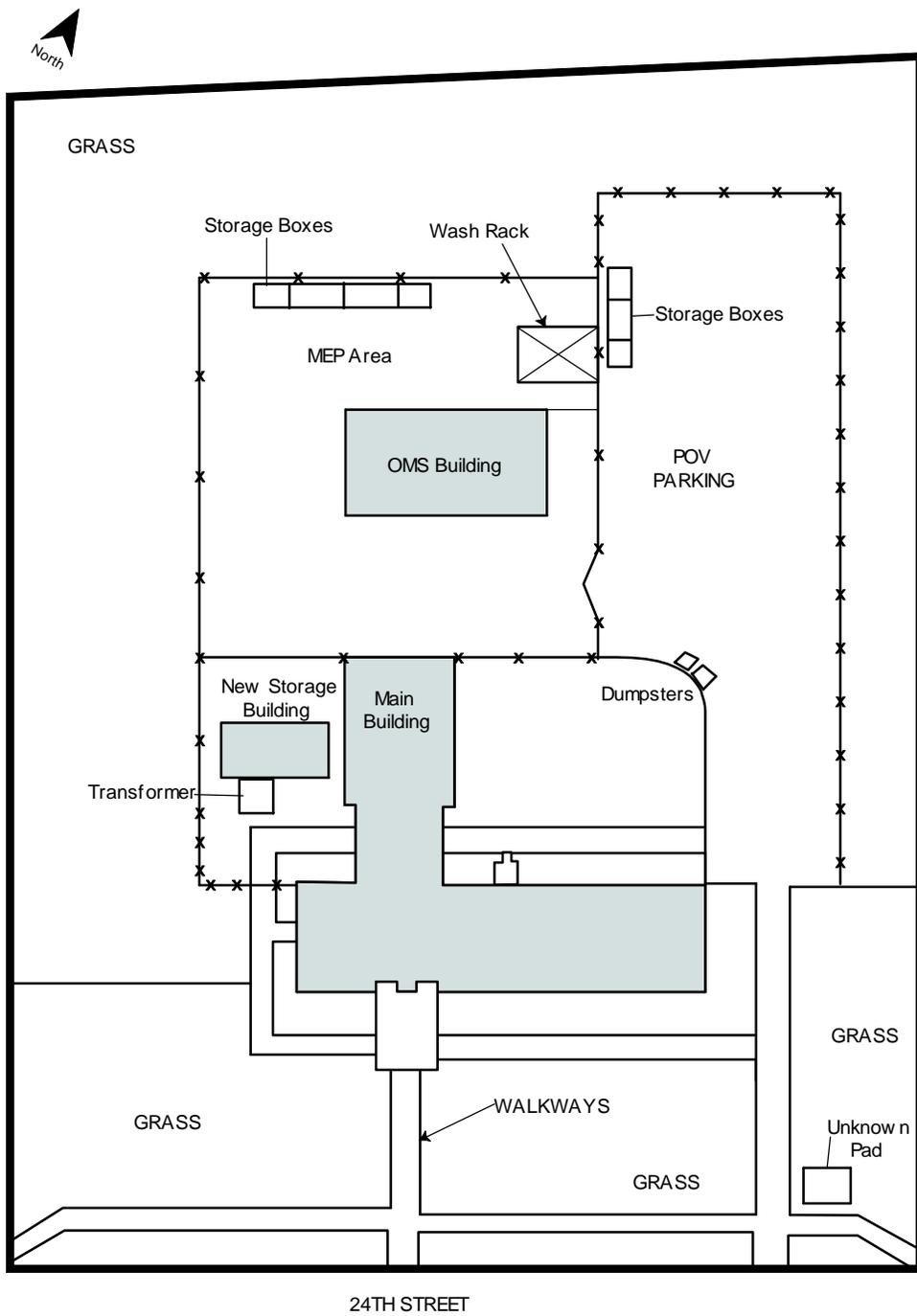
0 1,250 2,500 3,750 5,000 Feet

0 400 800 1,200 Meters



Prepared For:
U.S. Army Corps of Engineers, Mobile District

Figure 1
Reese USARC, Upland, PA, Location Map



Note: Drawing is not to scale
 Property type boundaries are estimated

USARC United States Army Reserve Center

- Approximate Property Boundary
- x—x—x** Fence Line
- OMS Organizational Maintenance Shop
- POV Privately Owned Vehicle
- MEP Military Equipment Parking

Source: Final Environmental Condition of Property Report,
 James W. Reese USARC (PA015), Chester, Pennsylvania,
 CH2MHill, February 2007

Prepared For:

U.S. Army Corps of Engineers,
 Mobile District

Figure 2

Site Plan for Reese USARC, Upland, PA

2.0 DESCRIPTION OF THE PROPOSED ACTION

The Proposed Action is the disposal of surplus property made available by the realignment of the Reese USARC. Redevelopment and reuse of the surplus USARC property (the “Property”) would occur as a secondary action under disposal.

Under BRAC law, the Army closed the Reese USARC prior to September 15, 2011. The Army will dispose of the Property. As a part of the disposal process, the Army screened the Property for reuse with the U.S. Department of Defense (DoD) and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

2.1 BRAC Commission’s Recommendation

The BRAC Commission’s recommendation is to:

“Close the Reese United States Army Reserve Center in Chester, PA, the United States Army Reserve Organizational Maintenance Shop in Chester, PA, the Germantown Veterans Memorial United States Army Reserve Center in Philadelphia, PA, the Horsham Memorial United States Army Reserve Center in Horsham, PA, the 1LT Ray S. Musselman Memorial United States Army Reserve Center in Norristown, PA, and the North Penn Memorial United States Army Reserve Center in Norristown, PA, and relocate units to a new Armed Forces Reserve Center with an organizational maintenance facility at Willow Grove Joint Reserve Base, PA. The Army shall establish an enclave at Willow Grove Joint Reserve Base, PA, to retain essential facilities to support activities of the Reserve Components.” (DoD 2005)

The Proposed Action, disposal and reuse, follows the BRAC Commission’s recommendation to close the Reese USARC, 500 West 24th Street, Upland, Pennsylvania (originally considered Chester, PA for the mailing address). Although “Upland” is part of the legal description and mailing address for the USARC, the USARC is located within Upland Borough. Environmental impacts resulting from the relocation and establishment of units from the USARCs listed in the BRAC recommendation to an enclave at Willow Grove Joint Reserve Base, PA are analyzed in the BRAC EA for the *Construction and Operation of an Armed Forces Reserve Center Willow Grove Naval Air Station Joint Reserve Base, Pennsylvania, 2009*.

2.2 Description of Reese USARC (the “Property”)

In 1957, the U.S. Government purchased 5 acres of agricultural land located at 500 West 24th Street for construction of the USARC. Construction of the main building and the Organizational Maintenance Shop (OMS) occurred in 1958. The Property has primarily functioned as an administrative, logistical, and educational facility, with limited maintenance of military vehicles occurring in the OMS.

Currently, the property has three permanent structures:

- ◆ 25,687-square-foot main building
- ◆ 5,376-square-foot OMS
- ◆ 2,700-square-foot unheated storage building



Main Building, Reese United States Army Reserve Center



Organizational Maintenance Shop, Reese United States Army Reserve Center



Storage building, Reese United States Army Reserve Center

Figure 2 shows the Reese USARC site plan. The main building is an irregular-shaped two-story structure, with a drill hall and office facility connected by a one-story enclosed corridor. The building's eastern side consists of office space, classrooms, storage, and a former indoor firing range converted to classrooms. A small, unused kitchen is located on the first floor corridor leading to the drill hall. The second floor of the main building consists of office space, classrooms, a copy area in the upstairs lobby, latrines, and storage (USACE Louisville 2007).

Maintenance activities conducted at the single-story OMS building are limited to topping off fluids. Vehicle washing is no longer permitted on the Property, but it historically occurred at a designated wash rack located on the north side of the OMS building. The wash rack near the OMS is no longer in use, water supply to the wash rack has been terminated; however, it is unclear if the associated oil-water separator (OWS) was decommissioned.

A military equipment parking (MEP) area and a privately owned vehicle parking area also are contained within the Property. Chain-link security fencing topped with barbed wire encloses the MEP area and OMS building. Approximately one-half of the property (2.9 acres) is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land (2.1 acres) is grassed with a sparse population of evergreen and deciduous trees clustered in the rear, sides, and front of the property (USACE Louisville 2007).

The Property was historically used by reservists for drill activities on various weekends throughout the year. The site was most recently used by the Headquarters and Headquarters Company of the 338th Medical Group, the 858th Dental Company, and the 430th Transportation Detachment (USACE Louisville 2007). Twenty full-time personnel and 130 reservists used the USARC. Drills took place two weekends per month, with an average drill weekend of 50 to 60 reservists.

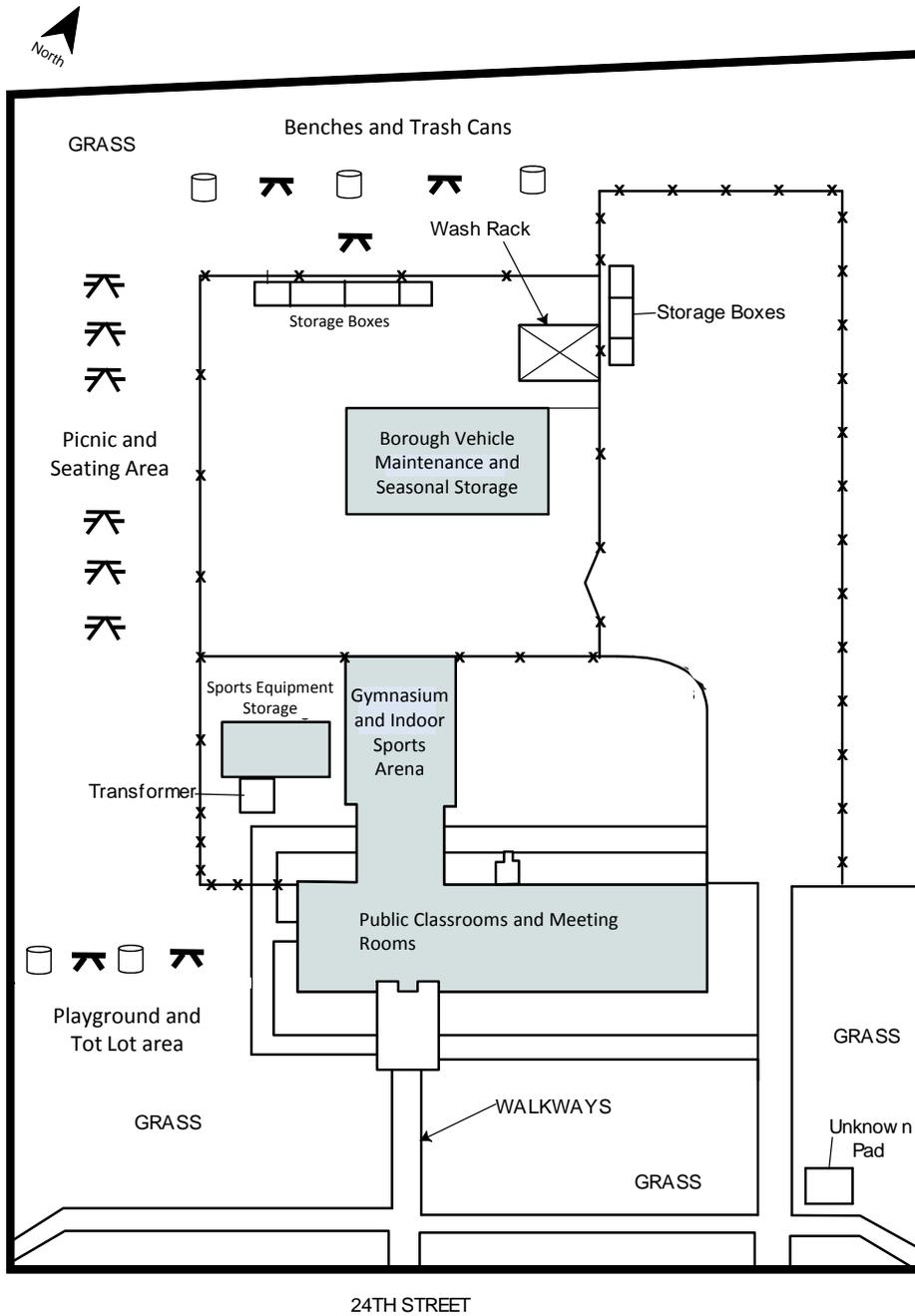
3.0 ALTERNATIVES

3.1 Preferred Alternative: Traditional Disposal and Reuse as a Community/Youth Center by the Upland Borough

For the Preferred Alternative, the Army would assign the property to the National Park Service under the Federal Lands to Parks Program for a public benefit conveyance of the entire parcel to the Upland Borough. At a public meeting on April 11, 2006, by virtue of Resolution No. 7 of 2006, the Borough of Upland's Council and Mayor passed a resolution establishing the Upland Borough Local Redevelopment Authority (LRA) for the purpose of formulating a recommendation for the reuse of the Reese USARC (LRA 2007). The Delaware County Planning Department was appointed to serve as staff for this project, for the purpose of developing a comprehensive redevelopment plan for the property. On May 1, 2006, the Upland Borough LRA was recognized as the LRA for planning the redevelopment of the James W. Reese USARC by the Director of the Office of Economic Adjustment. According to the *Federal Property Administrative Services Act of 1949* and the *Base Closure Community Redevelopment and Homeless Assistance Act of 1994*, the LRA screened this Federal Government surplus property by soliciting notices of interest from state and local governments, representatives of the homeless, and other interested parties. On July 10, 2007, after reviewing three reuse proposals and recommendations and all public comments, the LRA recommended that the property be reused as a community/youth center. The LRA reuse plan was approved by Upland Borough on April 10, 2007 and by the Department of Housing and Urban Development on November 21, 2007. The Reese property would be used for a community/youth center as recommended by the Upland Borough LRA. Appendix A contains a copy of the *Final Report and Recommendations of Upland Borough LRA Concerning the Reuse of the James W. Reese Army Reserve Center*.

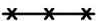
The proposed reuse of the property is depicted in Figure 3. Upland Borough, with Brookhaven Borough and Parkside Borough, is currently involved in developing a multi-community comprehensive plan. The Boroughs have discussed as part of this plan, the need for a local community/youth center to serve the neighboring communities. The Delaware County Planning Department has been involved with the endeavor as well. Upland Borough conducted a feasibility study through a grant from the DoD Office of Economic Adjustment, which determined the Reese USARC property would serve as a good community center. The facility (main building) could house youth programs, educational facilities for youth, and help organize activities in the area such as 4-H Club, Boy Scouts, and Girl Scouts. The facility would have rooms for arts and crafts, recreational equipment storage, a room for the Park Director, and potential room for grounds maintenance. Other potential uses of the facility include an inside gymnasium (drill hall), outside playgrounds, and general picnic area. Minor renovations to the second floor, including installation of an elevator or lift and renovations to the restrooms, would occur for compatibility with the *American with Disabilities Act (ADA)*. An additional driveway on the southeast side of the Property may be constructed to allow maintenance vehicle access. One of the outdoor buildings (the storage unit) would serve as winter equipment storage and the OMS potentially would store seasonal grounds maintenance equipment and provide an area for Upland Borough vehicle maintenance. Future uses of the OMS building may include a place for the Upland Borough senior citizens to hold events, activities, and group meetings.

Site Layout Plan: Former James W. Reese USARC, Upland, Pennsylvania



Note: Drawing is not to scale
Property type boundaries are estimated

USARC United States Army Reserve Center

-  Approximate Property Boundary
-  Fence Line
-  Trash Cans
-  Benches
-  Picnic Tables

Modified from: Final Environmental Condition of Property Report, James W. Reese USARC (PA015), Chester, Pennsylvania, CH2MHill, February 2007

Prepared For:

U.S. Army Corps of Engineers,
Mobile District

Figure 3

Map of Proposed Site Reuse Plan for Reese USARC, Upland, PA

3.2 Caretaker Status Alternative

The Army secured the Reese USARC after the military mission ended prior to September 15, 2011 to ensure public safety and the security of remaining government property and to complete any required environmental remediation actions. From the time of operational closure until conveyance of the property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Reese USARC is not transferred for an extended period of time, the Army will reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1-(Army Facilities Management).

3.3 No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Reese USARC at levels similar to those that occurred prior to the BRAC 2005 Commission's recommendations for closure. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. The Reserve mission at the USARC has ended and it is unlikely that it would ever resume, given the recommendation of the BRAC Commission. Nevertheless, this No Action Alternative allows comparison of impacts between the prior mission, the current caretaker status, and the proposed reuse.

3.4 Alternatives Considered and Eliminated From Further Analysis

3.4.1 EARLY TRANSFER AND REUSE BEFORE CLEANUP IS COMPLETED

Under this alternative, the Army would take advantage of various property transfer and disposal methods that allow the reuse of contaminated property to occur before all remedial actions have been completed. One method is to transfer the property to a new owner who agrees to perform, or to allow the Army to perform, all remedial actions required under applicable federal and state requirements. Allowing the property to be transferred before cleanup is complete requires concurrence of environmental authorities and the governor of the affected state. The property must be suitable for the new owner's intended use, and the intended use must be consistent with protection of human health and the environment. Since cleanup of the Reese USARC is not required, the property is not a suitable candidate for early transfer, and this alternative was not carried forward for further analysis.

3.4.2 OTHER DISPOSAL OPTIONS

The Upland Borough LRA screened this Federal Government surplus property by soliciting notices of interest from state and local governments, representatives of the homeless, and other interested parties, as required by the *Federal Property Administrative Services Act of 1949*, the *Base Closure Community Redevelopment and Homeless Assistance Act of 1994*, and the *Redevelopment and Homeless Assistance Act of 1994*. None of these entities submitted a notice of interest for reusing the property.

In addition to the proposed reuse described in the Preferred Alternative (Section 3.1) for a community/youth center, the LRA considered adoption of the following reuses of the property:

- The Bernardine Center to use a portion of the facility for storage space for collection and redistribution of food and clothing
- The Caramanico Partnership/C. Caramanico & Sons, Inc. to lease office space to other professionals or relocate the Caramanico business and equipment maintenance to the USARC

Since these alternatives were not selected by the LRA as its official reuse plan, they were not carried forward for further analysis in this EA.

4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

This chapter describes the existing environmental and human resources that could potentially be affected by the Proposed Action and alternatives. The affected environment is the baseline to understand the potential effects of the alternatives under consideration (40 CFR 1502.15). The geographic region of influence (ROI) or study area for each resource category is the Reese USARC, unless stated otherwise in the individual resource category discussion. Most of the baseline information was taken from existing documentation.

This chapter also describes potential impacts of the Proposed Action and each alternative. An impact is defined as a consequence from modification to the existing environment due to a proposed action or alternative. Impacts can be beneficial or adverse, can be a primary result of an action (direct) or a secondary result (indirect), and can be permanent or long lasting (long term) or temporary and of short duration (short term).

Impacts are classified as significant or not significant based on significance criteria developed for the affected resource categories analyzed. For many resource categories, significance criteria are necessarily qualitative in nature. Quantitative criteria can be established when there are specific numerical limits established by regulation or industry standard. Significance criteria are based on existing regulatory standards, scientific and environmental documentation, and/or professional judgment. Significant impacts are those which would exceed the quantitative or qualitative limits of the established criteria, such as actions that would threaten a violation of federal, state or local law or requirements imposed for the protection of the environment, or that would have adverse effects upon public health or safety. Impacts do not necessarily mean negative changes, and any detectable change is not, in and of itself, considered to be negative. In the following discussions, to highlight adverse impacts for the decision maker, the impacts are considered adverse unless identified as beneficial.

Twelve resource areas were considered for potential impacts from the Proposed Action and alternatives: land use; aesthetics and visual resources; air quality; noise; geology and soils; water resources; biological resources; cultural resources; socioeconomics; transportation; utilities; and hazardous and toxic substances. Some resources were eliminated from detailed analysis as described below.

4.1 Environmental Resources Eliminated from Further Consideration

Army NEPA Regulations (32 CFR § 651.14) state the NEPA analysis should reduce or eliminate discussion of minor issues to help focus analyses. This approach minimizes unnecessary analysis and discussion during the NEPA process and in analysis documents. The 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/environmental impact statement process. Resources eliminated from further consideration in this EA are either not present at the Property, are present but not impacted, or impacts would be minor and detailed analysis is not warranted.

4.1.1 ENVIRONMENTAL RESOURCES THAT ARE NOT PRESENT

None of the alternatives would have direct, indirect, or cumulative impacts on these environmental resources, because these environmental resources do not exist on or near the Property.

- **Prime Farmland and Unique Farmlands**—The land at the Reese USARC is not considered prime farmland or farmland of state importance (USDA NRCS 2011). The Farmland Protection Policy Act does not apply to the Property.
- **Surface Water Features**—No surface water features are located on or adjacent to the Property. The closest major surface water feature, Chester Creek, is located 0.24 mile southwest of the Property and flows southeast into the Delaware River (USACE Louisville 2007).
- **Floodplains**—The Property is not located within a 100- or 500-year floodplain [Federal Emergency Management Agency Flood Insurance Rate Map, Flood Plain Panel Number (50027C0694E)] (FEMA 2011).
- **Wetlands**—No evidence of wetlands was observed on the Property including wetland vegetation, hydric soils, or wetland hydrology. The National Wetlands Inventory Map did not document wetlands located on the Property (USFWS 2011). National Resource Conservation Service soils maps indicated no hydric soils on the Property (USDA NRCS 2011).
- **State Coastal Management Program**—The Pennsylvania Department of Environmental Protection (PADEP) Water Planning Office is the lead agency for the Pennsylvania Coastal Management Program. Although the Delaware County Coastal Management Zone does extend into Upland Borough, it only extends into a small portion of the southern boundary and does not include the land associated with the Reese USARC.
- **National and State Parks**—The nearest National Park is the Valley Forge Historic National Park located 28 miles north of the Property and the nearest Scenic Trail is the Appalachian National Scenic Trail, which is located approximately 87 miles from the Property. Ridley Creek State Park is located approximately 11 miles from the Property.
- **Wilderness Areas and Wildlife Refuges**—The nearest national wilderness area is the Brigantine Wilderness Area, which is located approximately 79 miles southeast of the Property. The John Heinz National Wildlife Refuge at Tinicum is located approximately 8 miles from the Property.
- **National Wild and Scenic Rivers**—Although portions of the Delaware River, which is located approximately 1.38 miles southeast of the Property, are designated as a Wild and Scenic River, the reach downstream of Philadelphia near the USARC is not. The nearest National Wild and Scenic River is White Clay Creek, which is located approximately 47 miles southwest of the Property.

- **Federal- and State-Listed Threatened, Endangered, or Candidate Species**—The USFWS concurred in informal coordination that threatened and endangered species would not be affected by the Proposed Action. The Pennsylvania Game Commission and the Pennsylvania Department of Conservation and Natural Resources concurred that no effect to state sensitive species is expected. See Appendix B.
- **Prime or Unique Wildlife Habitat**—The Property is highly disturbed, lacks natural habitat, and the USFWS has not designated critical habitat on or in the vicinity of the Property. See Appendix B.
- **Cultural, Historic, and Archeological Resources**—The 99th RSC conducted an architectural survey and an assessment of potential archaeological resources in January 2011 and confirmed earlier findings that no archaeological or historic resources are present (Appendix C). In a letter dated June 3, 2011, the State Historic Preservation Office concurred that “...the property is not eligible for the National Register of Historic Places” and that “...there are no National Register eligible or listed historic buildings, structures, districts, or objects in the area of this proposed project.” The State Historic Preservation Office also concurred with the assessment that “no archaeological resources will be affected by the project.”

4.1.2 ENVIRONMENTAL RESOURCES THAT ARE PRESENT, BUT NOT IMPACTED

None of the alternatives would have direct, indirect, or cumulative impacts on these environmental resources, because no large-scale demolition, renovation, construction, or reuse activities are planned that would alter or affect these resources.

- **Radon Gas**—Delaware County is assigned to Zone 1 on the EPA’s Map of Radon Zones, with a predicted average indoor radon screening level of 4 picocuries per liter (EPA 2011b). Although no site-specific radon survey is available for review, a radon analysis was performed in 1994. The results indicated that no sampling locations exhibited radon levels above the EPA’s recommended maximum allowable exposure level of 4 picocuries per liter (USACE Louisville 2007).
- **Geology and Soils**—Since geologic conditions indicate seismic activity in the area causes minor to no damage, redevelopment activities would not expose people or structures to major geologic hazards. Soil disturbance would occur during the creation of a playground, general landscaping, and possible construction of a new driveway, but would not be significant with the implementation of best management practices, as necessary, to reduce erosion.
- **Storm Water Runoff**—Direction and flow would not be altered.
- **Groundwater Drinking Quality, Availability, or Use**—Local groundwater recharge would be slightly reduced due to the addition of impermeable surfaces with the construction of another driveway and subsequent reduction of infiltrating precipitation.

The Proposed Action would not result in contamination of groundwater resources or increase groundwater use.

- **Wildlife**—Activities at the community/youth center would likely increase the use of the Reese USARC site compared to its current use; however, use of larger vehicles would decrease and access would be limited to daylight hours. These limitations would be beneficial to wildlife using the area as most wildlife movements would occur during hours when the park is not in use. The Preferred Alternative would have no overall effect on biodiversity or regional plant and animal populations. Beneficial long-term impacts would occur as the area outside of the fence retains a more park-like setting and vegetation is maintained and enhanced.

4.1.3 ENVIRONMENTAL RESOURCES ARE PRESENT, BUT THE PROPOSED ACTION WILL HAVE LITTLE OR NO MEASUREABLE ENVIRONMENTAL EFFECT ON THESE RESOURCES

4.1.3.1 Aesthetics and Visual Resources

Under the Preferred Alternative, potential impacts to aesthetics and visual resources would not substantially degrade the natural or constructed physical features in the area and would not be significant. The Property would essentially remain unchanged in appearance. Short-term impacts to visual resources are not expected as the Preferred Alternative does not involve any demolition or substantial construction.

In the long term, additional landscaping could provide small beneficial direct impacts to aesthetics. Nighttime lighting is expected to remain essentially the same, with dim exterior building lighting on the main building and OMS, for security and safety purposes. Direct and long-term visual impacts would include traffic from commuters (Section 4.5), the use of paved portions for parking of employees and visitors, and use of the grassy areas for playground equipment and picnic tables. Military vehicles would no longer be parked at the USARC.

Under the Caretaker Status Alternative, impacts to aesthetics and visual resources that would substantially degrade natural or constructed physical features would not occur because the facilities would be properly maintained so that no deterioration occurs. Under the No Action Alternative, the Army would continue to use the Reese USARC and no changes to aesthetics and visual resources would occur.

4.1.3.2 Noise

Under the Preferred Alternative, potential noise impacts would not be significant. Short-term noise impacts are not expected as the Preferred Alternative does not involve any demolition or construction. In the long term, potential noise associated with the reuse would mainly be due to traffic. The daily traffic levels to the USARC property would be higher, estimated at 100 students per day, than the existing level of 20 full-time personnel. However, noise from this traffic would not be significant when compared to the existing traffic (Section 4.5). Some noise would occur from outdoor activities such as children playing and park visitors using grassy areas or playground equipment during daylight hours. The Army classifies areas with noise levels from these sources as Zone 1, compatible with all land uses, including residential. The nearest

sensitive noise receptors are residences located approximately 75 feet away from the Property boundary on the other side of West 24th Street.

Upland Borough has a noise ordinance in place to prevent excessive sound and vibrations or other unnecessary community noise which may jeopardize the health and welfare or safety of its citizens or degrade the quality of life in the Borough (Upland Borough 1996). All parks owned by the Borough, which would include the Preferred Alternative, are subject to park and playground facilities regulations established by the Borough. These regulations limit the use of the park areas after 8:00 pm unless there is an approved special event, and prohibit motorized vehicles on the property (Upland Borough 2008). In addition, the security fencing currently around the USARC would limit access to the area after dark.

Under the Caretaker Status Alternative, no new sources of noise or increases in noise levels would result. No new receptors of noise would be located within the property boundaries. A net decrease in traffic, and therefore traffic noise, would result from assigning the Property to caretaker status. Under the No Action Alternative, the Army would continue to use the Reese USARC and no new sources of noise or increases in noise levels would result. No new receptors of noise would be located within the property boundaries.

4.1.3.3 Public Services

None of the alternatives would have a significant direct, indirect, or cumulative impact on these public services, because these providers have the capacity to provide service and any changes in demand would be insignificant.

- **Law Enforcement.** The Sheriff's Office of Delaware County provides law enforcement services to Delaware County (Delaware County 2008). The Upland Police Department, Brookhaven, Pennsylvania, provides local law enforcement services, and is comprised of four full-time and eight part-time officers (Upland Borough 2010).
- **Fire Protection.** There are 38 fire departments within Delaware County (Fire Department Directory 2010). Fire protection and emergency medical services in the vicinity of the Reese USARC are provided by the Upland Fire Department, Chester Fire Bureau, and Parkside Fire Department.
- **Health.** Delaware County has 13 hospitals/medical centers. Some of the larger medical centers in the county include Haverford State Hospital (340 beds), Delaware County Memorial Hospital, Drexel Hill, Pennsylvania (309 beds), Crozer-Chester Hospital (525 beds) and Riddle Memorial Hospital, Media, Pennsylvania (229 beds) (Hospital-Data 2011).

4.1.3.4 Utilities

None of the alternatives would have a significant direct, indirect, or cumulative impact on these utilities, because these utilities have the capacity to provide service for any of the alternatives and any changes in demand and usage would be insignificant.

- **Potable Water**—The Chester Water Authority provides potable water to the Property (USACE Louisville 2007). The Authority pumps an average of 34 million gallons per day, serving over 200,000 residential, industrial, and commercial customers. With over 600 miles of distribution mains, its service area covers communities within Southwestern Delaware County and Southern Chester County. The Authority’s Octoraro Treatment Plant has the capacity to treat 60 million gallons of water per day (Chester Water Authority 2011).
- **Wastewater**—The City of Chester provides sanitary sewer service to the Property. The primary source of wastewater that is directed to the city sewer system includes non-process wastewater (bathrooms, sinks, etc.) (USACE Louisville 2007).
- **Electricity and Gas**—The PECO Energy Company provides electric and natural gas services to the Property. In addition, the Reese USARC also has portable, diesel fuel generators to serve as a backup power source in the event of an electrical outage (USACE Louisville 2007).
- **Solid Waste**—Several private haulers offer solid waste collection services for the Property (YellowUSA 2011). The solid waste is then processed by the Delaware County Solid Waste Authority.

4.2 Resources Analyzed in Detail

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

4.2.1 LAND USE

4.2.1.1 Affected Environment

This section describes existing land use conditions on and surrounding the Reese USARC. Management plans, policies, ordinances, and regulations determine the types of uses that are allowable, or protect specially designated or environmentally sensitive uses. The following sections discuss the regional geographic setting, location, and climate, installation land use, surrounding land use, and land use plans and policies.

4.2.1.1.1 Regional Geographic Setting, Location, and Climate

The USARC is located within Upland Borough, a municipality in Delaware County. Upland is bordered to the east and south by Chester City, to the west by Chester Township and to the north by Brookhaven Borough. Upland Borough is located approximately 17 miles from the Philadelphia city center and covers only 0.7 square mile (Delaware County 2011a). The 5-acre USARC parcel faces West 24th Street, a mostly residential street.

The average temperature of Upland Borough is 56 degrees Fahrenheit. The coldest month is January, with an average temperature of 26 degrees Fahrenheit. The warmest month is July with an average temperature of 87 degrees Fahrenheit (Countystudies 2008). The average annual

rainfall is 3.2 inches per year, with a fairly consistent monthly distribution averaging between 3 to 4 inches per month (Countystudies 2008).

4.2.1.1.2 Installation Land Use

In 1957, the Army acquired 5 acres of an undeveloped field for construction of the USARC. Section 2.2 describes the Property and Figure 2 shows the site plan. Approximately one-half of the Property is covered by impervious surface features while the remaining land is grassed with a sparse population of clustered evergreen and deciduous trees. The Property has primarily functioned as an administrative, logistical, and educational facility, with limited maintenance of military vehicles occurring in the OMS. The Reese USARC was historically used by reservists for drill activities on various weekends throughout the year, and was most recently used by the Headquarters and Headquarters Company of the 338th Medical Group, the 858th Dental Company, and the 430th Transportation Detachment (USACE Louisville 2007). The Reese USARC property is currently zoned residential.

4.2.1.1.3 Surrounding Land Use

Surrounding land use has not changed significantly since the 1958 construction of the USARC to present day. The immediately adjacent properties were open fields in 1937, and original development consisted primarily of residential land use. The 1958 aerial photograph indicates completion of the development of the surrounding fields on the north, east, and west sides of the Reese USARC. The strip mall southwest of the Property first appears in the 1971 aerial photograph. Currently, the property is surrounded on the northeast by the Bell Estate and the aforementioned strip mall with small businesses to the southwest. Single family residences exist along West 24th Street, which runs roughly north to south in the front of the USARC. Land use to the east and west sides of the Property is single family residences with an undeveloped open space area to the west.

4.2.1.1.4 Land Use Plans and Policies

Current and future developments in the area are driven by both county and municipality codes and plans. The Delaware County Comprehensive Plan is the framework upon which all county planning strategies are built and the benchmark for all municipalities. In addition to this plan, the 2003 Revitalization Action Plan for Delaware County was developed with a goal of revitalizing the County's first-generation municipalities by making them more attractive, livable, safe, and economically viable (Delaware County 2011b). Development within the borough through zoning is regulated by the Upland Borough Codes, and future development through a multi-municipal comprehensive plan, with Brookhaven, Parkside and Upland Boroughs, that was completed through the Delaware County Planning Department (DCPD 2009a).

4.2.1.2 Consequences

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

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

4.2.1.2.1 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential impacts to land use from disposal and reuse would not be significant. Land use of the USARC would change from a military site to a community/youth center. The Reese USARC buildings and real estate would be transferred under the Federal Lands to Parks Program to the National Park Service for public benefit conveyance to the Upland Borough. The main building would be used for public classrooms and meeting rooms, as well as office space for a potential Park Director. The drill hall in the main building would be used for a gymnasium or indoor sports area. The OMS and storage building would continue to be used for storage purposes. In the future, the OMS may be used for events and activities for the senior citizens of the Borough. The outside of the facility would be developed into playground and picnic areas for the community. These changes are compatible with zoning, ordinances, community land use plans, and existing land uses in the vicinity of the property. Residential zoning (R-1) in the borough allows for park facilities as well as special exception to building establishments granted by the borough (Upland Borough 2008). The reuse of the Property for parks and recreational purposes would have direct long-term, beneficial impacts to land use.

4.2.1.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternative, potential impacts to land use would not be significant. The land use would change from an active military installation to one under caretaker status. Maintenance activities to preserve and protect the facilities would take place. These activities would not conflict with the surrounding land uses.

4.2.1.2.3 No Action Alternative

Under the No Action Alternative, the Army would continue to use the Reese USARC and no changes or impacts to land use would occur.

4.2.2 AIR QUALITY

This section considers ambient (outdoor) air quality and emissions of air pollutants regulated by the *Clean Air Act*, as well as the greenhouse gases water vapor, carbon dioxide, tropospheric ozone, nitrous oxide, and methane. For more information about the national programs, technical policies, and regulations protecting the quality of air resources visit <http://www.epa.gov/ebtpages/air.html>. For more information about greenhouse gases (GHGs) visit <http://www.epa.gov/climatechange/emissions/index.html>.

4.2.2.1 Affected Environment

This section describes the existing air quality conditions at and surrounding the Reese USARC. Ambient air quality conditions are discussed first followed by emission sources at the USARC, regional emissions, and GHGs.

4.2.2.1.1 Ambient Air Quality Conditions

The ambient air quality in an area can be characterized in terms of whether it complies with the primary and secondary National Ambient Air Quality Standards (NAAQS). The *Clean Air Act* (42 U.S.C. 7401 et seq.) requires the EPA to set NAAQS for pollutants considered harmful to public health and the environment. National primary ambient air quality standards define levels of air quality which the EPA has determined as necessary to provide an adequate margin of

safety to protect public health, including the health of “sensitive” populations such as children and the elderly. National secondary ambient air quality standards define levels of air quality which are deemed necessary to protect the public welfare, including protection against decreased visibility and damage to animals, crops, vegetation, and buildings. NAAQS have been established for six criteria pollutants. Table 1 lists the NAAQS primary and secondary standards for each criteria pollutant. There are no ambient standards for volatile organic compounds (VOCs), although VOCs and nitrogen oxides are considered to be precursor emissions responsible for the formation of ozone in the atmosphere.

Table 1. National Ambient Air Quality Standards.

Pollutant	Primary Standards	Secondary Standards
Carbon monoxide (CO)		
8-hour average	9 ppm	None
1-hour average	35 ppm	None
Lead (Pb)		
Rolling 3-month average	0.15 µg/m ³	Same as Primary
Quarterly average	1.5 µg/m ³	Same as Primary
Nitrogen dioxide (NO₂)		
Annual arithmetic mean	0.053 ppm	Same as Primary
1-hour	0.10 ppm	None
Ozone (O₃)		
8-hour average (2008 standard)	0.075 ppm	Same as Primary
Particulate matter less than 10 microns (PM₁₀)		
24-hour average	150 µg/m ³	Same as Primary
Particulate matter less than 2.5 microns (PM_{2.5})		
Annual arithmetic mean	15.0 µg/m ³	Same as Primary
24-hour average	35 µg/m ³	Same as Primary
Sulfur dioxide (SO₂)		
Annual arithmetic mean	0.03 ppm	None
24-hour average	0.14 ppm	None
3-hour average	None	0.5 ppm
1-hour average	0.075 ppm	None

SOURCE: 40 CFR 50.4 through 50.13

µg/m³ micrograms per cubic meter

ppm parts per million

General air quality monitoring is conducted in areas of high population density and near major sources of air pollutant emissions. Rural areas are typically not considered in such monitoring. Regions that are in compliance with the NAAQS are designated as attainment areas. Areas for which no monitoring data is available are designated as unclassified and are by default considered to be in attainment of the NAAQS. In areas where the applicable NAAQS are not being met, a non-attainment status is designated.

The Reese USARC is located in Delaware County, Pennsylvania, in EPA Region 3. Delaware County is designated as in attainment of the NAAQS for carbon monoxide, nitrogen dioxide, particulate matter with an aerodynamic size less than or equal to 10 microns (PM₁₀), sulfur dioxide, and lead. However, Delaware County is designated as in non-attainment of the NAAQS for ozone and particulate matter with an aerodynamic size less than or equal to 2.5 microns (PM_{2.5}). This designation requires the Commonwealth of Pennsylvania to develop and implement plans to improve air quality.

4.2.2.1.2 Air Pollutant Emissions at the Reese USARC

The Reese USARC requires no air emission permits because no significant emission sources exist at the facility. Emissions from the heating and ventilation system are not significant. Emissions of vehicle exhaust from the 20 full-time persons working at the facility and the approximately 60 persons who travel to the facility two weekends per month do not significantly contribute to Delaware County's total vehicle emissions and are thus not significant.

4.2.2.1.3 Regional Air Pollutant Emissions Summary

Regional air pollutant emissions are listed below in Table 2 for Delaware County, Pennsylvania. The emissions are for the year 2005, the most recent year with available data.

Table 2. Air Emissions Reported for Delaware County, Pennsylvania, for Calendar Year 2005.

Pollutant	2005 Emissions (tpy) Total
Particulate matter less than 2.5 microns (PM _{2.5})	2,851
Particulate matter less than 10 microns (PM ₁₀)	8,159
Carbon monoxide (CO)	94,346
Nitrogen oxides (NO _x)	32,156
Sulfur dioxides (SO ₂)	20,186
Volatile organic compounds (VOC)	19,138

SOURCE: EPA 2011a

tpy tons per year

4.2.2.1.4 Greenhouse Gas Emissions

There is broad scientific consensus that humans are changing the chemical composition of Earth's atmosphere. Activities such as fossil fuel combustion, deforestation, and other changes in land use are resulting in the accumulation of trace GHGs, such as carbon dioxide, in our atmosphere. An increase in GHG emissions is said to result in an increase in the Earth's average surface temperature, which is commonly referred to as global warming. Global warming is expected, in turn, to affect weather patterns, average sea level, ocean acidification, chemical reaction rates, precipitation rates, etc., which is commonly referred to as climate change. The Intergovernmental Panel on Climate Change best estimates are that the average global temperature rise between 2000 and 2100 could range from 0.6 degrees Celsius (°C) (with no increase in GHG emissions above year 2000 levels) to 4.0°C (with substantial increase in GHG emissions). Large increases in global temperatures could have considerable detrimental impacts on natural and human environments.

GHGs include water vapor, carbon dioxide, methane, nitrous oxide, ozone, and several hydrocarbons and chlorofluorocarbons. 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 (CO₂e), which is a metric measure used to compare the emissions from various greenhouse gases based upon their GWP. Carbon dioxide has a GWP of 1, and is therefore the standard to which all other GHGs are measured.

Executive Order 13423 sets as a goal for all federal agencies the improvement of energy efficiency and the "reduc[tion] of greenhouse gas emissions of the agency, through reduction of energy intensity by (i) 3 percent annually through the end of fiscal year 2015, or (ii) 30 percent by the end of fiscal year 2015, relative to the baseline to the agency's energy use in fiscal year 2003." The U.S. Army Energy Strategy for Installations also contains strategies to reduce energy waste and improve efficiency.

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;
- Impair visibility within any federally mandated Prevention of Significant Deterioration Class I area; or
- Cause direct emissions of 25,000 metric tons of carbon dioxide equivalent or more.

4.2.2.2.1 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential impacts to air quality from disposal and reuse would not be significant. Short-term impacts to air quality would not be significant as only remodeling for ADA compliance and possible construction of a second driveway would occur with the reuse. No demolition or substantial construction would occur. With approximately 100 students daily estimated to use the facility, vehicle traffic from park and community center visitors would be greater than the 20 full-time workers who currently travel to the Reese USARC daily and the 60 persons who travel to the facility two weekends per month. Although vehicle emissions from the planned reuse would be greater than existing vehicle emissions, the increase would not be significant. The reuse plan for the main building would still require boilers as part of the heating and ventilation system, but the emissions from the boilers should not be significantly different than from the existing usage.

The small incremental changes in motor vehicle and boiler emissions from the reuse plan would not increase ambient air pollution above the NAAQS, would not contribute to existing violations of the NAAQS, and would not significantly contribute to, nor interfere with, timely attainment of the NAAQS for ozone or particulate matter.

The *Clean Air Act* does not permit the impairment of visibility within any federally mandated Prevention of Significant Deterioration Class I area. Class I areas include wildernesses and

national memorial parks over 5,000 acres, National Parks exceeding 6,000 acres, and all international parks. No Class I areas occur near the Reese USARC and the small incremental change in emissions from the reuse plan would not impair visibility in the area.

Section 176(c)(1) of the *Clean Air Act* requires federal agencies to ensure that their actions conform to applicable implementation plans for the achievement and maintenance of the NAAQS for criteria pollutants. To achieve conformity, a federal action must not contribute to new violations of standards for ambient air quality, increase the frequency or severity of existing violations, or delay timely attainment of standards in the area of concern (for example, a state or a smaller air quality region). Federal agencies prepare written Conformity Determinations for federal actions that are in or that affect NAAQS nonattainment or maintenance areas when the total direct or indirect emissions of nonattainment pollutants (or their precursors in the case of ozone) exceed specified thresholds. Conformity with the EPA-approved state implementation plan is demonstrated if the project emissions fall below the threshold value *de minimis* emissions. The Proposed Action in Delaware County, Pennsylvania is located in an area that has been designated as a moderate nonattainment area for ozone (8-hour standard) and for PM_{2.5} (2006 standard). The *Clean Air Act* conformity threshold values for this area are 100 tons per year for the ozone precursor nitrogen oxides, 50 tons per year for the ozone precursor VOC, and 100 tons per year for PM₁₀ (40 CFR 93.153). PM_{2.5} is a subset of PM₁₀ and, by definition, a source is considered to be major for PM_{2.5} if it emits or has the potential to emit 100 tons per year of PM₁₀. The Proposed Action would not produce emissions that are greater than the threshold *de minimis* values for criteria pollutants as described above. Therefore, the Proposed Action falls into conformity with the EPA-approved state implementation plans and a written Conformity Determination is not required. A Record of Non-Applicability (RONA) documenting this determination is provided in Appendix D.

The Preferred Alternative would not have a significant impact on GHG emissions. For the analyses, it was assumed that all students arrive in separate cars, and that individuals travel 20 miles every day of the year to the facility. This alternative is expected to cause direct emissions of 336 metric tons of CO₂e annually, which is below the recommended screening level for including a quantitative and qualitative assessment of GHG emissions of 25,000 metric tons of CO₂e emissions annually.

Activities originally associated with the Reese USARC, but discontinued because of this Proposed Action, currently are taking place elsewhere in the region at the Germantown Veterans Memorial USARC, the Horsham Memorial USARC in Horsham, 1LT Ray S. Musselman Memorial USARC, and North Penn Memorial USARC and there would therefore not be a net addition from consolidating them at the Willow Grove Joint Reserve Base. Although there would be an increase in GHG emissions at Willow Grove Joint Reserve Base, there would be no net addition to global carbon dioxide emissions.

4.2.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternative, potential impacts to air quality would not be significant. The quantity of air emissions from vehicle traffic would be reduced from the existing conditions. The daily vehicle traffic from the current 20 full-time workers and the periodic vehicle traffic from the two drill weekends per month would be eliminated. The number of maintenance

workers, and thus the quantity of emissions from vehicle traffic, would be less than existing conditions.

4.2.2.2.3 No Action Alternative

Under the No Action Alternative, the Reese USARC would continue functioning under the existing baseline conditions. No changes or impacts would occur to air quality.

4.2.3 SOCIOECONOMICS

4.2.3.1 Affected Environment

This section describes the existing socioeconomic conditions for the ROI, Delaware County, which would provide necessary goods and services to future occupants or users of the USARC property, including food, gasoline, and miscellaneous supplies. Socioeconomic data for the state of Pennsylvania and Upland Borough are included for comparison purposes. Socioeconomic factors include economic development, demographics, housing, environmental justice, and protection of children.

4.2.3.1.1 Economic Development

Table 3 displays selected income characteristics for Delaware County, Upland Borough, and Pennsylvania. Statistics from the 2005-2009 U.S. Census period indicate that the average per capita income of Upland Borough was significantly lower than the per capita income of both Delaware County and the state. While the median household income of Upland Borough was slightly lower than the state, the median household income for Delaware County was significantly higher (U.S. Census Bureau 2011a). Average annual unemployment for all three areas was similar, ranging from 3.9 percent in Upland Borough to 4.4 percent for Delaware County during this time period.

Table 3. Regional Income Statistics for 2005-2009.

Area	Workforce	Per Capita Income (\$)	Median Household Income (\$)	Unemployment Rate (%)
Pennsylvania	6,339,699	\$26,678	\$49,737	4.3%
Delaware County	286,606	\$31,819	\$77,764	4.4%
Upland Borough	1,266	\$19,431	\$42,256	3.9%

SOURCE: U.S. Census Bureau 2011a

Table 4 presents the top three industries and top three occupations for Pennsylvania, Delaware County, and Upland Borough. As shown in the table, the top industries and occupations are similar for each area. Upland Borough's top three occupations included a category for construction, extraction, maintenance, and repair occupations, which were not dominant occupations in either the county or the state.

Table 4. Regional Employment Statistics for 2005-2009.

Area	Top Three Industries (%)	Top Three Occupations (%)
Pennsylvania	1 - Educational services, and health care and social assistance (24.3) 2 - Manufacturing (13.2) 3 - Retail trade (11.7)	1 - Management, professional, and related occupations (34.8) 2 - Sales and office occupations (25.8) 3 - Service occupations (16.3)
Delaware County	1 - Educational services, and health care and social assistance (28.0) 2 - Professional, scientific, and management, and administrative and waste management services (11.9) 3 - Retail trade (10.4)	1 - Management, professional, and related occupations (41.3) 2 - Sales and office occupations (26.8) 3 - Service occupations (15.2)
Upland Borough	1 - Educational services, and health care and social assistance (28.6) 2 - Professional, scientific, and management, and administrative and waste management services (17.5) 3 - Manufacturing (12.6)	1 - Management, professional, and related occupations (32.6) 2 - Sales and office occupations (32.0) 3 - Construction, extraction, maintenance, and repair occupations (13.6)

SOURCE: U.S. Census Bureau 2011a

4.2.3.1.2 Demographics

Table 5 provides selected statistics for population trends and educational attainment for persons 25 years and older for 2005-2009. Pennsylvania and Delaware County both experienced small increases in population from 2000 to 2009. Upland Borough experienced a decrease in population during this same period (U.S. Census Bureau 2011b). According to the 2005-2009 U.S. Census estimates and as shown in Table 5, Pennsylvania and Delaware County had similar percentages of individuals with a high school diploma, while Upland Borough had about 10 percent fewer high school graduates. Upland Borough's percentage of individuals with Bachelor's Degrees or higher was also significantly lower than the county and state (U.S. Census Bureau 2011a).

Table 5. Regional Population and Education for 2005-2009.

Area	2000 Population	2005-2009 Population	Population Trend 2005-2009 (%)	% High School Graduates	% Bachelor Degree or Higher
Pennsylvania	12,281,054	12,516,596	+1.9	86.9	26.0
Delaware County	550,864	555,018	+0.8	89.9	34.4
Upland Borough	2,977	2,886	-3.1	77.3	16.9

SOURCES: U.S. Census Bureau 2011a; U.S. Census Bureau 2011b

4.2.3.1.3 Housing

Selected housing characteristics related to occupancy status, median house value, and median monthly rent are presented in Table 6 for 2005-2009. Housing occupancy in Delaware County was slightly higher than the state and Upland Borough. Owner occupancy rates were lowest in Upland Borough, where 38.7 percent of occupied units were occupied by renters. Housing statistics within the region reveal that the median home value was significantly higher in

Delaware County than the state and Upland Borough. Median contract rent was lowest in the Borough.

Table 6. Regional Housing Characteristics for 2005-2009.

Area	Number of Housing Units	Occupied Houses (%)	Owner-Occupied (%)	Renter-Occupied (%)	Median Value	Median Contract Rent
Pennsylvania	5,481,676	88.2	66.9	33.1	\$152,300	\$716
Delaware County	220,716	92.6	72.2	27.8	\$224,400	\$643
Upland Borough	1,236	91.7	61.3	38.7	\$111,500	\$557

SOURCE: U.S. Census Bureau 2011a

4.2.3.1.4 Environmental Justice

Environmental justice is the fair treatment for people of all races, cultures, and incomes, regarding the development and implementation (or lack thereof) of environmental laws, regulations, and policies. EO 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations*, directs federal agencies to address environmental and human health conditions in minority and low-income communities. A memorandum from former President Clinton concerning EO 12898 stated that federal agencies would collect and analyze information concerning a project's impacts on minorities or low-income groups when required by NEPA. If such investigations find that minority or low-income groups experience a disproportionate adverse impact, then avoidance or mitigation measures are necessary. This section describes the distribution of minority and low-income populations for Upland Borough, Delaware County, and Pennsylvania.

The initial step in the environmental justice analysis process is the identification of minority populations and low-income populations that might be affected by implementation of the proposed action or alternatives. For environmental justice considerations, these populations are defined as individuals or groups of individuals, which are subject to an actual or potential health, economic, or environmental threat arising from existing or proposed federal actions and policies. Low-income, or the poverty threshold, is defined as the aggregate annual mean income for a family of four correlating to \$22,050 or for a family of three correlating to \$18,310 in 2009 (Department of Health and Human Services 2011).

As indicated in Table 7, according to the 2005-2009 U.S. Census, Pennsylvania's minority population accounted for 16.2 percent of the total population, while the minority populations of Delaware County and Upland Borough were higher at 24.2 and 29.9 percent, respectively. Residents identifying themselves as Black or African American comprised a majority of the minority population. The national percentage of the population considered minority during the same time was 25.4 percent (U.S. Census Bureau 2009a).

According to the U.S. Census Bureau (2009a) estimates, 9.4 percent of individuals in Delaware County were below poverty level, while Upland Borough had almost double the poverty rate. The state's percent of people below poverty level was 12.1 percent. Delaware County's poverty rate for those under age 18 was 13.8 percent, while Upland Borough was significantly higher at 32.6 percent. Conversely, Upland Borough had the lowest poverty level of the three areas for individuals over age 65, at 4.4 percent. The state's poverty level for those over 65 years was 9.0

percent during the same time period. Delaware County was in between, at 7.3 percent. Table 7 presents selected regional poverty statistics.

Table 7. Regional Minority Population and Poverty Levels for 2005-2009.

Area	Minority Population (%)	% Individuals Below Poverty Level	% Below Poverty Level (Under Age 18)	% Below Poverty Level (Over Age 65)
Pennsylvania	16.2	12.1	16.8	9.0
Delaware County	24.2	9.4	13.8	7.3
Upland Borough	29.9	18.2	32.6	4.4

SOURCE: U.S. Census Bureau 2011a

4.2.3.1.5 Protection of Children

On April 21, 1997, then 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. These risks arise because children's bodily systems are not fully developed; because they eat, drink, and breathe more in proportion to their body weight; because their size and weight can diminish protection from standard safety features; and because their behavior patterns can make them more susceptible to accidents. Based on these factors, former President Clinton directed each federal agency to make it a high priority to identify and assess environmental health risks and safety risks that might disproportionately affect children and to ensure that policies, programs, activities, and standards address these disproportionate risks to children.

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.

4.2.3.2 Consequences

Potential socioeconomic impacts are considered significant if the Proposed Action would cause:

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

Potential environmental justice impacts are considered significant if the Proposed Action would cause disproportionate effects on low-income and/or minority populations. Potential social and environmental impacts to protection of children are considered significant if the Proposed Action would cause disproportionate effects on children.

4.2.3.2.1 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential socioeconomic impacts from closure, disposal and reuse as a community/youth center would not be significant. Closure of the USARC would

result in insignificant socioeconomic impacts. The 20 existing full-time personnel and 130 soldiers assigned to the Reese USARC would be transferred to Willow Grove Joint Reserve Base, Pennsylvania, which is approximately 35 miles from the Reese USARC. Substantial gains or losses in population or employment would not occur. Property values are also not anticipated to change. No adverse potential impacts to minority or low-income populations or children have been identified as a result of closure of the USARC.

The estimated cost of renovating the facility for the proposed reuse is \$175,000 (LRA 2007). The economic impacts of the renovation were estimated using the Economic Impact Forecast System (EIFS) model, a computer-based economic tool that calculates multipliers to estimate the direct and indirect impacts resulting from a given action. Changes in spending and employment associated with the reuse represent the direct impacts of the action. Based on the input data and calculated multipliers, the model estimates changes in sales volume, income, employment, and population in the ROI, accounting for the direct and indirect impacts of the action. For purposes of this analysis, a change is considered significant if it falls outside the historical range of ROI economic variation. To determine the historical range of economic variation, the EIFS model calculates a rational threshold value (RTV) profile for the ROI. This analytical process uses historical data for the ROI and calculates fluctuations in sales volume, income, employment, and population patterns. The historical extremes for the ROI become the thresholds of significance (that is, the RTVs) for social and economic change. If the estimated impact of an action falls above the positive RTV or below the negative RTV, the impact is considered to be significant. For this analysis, the ROI is Delaware County, Pennsylvania and the change in local expenditures refers to the estimated renovation spending (\$175,000) for the proposed reuse.

Based on the EIFS model, the Preferred Alternative would generate about one direct and one indirect job in the economic ROI during renovation activities. This increase in employment would represent a 0.0 percent increase in the region's employment levels and would fall significantly short of the positive RTV of 2.5 percent to make any significant positive impact. It should be noted that the increased employment and any other economic benefits associated with renovation activities would only be short-term and would be spread over the lifespan of the project renovations. The Preferred Alternative would not significantly impact other economic indicators estimated by the EIFS model, including sales volume, regional personal income, and population (0.0 percent change for these indicators). The positive RTVs for their respective categories are 11.43, 10.41, and 1.56 percent. The EIFS model output for the Preferred Alternative at Reese USARC is provided in Appendix E.

Safety precautions, such as access restrictions, would be taken during renovation activities to ensure the safety of children in the area. Reuse of the facility and grounds as a community/youth center would result in development of picnic areas, playgrounds, facilities for classrooms, and meeting space. No adverse impacts to minority or low-income populations have been identified as a result of the renovation activities or the proposed reuse. A beneficial long-term impact for this low-income area is anticipated to result from the reuse of the facilities as a place where youths can gather and become involved in community activities, increasing recreation and potentially reducing crime.

4.2.3.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternative, potential socioeconomic impacts would not be significant. There would be no short- or long-term socioeconomic benefits. Changes to the existing socioeconomic baseline conditions would be insignificant as a result of operational closure with periodic maintenance and upkeep of the facility. Delaware County would not experience any substantial gains or losses in population, unemployment, or housing. No adverse potential impacts to minority or low-income populations or children have been identified as a result of the Caretaker Status Alternative.

4.2.3.2.3 No Action Alternative

Under the No Action Alternative, the Army would continue to use the Reese USARC and there would be no changes to the existing socioeconomic baseline conditions.

4.2.4 TRANSPORTATION

4.2.4.1 Affected Environment

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

4.2.4.1.1 Roadways and Traffic

The Reese USARC is located in Delaware County, Pennsylvania, in the Upland Borough. The facility is located on West 24th Street between Upland Avenue and Wetherill Street, and is located approximately 1.5 miles west-southwest of the intersection of Interstates 95 and 476. Other major highways in the area include State Highway 320 to the east and State Highway 352 to the north and east. Delaware County experiences a large amount of vehicle traffic and has 101.2 miles of state highway to support that traffic (PennDOT 2010).

The 5-acre Reese USARC site is accessed via West 24th Street. No major streets occur within the facility's boundary. West 22nd Street is a thoroughfare between State Highway 352 and Upland Avenue just west of West 24th. Annual Average Daily Traffic volumes reported on these roads that surround West 24th (no traffic counts are available for West 24th itself) range from 14,000 to 18,000 vehicles (PennDOT 2009). West 24th Street is a narrow, two-lane road in fair condition. Sidewalks are located on the east side of West 24th Street and no sidewalks or noticeable shoulder exists on the west side of the street.

4.2.4.1.2 Public Transportation

Upland Borough, Pennsylvania, is served by Southeastern Pennsylvania Transportation Authority (SEPTA) for rail and bus service. The Borough is located on SEPTA's Wilmington/Newark Regional (R2) rail line that runs in its entirety from Warminster in Bucks County via Temple University in North Philadelphia through Center City as far south as Newark, Delaware. Delaware County is host to thirteen stations on the R2 line. The second busiest station on the R2 line is the Chester Transportation Center, which averages over 300 weekday boardings (DCPD 2009b). Located approximately 1 mile south-southeast of the Reese USARC, the Chester Transportation Center also serves as a major connection point for SEPTA bus transit routes. The SEPTA bus stop at the intersection of West 22nd Street and Wetherill Street is the closest to the Reese USARC, located approximately 950 feet east of the Property (SEPTA 2011).

4.2.4.2 Consequences

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

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

4.2.4.2.1 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential impacts to transportation from disposal and reuse would not be significant. The LRA's proposed reuse plan includes creation of a playground, general landscaping, and minor renovations to the second floor of the main building to include installation of an elevator or lift. In addition, a second driveway to facilitate maintenance access from West 24th Street may be constructed. These construction activities would cause a direct short-term increase in vehicular traffic on the local streets due to truck and heavy equipment traffic and from the private vehicle traffic of the construction workers. This impact would be temporary, and should not disrupt existing transportation patterns or systems. No other changes to West 24th Street are planned. An increase in heavy equipment on the local roadways and at the site during the construction may cause short-term traffic safety issues. These issues could include temporary lane closures within the vicinity of the Property and oversized vehicles on roadways.

Based on the reuse plan, traffic to the area is expected to increase once the park has been completed, causing an insignificant direct long-term adverse impact. Approximately 100 children would use the facility daily. Currently, there are 20 full-time employees on site. A total of 130 reservists are assigned to the facility, with two drill weekends per month. The average drill weekend is 50-60 reservists. The increase in daily vehicular usage and potentially the public transportation system to access the facility would not cause a significant adverse effect on transportation. The usage, assuming all 100 children arrive in separate vehicles, only accounts for approximately 1 percent of the daily traffic along the major routes to the facility.

4.2.4.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternative, potential impacts to transportation would not be significant. The daily vehicle traffic from the current full-time workers and the biweekly drill weekend vehicle traffic would be eliminated. The number of maintenance workers, and thus the amount of vehicle traffic, would be less than existing conditions. This would create a beneficial impact with regard to traffic safety in and around the site due to less traffic on the roadways.

4.2.4.2.3 No Action Alternative

Under the No Action Alternative, the Army would continue to use the Reese USARC under the existing baseline conditions. No changes or impacts would occur to transportation.

4.2.5 HAZARDOUS AND TOXIC SUBSTANCES

4.2.5.1 Affected Environment

This section describes the existing conditions of hazardous and toxic substances at the Reese USARC. For the purpose of this analysis, the terms hazardous and toxic substances include

substances that, because of their quantity, concentration, or characteristics, may present moderate danger to public health, welfare, or the environment upon being released. Hazardous materials are required to be handled, managed, treated, or stored properly by trained personnel under federal regulations that include the following: Occupational Safety and Health Administration General Industry, 29 CFR 1910, and Construction Industry, 29 CFR 1926; Department of Transportation, Hazardous Materials, 49 CFR 172; and EPA, Hazardous Waste Management, 40 CFR 260.

4.2.5.1.1 Uses of Hazardous Materials

Chemicals used and stored at the USARC are associated with vehicle and facility maintenance activities, and with janitorial services. There is no indication that Comprehensive Environmental Response, Compensation, and Liability Act hazardous substances were stored at the site for one year or more in excess of corresponding reportable quantities (USACE Louisville 2007).

4.2.5.1.2 Storage and Handling Areas

Janitorial chemicals and building maintenance-related products are stored in the designated storage area within the janitorial closet located in the main building. Vehicle maintenance products and small amounts of petroleum, oil, and lubricant products are stored in a flammable storage cabinet in the OMS (USACE Louisville 2007).

4.2.5.1.3 Hazardous Waste Disposal

According to Army Reserve personnel and site records, hazardous substances above reportable quantities were not released or disposed at the site. No stained soil, stressed vegetation, or foul odors were observed during a site visit prior to the 2007 Final Environmental Condition of Property Report (USACE Louisville 2007).

4.2.5.1.4 Site Contamination and Cleanup

The 2007 Final Environmental Condition of Property Report concluded that the site is classified as Type 1, which is defined as an area where no release or disposal of hazardous substances or petroleum products have occurred (including no migration of these substances from adjacent areas) (USACE Louisville 2007). A wash rack and OWS are located near the OMS. The wash rack is no longer in use and its water supply has been terminated. However, there is no information available regarding proper decommissioning of the wash rack or OWS. Decommissioning requires that the drain on the wash rack be permanently sealed and the OWS be cleaned and rendered inoperable and the wastewater line feeding the sewer be capped. All work on decommissioning the wash rack and OWS should be documented and the records should be maintained to verify the conditions found during decommissioning. There were no records of a release occurring from the wash rack and OWS, and no release was observed during the site visit for the 2007 Environmental Condition of Property Report (USACE Louisville 2007).

4.2.5.1.5 Special Hazards

Although no records were found for an asbestos-containing material (ACM) survey, references describe ACM floor tile and mastic and friable ACM insulation on piping and fittings in pipe

chases at the USARC. There is no known friable ACM that would present a health hazard (USACE Louisville 2007).

Lead-based paint (LBP) is potentially present in the buildings. There is no record of a LBP survey for the Property, but because buildings were constructed before 1978 (USACE Louisville 2007), the main building and OMS are presumed to contain LBP. The interior painted surfaces were in relatively good condition at the time of the most recent site reconnaissance (AGEISS 2011). No painted surfaces were observed on the exterior of the buildings.

No formal surveys of polychlorinated biphenyl (PCB)-containing equipment have been performed for the Property. One pad-mounted transformer unit is located south of the storage building. The transformer belongs to PECO Energy Company. The 2007 Final Environmental Condition of Property Report documents a letter from PECO Energy stating that the company assumes responsibility to adequately mitigate any leaks from the transformer (USACE Louisville 2007).

Radioactive materials have been present in meters stored in the main building (USACE Louisville 2007). The meters were used to monitor nuclear, biological, and chemical hazards and they contain small quantities of radioactive material in sealed containers that are not regulated. A radiation survey will be completed before transfer.

No underground storage tanks or aboveground storage tanks have been present on the Property. No munitions or explosives of concern have been present on the Property. The rifle range was closed in the late 1960s and is currently used as storage. A lead sampling study in 1992 showed extremely high levels of lead in all areas of the range. Subsequently, beginning in July 1992, the range was cleaned and all hazardous waste was disposed (USACE Louisville 2007).

4.2.5.2 Consequences

Potential impacts to hazardous materials management are considered significant if the Proposed Action would:

- Result in noncompliance with applicable federal and state regulations; or
- Increase the amounts of generated or procured hazardous materials beyond current permitted capacities or management capabilities.

4.2.5.2.1 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential impacts to hazardous and toxic substances from disposal and reuse would not be significant. No operations currently involve use of hazardous materials at the site. Although the wash rack and OWS are no longer in use, no records are available to indicate that they were properly decommissioned. Disposal and reuse of the Reese USARC could require investigation of the OWS and associated leach field with remediation of soil and groundwater contamination if present above regulatory limits.

The Upland Borough would limit hazardous materials stored and used at the Property to common janitorial cleaning supplies and vehicle maintenance materials such as petroleum, oil, and lubricants, and fuels. It is expected that most of the existing ACM and LBP would be left in

place and not disturbed. Should it be necessary to disturb ACM or LBP, abatement would be accomplished by the Upland Borough in accordance with appropriate environmental laws, rules, and regulations of the U.S. Department of Defense, EPA, and the state of Pennsylvania for the intended future use of the Property. The appropriate ACM and LBP notices and covenants will be included in the deed to Upland Borough.

4.2.5.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternative, potential impacts to hazardous and toxic substances would not be significant. The Army would provide maintenance to preserve and protect the site in an economical manner that facilitates redevelopment. No hazardous and toxic substances related to vehicle maintenance would be stored on site. The quantity of hazardous and toxic substances related to facility maintenance activities would be comparable to existing conditions. Janitorial chemicals and building maintenance-related products would continue to be stored on site. No significant impacts would occur.

4.2.5.2.3 No Action Alternative

Under the No Action Alternative, the Reese USARC would continue functioning under the existing baseline conditions. No changes or impacts would occur to hazardous and toxic substances.

4.3 Cumulative Effects

CEQ regulations stipulate that the cumulative effects analysis within an EA consider the potential environmental impacts resulting from the “incremental impacts of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such actions” (40 CFR 1508.7). Cumulative impacts can result from individually minor, but collectively substantial, actions undertaken over a period of time by various agencies (federal, state, and local) or individuals.

The scope of the cumulative effect analysis involves evaluating impacts to environmental resources by geographic extent of the effects and the time frame in which the effects are expected to occur. Past, present, and reasonably foreseeable actions are identified first, followed by the cumulative effects that could result from these actions when combined with the Proposed Action.

4.3.1 PAST, PRESENT, AND REASONABLY FORESEEABLE ACTIONS

The geographic area analyzed for cumulative effects of past, present, and foreseeable future actions includes Upland Borough. The Borough is very landlocked with limited potential for future growth. Two reasonably foreseeable future actions in the Upland Borough were identified and include a re-pavement project and a soccer complex. In 2011, the Pennsylvania Department of Transportation will resurface Upland Avenue from Edgmont Avenue down to its official terminus at Sixth Street; while Sixth Street/Brookhaven Avenue will be resurfaced from Main Street in Upland all the way up to Edgmont Avenue in Brookhaven (Upland Borough 2011). Portions of the loop being repaved are less than a block away from the Reese USARC.

In addition, Widener University and the Borough are considering transforming the Bell Estate, located adjacent to the Reese USARC, into a recreational area for the community. Widener University has proposed the construction of one natural grass soccer field, with stadium seating and dressing rooms for players, plus two artificial turf fields and a youth field and hopes to have one soccer field ready for use by the end of 2012 (Upland Borough 2011). The soccer complex would be available to Widener and Chester-Upland School District teams and for regional tournaments, but also would be open to community youth leagues.

4.3.2 CUMULATIVE EFFECTS SUMMARY

Environmental effects for all resources potentially affected by the Proposed Action or alternatives when combined with the past, present, and reasonably foreseeable projects in the area are discussed below.

4.3.2.1 Preferred Alternative: Traditional Disposal and Reuse

The conversion of land resources from use as a USARC to a community/youth center would not cause adverse cumulative impacts to land use as the proposed reuse is compatible with the proposed soccer complex planned adjacent to the Property.

The repaving project and construction of the soccer complex would increase particulate matter, vehicle emissions, and wind-borne dust resulting in direct short-term impacts to air quality. These emissions would not result in significant cumulative impacts to air quality because the projects are temporary and no significant impacts to air quality would occur from the Preferred Alternative. Because these projects are likely to be temporally separated from the Preferred Alternative and they are short-term in nature, no cumulative noise impacts are expected. Hazardous waste generation would increase with the construction and repaving projects and may cause short-term impacts when considered with the Preferred Alternative and the small area of the Borough. However, since the projects are not likely to overlap temporally, cumulative impacts would not be significant.

Although the Preferred Alternative would not cause adverse effects to land use, aesthetics, soils and geology, biological, or cultural resources, the conversion of the 11-acre Bell Estate into a soccer complex could cumulatively impact these resources. The Bell Estate is surrounded on the south and west sides with large evergreen and deciduous trees. Removal of the trees to construct the soccer complex would have long-term effects on the aesthetics of the area and the biological resources in the area. These effects could be minimized if the trees were allowed to remain and the soccer complex is built further back on the property in the more open areas. In addition, although the soil composition of the area is man-made silt, construction of the soccer complex would cause short-term impacts to the soils by increasing the potential for soil erosion by wind and runoff during construction. Wind and water erosion of soil can be mitigated by implementing best management practices such as using hay bales and silt fencing, as appropriate, to prevent the movement of soils into low-lying areas. Once the facility is operational and new vegetation is in place, additional erosion would be minimal. The increase in people using both the USARC and the soccer field would cumulatively impact the wildlife species present in the area, but these species would likely adapt their movements and behaviors and the effects are likely to be short-term.

Traffic would increase slightly as a result of implementation of the Preferred Alternative but would not be significant. When combined with the repaving project short-term effects would occur as transportation is routed through different areas of the Borough to avoid the repaving project. Long-term effects on transportation would occur with the increase in recreational use of the Bell Estate property next to the Reese USARC. These impacts would be greater if schedules of activities at the Reese USARC and the soccer complex overlap. Vehicular traffic along West 24th Street, the only access street, would increase especially during the afternoon as soccer games and after school activities at the youth center occur. However, under the Preferred Alternative, assuming all 100 children arrive in separate vehicles, this accounts for only approximately 1 percent of the daily traffic along the major routes to the facility. The repaving projects along the main street feeding into West 24th Street will help with the flow of traffic through the area. Traffic impacts are not expected to be significant.

Because the area is economically viable with an adequate workforce, and there is no demolition or significant construction/remodeling anticipated with implementation of the Preferred Alternative, the personnel necessary to accommodate the repaving and soccer complex construction projects are readily available. Cumulative impacts to socioeconomics would be beneficial.

4.3.2.2 Caretaker Status Alternative

Under this alternative, a decreased military presence at the site would cause a decrease in traffic, and therefore slight decreases in impacts to air quality, noise, utilities, and transportation over existing conditions. The impacts of the Caretaker Status Alternative when combined with impacts of the past, current, and reasonably foreseeable projects would not cause significant changes to the environment. No cumulative impacts would occur.

4.3.2.3 No Action Alternative

Under the No Action Alternative, no impacts or changes to the existing conditions at the Reese USARC would occur. Therefore, no cumulative impacts would occur from past, present, or reasonably foreseeable actions.

4.4 Mitigation Summary

Mitigation measures are actions required for the specific purpose of reducing the significant environmental impacts of implementing a proposed or alternative action. An EA may specify mitigation measures that, if implemented, would prevent significant impacts that would otherwise require an environmental impact statement. No mitigation measures are required for the Proposed Action discussed in this EA because resulting impacts would not meet the significance criteria described for each resource in Chapter 4; that is, the impacts would not be significant.

5.0 FINDINGS AND CONCLUSIONS

The purpose of the Proposed Action is to implement the Army's proposal to dispose of the property following closure of the Reese USARC as directed by the BRAC Commission. Traditional disposal followed by property reuse by Upland Borough as a youth/community center is the Army's Preferred Alternative. Direct, indirect, and cumulative impacts of the Preferred Alternative, the Caretaker Status Alternative, and the No Action Alternative have been considered. The evaluation performed within this EA concludes that there would be *no significant adverse impact* to the local environment or quality of life as a result of the implementation of any of the alternatives. Therefore, the issuance of a FNSI is warranted, and preparation of an environmental impact statement is not required.

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The final EA and draft FNSI were available for review at the following library during the public comment period:

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**APPENDIX A. FINAL REPORT AND RECOMMENDATIONS OF
UPLAND BOROUGH LOCAL REDEVELOPMENT AUTHORITY**

This appendix contains the *Final Report and Recommendations of Upland Borough LRA
Concerning the Reuse of the James W. Reese Army Reserve Center.*

Final Report and Recommendations of

Upland Borough LRA

Concerning the reuse of the

James W. Reese Army Reserve Center

Checked 9/15

LRA Members:

Richard B. McClintock, Chairman

Lisa H. Hertz

Linda E. Kirby

Frank X. Meyers

Dennis Walls

Georgianna Hicks

Sandra Miazza

Final Report and Recommendation of the Upland Borough Local Redevelopment Authority (LRA)

Background

Upland Borough is a small municipal government, located in Delaware County, and governed by the laws of the Commonwealth of Pennsylvania. We have approximately 2,900 residents, of low to moderate income, consisting of approximately .6 square miles and a very low tax base. The Borough Council is very prudent in spending of the tax payers' dollars and therefore, we have been able to maintain a low property tax rate for many years now.

During the summer of 2005, the Borough of Upland was informed that the James W. Reese Army Reserve Center may be closed by the BRAC Commission. On June 14, 2005, the Borough Council passed a Resolution supporting the saving of our local Reserve Center.

The Borough Council contacted the Secretary of Defense Donald H. Rumsfeld, United States Congressman Curt Weldon, United States Senator Rick Santorum, United States Senator Arlen Specter and State Senator Dominic Pileggi, asking for their support, in any efforts that they deemed necessary and appropriate to save this Center. (*Exhibit No. 1*)

This Center was named after one of the only 123 Congressional Medal of Honor Recipients. The Borough Council felt that it was important to preserve this Center, not only to Honor its namesake and others who have heroically served our Country, but for the many military personnel that currently are serving and supporting our Country, from this particular Reserve Center. This Center houses the 338th Medical Brigade, 858th Dental Detachment and the 430th Transportation Company.

This facility is located on five acres of ground with an administration center, secondarily building, separate maintenance building and a fenced in area, the grounds are relatively level. This facility was built in 1957. The Department of the Army operated this Reserve Center for housing and training of Army Reserve Units, during their active period. It is listed on the Borough of Upland's Tax listing as Folio Number 47000110201.

The training building is approximately 25,687 square feet, the Organized Maintenance building is approximately 5,376 square feet, a new 2,700 square foot storage building was added in 2004, unheated storage area of approximately 280 square feet, a private owned vehicle paved area of approximately 3,491 square yards, the Organizational Maintenance Shop parking area of 6,249 square yards and 262 square yards of sidewalk. There are grassy areas with evergreen trees in the rear, sides and front of the property.

The Reese Center is serviced by local electric, gas, water and sanitary sewer companies.

The main building is an irregular shaped two story structure, with the eastern side consisting of office space, classrooms, storage and a former indoor firing range. There is a small unused kitchen on the first floor corridor, with no grease trap associated with this kitchen. There are several janitorial closets in the building. A large boiler room is located on the northern side of the east wing of the main building. The second floor of the main building consists of office space, classrooms, a copy area, bathrooms and storage areas. The second floor would have to be discussed at a future date, as there is the concern over the compliance with the ADA. This also could be worked out through various programs being located on the first floor of this unit.

There is also a maintenance building on the site but has not been used in some time. Vehicle washing is no longer permitted at this site.

In the late 1960's changes were made with the Army and that meant field drills were being conducted at a central location, there, the use of this Reserve's facility rifle range became obsolete. The Reese rifle range, approximately 100' by 25' is currently being used as a storage room area and was rehabilitated during this period. One side of the range is sectioned off with a chain link fence and subdivided into several storage areas.

In the 1980's the U.S. Environmental Protection Agency published the Hazardous Waste Management System Rules, requiring increased management of Hazardous Waste by all installations by 1984. As vehicle maintenance activities were no longer performed at the installation, only very small quantities of waste were generated.

On March 30, 2006, Liz Gabor, Project Manager of the Office of Economic Adjustment, Office of the Secretary of Defense, meet with the Borough Officials and the Borough Engineer for an opportunity to be introduced to everyone and to discuss the BRAC process with us. Ms. Gabor brought with her informational packages for all and gave us a guideline for time frames that we were under, answered numerous questions concerning the process that a Local Redevelopment Authority had to undergo, screening of this particular property, a brief description of the property. Ms. Gabor has been very informative, most helpful, never tiring of questions proposed and a guide for us throughout this whole process, into an unknown territory.

Federal Listing

Unfortunately, the James W. Reese Center was placed on the 2005 Base Realignment and Closure listing and would be disposed of in accordance with appropriate Federal regulations. At a public meeting, on April 11, 2006, by virtue of Resolution No. 7 of 2006, (*Exhibit No. 4*) the Borough of Upland's Council and Mayor created and established a Reese Local Redevelopment Authority, to include all members of the Borough Council. (*Exhibit No. 2 & 3*) They will serve as a representative for this single point of contact. Delaware County Planning Department was appointed to serve as staff for this project, for the purpose of developing a comprehensive redevelopment plan for the property.

Local Redevelopment Authority Description

The Reese Local Redevelopment Authority was established and created to serve as representatives to the Department of Defense, it's military departments, agencies and representatives, to manage any and all grants relative to the reuse and/or redevelopment of the James W. Reese Army Reserve Center and to develop, coordinate and disseminate the plan for the reuse and redevelopment of the Reserve Center.

Please note: Copies of all transmittals, Resolutions, Notices, communications, Workshop information, letters, handout information and any other necessary documentation are attached to this Final Report. Original copies of all documents are on file with the Offices of the Borough of Upland, located at 224 Castle Avenue, Upland, Pennsylvania, 19015.

A formal letter, with a copy of Resolution No. 7 of 2006, a list of Authority Members and their biographies, and a Local Redevelopment Authority Committee Chart was sent to the Director of the Office of Economic Adjustment, notifying him of the formation of the Reese Local Redevelopment Authority and requesting that the Secretary of the Defense recognize the Local Redevelopment Authority as the entity, responsible for developing a reuse plan for the Reese Reserve Center. On May 1, 2006, the Reese Local Redevelopment Authority was recognized as the Local Redevelopment Authority for planning the redevelopment of the James W. Reese, USARC by Patrick J. O'Brien, the Director of the Office of Economic Adjustment. (*Exhibit No. 5*) This Notification was published in the Federal Register on Wednesday, May 17, 2006 and a newspaper of general circulation in our area. (*Exhibit No. 6, 7, and 8*)

On May 22, 2006, the Local Redevelopment Authority, along with two Representatives of the Delaware County Planning Department; George Kobyrn and Sam Haber, the Borough Engineer Charles J. Catania, Sr., P.E., Borough Mayor Michael J. Ciach and Borough Manager Shirley Purcival toured the James W. Reese Reserve Center. (*Exhibit No. 9*) The Local Redevelopment Authority and its guests were met by LTC Paul M. Burnham, Regional Engineer, SFC Daniel Claussen, Facility Operations Specialist and Harold Miller, Chief Executive Officer from TCT Innovations for the Future, LLC. The tour of this facility was quite impressive and very informative for the group. Many issues were discussed. Many questions were raised concerning this five-plus acre site. (*Exhibit No. 10*)

Public Outreach

As part of the public outreach, on June 7, 2006, the Local Redevelopment Authority published an advertisement in the Delaware County Daily Times. (*Exhibit No. 11*) This advertisement indicated that a Workshop would be held, at the Borough Hall on October 9, 2006 at 6:00 p.m. at which time an overview of the base redevelopment planning process would be discussed, information on any land use constraints known would be discussed and information on the Notice of Interest process would be available. Notice of Interest information was also

provided in this advertisement, along with Public Benefit Conveyance information.

In addition to this Advertisement concerning the Workshop, outreach letters were sent to the Director of Community Planning and Development for the Housing and Urban Development, in Philadelphia, the Director of the Delaware County Office of Housing and Community Development, and the Director of the Delaware County Department of Human Services; Office of Adult Services. (*Exhibit No. 12 and 13*)

On October 9, 2006, the Local Redevelopment Authority Workshop was held. Numerous informational packages were supplied for anyone who was interested, along with several information documents concerning various names, addresses and contact telephone numbers of various public agencies and private nonprofit organizations. These documents were handed out and also made available at the Borough Offices. (*Exhibit No. 14, 15, 16, 17, 18 and 19*)

The Workshop was attended by five members of various groups. Informational background was discussed, as well as the three objectives: To balance the community's expressed needs for economic redevelopment and other development with expressed needs of the homeless individuals and families in the vicinity, to ensure that the base reuse planning is directed by local communities and to prompt rapid reuse of closing in a time line or deadlines for each stage of the process.

A booklet was handed out to each attendee that outlined everything concerning the base closure, along with a disc in the packet that covers the property maintenance issues. A cost evaluation on the base was also included in the package.

It was explained that private nonprofit organizations, as well as public agencies were eligible for one of several public conveyance programs that make surplus properties available at up to 100 percent of the fair market value. This would include public agencies that provide public services such as education, health care, homeless services, parks and recreation, law enforcement, prisons, self help housing and transportation. Out reach addresses and information for public conveyances were also distributed. It was noted that private agencies range from multinational corporations to small businesses. (Also See Exhibit No. 37, which is Delaware County's Urban Consolidated Plan)

It was also noted that there was a December 4, 2006 deadline for the Notice of Interest to be returned to the Borough. And the Local Redevelopment Authority would then review these and have 270 days to generate a redevelopment plan. Also, a follow-up Meeting would be held for the review of these plans and that meeting would be advertised in the newspaper. A letter to each Applicant will be sent out. Attendees were informed that a tour of the Reese Reserve Center would be scheduled for October 10, 2006, at 9:00 a.m.

A question and answer period was held and it was very informative to all who attended the Workshop.

Following the Workshop several persons stopped by to pick up the Notice of Interest packets. These packets were personally given out by the Borough Manager. The tour of the site went well and an additional tour was given to persons who were unable to make the first tour.

Notice of Interest

A Notice of Intent was received from the Bernardine Center, 2625 West Ninth Street, Chester, Pennsylvania. This organization was started in 1986 by a Bernardine Franciscan to feed and clothe the poor in the City of Chester. They provide approximately 110 tons of food annually, which is approximately 400 households. They currently operate out a 2,000 square foot pantry in the City of Chester and have run out of room to store more products. (*Exhibit No. 23*)

The Bernardine Center requires only 5,000 to 8,000 square feet of this facility for storage space for collection and redistribution of food and clothing. They are interested in acquiring only one of the storage buildings, mainly the new storage shed, located at the North West area of the main Training Center Building. Only slight modification of the building would be needed to add shelving. The Bernardine Center receives and redistributes food and clothing to the poor and needy of the City of Chester area. They felt that it would take them approximately six months to implement their program and a total cost of \$20,000.00.

They felt that if more storage space is provided they could collect more donations of food and clothing to better serve an additional 500 families in the area. They anticipate hiring one to two additional staff members.

Their Application contained the necessary and required documentation to accompany their Notice of Interest.

An Application was received from Caramanico Partnership/ C. Caramanico & Sons, Inc. This Company is a locally based, Upland Borough, Company. They are a commercial landscaping, excavation, hardscaping, tree and maintenance service company that currently employ 40 or more persons. They specialize in landscaping installation and have donated numerous items and time to various nonprofit organizations within the Borough itself. They are well known throughout the local region. This Company is owned and operated by two brothers, John and Michael Caramanico. (*Exhibit No. 24*)

Messrs. Caramanico have supported the Borough of Upland's Beautification Day, Upland Fire Company and the Historical Pusey Plantation.

Their Application proposal is to remodel the Training Building and convert it to Class "A" office space; marketing this to professionals such as lawyers, accountants, or small businesses that require anywhere from 1,000 to 20,000 square feet of office space. Since the Reserve Center is close to a major hospital facility, Crozer Chester Medical Center, medical

offices would be another possible tenant for this complex.

Other uses to this facility would be for the C. Caramanico Company to move their business, equipment maintenance shop and storage facility to this location. Part of these buildings may possibly be rented to other service companies.

With the projected plans of the Applicants, the employment rate, if this building is remodeled to office space, would be increased by at least 70 people. The entire property would be utilized in a commercial enterprise situation. The projected cost factor was undetermined as the interior remodeling would be a customized situation, depending on what the individual tenant would require, how many square feet needed, et cetera. Financing on the property and the construction monies needed would be from independent banking sources.

The third Application was submitted by the Reese Local Redevelopment Authority, under the direction of the Borough of Upland. The Borough of Upland is a municipal government that has been incorporated since 1683. They currently have approximately 18 part and/or full time employees, not counting elected officials. (*Exhibit No. 25*)

Their projected use of this site would be for recreational purposes, storage for recreational equipment, an educational computer facility, facility for arts and crafts, an educational facility for local organizations, such as the Boy Scouts, Girl Scouts and various other community related programs. An outdoor playground was envisioned, as well as an inside gymnasium.

Upland Borough, with Brookhaven Borough and Parkside Borough are currently involved in a multi-community Comprehensive Plan. The three communities have discussed the need for a local Community/Youth Center. This would well serve all of our neighboring communities. Delaware County Planning Department is spearheading this endeavor and has been a large asset to the Borough and is always encouraging and supportive, and will continue to be so.

A Feasibility Study Grant was applied for and received through the Department of Defense Office of Economic Adjustment. The study and action plan indicated that this site would make a perfect Community/Youth Center, with very little conversion issues. The major factor, which the Borough also projected, was the second floor compatibility with the ADA. An elevator/lift would need to be installed and several minor renovations to the toilet rooms to make the second floor handicap accessible. An approximate renovation cost would be \$175,000.00, which is within the Borough's means. (*Exhibit No. 36*)

The Reese Local Redevelopment Authority held an informal Workshop on February 7, 2007. Letters to interested parties were sent out. (*Exhibit No. 20, 21 and 22*) The LRA had the opportunity to review all three Notices of Interest and had the opportunity to discuss this among themselves. The general opinion of the group was that it was more beneficial to the community and the neighboring communities to obtain this property for a recreational facility. The use of this property would be 100%, versus the use that was suggested by the other Notice of Interest

Applicants. Delaware County Planning Department will be enlisted to help with the planning of this project and with the projected ideas put into writing, if the Borough of Upland was awarded this property. (*Exhibit No. 26, 27, 28, 29 and 30*)

Recommended Reuse

The Reese Local Redevelopment Authority held a public Hearing on July 10, 2007, at 6:00 p.m. This was a publically advertised meeting and a copy of the Proof of Publication is listed as an Exhibit. A Court Reporter, Norma Gerrity, was on hand to take an official transcript. The project that was discussed was the Notice of Interest that was submitted by the Borough of Upland. (*Exhibit No. 31 and 32*)

A Redevelopment Plan and Homeless Assistance Submission and Completeness Review Package has been completed and is submitted with this report. (*Exhibit No. 33*) Also, outreach letters were sent to the NOI Applicants advising them of the final Hearing on July 10, 2007.

Besides the Notice of Interest that the Borough of Upland submitted, there were two other Notices of Interest submitted. One was from a private investor who wanted to turn this facility into an office complex. The second was from a nonprofit group that only wanted a very small storage area on this site. The Borough's Application would utilize the entire facility, 100%, to its best interest to service the public and the community. The representative of the Bernardine Center had been contacted concerning the small space that they needed, which they indicated on their Notice of Interest. At this point, they may no longer be interested in this project but communications are open with them.

The LRA reviewed the submitted project and it was noted that this property would be used as a Community/Youth Center. The youth of this Borough, as well as many other low to moderate income level communities have very little to do with their spare time, thus creating various and varied problems for the community and in the community. Not only does having a Youth Center give the youth a place to "Hang Out" but it gives our youth structure, which many may not have within their own households. It creates and inspires many youths who are not headed toward goals in their adult life. It also helps to instill a sense of responsibility for the youth, to have a place to meet and take care of. All of these factors lead to being a responsible adult.

Getting the youth off of the streets is also a way to deter crime. Idle hands tend to get into trouble. This facility would house youth programs, educational facilities for youth, help organize activities in our area such as the 4H Club, Boy Scouts, Girl Scouts, et cetera. There is more than ample room inside this facility and outside in outer buildings for storage of the necessary youth's equipment. And the LRA Board felt that in today's society, the future of this country rests with the youth. Government officials need to use our energy to create an atmosphere in which we encourage the youth, not discourage or ignore. This Community/Youth Center will do this by showing the youth that our Borough Officials care about them, their

problems, their plight and their future.

The facility would have enough space that there would be rooms for arts and crafts, recreational equipment storage rooms, a room for a Park Director, if they had one, or a room for a grounds maintenance area and shop. In one of the outer buildings, equipment would be stored for the winter months. There would be several locations in which this equipment would be repaired and summer grass cutting equipment would also be stored. In the future, in one of the outer buildings, there is plenty of room for the senior citizens of the Borough to hold activities, events and group meetings.

There is a large attached room that can easily be turned into an inside gymnasium for indoor sports, a walking rim around this room and a mini office space for storage of various equipment. This inside area could easily be converted into a sports theme for constructive and organized sports events. Because this is an indoor facility, weather would not be an issue.

It was also projected that the outside of this facility could easily hold several playground areas for the younger children. A project site or two would be available, on this site, for the set up of a swing set, climbing apparatus, and a "jungle jim" set, in the grassy areas. Along with this equipment, benches for the adults and trash receptacles would be set among the playground equipment. Upland Borough currently has two park facilities and they are well used and always kept in good working order for the children of the various areas.

A general picnic area was also thought of, with tables and benches for the residents and youth alike to set up for a nice event. Not only are there the ideas of outdoor relaxation events, but an outdoor wedding is also a possibility. There are many ways to enjoy the outside of this facility, as in the rear of the buildings is a wooded setting. Many bird watchers or animal lovers many just want a bench to be set toward the back of this facility, to watch nature at it's finest.

It was also noted that there is a security fence on this site which was an appealing factor to some, limited any problems within this area after dark. As with the other parks that are owned by the Borough, there are set rules and regulations for the park facilities. Also, this facility is listed, currently, as a non taxable facility. Having it a Community/Youth Center would not change this status.

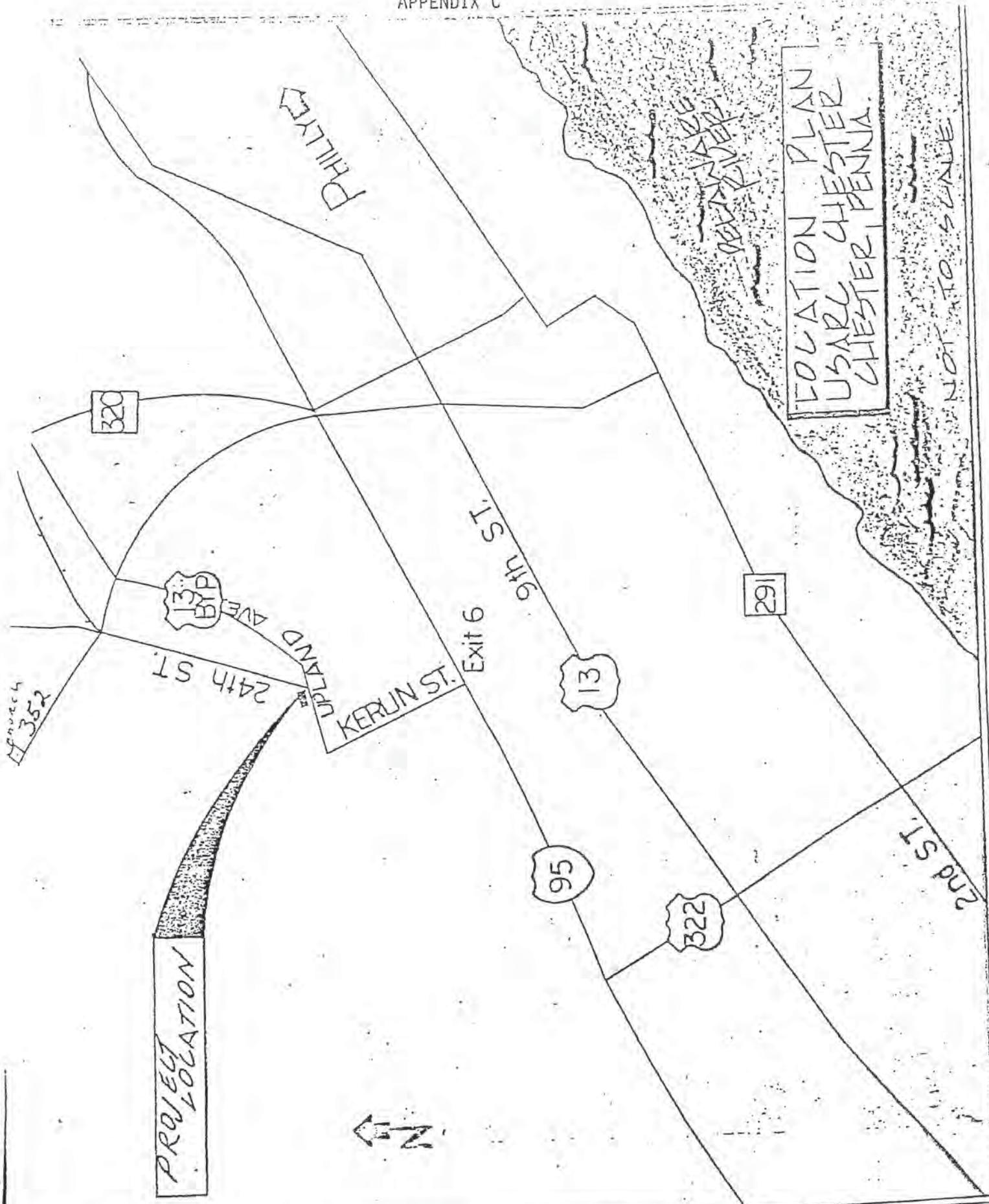
Finally, it was noted that the Borough of Upland currently has two housing developments within its community that are for low income persons, commonly called Section 8 Housing. It is also noted that we have a large number of privately owned homes that take the Section 8 vouchers and that our community's homeless are non existent. The need for a community/youth center is far more reaching than that of a homeless shelter. (*Exhibit No. 37*) It was also noted that no homeless entity, of any type, applied with a Notice of Interest. The only non profit organization that submitted a Notice of Interest was the Bernardine Center and they only wanted a small storage area for their needs, not the entire facility.

During the public comment a resident did speak and stated that he felt this is exactly what the Borough. That a Community/Youth Center would be a perfect solution to this property and was very pleased to see that the LRA recommended this particular project.

Lastly, the Borough of Upland has submitted a Federal Lands to Parks Program Application to procure this property to the Borough for a park, community, youth Center. We are awaiting the Federal Government's reply on this Application. (*Exhibit No. 38*)

The entire LRA body recommended that this project, a Community/Youth Center, be submitted to the necessary government entities. The Board unanimously voted Aye on this motion. (*Exhibit No. 35*)

Thank you.



LOCATION PLAN
 USARC CHESTER
 CHESTER, PENN.

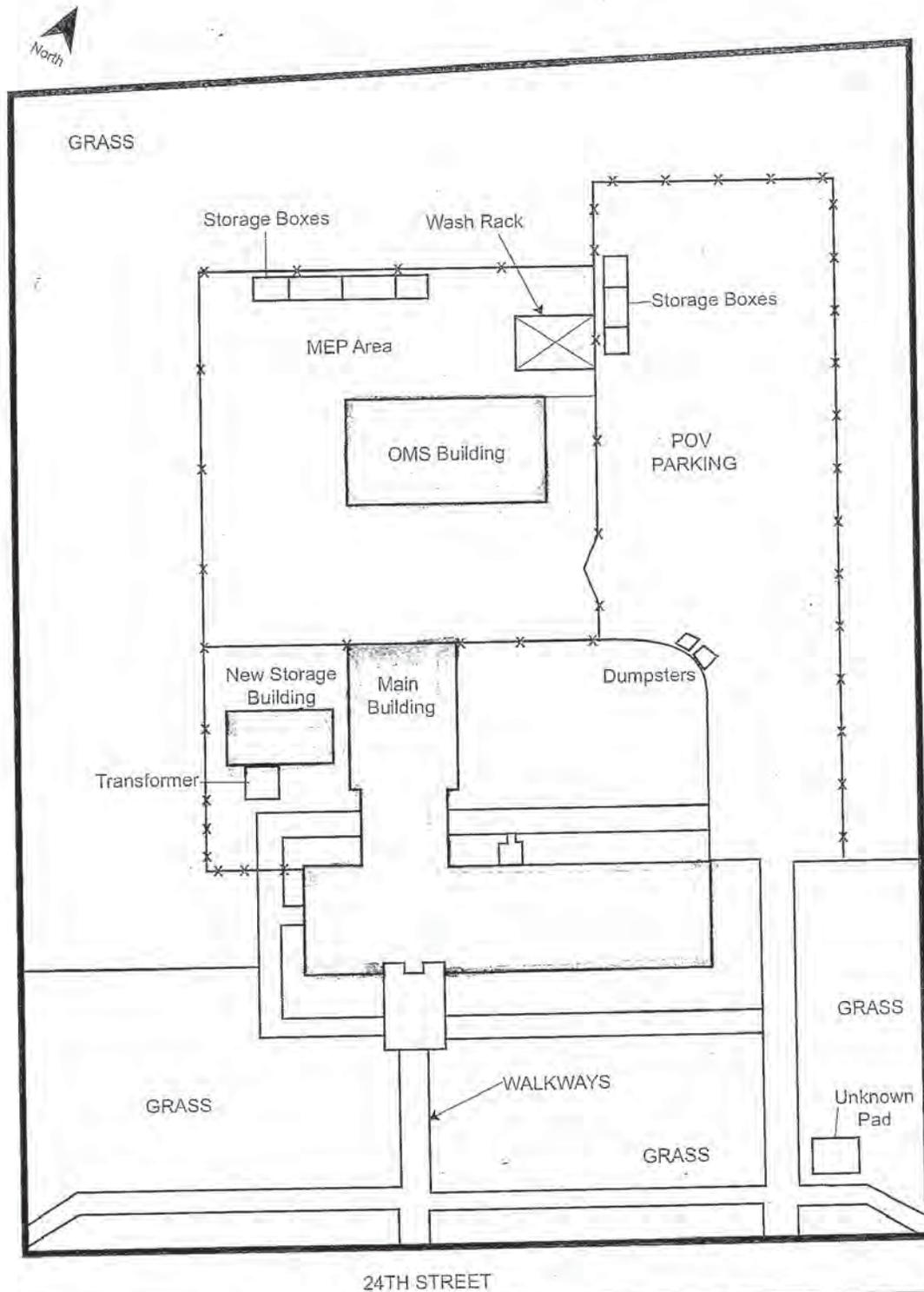
NOT TO SCALE

PROJECT LOCATION



March 352

Current Facility Layout



Note: Drawing is not to scale
Property type boundaries are estimated

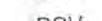
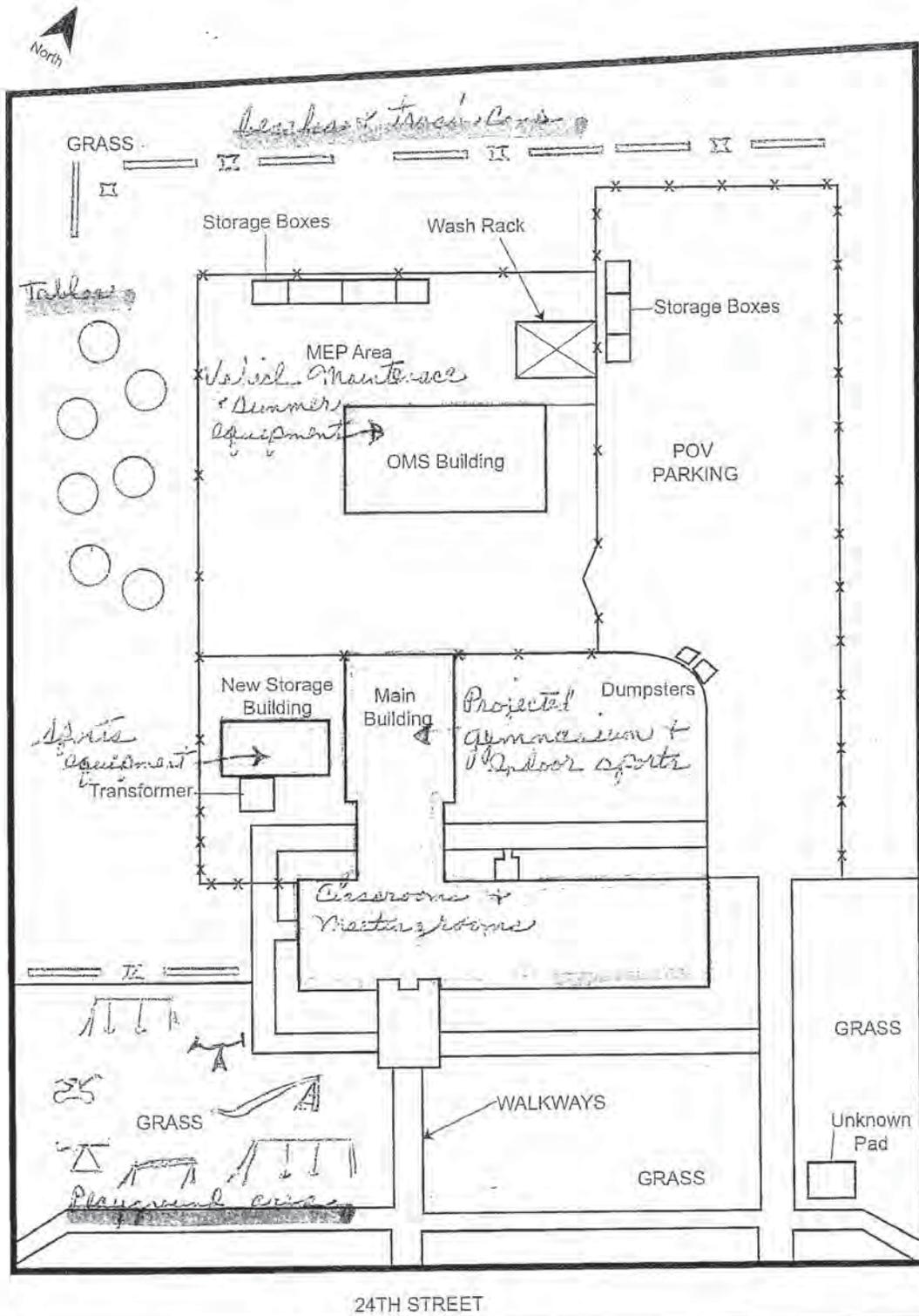
-  Approximate Property Boundary
-  Fence Line
-  OMS Organizational Maintenance Shop
-  POV Privately Owned Vehicle
-  MEP Military Equipment Parking

FIGURE 2
Site Layout Plan
James W. Reese USARC, Chester, Pennsylvania
Phase I ECP Report

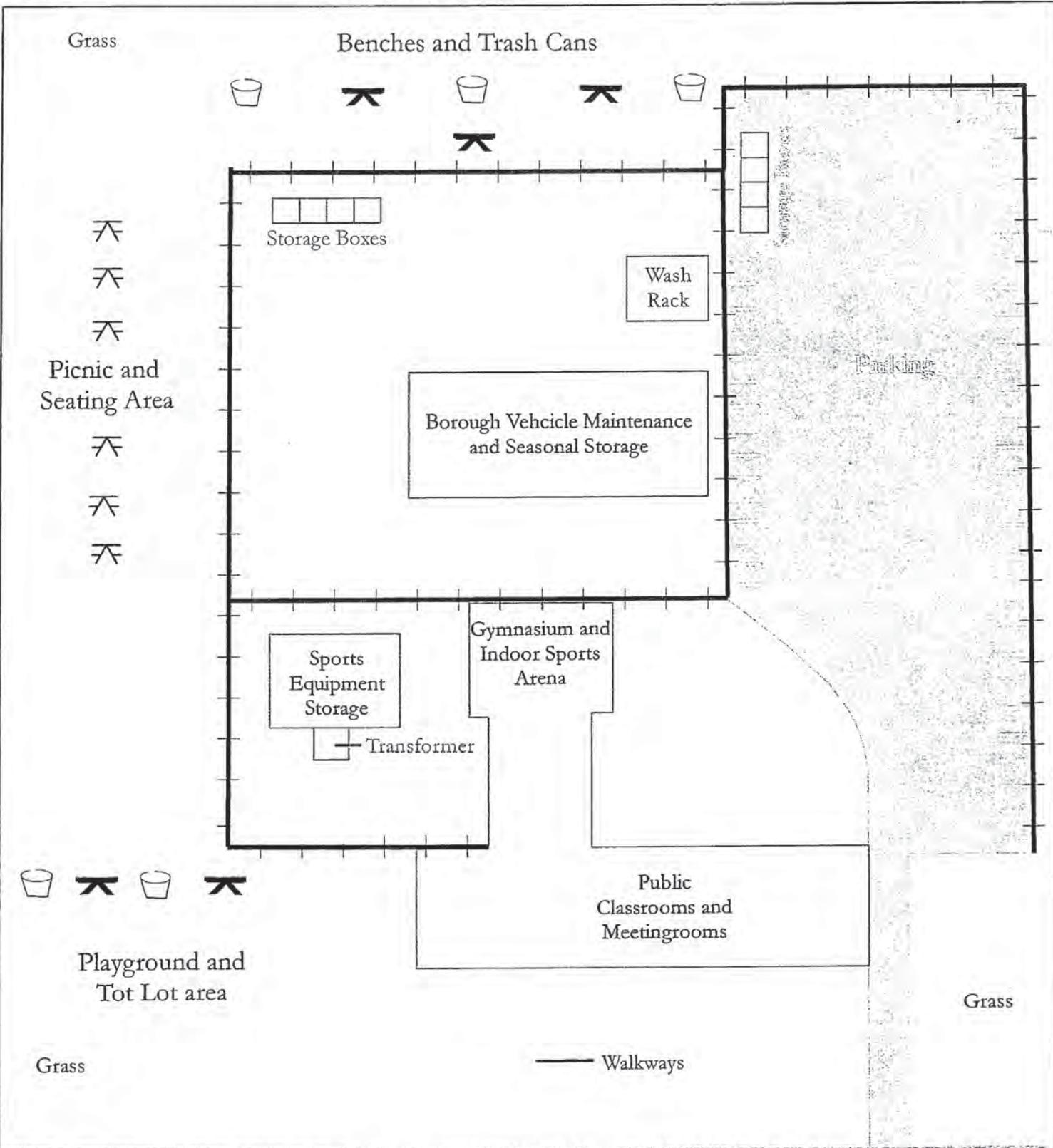
"Projected" Layout



Note: Drawing is not to scale
Property type boundaries are estimated

-  Approximate Property Boundary
-  Fence Line
- OMS Organizational Maintenance Shop
- POV Privately Owned Vehicle
- MEP Military Equipment Parking

FIGURE 2
Site Layout Plan
James W. Reese USARC, Chester, Pennsylvania
Phase I ECP Report



24th Street



Prepared by
Delaware County
Planning Department
June 2007

- Buildings
- Benches
- Picnic Tables
- Trashcans
- Fence Line

NOTE:
Drawing is not to scale.
Property type Boundaries are estimated.

APPENDIX B. CONSULTATION

This appendix contains the following consultation and coordination documents:

- Letter sent to the Pennsylvania Department of Conservation and Natural Resources
- Letter sent to the Pennsylvania Fish and Boat Commission
- Letter sent to the Pennsylvania Game Commission
- Letter sent to the U.S. Fish and Wildlife Service, Pennsylvania Field Office
- Determination letter sent to the State Historic Preservation Officer, Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation
- Letter sent to the Upland Borough Historic Society
- Letter sent to the Absentee-Shawnee Tribe of Indians of Oklahoma (NOTE: Identical letters were sent to Akwesasne Mohawk Nation, Cayuga Nation of Indians, The Delaware Nation, Oneida Indian Nation, Onondaga Indian Nation, and Tonawanda Band of Seneca.)
- Letter response from the Pennsylvania Department of Conservation and Natural Resources
- Letter response from the U.S. Fish and Wildlife Service, Pennsylvania Field Office
- Letter response from the Pennsylvania Game Commission
- Record of Conversation with the Pennsylvania Fish and Boat Commission
- Concurrence letter from the State Historic Preservation Officer, Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

NOTE: The Army sent identical enclosures with each of the biological consultation letters. These enclosures are included in this appendix only with the letter sent to the U.S. Fish and Wildlife Service.



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

February 18, 2011

Ms. Emilee Boyer
Environmental Review Specialist
Pennsylvania Department of Conservation and Natural Resources
Bureau of Forestry, Ecological Services Section
400 Market Street, P.O. Box 8552
Harrisburg, PA 17105-8552

Ms. Boyer,

The U.S. Army Reserve 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Reese United States Army Reserve Center (Reese USARC) located in Chester, Pennsylvania. The EA is being prepared in accordance with the Council on Environmental Quality (CEQ) regulations (40 *Code of Federal Regulations* Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651. NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your Agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action. Your participation in this process is greatly appreciated.

The purpose and need of the proposed action (closure, disposal, and reuse of the Reese USARC) is to meet the requirements of the Defense Base Closure and Realignment Act. The USARC is located on a 5-acre parcel on the western side of Chester, Pennsylvania and contains three permanent structures and two parking lots (Attachment 1). Construction of the 25,687-square-foot administration building and the 5,376-square-foot two-bay Organizational Maintenance Shop (OMS) building was completed in 1958. A new 2,700-square-foot storage building was completed in 2004. A military equipment parking (MEP) area and a privately owned vehicle (POV) parking area also are contained within the property. Approximately one-third of the property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land is grassed with a sparse population of evergreen and deciduous trees clustered in the rear, sides, and front of the property. The Headquarters and Headquarters Company of the 338th Medical Group, the 858th Dental Company, and the 430th Transportation Detachment occupy and are assigned to the Reese USARC. On average, there are approximately 25 full-time personnel present during the weekdays and approximately 200 personnel during the drill weekends.

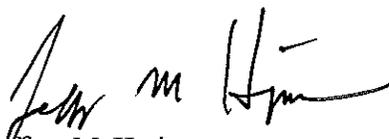
Three alternatives are being analyzed in the EA: 1) No Action Alternative; 2) Caretaker Status; and 3) Traditional Disposal and Reuse (the Army's Preferred Alternative). The Upland Borough Local Redevelopment Authority recommended that the property be used as a youth/community center and park. The facility would house youth programs, educational facilities for youth, and help organize activities in the area such as 4-H Club, Boy Scouts, and Girl Scouts. The facility would have rooms for arts and crafts, recreational equipment storage, a room for the Park Director, and potential room for grounds maintenance. Other potential uses of the facility include an inside gymnasium, outside playgrounds, and general picnic area.

The Army is not aware of any resident protected species at the Reese USARC site. The U.S. Fish and Wildlife Service (USFWS) Northeast Regional website was accessed to determine if any Federally-listed species occur in the vicinity of the project location (http://www.fws.gov/northeast/endangered/endangered_species_listing.html). The endangered Indian bat (*Myotis sodalis*) and threatened bog turtle (*Clemmys muhlenbergii*) both potentially occur in Delaware County. The bald eagle (*Haliaeetus leucocephalus*) and the Arctic Peregrine falcon (*Falco peregrines tundrius*) are listed as recovered in the county. No known Indiana bat hibernacula or summer roosting areas are located within the USARC site or in Delaware County. No known impacts to threatened and endangered species and resources within the project area were identified.

Although no formal delineation of wetlands has been performed on the Reese USARC site, no jurisdictional wetlands on the property are recorded in the USFWS National Wetlands Inventory (NWI). Attachment 2 is a map from the NWI website showing the paucity of wetlands in the area. Without wetlands in the area, bog turtles are unlikely to occur on the project site. In addition, the Pennsylvania Natural Diversity Inventory (PNDI) Project Planning Environmental Review tool on the Pennsylvania Natural Heritage Program's website (<http://www.naturalheritage.state.pa.us>) was accessed to screen for potential impacts to species of special concern (Attachment 3).

Comments on the proposed action and the site 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: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix NJ 08640 or by email at amanda.w.murphy@usar.army.mil. If you have any questions, please contact Ms. Murphy at 609-521-8047. We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:

Attachment 1 – Site Location

Attachment 2 –Wetlands Indicator Information

Attachment 3 - PNDI Project Environmental Review Receipt



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

February 18, 2011

Mr. Raymond Bednarchik
Pennsylvania Fish and Boat Commission
Southeast Regional Office
Brubaker Valley Rd and Lakeview Dr.
P.O. Box 9
Elm, PA 17521

Mr. Bednarchik,

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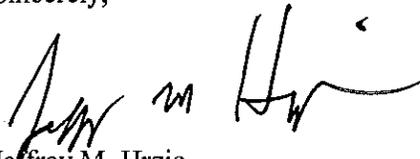
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Sincerely,



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Chief, Environmental Division

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

February 18, 2011

Mr. Doug Killough
Pennsylvania Game Commission
Southeast Region
448 Synder Rd
Reading, PA 19605

Mr. Killough,

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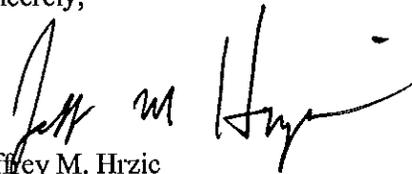
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DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

February 18, 2011

Ms. Carole Copeyon
Endangered Species Program
United States Fish and Wildlife Service
Pennsylvania Field Office
315 South Allen St., Ste 322
State College, PA 16801-4850

Ms. Copeyon,

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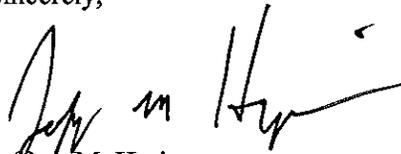
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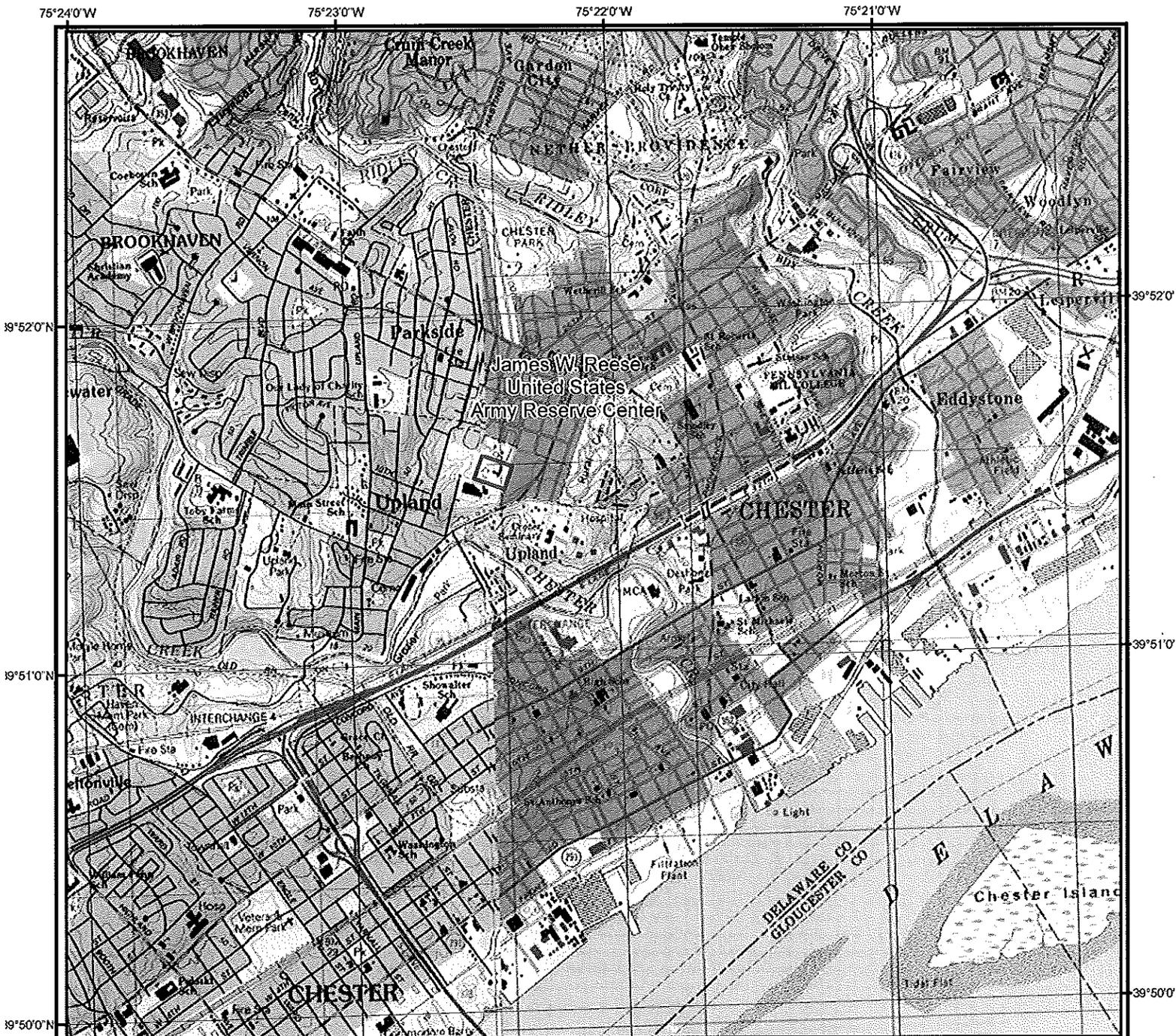
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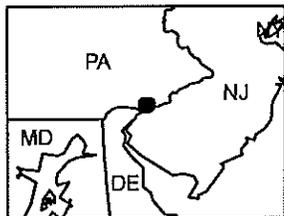
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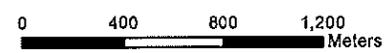
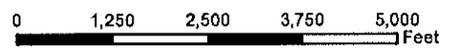
Site Map



Legend

 Reese USARC Approximate Boundary

USARC U.S. Army Reserve Center



Prepared For:
 U.S. Army Corps of Engineers, Mobile District

Attachment 1
 Site Location





U.S. Fish and Wildlife Service

National Wetlands Inventory

Reese ARC

Jan 10, 2011

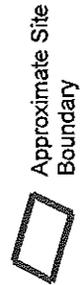


Wetlands

- Freshwater Emergent
 - Freshwater Forested/Shrub
 - Estuarine and Marine Deepwater
 - Estuarine and Marine
 - Freshwater Pond
 - Lake
 - Riverine
 - Other
- ## Riparian
- Herbaceous
 - Forested/Shrub

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy of the data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:



Prepared For:

U.S. Army Corps of Engineers, Mobile District

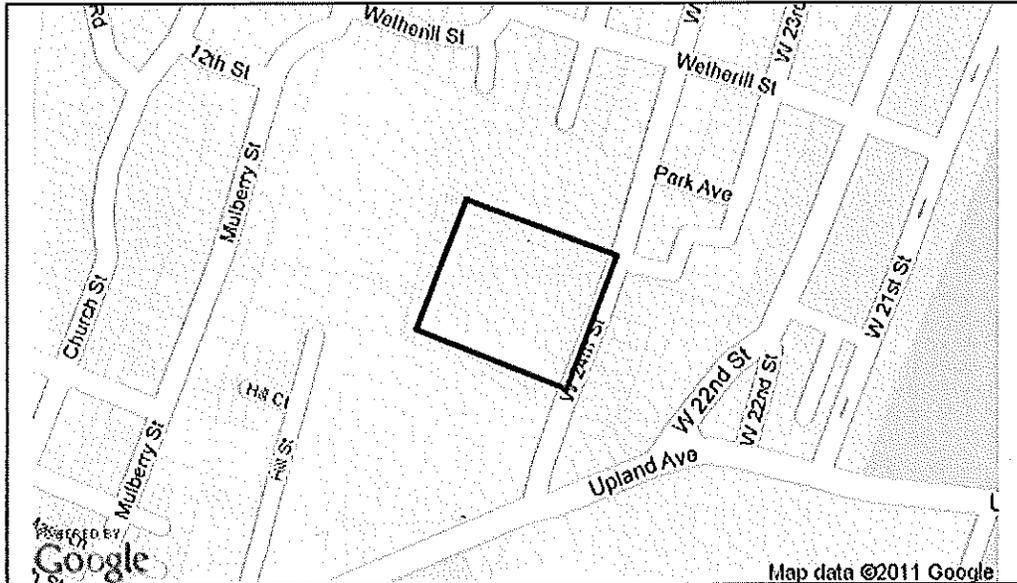
Attachment 2

Wetlands Indicator Information



1. PROJECT INFORMATION

Project Name: **Reese USARC**
 Date of review: **1/24/2011 2:36:04 PM**
 Project Category: **Military and Law Enforcement Activities,Other**
 Project Area: **5.1 acres**
 County: **Delaware Township/Municipality: Upland**
 Quadrangle Name: **BRIDGEPORT ~ ZIP Code: 19015**
 Decimal Degrees: **39.858957 N, -75.373882 W**
 Degrees Minutes Seconds: **39° 51' 32.2" N, -75° 22' 26" W**



2. SEARCH RESULTS

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

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

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

3. AGENCY COMMENTS

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

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

PA Game Commission

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

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

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

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. For cases where a "Potential Impact" to threatened and endangered species has been identified before the application has been submitted to DEP, the application should not be submitted until the impact has been resolved. For cases where "Potential Impact" to special

concern species and resources has been identified before the application has been submitted, the application should be submitted to DEP along with the PNDI receipt, a completed PNDI form and a USGS 7.5 minute quadrangle map with the project boundaries delineated on the map. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. DEP and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <http://www.naturalheritage.state.pa.us>.



5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

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

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

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

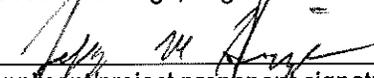
PA Game Commission
Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA. 17110-9797
Fax:(717) 787-6957

7. PROJECT CONTACT INFORMATION

Name: Amanda Murphy
Company/Business Name: 99th RSC DPW
Address: Environmental Division, 5231 South Scott Plaza
City, State, Zip: Fort Dix NJ 08640
Phone:(609) 521-8047 Fax:()
Email: amanda.w.murphy.ctr@us.army.mil

8. CERTIFICATION

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

 16 Feb 2011
applicant/project proponent signature date



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

MAY 25 2011

Ms. Barbara Franco
State Historic Preservation Officer
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
300 North Street
Harrisburg, PA 17120-0093

Ms. Franco,

The Defense Base Realignment and Closure (BRAC) Commission has recommended closure of the Reese United States Army Reserve Center (Reese USARC) located in Upland, Pennsylvania. To implement this recommendation, the U.S. Army Reserve 99th Regional Support Command (RSC) is proposing to dispose of the USARC to a non-Federal entity. The Army's proposed transfer of property out of Federal ownership is an undertaking that could have an effect on historic resources. The purpose of this letter is to provide you with our recently completed Cultural Resources Assessment, seek your concurrence on the Army's determination of no effect, and complete consultation pursuant to Section 106 of the National Historic Preservation Act of 1996, as amended.

The Reese USARC is located on a 5-acre parcel and contains three permanent structures and two parking lots (Attachment 1). Construction of the 25,687-square-foot administration building and the 5,376-square-foot two-bay Organizational Maintenance Support building was completed in 1958. A 2,700-square-foot storage building was completed in 2004. Attachments 2, 3, and 4 provide an aerial photograph of the Area of Potential Effect (APE) which is consistent with the legal boundary of the Reese USARC, an aerial photograph of the structures at the site, and photographs of the structures.

The Headquarters Company of the 338th Medical Group, the 858th Dental Company, and the 430th Transportation Detachment currently occupy the Reese USARC. Approximately one-half of the property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land is grassed with a sparse population of evergreen and deciduous trees clustered in the rear, sides, and front of the property.

The Upland Borough LRA has recommended the USARC be transferred for use as a youth/community center and park. The USARC administration building would be reused to house youth programs, educational facilities for youth, and help organize activities in the area such as 4-H Club, Boy Scouts, and Girl Scouts. Other potential uses of the facility include an inside gymnasium (drill hall), outside playgrounds, and general picnic area. Minor renovations to the second floor, including installation of an elevator or lift and renovations to the restrooms,

would occur for compatibility with the American with Disabilities Act. An additional driveway on the southeast side of the property may be constructed to allow maintenance vehicle access. The storage building would serve as winter equipment storage and the OMS potentially would store seasonal grounds maintenance equipment and provide an area for the Upland vehicle maintenance.

Archaeological Resources. The 99th RSC Integrated Cultural Resource Management Plan summarized one previously completed archaeological investigation conducted at Reese USARC in 1996, which concluded that the site did not have archaeological potential. A recent literature review conducted as part of the enclosed Cultural Resources Assessment confirms substantial ground disturbance through the construction of buildings and parking lots during the initial and subsequent construction phases of the Reese USARC. Because of the extent and pattern of these disturbances, the potential for identifying intact cultural deposits is low. The Army has determined that there would be no effect on archeological or cultural resources as a result of the proposed action.

Historic Architecture. In January 2011, the 99th RSC performed a Cultural Resources Assessment 2011 to determine eligibility of the Reese USARC for listing in the National Register of Historic Places (NRHP). The APE was limited to the current legal boundary of the Reese USARC and all real property. Three permanent buildings located on the Reese USARC property were evaluated for historical significance. Based on the lack of architectural integrity the buildings and structures at the Reese USARC are not eligible for inclusion in the NRHP. The Bell Homestead (1865) owned by Widener University is adjacent to the Reese USARC property. The Bell Homestead is not visible from the USARC even in the winter due to the presence of mature evergreen trees, and has yet to be determined eligible for inclusion in the NRHP. Further, any potentially historic views from the Bell Homestead were previously compromised in 1958 with the construction of the Reese USARC. The attached Cultural Resources Assessment is provided for your review. The Army has determined that there would be no effect to historic properties as a result of the proposed action.

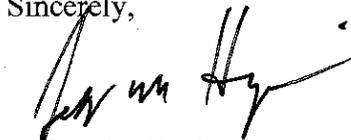
Identification of Interested Parties. On March 9, 2011, the Army initiated consultation with 7 Federally-Recognized Tribes. To date, the Army has not received a response from any of the Tribes. The Army has identified the Upland Borough Historic Society as a potential Interested Party, and is providing them with a copy of the Cultural Resources Assessment and inviting their participation in the Section 106 consultation process.

Notification to the Public. An Environmental Assessment (EA), that is being prepared for the proposed action in accordance with the National Environmental Policy Act of 1969, will provide the public an opportunity to comment on the effect to cultural resources. Public notices will appear in local newspapers, and a copy of the Final EA will be available online and at local libraries in summer/fall 2011.

The Army requests concurrence with the determination of **no effect** within 30 calendar days from the date on this letter. Correspondence regarding this matter should be directed to: Amanda Murphy, 99th RSC DPW Environmental, 5231 South Scott Plaza, Fort Dix NJ 08640 or by email at amanda.w.murphy@usar.army.mil.

If you have any questions, please contact Ms. Murphy at 609-521-8047. We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Attachment 1 – Reese USARC Location Map

Attachment 2 – Reese USARC Aerial Photograph - Area of Potential Effect

Attachment 3 – Reese USARC Aerial Photograph - Structures

Attachment 4 – Reese USARC – Photos of Structures

Enclosures: Request to Initiate Consultation Form

Cultural Resources Assessment for Base Realignment and Closure Actions at the Reese U.S. Army Reserve Center, Upland, PA - Brockington and Associates, Inc. April 2011.

Cc: Widener University, President

75°24'0"W

75°23'0"W

75°22'0"W

75°21'0"W

39°52'0"N

39°52'0"N

39°51'0"N

39°51'0"N

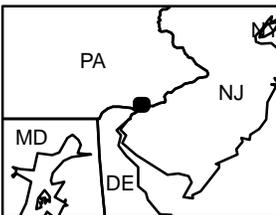
39°50'0"N

39°50'0"N



James W. Reese
United States
Army Reserve Center

Site Map



Legend

 Reese USARC Approximate Boundary

USARC U.S. Army Reserve Center

0 1,250 2,500 3,750 5,000 Feet

0 390 780 1,170 Meters



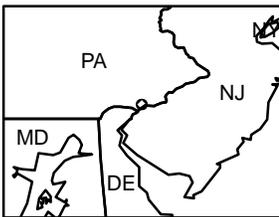
Prepared For:
U.S. Army Corps of Engineers, Mobile District

Attachment 1
Reese USARC Location Map





Site Map



Legend

 Reese USARC Approximate Boundary

USARC U.S. Army Reserve Center

0 200 400 600 800 Feet

0 50 100 150 Meters



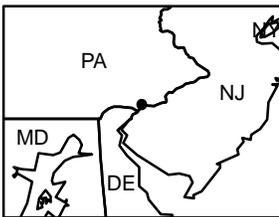
Prepared For:
U.S. Army Corps of Engineers, Mobile District

Attachment 2
Reese USARC Aerial Photograph -
Area of Potential Effect





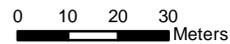
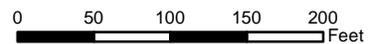
Site Map



Legend

 Reese USARC Approximate Boundary

OMS Organizational Maintenance Shop
 USARC U.S. Army Reserve Center



Prepared For:
 U.S. Army Corps of Engineers, Mobile District

Attachment H
 Reese USARC Aerial Photograph - Structures



Attachment 4. Reese USARC – Photos of Structures



Photo 1 of 3

Showing the front of the Reese USARC Administration building - 25,687 square feet – Built in 1958



Photo 2 of 3

Showing the Organizational Maintenance Shop - 5,376 square feet – Built in 1958



Photo 3 of 3

Showing the Storage Building – 2,700 square feet – Built in 2004

**Request to Initiate Consultation in Compliance with the State History Code and
Section 106 of the National Historic Preservation Act**

Applicant Information (print neatly, this will be used in the return envelope)			
Applicant Name	Amanda Murphy, 99 th RSC DPW		
Street Address	5231 South Scott Plaza		
City	Fort Dix	Phone Number	609-521-8047
State/ZIP	NJ / 08640		

Contact Person to Receive Response (if applicable) (print neatly, this will be used in the return envelope)			
Name/Company	Amanda Murphy, 99 th RSC DPW		
Street Address	5231 South Scott Plaza		
City	Fort Dix	Phone Number	609-521-8047
State/ZIP	NJ / 08640	Fax Number	

Project Information			
Project Title	James W Reese United States Army Reserve Center, Disposal and Reuse Environmental Assessment		
Project Location and/address	500 W 24 th Street, Upland, PA, 19015		
Municipality	Upland Borough	County Name	Delaware
If this project was ever reviewed before, include previous ER #			

Project Type (Check all that apply)			
Will Your Project Be Government Funded/Sponsored or On Government Land?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Specify Agency and Program Name Below			
State Agency:	_____	Program:	_____
Federal Agency:	USACE	Program:	BRAC
Local/Other: _____			
Will Your Project Require Permits or Approvals?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Specify Agency and/or Program Name Below			
Anticipated Permits:			
State Agency:	_____	Program:	_____
Federal Agency:	_____	Program:	_____

Agency Office to Receive Copy of Response (Check all that apply)			
Army Corps of Engineers:	<input type="checkbox"/> Philadelphia	<input type="checkbox"/> Baltimore	<input type="checkbox"/> Pittsburgh
DEP Office:	<input type="checkbox"/> Central Office	<input type="checkbox"/> Regional Office:	_____
<input type="checkbox"/> District Mining Office:	_____	<input type="checkbox"/> Oil & Gas Office:	_____
<input type="checkbox"/> Other: (provide address) _____			

BHP Use Only
ER #

Required Project Information for BHP/SHPO Review

Total Acres in the property under review: 5 acres

Total acres of earth disturbance for this proposed activity: none

Are there any buildings or structures within the project area? Yes No

Approximate age of buildings: 53 years

Project located in or adjacent to a historic district? Yes No Unsure

Name of Historic District _____

Submissions Must Also Include:

MAP LOCATION: A 7.5 USGS Map showing the project boundary and the Area of Potential Effect (APE). The APE should include indirect effects, such as visual and audible impacts. Federal Projects must provide an explanation of how the APE was determined.

PHOTOS: Photos of all buildings or structures in the APE. If the property is over 50 years old submit a Historic Resource Survey Form with this initial request. The forms are available at <http://www.phmc.state.pa.us/bhp>, under "Forms and Guidance" link.

PROJECT DESCRIPTION NARRATIVE: Provide a detailed project description describing the project, any ground disturbance, any previous land use, and age of all effected buildings in the project area. Attach a site map showing the location of all buildings in the project area.

I have reviewed all DEP Permit Exemptions listed on the DEP website www.dep.state.pa.us.

In addition, federal agencies must provide:

Measures that will be taken to identify consulting parties including Native Americans.

Measures that will be taken to notify and involve the public.

The information on this form is needed to determine whether potential historic or archaeological resources are present. Additional historic information or investigation may be requested to determine the significance of the resources or the effects of the project on those resources. Form and attachments must be submitted by mail. Submissions via e-mail will not be accepted.

Signature Block


Applicant's Signature

Date 5/21/2011

Please Print and Mail Completed Form and Required Information to:

**PA Historical & Museum Commission
Bureau for Historic Preservation
400 North Street
Commonwealth Keystone Building 2nd Floor
Harrisburg, PA 17120-0093**

Historic Resource Survey Form

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION
Bureau for Historic Preservation

Key # _____
ER# _____

Name, Location and Ownership *(Items 1-6; see Instructions, page 4)*

HISTORIC NAME James W. Reese USARC (PA015)
CURRENT/Common NAME James W. Reese USARC (PA015)
STREET ADDRESS 500 West 24th Street **ZIP** 19013
LOCATION Chester
MUNICIPALITY Upland Borough **COUNTY** Delaware
TAX PARCEL #/YEAR 47-04/2000 **USGS QUAD** Bridgeport NJ/PA & Marcus Hook, PA
OWNERSHIP Private
 Public/Local Public/County Public/State Public/Federal
OWNER NAME/ADDRESS U.S. Army Reserve, 99th RSC/5231 South Scott Plaza, Fort Dix, NJ 08640-5000
CATEGORY OF PROPERTY Building Site Structure Object District
TOTAL NUMBER OF RESOURCES 3

Function *(Items 7-8; see Instructions, pages 4-6)*

Historic Function	Subcategory	Particular Type
<u>Defense</u>	<u>Military Facility</u>	<u>Army Reserve Center</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Current Function	Subcategory	Particular Type
<u>Defense</u>	<u>Military Facility</u>	<u>Army Reserve Center</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Architectural/Property Information *(Items 9-14; see Instructions, pages 6-7)*

ARCHITECTURAL CLASSIFICATION

Modern Movement (US Army Reserve Center Standardized Design)

EXTERIOR MATERIALS and STRUCTURAL SYSTEM

Foundation	<u>Concrete</u>	_____
Walls	<u>Brick veneer</u>	_____
Roof	<u>Unknown</u>	_____
Other	<u>CMU</u>	<u>metal</u>
Structural System	<u>Concrete - general</u>	_____

WIDTH 180 (feet) or _____ (# bays) **DEPTH** 44 (feet) or _____ (# rooms) **STORIES/HEIGHT** 2

Key # _____
ER# _____

Property Features (Items 15-17; see Instructions, pages 7-8)

Setting Mixed use neighborhood

Ancillary Features

Acreeage 5 (round to nearest tenth)

Historical Information (Items 18-21; see Instructions, page 8)

Year Construction Began 1958 Circa Year Completed 1958 Circa

Date of Major Additions, Alterations 1979 Circa 1980s Circa 1990 Circa

Basis for Dating Documentary Physical

Explain U.S. Army Reserve Real Property Data; field investigations

Cultural/Ethnic Affiliation(s) _____

Associated Individual(s) _____

Associated Event(s) _____

Architect(s) Reisner and Urbahn

Builder(s) US Army

Submission Information (Items 22-23; see Instructions, page 8)

Previous Survey/Determinations _____

Threats None Neglect Public Development Private Development Other

Explain Transfer out of federal government ownership

This submission is related to a non-profit grant application business tax incentive

NHPA/PA History Code Project Review other

Preparer Information (Items 24-30; see Instructions, page 9)

Name & Title Benjamin A. Roberts Historian/GIS Specialist

Date Prepared April 27, 2011

Project Name Cultural Resource Survey of Reese USARC

Organization/Company Brockington and Associates, Inc.

Mailing Address 109-A West Poplar Street, Elizabethtown, KY 42701

Phone 270-735-1600

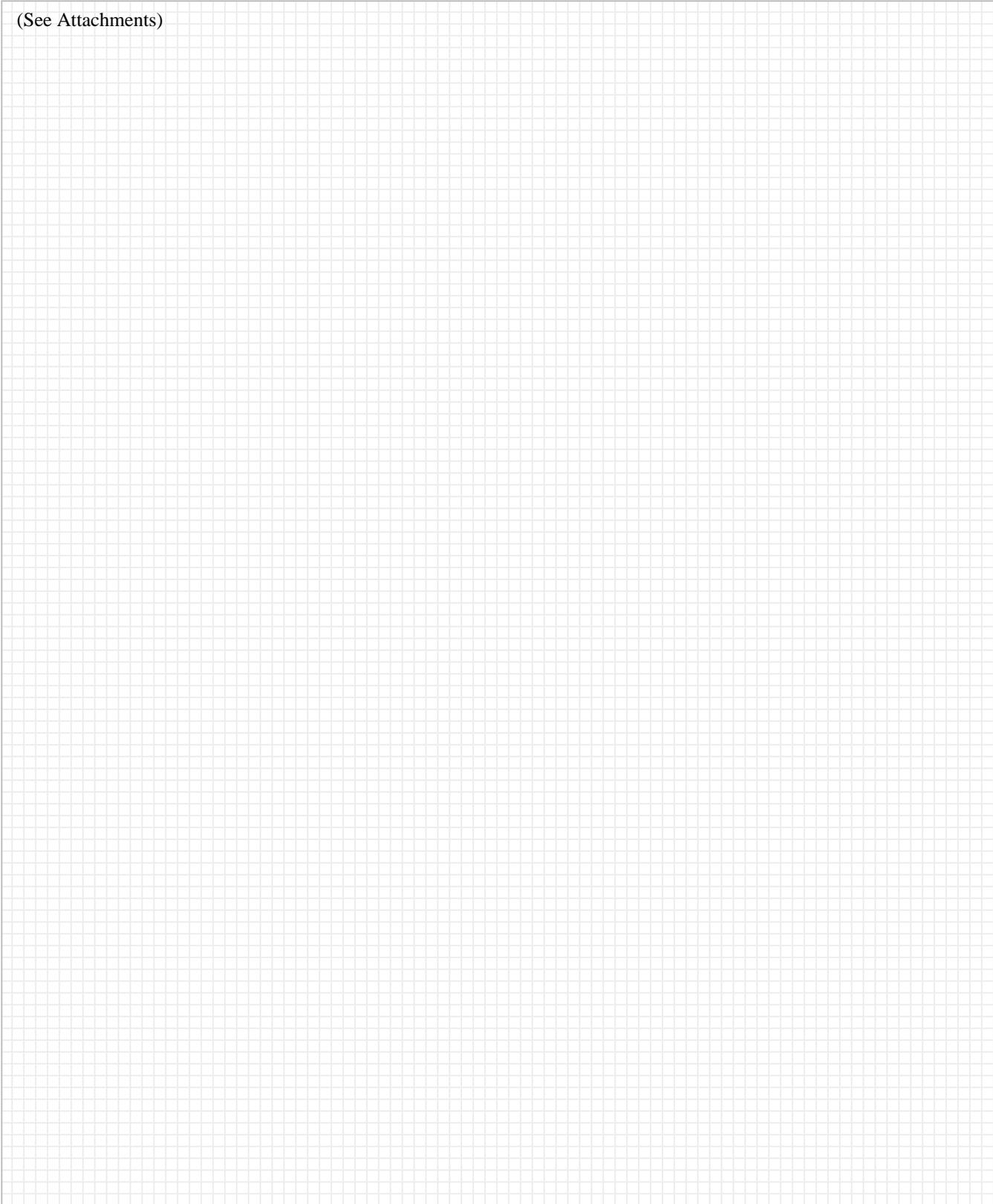
Email benroberts@brockington.org

Key # _____
ER# _____

Site Plan (Item 34)

See page 11 of the Instructions for more information regarding the site plan. Create a sketch of the property, showing the footprint of all buildings, structures, landscape features, streets, etc. Label all resources and streets. Include a North arrow and a scale bar (note if scale is approximate). This sheet may be used to sketch a plan or another map/plan may be substituted.

(See Attachments)

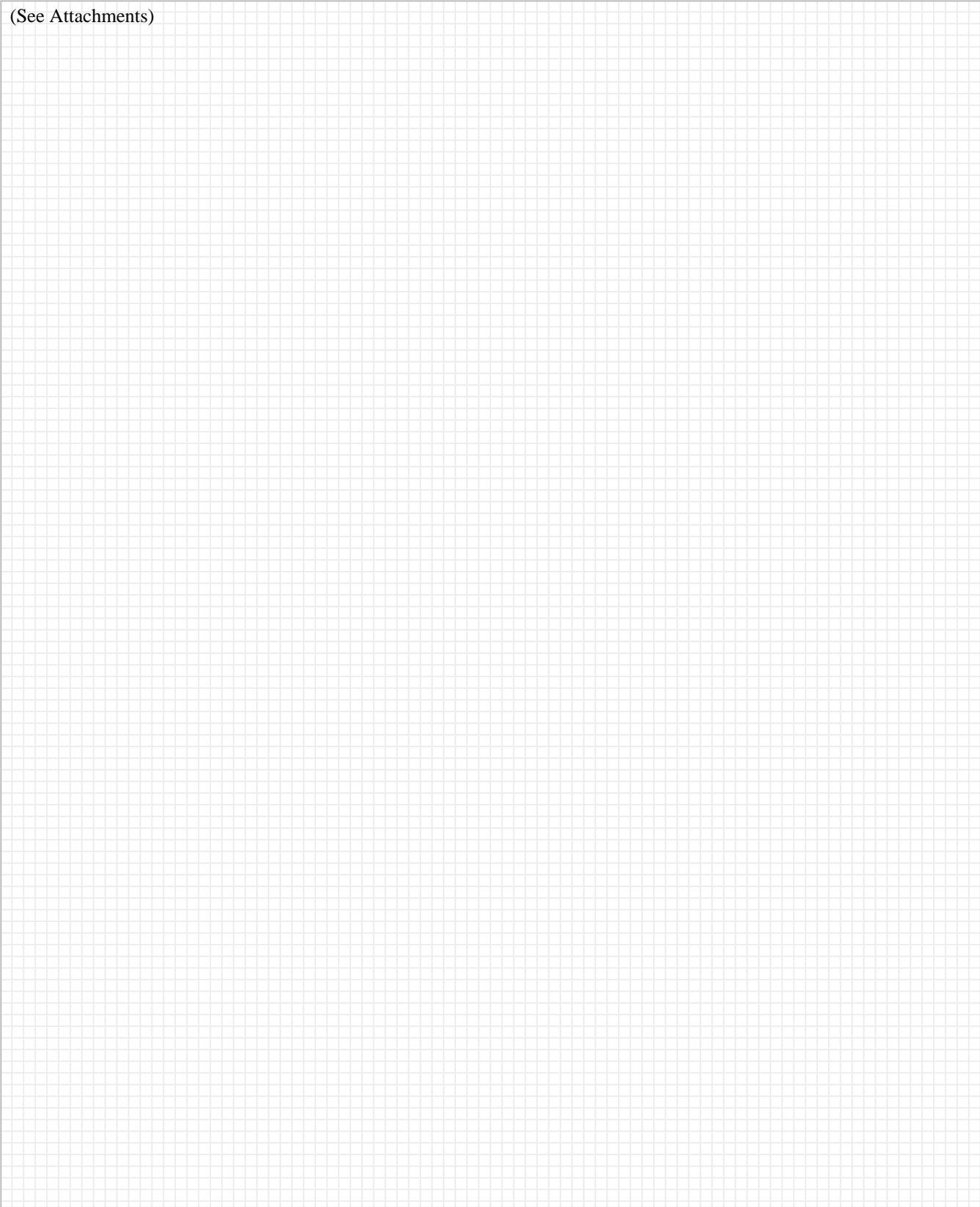


Key # _____
ER# _____

Floor Plan (Item 35)

See page 11 of the Instructions for more information regarding the floor plan. Provide a floor plan for the primary buildings, showing all additions. Label rooms and note important features. Note the date of additions. Include a North arrow and a scale bar (note if scale is approximate) or indicate width/depth dimensions. This sheet may be used to sketch a floor plan or another map/plan may be substituted.

(See Attachments)



Key # _____
ER# _____

Physical Description and Integrity (Item 38)

Provide a current description of the overall setting, landscape, and resources of the property. See page 13 of the Instructions for detailed directions. Continue on additional sheets as needed. Suggested outline for organizing this section:

- Introduction [summarize the property, stating type(s) of resource(s) and function(s)]
- Setting [describe geographic location, streetscapes, natural/man-made landscape features, signage, etc.]
- Exterior materials, style, and features [describe the exterior of main buildings/resources]
- Interior materials, style, and features [describe the interior of main buildings/resources]
- Outbuildings/Landscape [describe briefly additional outbuildings/landscape features found on property, substitute Building Complex Form if preferred; See Instructions, page 18]
- Boundaries [explain how/why boundaries chosen, such as historic legal parcel, visual natural features such as tree lines, alley separating modern construction, etc.]
- Integrity [summarize changes to the property and assess how the changes impact its ability to convey significance]

(Text entered directly into form fields will not permit formatting adjustments, such as spell checking or italicizing. Instead, you may wish to cut-and-paste text from another document into the field below; “unprotect” the document for this section, or prepare the “Physical Description and Integrity” narrative as a separate document.)

(See Attachments)

Key # _____

ER# _____

History and Significance (Item 39)

Provide an overview of the history of the property and its various resources. Do not substitute deeds, chapters from local history books, or newspaper articles. See page 14 of the Instructions for detailed directions. Continue on additional sheets as needed.

Suggested outline for organizing this section:

- History [Summarize the evolution of the property from origin to present]
- Significance [Explain why the property is important]
- Context and Comparisons [Describe briefly similar properties in the area, and explain how this property compares]

(Text entered directly into form fields will not permit formatting adjustments, such as spell checking or italicizing. Instead, you may wish to cut-and-paste text from another document into the field below; “unprotect” the document for this section, or prepare the “History and Significance” narrative as a separate document.)

(See Attachments)

Historic Resources Survey Form – Current Photos (Item 33)



Figure B-1. Facing northwest toward main entrance (south elevation) of main building.



Figure B-2. Facing northwest toward front (south) elevation of main building from driveway on southeast end of property.



Figure B-3. Facing north toward front (south) elevation of main building.



Figure B-4. Facing north-northwest toward east end of main building.



Figure B-5. Facing south-southeast toward rear (north) elevation of east end of main building.



Figure B-6. Facing east-southeast toward rear (north) elevation drill hall of main building.



Figure B-7. Facing north-northwest toward south elevation of storage building.



Figure B-8. Facing southeast toward north elevation of storage building.



Figure B-9. Facing northwest toward south elevation of storage building.



Figure B-10. Facing northeast toward front (south) elevation of OMS.



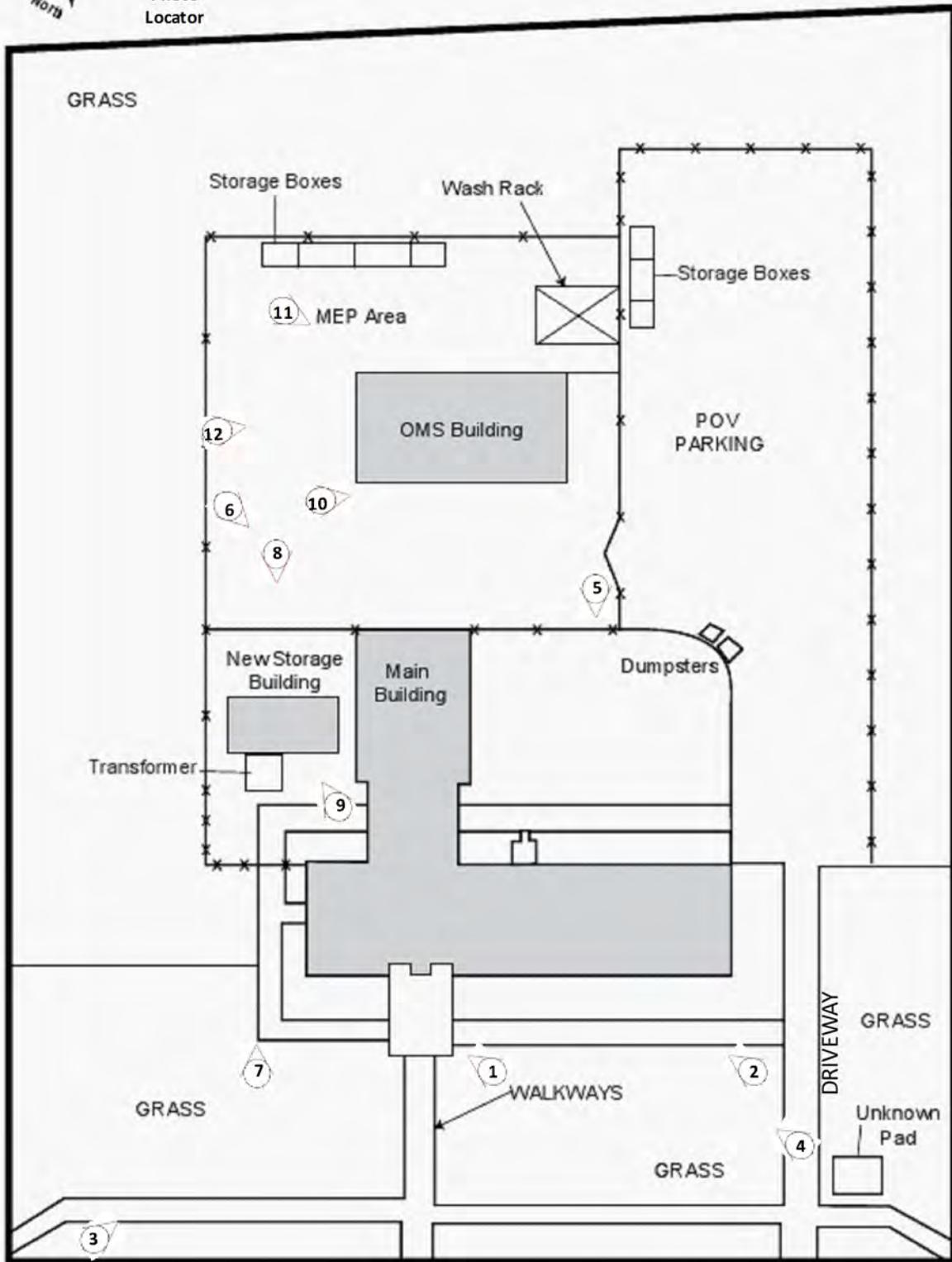
Figure B-11 Facing east toward rear (north) elevation of OMS.



Figure B-12. Facing northeast toward west elevation of OMS.



Site Plan (Item 34)

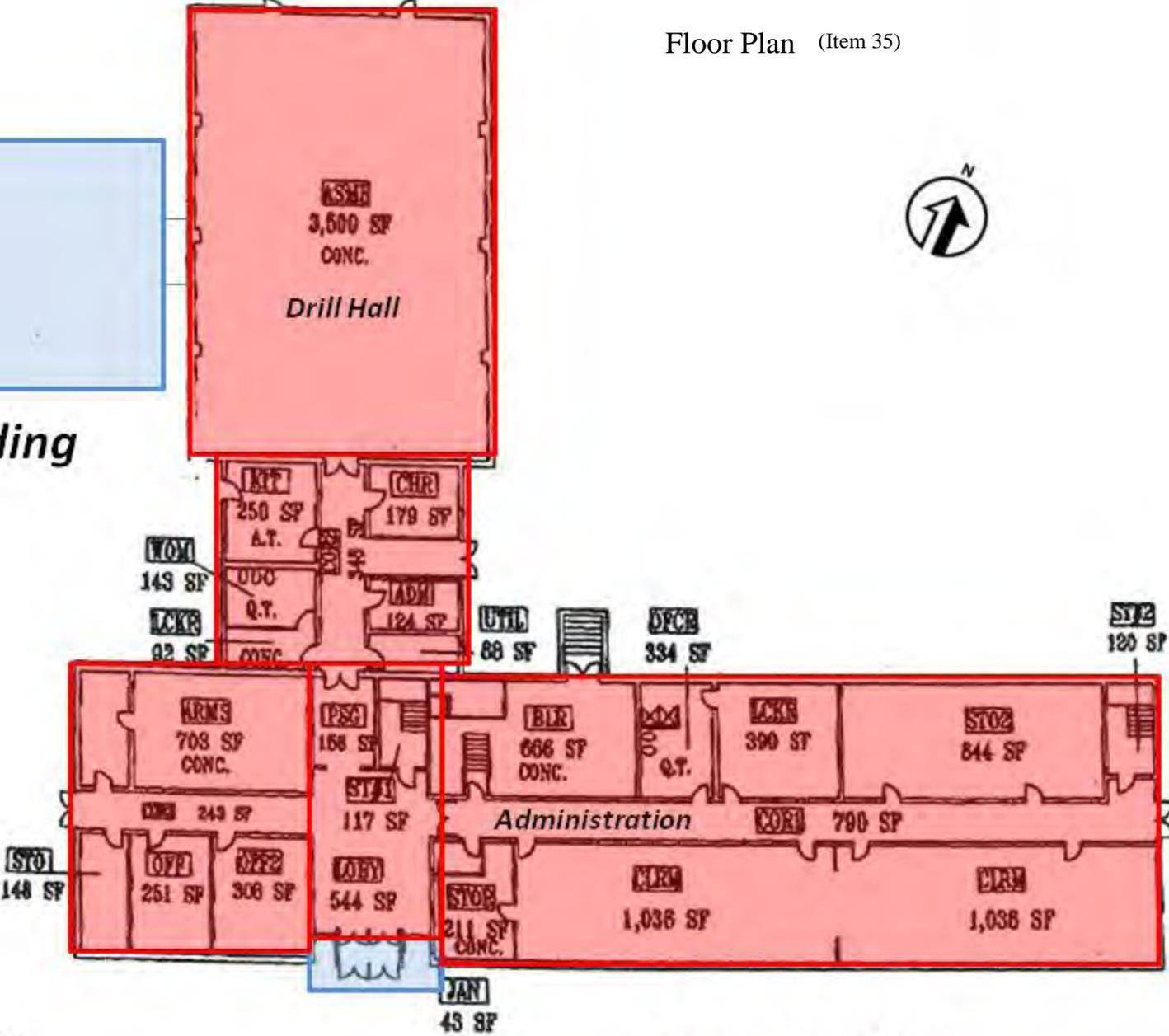


24TH STREET

0 25 50 100
(Approx.) Feet

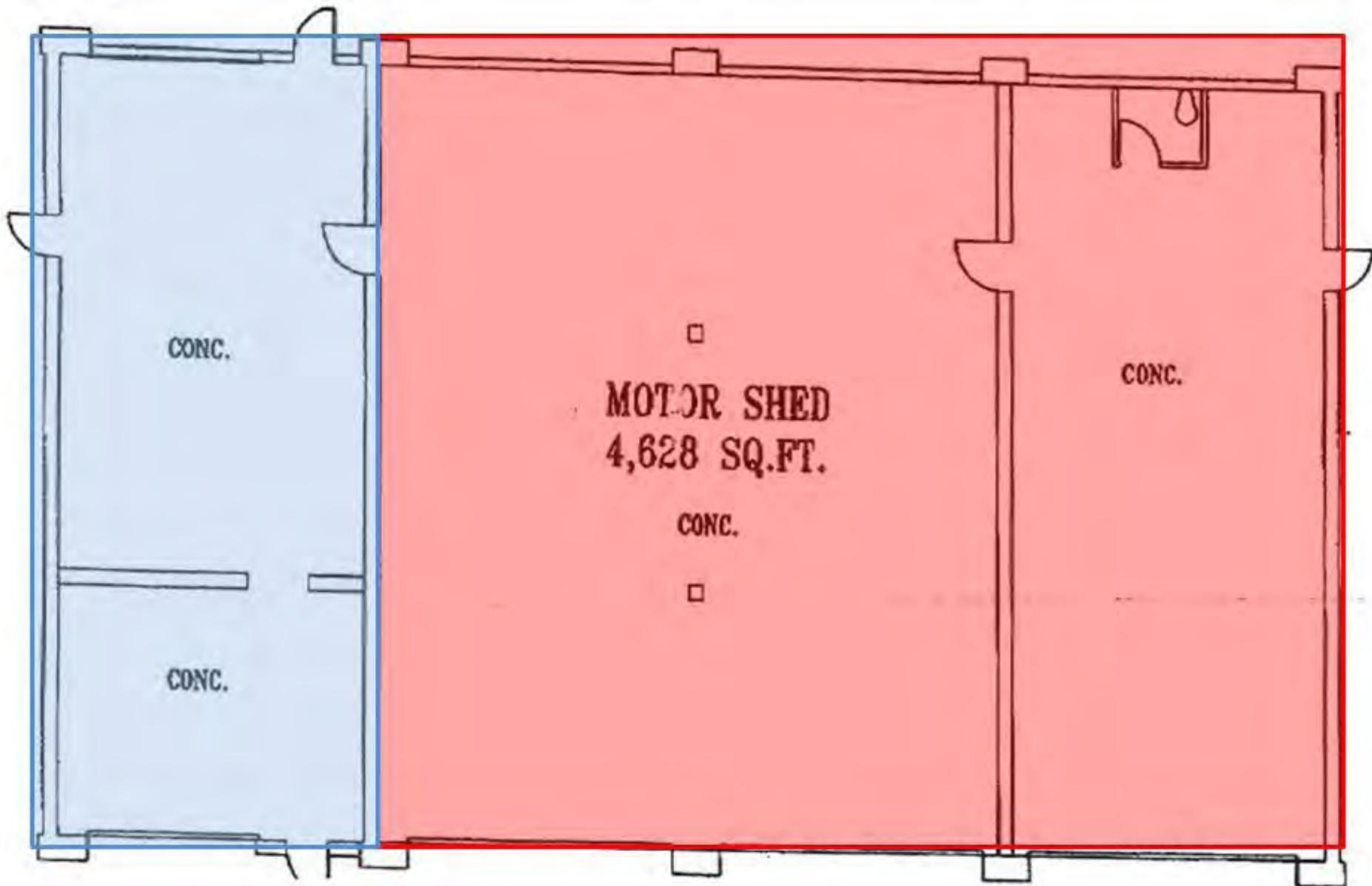


Storage Building



- 1958 Construction
- 1990/2004 Construction

Main Building



-  1958 Construction
-  1979 Addition

OMS Building

Floor Plan (Item 35)



Historic Resources Survey Form – Physical Description and Integrity (Item 38)

Physical Description

The Reese USARC, named after Medal of Honor recipient Private First Class James W. Reese, is located at 500 West 24th Street in the municipality of Upland Borough, Delaware County, Pennsylvania. Zoning information was unavailable, but the area appears to be a mix of “light commercial” and “residential” with residential properties surrounding the property on three sides and a large commercial shopping center serving the local area is located to the southwest. The immediate property is bounded to the east by a main city street and residential homes and apartments are found to the north, east, and south of the property. The USARC property consists of approximately 5 acres of land with three permanent structures, an unknown number of small containerized shipping trailers (connexes), a parking area for military equipment, and a parking area for privately owned vehicles.

Approximately one-half (2.5 acres) of the five-acre property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land is grassed with a sparse population of evergreen and deciduous trees clustered in the rear, sides, and front of the property.

In August 1957, the Federal Government purchased the land that the James W. Reese USARC would be constructed from Cornelius Wildman and Nora Coopersmith. There are no existing structures or components from the pre-government owned period existing on the Reese USARC property. There is no indication in the archival or historic image record that any buildings or structures existed on the site prior to Federal acquisition.

Completed in 1958 to provide space for 400 Reservists, the Reese USARC main building was constructed using the *Sprawling Plan* subtype of U.S. Army Reserve Center design. Currently encompassing 25,687 square feet, the main building at the Reese USARC is an irregular T-shaped two-story structure, with a drill hall attached to the rear (northwest) and an office/administration facility connected by a one-story enclosed connecting corridor, or ‘hyphen’. The main building consists of load-bearing concrete masonry unit walls, faced with brick on the exterior. The entry is set asymmetrical to the façade, and is located toward the southern portion of the east elevation. The entry consists of a series of full height fixed pane windows and a pair of metal framed glass doors, all of which represent a 1990 modification to the main building. The 1990 modifications also included the replacement of the original aluminum framed windows with modern windows, with a fixed top pane and a lower rectangular pane operating in a hopper fashion. The windows do, however, retain the original concrete sills.

An arms vault is located on the first floor on the western side of the building. The building’s eastern side consists of office space, classrooms, storage, and a former indoor firing range, removed in the 1990s. The second floor of the main building consists of office space, classrooms, and a conference room. The upstairs lobby contains a copy area, latrines, and storage.

The structure on the western end of the main building, known as the drill hall, consists of a flat, built-up roof, sloping away slightly from a discrete center ridge for drainage. The west wall of the drill hall contains a roll-type door for vehicle access and a personnel door. The floor area of the drill hall has a thick concrete floor to support heavy military vehicles and equipment and doubles

as a recreation space. The drill hall also contains a ribbon of fixed pane and modern replacement windows along the clerestory.

Several architectural alterations have been made to the exterior of the main building, including window and door replacements in the early 1980s. Most notably, the modifications included complete replacement of the main entrance area known as the foyer in 1990. This two-story architectural feature enclosed in glass accentuates an otherwise plain front (east) façade of the main building. It is arguably the most recognizable feature of the portion of the building facing the street and in the public's view. The original two central glass double-doors with aluminum frames were bordered by recessed concrete curbs. The entry was also projected slightly outward from the plane of the façade wall. The foyer was replaced by two new glass double-doors separated by windows and glass on the outer edges. The new appearance presents a flush look of continuous glass running along the front entrance. The foyer is now the full length of the break in the brick walls, when it used to only be the width of the two double-doors separating it from the outside. Other main building alterations include the replacement of original aluminum framed windows in the drill hall clerestory with modern, metal framed windows featuring single fixed lights. These do not appear to meet Secretary of Interior Standards for replacement windows.

The OMS building, located to the northwest of the drill hall, is a 5,376-square-foot four-bay brick vehicle garage with a flat, built-up roof, sloping away slightly from a discrete center ridge for drainage that slightly overhangs the four metal roll-up-type doors. The original footprint of the building consisted only of the northeastern two-thirds of the current building and just three bays. The office area, located at southwest end of the building, was added on in 1979 and contains a fourth bay with a metal roll-up door and personnel door on both the front and back walls.

A new 2,700-square-foot storage building was completed in 2004 and is connected to the drill hall portion of the main building by a covered walkway at the drill hall portion of the main building. The steel-framed storage building rests on a poured concrete pad and consists of a moderate pitched, side-gabled, built-up metal roof and modern metal siding. Built in 2004, the materials used in its construction reflect its age and are not compatible with the historic materials used in the other two permanent buildings at the Reese USARC. This 2004 addition does not follow the original plan as designed by the U.S. Army Reserve.

The only other structures on the Reese USARC property are several small containerized shipping containers known as connexes. These are mainly located along the northern and western edges of the rear parking lot of the Reese USARC Property. These structures are small and mobile, and are only used for temporary storage.

Integrity

Chapter 4 of *Blueprints for the Citizen Soldier* (Moore et al. 2008) provides a framework for evaluating the relative significance of Army Reserve Centers from a national perspective and provides the basis for assessing the eligibility of Army Reserve Centers for inclusion in the NRHP. According to Moore:

As stated in National Register Bulletin No. 15, 'Integrity is based on significance: why, where, and when a property is important.' The character-defining physical features that made up the resource's appearance during its historic period of significance must be

recognizable for it to retain sufficient integrity to be eligible for the NRHP. Since Sprawling Plan Army Reserve Centers are part of a nationwide building program and are common throughout the United States, an extant example must retain ALL of the following character-defining features to be eligible for inclusion in the NRHP.

Army Reserve Centers that fall under the Sprawling Plan subtype may be eligible for listing in the NRHP under Criterion A in the area of military history for their associations with President Eisenhower’s “New Look” Program and the National Defense Facilities Act of 1950 (PL 783, 81st Congress). As analyzed in the discussion for the Compact Plan subtypes, these historical factors played an important role in the history and development of the building program associated with the Army Reserves during the early and middle 1950s and extant examples of the Sprawling Plan subtype may be significant within that context. Although individual Army Reserve Centers may be eligible for the NRHP under Criterion B for their association with significant individuals, those associations would be applicable at a local level and would have to be researched and documented on an individual, center-by-center basis. At the national level, however, no significant associations under Criterion B have surfaced. Sprawling Plan Army Reserve Centers may also be eligible for inclusion in the NRHP under Criterion C in the area of architecture for their physical attributes and the quality of their design. Architecturally, they are associated with the influence of the Modern Style, which enjoyed widespread popularity among architects in the design of federal buildings in the 1950s. The type also is significant under Criterion C because the expansible and flexible nature of the plans documents the military’s vision for a changing Army Reserve Force and increasingly important role that the Reserves filled in the nation’s defense and military preparedness (Moore et al. 2008: 173).

The following table shows the character defining architectural features that must be in place to consider the Reese USARC eligible for the NRHP for its association with the Sprawling Plan subcategory of USARC construction under Criteria A, B, or C. These character defining features were developed in *Blueprints for the Citizen Soldier* (Moore, et al. 2008):

ALL CHARACTER DEFINING FEATURES MUST BE INTACT FOR NRHP ELIGIBILITY*	
CHARACTER DEFINING FEATURE	INTACT AT REESE USARC?
Follows 1952, 1953, or 1956 standard plan	Yes
Retains original “sprawling” footprint with asymmetrical T- or L-plan	Yes
Additions follow “expansible” design on original standard plan	No
Original flat roof form over classrooms	Yes
Original low-pitched roof form over assembly wing at rear	Yes
Original fenestration pattern intact	No
Front entrance with original metal door/sidelight/transom assembly	No
Cantilevered canopy, if original	N/A
Original “masonry units,” brick veneer, or historically appropriate stucco veneer on exterior walls	Yes
Original doors and windows or compatible replacement doors and windows that meet the <i>Secretary of Interior’s Standards for Rehabilitation</i>	No
Clerestory windows in assembly wing	Yes ¹
Original configuration of interior corridor and lobby space	No
Presence of flexible accordion partitions, if original, or opening in wall where accordion partition was originally located	Unknown
Double-height open interior space in assembly wing at rear	Yes
Overhead rolling door at assembly wing	Yes

Historic-age maintenance shop, if original	Yes ²
Integrity of setting intact	No
DETERMINATION OF NRHP ELIGIBILITY	NOT ELIGIBLE

* Adapted from Moore et al. 2008: 179

¹ Clerestory windows are present, but replaced with non-compatible materials

² Yes, but contains a non-historic (ca 1979) bay addition

Historic Resources Survey Form – History and Significance (Item 39)

Site History

Available aerial photographs and maps show that the land use at adjacent properties does not appear to have changed significantly from 1958 (construction of the USAR Center) to present day. The property immediately adjacent to the USAR Center was open fields in 1937. Development of the surrounding area began prior to 1937, based on the 1937 aerial photograph. Original development of this property consisted primarily of residential land use. The 1958 aerial photograph indicated development of the surrounding fields on the north, east, and west sides of the property had been completed. The strip mall southwest of the property first appears on the 1971 aerial photograph. A review of the 1965, 1980, and 1992 aerial photographs did not identify significant changes in land use from what was noted on the 1958 and 1971 photographs. Topographic maps dated 1901, 1944, 1955, 1956, 1957, 1967, and 1967-1994 were also reviewed and provided the same chronology of adjacent property land use as the aerial photographs (USACE-Louisville 2007: 4.1).

John V. Higgins sold the property on which the Reese Memorial USARC is now located to John B. Hannum Jr. in 1926. John Hannum then sold it to Morris Lebidine and Harry E. Roubert in 1946. Morris Lebidine and Harry E. Roubert granted half of the property each to Anna Gierish and Nora Coopersmith later that same year. Anna and Joseph Gierish sold their half of the parcel to Cornelius Wildman in 1950. The *Declaration of Taking* of the parcel between Cornelius Wildman and Nora Coopersmith and the Federal Government took place on August 6, 1957. The following property history was adapted from the ECP Report (USACE-Louisville 2007: 2.3; 3.1-3.2).

The Reese USARC property has primarily functioned as an administrative, logistical, and educational facility, with limited maintenance of military vehicles occurring in the OMS building. The Property was historically used by reservists for drill activities on various weekends throughout the year. The Headquarters and Headquarters Company of the 338th Medical Group, the 858th Dental Company, and the 430th Transportation Detachment occupy and use the facility. Unit training assemblies (UTAs) (drill training) are conducted throughout the year. The UTA is a 4-hour training session scheduled on one weekend per month at either Fort Indiantown Gap in central Pennsylvania or Fort Dix in New Jersey. The reservists meet at Chester and are transported to either of the facilities. Forty-eight UTAs are conducted annually.

Historically, the Organizational Maintenance Shop (OMS) building was used to perform limited maintenance activities on military equipment. Activities inside the OMS building were limited to preventative maintenance checks, including checking vehicle fluids such as motor oil, water, and antifreeze, and light maintenance activities. Any equipment requiring heavier maintenance activities was sent to an Area Maintenance Support Activity (AMSA) shop located at one of the other USAR centers in Pennsylvania. Equipment requiring major overhaul also was sent offsite.

Historic Context

The United States Army Reserve (USAR) is a Federal military organization distinct from the full-time professional Regular Army and the state National Guard. The USAR is maintained as a source of personnel to rapidly support Regular Army ranks in the event of conflict. The Reserve is composed of 'citizen-soldiers,' civilians committed to a period of duty in exchange for benefits and pay. Reservists meet regularly at Reserve Centers, where Army training staff instructs them in procedure and in the use of equipment. Periodic intensive training occurs at weekend drills and summer camps.

Although the context of the Korean War and Eisenhower administration policies intersected with the construction of the initial wave of Army Reserve Centers, a multi-year construction program had already been set in motion by the passage of the National Defense Facilities Act of 1950. Army Reserve Centers, as opposed to earlier armories, were designed in response to the programmatic needs of the modern Army, and included classrooms and laboratory spaces rather than just space for drills and social activities. Broad policies affecting the strength of the reserves did influence how the Army assessed its need for facilities and where those facilities would be located. Eisenhower's New Look program also influenced the type of training that would occur in the Army Reserve Centers, which affected the form and function of the buildings.

The form and program of spaces needed for the proposed new Army Reserve Centers responded to the functions that the buildings would serve. Traditionally, armories constructed before World War II had provided arms storage space and a drill hall, and maybe a social club room. Their imposing, high-style architectural design communicated security and social stability. With the emphasis on technology under the New Look program, the proposed new Army Reserve Centers needed to provide space for a wider variety of training- and instructional-related activities. Classrooms, laboratories, and maintenance shops were required in addition to the traditional need for arms storage and drill halls. New Army Reserve Centers would need to function as friendly, approachable representations of the Army in local communities. While traditional armories had used high architectural styles, the new Army Reserve Centers would need to recruit reservists from all walks of life, and therefore their architectural design would need to be accessible, simple, modern, and conservative.

In 2008, Hardy Heck, Moore (HHM), Inc. prepared Blueprints for the Citizen Soldier: A Nationwide Historic Context Study of United States Army Reserve Centers for the Department of Defense Legacy Resource Management Program (Moore et al. 2008). The study identified and categorized the various resource types associated with the historical development of U.S. Army Reserve Centers, concentrating on the post World War II and early Cold War eras, and provides a historic context that can be used to evaluate them for eligibility for listing in the NRHP. Resource types associated with the Early Cold War period, during which the Reese Memorial USARC was constructed, were further divided into three categories by plan type and named accordingly as the 'Compact Plan,' the "Sprawling Plan,' and the "Vertical Plan."

Significance

The 2008 Historic Context (Moore et al, 2008: 173) establishes broad contexts and specific themes and examples under each of the three Criteria for NRHP eligibility applicable to architectural resources. National, State, and local significance under each Criterion, and theme, as appropriate, are discussed below.

Criterion A (Military)

National Level: "An Army Reserve Center that meets National Register Criterion A in the area of military significance is associated with the role of the Army Reserves in significant military strategies and/or conflicts...The mere association of an Army Reserve Center with the theme of military significance is not enough to meet Criterion A. For example, activities within a particular Reserve Center would need to be shown as significant in military history. Although all Army Reserve Centers are related to the broad development of the Army Reserve, this historic trend is not significant at a national level" (Moore et al, 2008: 140).

The Reese USARC does not meet Criterion A for military significance. During the Cold War era, the functions performed at this facility and other USARCs nationwide were historically that of routine classroom-based training and vehicle maintenance. The Historic Context study mentions that a USARC may be eligible for Criterion A for military significance if it has a significant association with the development of the Eisenhower Administration's New Look Program (Moore et al, 2008: 141). This policy envisioned smaller conventional forces, backed up by massive nuclear deterrence. The Reese USARC was not associated with any nuclear missile sites or nuclear warfare training.

The Reese USARC does not have any direct association with significant military strategies or conflicts. The Reese USARC was not directly associated with the development of the Organized Reserve Corps. Further, The Reese USARC constructed outside the period of significance established for association with the military policies proposed by Emory Upton and Elihu Root.

State/Local Level: The Reese USARC does not meet Criterion A for military significance at a state or local level. The Reese USARC was established as part of a national federally- funded program that by its very definition resulted in the construction of single Reserve Centers in communities throughout the country. The Historic Context Study notes that the existence of a single Reserve Center in a town like Chester, does not qualify it as eligible under Criterion A. Unlike the National Guard, the Army Reserve does not have a local or state mission. Reservists respond only in times of international conflicts. Because of the Army Reserve's mission, USARCs would not have military significance at the state or local level.

The Reese USARC was built to only accommodate a specific number of Reservists at a time. The Historic Context Study mentions that locations of USARCs were chosen mainly for their proximity to major highways and roads. The Reese USARC location is consistent with this trend. Reservists report to USARCs located near their homes. Reservists would already have been community members of Chester or Upland Borough and the surrounding towns. The Reese USARC only employed approximately 30 full-time staff members consisting of active and retired Reservists and civilians. Most of the activity at the Reese USARC consisted of vehicle

maintenance and classroom instruction on weekends. No more than a few hundred Reservists would have reported to the Reese USARC on any given weekend. For these reasons, the activity at the Reese USARC would not have significantly contributed to the economic growth or planned community development of Chester/Upland Borough since the Reservists were already members of the community.

Criterion A (Politics/Government)

National Level: "An Army Reserve Center might be eligible for the NRHP under Criterion A in this area of significance at the national level if it were the site of organizational meetings that substantially contributed to the development of the Reserve Officer's Association (ROA)-driven legislation such as the Reserve Officers Personnel Act of 1954 or the Reserve Bill of Rights and Vitalization Act of 1967" (Moore et al, 2008: 141).

The Reese USARC does not meet Criterion A for an association with politics or government. ROA legislative priorities and policies are handled at the Washington, DC national headquarters and discussed with member representatives of each state at an annual national convention. This national convention is held most often in Washington, DC. The ROA was contacted for the purposes of this determination and there is no evidence to suggest that the Reese USARC or any other USARC of this size would have played a significant role in the development of the Reserve Officers Personnel Act of 1954 or Reserve Bill of Rights and Vitalization Act of 1967 (ROA, 11/18/2010). No evidence was found to suggest that the Reese USARC would have served any local government or political role as it was a facility owned and operated by the federal government.

Criterion B

National Level: An Army Reserve Center that meets National Register Criterion B is likely to be significant in the area of military history because of associations with an individual who had played a pivotal role in shaping military strategy and decisions. However, it is important to determine not only whether the individual made significant contributions to military history, but also how the Army Reserve Center is linked to the individual and his or her accomplishments. To be eligible for the NRHP under Criterion B in the area of military significance, an Army Reserve Center must be associated with an individual who achieved significance while affiliated with the Army Reserve Center in question. Furthermore, the significance of the individual must also represent a pivotal point within the nationwide historic context of the Army Reserve. (Moore et al. 2008: 142).

No individual who has made contributions to military history on a national level, whose significance represents a pivotal point within the nationwide historic context of the Army Reserve or who achieved significance while affiliated with the Reese USARC have been identified. Therefore, the Reese Memorial USARC is not considered significant under Criterion B on a national level.

State Level: For an Army Reserve Center to be eligible under Criterion B at the state level, the associated individual must be instrumental in the development of the Army Reserve within that state. Naming an Army Reserve Center after a significant individual does not necessarily make

the USARC eligible for the NRHP under Criterion B. The association between the significant individual and the Army Reserve Center must be demonstrated to be significant in most cases, it is the single resource most closely associated with the life and accomplishments of the significant individual (Moore et al. 2008: 142).

No individual who was instrumental to the development of the Army Reserve within Pennsylvania has been identified. Therefore, the Reese Memorial USARC is not considered significant under Criterion B on a state level.

Local Level: For an Army Reserve Center to be eligible under Criterion B at the state or local level, the associated individual must be instrumental in the development of the Army Reserve within that state or community, and a localized historic context must be developed to evaluate significance. Naming an Army Reserve Center after a significant individual does not necessarily make the Army Reserve Center eligible for the NRHP under Criterion B. The association between the significant individual and the Army Reserve Center must be demonstrated to be significant; in most cases, it is the single resource most closely associated with the life and accomplishments of the significant individual. (Moore et al. 2008: 142).

No individual who was instrumental to the development of the Army Reserve within Reese, Pennsylvania has been identified. Therefore, the Reese Memorial USARC is not considered significant under Criterion B on a local level.

Criterion C

National Level: Sprawling Plan Army Reserve Centers constructed as part of the early Cold War nationwide construction campaign may be eligible for inclusion in the NRHP under Criterion C in the area of architecture for their physical attributes and the quality of their design. Architecturally, they are associated with the influence of the Modern Style, which enjoyed widespread popularity among architects in the design of federal buildings in the 1950s. The type also is significant under Criterion C because the expansible and flexible nature of the plans documents the military's vision for a changing Army Reserve Force and increasingly important role that the Reserves filled in the nation's defense and military preparedness. The presence of function-specific technical spaces like communications shops and labs in this subtype is significant as well, because it reflects the military strategy codified in the Reserve Forces Act of 1955, which aimed to tap professional and technical expertise while allowing Reservists the flexibility to participate in the civilian economy. The period of significance for Sprawling Plan Army Reserve Centers dates from ca. 1952 to ca. 1964.

Comparative information on other nationwide U.S. Army Reserve properties constructed during the same period as the Reese Memorial USARC was excerpted from the Historic Context Study (Moore et al. 2008: 202-203).

"A total of 536 new Army Reserve Centers were funded between 1959 and 1965. About 50 percent of the present-day inventory of Army Reserve Centers was constructed between 1959 and 1969, with higher concentrations of buildings from this era located in the Midwestern and western states and lower concentrations in the eastern states. Buildings constructed during this period do not show the same degree of consistency and standardization as buildings

constructed from 1950 through 1958. As late as 1964, some Army Reserve Centers were constructed using the preexisting standardized plans designed by Urbahn, Brayton, and Burrows. A preliminary review of extant examples of Army Reserve Centers built from 1959 to 1969 indicates that most have experienced alterations. In many cases, original windows and doors have been replaced

Only two permanent buildings located on the Reese USARC property meet the basic age criteria, 50 years, to be considered for inclusion in the NRHP. These include the main building and the OMS.

With the alterations to the main building in the early 1980s and in 1990, the main building is missing several key character defining features (outlined above) and, therefore, no longer retains its historic integrity. These absent features include the original entry configuration, which replaced original windows and doors as well as re-configured the interior lobby. Other missing features include replacing original main building windows with non-compatible materials that do not meet Secretary of Interior Standards and changing out the windows along the clerestory of the drill hall. In addition, the 2004 metal addition to the building does not follow the original 'expandable' design of U.S. Army Reserve Centers. Furthermore, with the introduction of non-compatible building materials, the setting has been altered. Because features have been removed and the building's original design and setting has been compromised, the main building no longer conveys the design of the *Sprawling Plan* subtype of US Army Reserve Centers. Therefore, the main building is not eligible for inclusion in the NRHP.

Although the age of the OMS qualifies it for consideration for inclusion in the NRHP under the minimum age requirement, the building lacks integrity due to the additions made in 1979, which altered its design. Further, the 2008 Historic Context Study states, "Resources within this property type [support building] are not likely to be eligible for the NRHP on an individual basis because they lack historical and/or architectural significance to meet any National Register Criteria. If the associated Reserve Center lacks significance or integrity to be eligible for the NRHP, support buildings and structures likewise are not eligible for the NRHP" (Moore et al. 2008: 193). Because the main building at the Reese USARC is not eligible, neither are the support buildings inclusive of the OMS Building.

With construction of the storage building not occurring until 2004, its architectural features that would make it significant under criteria A, B, or C do not meet the minimum age requirement, nor do they represent an "exceptional" significance waiving the 50-year requirement. The modern building materials used in its construction, the utilitarian style of its design, and its relative age compared to the other two permanent buildings illustrate the storage building's lack of association with the *Sprawling Plan* subtype of USARC construction. In addition, like the OMS, support buildings are not typically considered eligible for the NRHP unless the main building meets all criteria as well (Moore et al. 2008)

Archival research did not identify any additional significant national, state, or local associations with the main building, the OMS, or any other structure located on the James W. Reese USARC property. The Reese USARC does not possess military significance at the state or local level under Criterion A. It was established as part of a national federally-funded program that resulted in the construction of individual reserve centers in communities throughout the country. The Reese USARC is one of at least 34 Reisner and Urbahn Army Reserve Centers in

Pennsylvania constructed between 1952 and 1964, and the Sprawling Plan is the most common design constructed in the state during the 1950s and 1960s. In addition, unlike the National Guard, the Army Reserve does not have a local or state mission. Reservists respond only in times of international crisis. Additionally, the Reese USARC was built to accommodate 400 Reservists at a time and the Historic Context Study (Moore et al. 2008) mentions that USARC locations were chosen mainly for proximity to major transportation corridors for easy access by Reservists. The USARC would have employed existing Reservists in the area and most of the activity would have been limited to the weekends. For these reasons, the Reese USARC would not have contributed significantly to economic growth or planned community development of the Chester area. Under Criterion B, a USARC must be associated with an individual that was instrumental in the Army Reserve within that state (Moore et al. 2008). Merely naming a USARC after a significant individual does not render it NRHP eligible. As in the case of the Reese USARC, many USAR facilities are named after local fallen heroes. Born and raised in the Chester area, James W. Reese was killed in action in Sicily in August 1943 and awarded the Medal of Honor posthumously in December 1943.

Based on its lack of architectural integrity and the lack of significant historical associations, the buildings and structures at the Reese US Army Reserve Center are not eligible for inclusion in the NRHP.



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

MAY 25 2011

Mr. Harold Peden
Upland Borough Historic Society
Upland Borough
224 Castle Avenue
Upland, PA 19015

Mr. Peden,

The Defense Base Realignment and Closure (BRAC) Commission has recommended closure of the Reese United States Army Reserve Center (Reese USARC) located at 500 W 24th Street, Upland, Pennsylvania. To implement this recommendation, the U.S. Army Reserve 99th Regional Support Command (RSC) is proposing to dispose of the USARC to a non-Federal entity. The Army's proposed transfer of property out of Federal ownership is an undertaking that could have an effect on historic resources. The purpose of this letter is to provide you with a copy of our recently completed Cultural Resources Assessment and invite your comments.

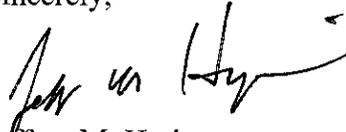
The Reese USARC is located on a 5-acre parcel and contains three permanent structures and two parking lots. Construction of the 25,687-square-foot administration building and the 5,376-square-foot two-bay Organizational Maintenance Support building was completed in 1958. A 2,700-square-foot storage building was completed in 2004. Approximately one-half of the property is covered by impervious surface features. The remaining land is grassed with a sparse population of evergreen and deciduous trees clustered in the rear, sides, and front of the property. The Headquarters Company of the 338th Medical Group, the 858th Dental Company, and the 430th Transportation Detachment currently occupy the Reese USARC.

Archaeological Resources. A previously completed archaeological investigation conducted at Reese USARC in 1996 concluded that the site did not have archaeological potential. A recent literature review conducted as part of the enclosed Cultural Resources Assessment confirms substantial ground disturbance through the construction of buildings and parking lots during the initial and subsequent construction phases of the Reese USARC. Because of the extent and pattern of these disturbances, the potential for identifying intact cultural deposits is low.

Historic Architecture. In January 2011, the 99th RSC performed a Cultural Resources Assessment 2011 to determine eligibility of the Reese USARC for listing in the National Register of Historic Places (NRHP). The Area of Potential Effect was limited to the current legal boundary of the Reese USARC and all real property. Three permanent buildings located on the Reese USARC property were evaluated for historical significance. Based on the lack of architectural integrity the buildings and structures at the Reese USARC are not eligible for inclusion in the NRHP. The Bell Homestead (1865) owned by Widener University is adjacent to the Reese USARC property. The Bell Homestead is not visible from the USARC even in the winter due to the presence of mature evergreen trees, and has yet to be determined eligible for inclusion in the NRHP. Further, any potentially historic views from the Bell Homestead were previously compromised in 1958 with the construction of the Reese USARC.

The Army has determined that the proposed undertaking will have no effect on historic properties or archeological resources. The Army welcomes your comments on our Cultural Resources Assessment and determination of no effect within 30 calendar days from the date on this letter. Correspondence and other communication regarding this matter should be directed to: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640, 609-521-8047, or by email at amanda.w.murphy@usar.army.mil.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff M. Hrzic", with a stylized flourish at the end.

Jeffrey M. Hrzic
Chief, Environmental Division

Enclosure



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

MAR 09 2011

The Honorable George Blanchard
Governor
Absentee-Shawnee Tribe of Indians of Oklahoma
2025 South Gordon Cooper Drive
Shawnee, OK 74801

Governor Blanchard,

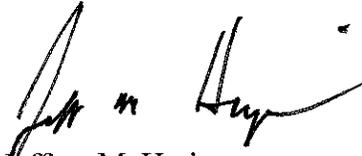
The U.S. Army Reserve 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Reese United States Army Reserve Center (Reese USARC) located in Chester, Pennsylvania. The Army proposes transfer of this property from government ownership for local reuse and development after closure. The EA is being prepared in accordance with the National Environmental Policy Act of 1969 (NEPA). Per regulations for implementing NEPA (40 Code of Federal Regulations Parts 1500-1508), the preparation of the EA is coordinated with required compliance and consultation for the National Historic Preservation Act of 1966 (NHPA). This letter is meant to determine your interest in participating in the NHPA Section 106 consultation process for this project.

The proposed closure, disposal, and reuse of the Reese USARC is consistent with the requirements of the Base Realignment and Closure (BRAC) Act. The USARC is located on a 5-acre parcel on the western side of Chester, Pennsylvania and contains three permanent structures and two parking lots (Attachment 1). Construction of the 25,687-square-foot administration building and the 5,376-square-foot organizational maintenance shop was completed in 1958. A 2,700-square-foot storage building was completed in 2004. Parking areas are also contained within the property. Approximately one-third of the property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land is grassed with a sparse population of evergreen and deciduous trees clustered in the rear, sides, and front of the property. Attachment 2 provides an aerial photograph of the area of potential effect.

The U.S. Army Reserve 99th RSC Integrated Cultural Resources Management Plan 2009 – 2014, dated September 2009, summarized one previously completed archaeological investigation conducted at Reese USARC in 1996 which concluded that the site did not have archaeological potential. At this time, the Army respectfully requests any further information you can share concerning traditional cultural properties or sacred sites located within the project area to assist us in our decision-making process. Your response is requested within 30 calendar days from the date on this letter. Pertinent information received during this time will be used in preparation of the EA.

Written comments should be submitted to: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix NJ 08640 or by email at amanda.w.murphy@usar.army.mil. If you have any questions, please contact Ms. Murphy at 609-521-8047. We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff M. Hrzic". The signature is fluid and cursive, with a prominent initial "J" and a long, sweeping tail.

Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures: Attachment 1 – Reese USARC Location Map
Attachment 2 – Reese USARC Aerial Photograph - Area of Potential Effect



March 17, 2011

PNDI Number: 20110124279688

Amanda Murphy
Department of the Army
99th RSC DPW
Environmental Division
5231 South Scott Plaza
Fort Dix, NJ 08640

Re: Reese USARC
Upland Twp, Delaware County

Dear Ms. Murphy,

Thank you for your submission of the Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt Number **20110124279688** for review. PA Department of Conservation and Natural Resources screened this project for potential impacts to species and resources of concern under DCNR's responsibility, which includes plants, terrestrial invertebrates, natural communities, and geologic features only.

No Impact Anticipated

PNDI records indicate species or resources of concern are located in the vicinity of the project. However, based on the information you submitted concerning the nature of the project, the immediate location, and our detailed resource information, DCNR has determined that no impact is likely to occur to species of special concern under our jurisdiction as a result of this project.

This response represents the most up-to-date summary of the PNDI data files and is valid for one (1) year from the date of this letter. An absence of recorded information does not necessarily imply actual conditions on-site. Should project plans change or additional information on listed or proposed species become available, this determination may be reconsidered. Should the proposed work continue beyond the period covered by this letter, please resubmit the project to this agency as an "Update" (including an updated PNDI receipt, project narrative and accurate map).

This finding applies to impacts to DCNR only. To complete your review of state and federally-listed threatened and endangered species and species of special concern, please be sure the U.S. Fish and Wildlife Service, PA Game Commission, and the Pennsylvania Fish and Boat Commission have been contacted regarding this project as directed by the online PNDI ER Tool found at www.naturalheritage.state.pa.us.

Sincerely,

Rebecca H. Bowen, Environmental Review Manager FOR Chris Firestone, Wild Plant Program Mgr.
Ph: 717-772-0258 ~ c-rbowen@state.pa.us

2011-0458



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

February



U.S. FISH AND WILDLIFE SERVICE

Pennsylvania Field Office
315 South Allen Street, Suite 322
State College, Pennsylvania 16801-4850



No federally listed species under our jurisdiction is known or likely to occur in the project area. This determination is valid for two years. Should project plans change, or if additional information on listed species become available, this determination may be reconsidered.

, Supervisor

3/22/11

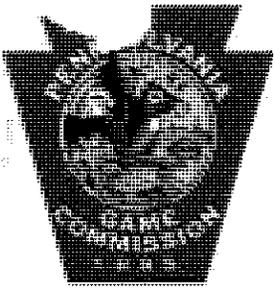
Ms. Carole Copeyon
Endangered Species Program
United States Fish and Wildlife Service
Pennsylvania Field Office
315 South Allen St., Ste 322
State College, PA 16801-4850

Ms. Copeyon,

The U.S. Army Reserve 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Reese United States Army Reserve Center (Reese USARC) located in Chester, Pennsylvania. The EA is being prepared in accordance with the Council on Environmental Quality (CEQ) regulations (40 Code of Federal Regulations Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651. NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your Agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action. Your participation in this process is greatly appreciated.

The purpose and need of the proposed action (closure, disposal, and reuse of the Reese USARC) is to meet the requirements of the Defense Base Closure and Realignment Act. The USARC is located on a 5-acre parcel on the western side of Chester, Pennsylvania and contains three permanent structures and two parking lots (Attachment 1). Construction of the 25,687-square-foot administration building and the 5,376-square-foot two-bay Organizational Maintenance Shop (OMS) building was completed in 1958. A new 2,700-square-foot storage building was completed in 2004. A military equipment parking (MEP) area and a privately owned vehicle (POV) parking area also are contained within the property. Approximately one-third of the property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land is grassed with a sparse population of evergreen and deciduous trees clustered in the rear, sides, and front of the property. The Headquarters and Headquarters Company of the 338th Medical Group, the 858th Dental Company, and the 430th Transportation Detachment occupy and are assigned to the Reese USARC. On average, there are approximately 25 full-time personnel present during the weekdays and approximately 200 personnel during the drill weekends.

Three alternatives are being analyzed in the EA: 1) No Action Alternative; 2) Caretaker Status; and 3) Traditional Disposal and Reuse (the Army's Preferred Alternative). The Upland Borough Local Redevelopment Authority recommended that the property be used as a youth/community center and park. The facility would house youth programs, educational facilities for youth, and help organize activities in the area such as 4-H Club, Boy Scouts, and Girl Scouts. The facility would have rooms for arts and crafts, recreational equipment storage, a room for the Park Director, and potential room for grounds maintenance. Other potential uses of the facility include an inside gymnasium, outside playgrounds, and general picnic area.



Division of Environmental
Planning and Habitat
Protection
717-783-5957

COMMONWEALTH OF PENNSYLVANIA
Pennsylvania Game Commission
2001 ELMERTON AVENUE
HARRISBURG, PA 17110-9797

*"To manage all wild birds, mammals and their habitats
for current and future generations."*

ADMINISTRATIVE BUREAUS:

ADMINISTRATION.....717-787-5670
HUMAN RESOURCES.....717-787-7836
FISCAL MANAGEMENT.....717-787-7314
CONTRACTS AND
PROCUREMENT.....717-787-6594
LICENSING.....717-787-2084
OFFICE SERVICES.....717-787-2116
WILDLIFE MANAGEMENT.....717-787-5529
INFORMATION & EDUCATION.....717-787-6286
WILDLIFE PROTECTION.....717-783-6526
WILDLIFE HABITAT
MANAGEMENT.....717-787-6818
REAL ESTATE DIVISION.....717-787-6568
AUTOMATED TECHNOLOGY
SERVICES.....717-787-4076

www.pgc.state.pa.us

March 1, 2011

PNDI Number(s): 20110124279688

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

Re: Reese USARC - Property Redevelopment
Upland Township, Delaware County, Pennsylvania

Dear Ms. Murphy,

Thank you for submitting the Reese USARC project to the Pennsylvania Natural Diversity Inventory (PNDI) for review. The Pennsylvania Game Commission (PGC) has received a copy of the PNDI receipt number 20110124279688 and has screened this project for potential impacts to species and resources of concern under PGC responsibility, which includes birds and mammals only.

No Impact Anticipated

PNDI records indicate that no known occurrences of species or resources of concern under PGC jurisdiction occur in the vicinity of the project. Therefore, the above-referenced project is not expected to impact any birds or mammals of concern, and no further coordination with the PGC is necessary for this project at this time.

This response represents the most up-to-date summary of the PNDI data files and is valid for one (1) year from the date of this letter. An absence of recorded information does not necessarily imply actual conditions on site. Should project plans change or additional information on listed or proposed species become available, this determination may be reconsidered.

Should the proposed work continue beyond the period covered by this letter, please resubmit the project to this agency as an "Update" (including an updated PNDI receipt, project narrative and accurate map). If the proposed work has not changed and no additional information concerning listed species is found, the project will be cleared for PNDI requirements under this agency for an additional year.

This finding applies to impacts to birds and mammals only. To complete your review of state and federally-listed threatened and endangered species and species of special concern, please be sure that the U.S. Fish and Wildlife Service, the PA Department of Conservation and Natural

Resources, and/or the PA Fish and Boat Commission have been contacted regarding this project as directed by the online PNDI ER Tool found at www.naturalheritage.state.pa.us.

Sincerely,



Olivia A. Braun

Environmental Planner

Division of Environmental Planning & Habitat Protection

Bureau of Wildlife Habitat Management

Phone: 717-787-4250, Extension 3128

Fax: 717-787-6957

E-mail: OBraun@state.pa.us

A PNHP Partner



Pennsylvania Natural Heritage Program

OAB/oab

cc: Librandi Mumma, PGC
File

AGEISS Inc.
1401Marvin Rd NE, Suite 307, #422
Olympia, WA 98516

RECORD OF CONVERSATION

Separate Conversation with: Officer Raymond
Bednarchik

Date: 21 April 2011

Time: 1000

Company/Agency: Pennsylvania Fish and Boat
Commission
Southeast Regional Office

Project No.: W91278-06-D-0018 Task order 0014D

DCC No.:

Address: Brubaker Valley Rd and Lakeview Dr.
P.O. Box 9
Elm, PA 17521
Phone Number: (717)626-0228

Personnel Present: Wendy Arjo

SUBJECT: PENNSYLVANIA FISH AND BOAT COMMISSION CONSULTATION

SUMMARY

Dr. Arjo left a message for Officer Raymond Bednarchik on 19 April 2011 following up on the biological consultation for the Reese USARC reuse EA. Officer Bednarchik returned Dr. Arjo's call on 21 April 2011. He stated that the PA Fish and Boat Commission had not sent any previous response to the consultation letter since they felt that there was no impact to waterways or species under their jurisdiction from the proposed action. The Commission has no comment or concerns on the proposed disposal and reuse of the Reese USARC.

Wendy M. Arjo

21 APRIL 2011

DATE

DATE



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

June 3, 2011

Jeffrey M. Hrzic, Chief
Environmental Division, Dept. of the Army
Headquarters, 99th Regional Support Command
5231 South Scott Plaza
Fort Dix, NJ 08640-5000

TO EXPEDITE REVIEW USE
BHP REFERENCE NUMBER

Re: ER 2011-1671-045-A
DOD: BRAC Realignment and Closure of the James W. Reese US
Army Reserve Center, 500 West 24th Street, Upland, Delaware County,
Pennsylvania

Dear Mr. Hrzic:

The Bureau for Historic Preservation (the State Historic Preservation Office) has reviewed the above named project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended in 1980 and 1992, and the regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation as revised in 1999 and 2004. These regulations require consideration of the project's potential effect upon both historic and archaeological resources.

We concur with the findings of the agency that the following property is not eligible for the National Register of Historic Places. This property is not historically or architecturally significant and has suffered a loss of integrity.

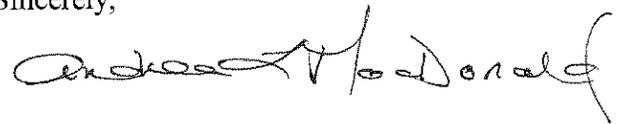
James W. Reese US Army Reserve Center, 500 West 24th Street,
Upland, Delaware County

Therefore, based on the available information, there are no National Register eligible or listed historic buildings, structures, districts, or objects in the area of this proposed project. We concur with the findings of the agency that no archaeological resources will be affected by this project.

Page 2
J. Hrzic
June 3, 2011

If you need further information in this matter please consult Susan Zacher at (717)
783-9920.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea L. MacDonald". The signature is written in a cursive style with a large, stylized initial "A".

Andrea L. MacDonald, Chief
Division of Preservation Services

AM/smz

APPENDIX C. CULTURAL RESOURCES ASSESSMENT

This appendix contains the cultural resources assessment performed as part of this environmental assessment.

**CULTURAL RESOURCES ASSESSMENT for
BASE REALIGNMENT AND CLOSURE ACTIONS at the
JAMES W. REESE
U.S. ARMY RESERVE CENTER (PA015)
UPLAND, PENNSYLVANIA**

Prepared for:
U.S. Army Corps of Engineers
and the
U.S. Army Reserve 99th Regional Support Command

Prepared by:
Benjamin A. Roberts
Historian

Under the direction of:



Patricia Stallings
Senior Historian

April 2011
Brockington and Associates, Inc.
Norcross, Georgia

EXECUTIVE SUMMARY

In January 2011, Brockington and Associates, Inc. completed a Cultural Resources Assessment of the James W. Reese United States Army Reserve Center (Reese USARC) in Upland Borough, Delaware County, Pennsylvania for proposed Base Realignment and Closure actions. The work was conducted to meet requirements as outlined in Sections 106 and 110 of the National Historic Preservation Act of 1966, as amended.

In conducting this Cultural Resources Assessment, an Area of Potential Effect (APE) consistent with the proposed action was developed. The APE was limited to the current legal boundary of the Reese USARC and all real property. Prior to the field assessment, we conducted a thorough literature review to identify previously recorded archaeological sites and historic structures within, or adjacent to, the Reese USARC property. There are no previously recorded archaeological sites or historic structures located on the USARC property. Background research revealed four (4) historic sites or structures located within one-quarter mile of the USARC property. These include the NRHP listed *Old Main* and the locally designated *Upland Borough Historic District*. Other previously recorded resources include the *Bell Homestead*, which has no formal eligibility recommendation or determination, and archaeological site *36DE30*. The proposed undertaking will have no effect on these historic properties.

One systematic archaeological investigation has been conducted at the Reese USARC since 1996. No significant archaeological sites were recorded as a result of that investigation (USACE 2009: 8.112). The literature review confirmed substantial ground disturbance through the construction of buildings and parking lots during the initial and subsequent construction phases of the Reese USARC. Because of the extent and pattern of these disturbances, the potential for identifying intact cultural deposits is low. Therefore, no archaeological investigations were conducted as part of this assessment.

Three permanent buildings located on the Reese USARC property were evaluated for historical significance. Two of the three permanent buildings were constructed in 1958 and meet the minimum 50-year age minimum. Neither possesses significant integrity that would render them eligible for inclusion in the National Register of Historic Places (NRHP). The two permanent buildings that meet the minimum age requirement possess association with the United States Army's Reserve Program and the typical *Sprawling Plan* architectural subtype. Both buildings have experienced substantial alterations to their architectural forms since 1979. Based on lack of architectural integrity and the lack of significant historical associations, the buildings at the Reese USARC are not recommended eligible for inclusion in the NRHP.

1.0 INTRODUCTION and SCOPE OF WORK

On January 19, 2011, Brockington and Associates, Inc. contracted with AGEISS Inc. to conduct a Cultural Resources Assessment of the James W. Reese United States Army Reserve Center (Reese USARC), which falls within the assigned command area of the United States Army (Army) Reserve 99th Regional Support Command (RSC). This assessment has been prepared for the United States Army Corps of Engineers (USACE) and the 99th RSC for proposed Base Realignment and Closure (BRAC) actions. Brockington conducted all contracted objectives of this task order to meet requirements as outlined in Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended. Section 106 of the NHPA requires Federal agencies to consider effects to historic properties prior to an undertaking. The undertaking in this case is the legal transfer of the Reese USARC property to a non-federal entity (Upland Borough Municipal Government, Pennsylvania).

The purpose of this report is to provide information to the Army so that it can determine if historic properties will be affected by the proposed undertaking. In preparing this report, the appropriate cultural resources guidelines available from the Pennsylvania Bureau for Historic Preservation (PABHP) were reviewed and utilized. To meet this objective, work conducted for this project included:

1. Archival research to determine the presence of previously recorded cultural resources.
2. A site reconnaissance to ascertain if historic properties (i.e. those listed on or eligible for the National Register of Historic Places [NRHP]) are located within the Area of Potential Effect (APE), and if those properties may be adversely affected by plans to transfer the Reese USARC; and
3. Preparation of a report summarizing the results and recommendations.

This letter report is organized as follows:

- 1.0 Introduction and Scope of Work
- 2.0 Literature Review
- 3.0 Site Description and Property History
- 4.0 Cultural Resources Reconnaissance and Evaluation
- 5.0 References

Appendix A: Maps

Appendix B: Photographs

2.0 LITERATURE REVIEW

Prior to and concurrent with the field assessment, a thorough literature review of materials related to the Reese USARC was conducted. In conducting this work, an APE consistent with the proposed action and disposal was developed. The APE was limited to the current legal boundary of the Reese USARC and all real property. The literature review and associated research encompassed the APE.

The purpose of this research was to identify previously recorded archaeological sites and historic structures within, or adjacent to, the Reese USARC property and to evaluate site types and landscapes in the vicinity to better understand the potential for cultural resources in the APE (Appendix A, Figures A-1 and A- 2).

Importantly, all relevant documentation provided by AGEISS Inc. and the Army was reviewed. This documentation included the following:

- February 2007, Final Environmental Conditions of Property (ECP) Report. [*Documents existing environmental condition of all transferable property for the Army's decision-making in the disposal process; provides the relevant information to the public and provides information on any necessary remedial and corrective actions*]
- September 2009, 99th RSC, Draft Integrated Cultural Resources Management Plan. [*Document provides a five-year implementation plan and guidance for the management of historic properties within the jurisdiction of the 99th RSC*]
- Various facility blueprints and 'as-built' architectural drawings
- July 2008, *Blueprints for the Citizen Soldier: A Nationwide Historic Context Study of United States Army Reserve Centers* (Moore et al. 2008). [*Context study developed for the Army Reserve providing NRHP evaluation and criteria guidelines pertaining to Reserve Centers as well as the national historic context in which they were constructed*]
- Description of Proposed Action and Alternatives (DOPAA). [*This document is essentially the first three chapters of the Environmental Assessment being prepared by the Army for disposal and reuse of the Reese USARC*]
- Final Report and Recommendations of the Upland Borough Local Redevelopment Authority (LRA). [*Developed by the LRA, this plan outlines the proposed use of the property*]

Historic maps, aerial photography, and topographic quadrangles were also reviewed as part of the background research. These materials were available in the 2007 ECP Report with project overlays (USACE-Louisville 2007). Copies of selected maps, aerials, and quadrangles with project overlays are provided in Appendix A, Figures 4-13.

In addition to reviewing the materials above, a review of previously recorded properties and National Register of Historic Places (NRHP) listings surrounding the Reese USARC

property was conducted. A review of the State of Pennsylvania's Cultural Resources GIS (CRGIS) Portal was conducted to identify historic properties with state and local significance within the APE.

Background research identified four previously recorded cultural resources within the APE for this investigation, but none of them are located on the 5-acre legal boundary of the Reese USARC property. The only resource identified within the vicinity that is listed in the NRHP is an Italianate style building known as *Old Main*. Listed in 1973, *Old Main* is located approximately one-quarter mile to the east-southeast of the Reese USARC on property currently owned by the Crozer Theological Seminary.

The other three cultural resources identified through the literature review are recorded by the Commonwealth of Pennsylvania and are not listed in the NRHP. The Upland Borough Historic District is located to the Southwest of the Reese USARC and is a locally designated district listed under the state enabling legislation known as Pennsylvania Commonwealth Act 167. Only a few of the contributing properties of the district fall within one-quarter mile of the Reese USARC property.

The closest recorded cultural resource is located on approximately 11 acres of land adjacent to the Reese USARC to the north and northwest. The property, known as *Shadyside* or the *Bell Homestead*, is currently owned by Widener University and is associated with former Pennsylvania Senator Clarence Bell. This house, constructed in the Second Empire style in 1865, was originally built for J. William Lewis by his uncle, John P. Crozer, a local businessman (Peden 2011). The online CRGIS Portal does not provide an eligibility recommendation for this property and it is neither NRHP listed or locally designated in the system.

A previously recorded archaeological site known as 36DE30 is located southeast of the Reese USARC, but is not located on Government owned property. The site is associated with mid 18th century settlement.

Because the undertaking includes the legal transfer of the Reese USARC property, the undertaking will not have an effect on these resources.

3.0. SITE DESCRIPTION and PROPERTY HISTORY

3.1 Site Description

The Reese USARC, named after Medal of Honor recipient Private First Class James W. Reese, is located at 500 West 24th Street in the municipality of Upland Borough, Delaware County, Pennsylvania. Zoning information was unavailable, but the area appears to be a mix of “light commercial” and “residential” with residential properties surrounding the property on three sides and a large commercial shopping center serving the local area is located to the southwest. The immediate property is bounded to the east by a main city street and residential homes and apartments are found to the north, east, and south of the property. The USARC property consists of approximately 5 acres of land with three permanent structures, an unknown number of small containerized shipping trailers (connexes), a parking area for military equipment, and a parking area for privately owned vehicles (Figure A-2).

Approximately one-half (2.5 acres) of the five-acre property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land is grassed with a sparse population of evergreen and deciduous trees clustered in the rear, sides, and front of the property. The standing structures are described in further detail in Section 4.0. Figure A-2 provides a site map of the property.

3.2 Property History

Historic maps and aerial photographs dating as early as 1937 show the Reese USARC property as undeveloped land prior to U.S. Government ownership. Those maps, located in Appendix A, show no pre-military structures on the property.

Available aerial photographs and maps show that the land use at adjacent properties does not appear to have changed significantly from 1958 (construction of the USAR Center) to present day. The property immediately adjacent to the USAR Center was open fields in 1937. Development of the surrounding area began prior to 1937, based on the 1937 aerial photograph. Original development of this property consisted primarily of residential land use. The 1958 aerial photograph indicated development of the surrounding fields on the north, east, and west sides of the property had been completed. The strip mall southwest of the property first appears on the 1971 aerial photograph. A review of the 1965, 1980, and 1992 aerial photographs did not identify significant changes in land use from what was noted on the 1958 and 1971 photographs. Topographic maps dated 1901, 1944, 1955, 1956, 1957, 1967, and 1967-1994 were also reviewed and provided the same chronology of adjacent property land use as the aerial photographs (USACE-Louisville 2007: 4.1).

John V. Higgins sold the property on which the Reese Memorial USARC is now located to John B. Hannum Jr. in 1926. John Hannum then sold it to Morris Lebidine and Harry E. Roubert in 1946. Morris Lebidine and Harry E. Roubert granted half of the property

each to Anna Gierish and Nora Coopersmith later that same year. Anna and Joseph Gierish sold their half of the parcel to Cornelius Wildman in 1950. The *Declaration of Taking* of the parcel between Cornelius Wildman and Nora Coopersmith and the Federal Government took place on August 6, 1957. The following property history was adapted from the ECP Report (USACE-Louisville 2007: 2.3; 3.1-3.2).

The Reese USARC property has primarily functioned as an administrative, logistical, and educational facility, with limited maintenance of military vehicles occurring in the OMS building. The Property was historically used by reservists for drill activities on various weekends throughout the year. The Headquarters and Headquarters Company of the 338th Medical Group, the 858th Dental Company, and the 430th Transportation Detachment occupy and use the facility. Unit training assemblies (UTAs) (drill training) are conducted throughout the year. The UTA is a 4-hour training session scheduled on one weekend per month at either Fort Indiantown Gap in central Pennsylvania or Fort Dix in New Jersey. The reservists meet at Chester and are transported to either of the facilities. Forty-eight UTAs are conducted annually.

Historically, the Organizational Maintenance Shop (OMS) building was used to perform limited maintenance activities on military equipment. Activities inside the OMS building were limited to preventative maintenance checks, including checking vehicle fluids such as motor oil, water, and antifreeze, and light maintenance activities. Any equipment requiring heavier maintenance activities was sent to an Area Maintenance Support Activity (AMSA) shop located at one of the other USAR centers in Pennsylvania. Equipment requiring major overhaul also was sent offsite.

4.0 CULTURAL RESOURCES RECONNAISSANCE and EVALUATION

4.1 Site Visit

During the morning of January 27, 2011, a pedestrian reconnaissance of the Reese USARC property was conducted. The pedestrian reconnaissance of the 5-acre tract included an inspection of the ground cover where available, landforms, exposed surfaces, as well as all standing structures. Because the proposed undertaking includes the transfer of the property to a non-Federal entity, the APE was limited to the property boundary for both archaeology and historic architecture. Figures B-2 through B-38 provide photographs of the Reese USARC property and standing structures; Figure B-1 contains a photo key.

4.2 Archaeology

There has been no systematic archaeological inventory undertaken for 99th RSC facilities in Pennsylvania. Rather, cultural resources investigations have mainly focused on new construction, expansion or disposal actions (USACE 2009: 8.107). For the Reese USARC (PA015), a survey was conducted in 1996 (USACE 2009: Table 8:9-2) and no archaeological sites were identified. As documented in Section 3.1, there is one previously recorded archaeological resource within one-quarter mile of the Reese USARC, but it is not located on Government-owned property.

As part of the archival research, historic maps, topographic quadrangles, aerial photographs, and architectural drawings were reviewed to identify previous land uses and disturbances. Specifically, the 99th RSC supplied original as-built engineering drawings for the USARC property. These drawings are provided in Appendix A. A review of these materials suggests the 5-acre Reese USARC property has been subjected to a substantial amount of ground disturbance since the late 1950s. As evidenced during the reconnaissance and in the literature review, there appears to be very little potential for the presence of intact cultural deposits on the Reese USARC property. Because of the previous disturbances and low probability of intact subsurface deposits, no archaeological investigations were conducted for this assessment.

4.3 Historic Architecture

4.3.1 Overview

In August 1957, the Federal Government purchased the land that the James W. Reese USARC would be constructed from Cornelius Wildman and Nora Coopersmith. There are no existing structures or components from the pre-government owned period existing on the Reese USARC property. There is no indication in the archival or historic image record that any buildings or structures existed on the site prior to Federal acquisition. The only permanent buildings existing on the Reese USARC property include the main building, OMS, and a storage building, as listed in the table below. Property photographs are provided in Appendix B. Figure B-1 contains a photo key.

Permanent Buildings	Date of Construction/Alteration	Dimensions, Feet	NRHP Recommendation
Main Building	1958/early 1980s & 1990	184 152	Not Eligible
OMS	1958/1979	65 x 40	Not Eligible
Storage Building	2004	30 x 15	Not Eligible
Temporary Structures			
Small Connexes	Unknown	n/a	Not Eligible

4.3.2 U.S. Army Reserve Building Typology – Sprawling Plan Subtype

In 2008, the Department of Defense Legacy Resource Management Program sponsored the development of *Blueprints for the Citizen Soldier: A Nationwide Historic Context Study of United States Army Reserve Centers* (Moore et al. 2008). This study identified historical trends, events, and individuals that influenced the design of Army Reserve Centers constructed during the Cold War. The document also provides criteria for evaluating Army Reserve Centers for inclusion in the NRHP (see Section 4.3.4 below). The *Sprawling Plan* subtype of Army Reserve Centers constructed during the Cold War is explained in *Blueprints for the Citizen Soldier*:

“The next generation of standard plans developed for and implemented by the Army Reserves featured a more sprawling, asymmetrical T- or L-shaped footprint and an “expansible” design. Reisner and Urbahn first designed this new architectural form, called the Sprawling Plan for this study, in 1952. The firm updated the plan in 1953. This new set of plans included variations for 400-, 600-, 800-, and 1,000-man Army Reserve Centers, all of which were expansible to accommodate more men if needed. In 1956, Urbahn, Brayton, and Burrows (the successor firm to Reisner and Urbahn) revised plans for this architectural form yet again. The 1956 version also included variations for much smaller Army Reserve Centers, including One-Unit (200-man) and One-Half-Unit (100-man) versions.

Although these various forms, which were developed in 1952, 1953, and 1956, exhibit subtle differences that distinguish them from one another, they still retain the same basic and fundamental concepts of design, and are distinctive from Army Reserve Center built before and afterward. For example, the character-defining features that separate the Sprawling Plan subtype from the earlier Compact Plan subtype include the asymmetrical building footprint and the “expansible” nature of the design. This plan was deliberately designed to respond to the specific functional needs of an Army Reserve Center by separating the assembly space from areas where arms and technological equipment was stored” (Moore et al. 2008: 169).

Chapter 3 of *Blueprints for the Citizen Soldier* also notes that constructing the original classroom block first allowed the Army a lower up-front cost and to use the facility for

smaller units. As membership in the Army Reserve grew, the ability to add on to the existing structure to accommodate larger units could be accomplished affordably and efficiently since the extensions were already designed (Moore et al. 2008: 156).

4.3.3 Reese USARC: Architectural Description

Completed in 1958 to provide space for 400 Reservists, the Reese USARC main building was constructed using the *Sprawling Plan* subtype of U.S. Army Reserve Center design. Currently encompassing 25,687 square feet, the main building at the Reese USARC is an irregular T-shaped two-story structure, with a drill hall attached to the rear (northwest) and an office/administration facility connected by a one-story enclosed connecting corridor, or 'hyphen'. The main building consists of load-bearing concrete masonry unit walls, faced with brick on the exterior. The entry is set asymmetrical to the façade, and is located toward the southern portion of the east elevation. The entry consists of a series of full height fixed pane windows and a pair of metal framed glass doors, all of which represent a 1990 modification to the main building. The 1990 modifications also included the replacement of the original aluminum framed windows with modern windows, with a fixed top pane and a lower rectangular pane operating in a hopper fashion. The windows do, however, retain the original concrete sills. Figure B-5 shows the original entryway in a circa 1958 photograph. Figure B-10 shows the modern entry materials and configuration.

An arms vault is located on the first floor on the western side of the building. The building's eastern side consists of office space, classrooms, storage, and a former indoor firing range, removed in the 1990s. The second floor of the main building consists of office space, classrooms, and a conference room. The upstairs lobby contains a copy area, latrines, and storage.

The structure on the western end of the main building, known as the drill hall, consists of a flat, built-up roof, sloping away slightly from a discrete center ridge for drainage. The west wall of the drill hall contains a roll-type door for vehicle access and a personnel door. The floor area of the drill hall has a thick concrete floor to support heavy military vehicles and equipment and doubles as a recreation space. The drill hall also contains a ribbon of fixed pane and modern replacement windows along the clerestory.

Several architectural alterations have been made to the exterior of the main building, including window and door replacements in the early 1980s. Most notably, the modifications included complete replacement of the main entrance area known as the foyer in 1990. This two-story architectural feature enclosed in glass accentuates an otherwise plain front (east) façade of the main building. It is arguably the most recognizable feature of the portion of the building facing the street and in the public's view. The original two central glass double-doors with aluminum frames were bordered by recessed concrete curbs. The entry was also projected slightly outward from the plane of the façade wall. The foyer was replaced by two new glass double-doors separated by windows and glass on the outer edges. The new appearance presents a

flush look of continuous glass running along the front entrance. The foyer is now the full length of the break in the brick walls, when it used to only be the width of the two double-doors separating it from the outside. Figures B-23 and B-24 show the 'ghost marks' of the original entry. Other main building alterations include the replacement of original aluminum framed windows in the drill hall clerestory with modern, metal framed windows featuring single fixed lights. These do not appear to meet Secretary of Interior Standards for replacement windows.

The OMS building, located to the northwest of the drill hall, is a 5,376-square-foot four-bay brick vehicle garage with a flat, built-up roof, sloping away slightly from a discrete center ridge for drainage that slightly overhangs the four metal roll-up-type doors. The original footprint of the building consisted only of the northeastern two-thirds of the current building and just three bays. The office area, located at southwest end of the building, was added on in 1979 and contains a fourth bay with a metal roll-up door and personnel door on both the front and back walls.

A new 2,700-square-foot storage building was completed in 2004 and is connected to the main building by a covered walkway drill hall portion of the main building. The steel-framed storage building rests on a poured concrete pad and consists of a moderate pitched, side-gabled, built-up metal roof and modern metal siding. Built in 2004, the materials used in its construction reflect its age and are not compatible with the historic materials used in the other two permanent buildings at the Reese USARC. The original USARC plan and footprint remains intact, and the new construction at the facility follows the 'expansible design' of the original plan.

The only other structures on the Reese USARC property are several small containerized shipping containers known as connexes. These are mainly located along the northern and western edges of the rear parking lot of the Reese USARC Property. These structures are small and mobile, and are only used for temporary storage.

4.4 NRHP Evaluation of the Reese USARC

Chapter 4 of *Blueprints for the Citizen Soldier* (Moore et al. 2008) provides a framework for evaluating the relative significance of Army Reserve Centers from a national perspective and provides the basis for assessing the eligibility of Army Reserve Centers for inclusion in the NRHP. According to Moore:

As stated in National Register Bulletin No. 15, 'Integrity is based on significance: why, where, and when a property is important.' The character-defining physical features that made up the resource's appearance during its historic period of significance must be recognizable for it to retain sufficient integrity to be eligible for the NRHP. Since Sprawling Plan Army Reserve Centers are part of a nationwide building program and are common throughout the United States, an extant example must retain ALL of the following character-defining features to be eligible for inclusion in the NRHP.

Army Reserve Centers that fall under the Sprawling Plan subtype may be eligible for listing in the NRHP under Criterion A in the area of military history for their associations with President Eisenhower’s “New Look” Program and the National Defense Facilities Act of 1950 (PL 783, 81st Congress). As analyzed in the discussion for the Compact Plan subtypes, these historical factors played an important role in the history and development of the building program associated with the Army Reserves during the early and middle 1950s and extant examples of the Sprawling Plan subtype may be significant within that context. Although individual Army Reserve Centers may be eligible for the NRHP under Criterion B for their association with significant individuals, those associations would be applicable at a local level and would have to be researched and documented on an individual, center-by-center basis. At the national level, however, no significant associations under Criterion B have surfaced. Sprawling Plan Army Reserve Centers may also be eligible for inclusion in the NRHP under Criterion C in the area of architecture for their physical attributes and the quality of their design. Architecturally, they are associated with the influence of the Modern Style, which enjoyed widespread popularity among architects in the design of federal buildings in the 1950s. The type also is significant under Criterion C because the expansible and flexible nature of the plans documents the military’s vision for a changing Army Reserve Force and increasingly important role that the Reserves filled in the nation’s defense and military preparedness (Moore et al. 2008: 173).

The following table shows the character defining architectural features that must be in place to consider the Reese USARC eligible for the NRHP for its association with the Sprawling Plan subcategory of USARC construction under Criteria A, B, or C. These character defining features were developed in *Blueprints for the Citizen Soldier* (Moore, et al. 2008):

ALL CHARACTER DEFINING FEATURES MUST BE INTACT FOR NRHP ELIGIBILITY*	
CHARACTER DEFINING FEATURE	INTACT AT REESE USARC?
Follows 1952, 1953, or 1956 standard plan	Yes
Retains original “sprawling” footprint with asymmetrical T- or L-plan	Yes
Additions follow “expansible” design on original standard plan	Yes
Original flat roof form over classrooms	Yes
Original low-pitched roof form over assembly wing at rear	Yes
Original fenestration pattern intact	No
Front entrance with original metal door/sidelight/transom assembly	No
Cantilevered canopy, if original	N/A
Original “masonry units,” brick veneer, or historically appropriate stucco veneer on exterior walls	Yes
Original doors and windows or compatible replacement doors and windows that meet the <i>Secretary of Interior’s Standards for Rehabilitation</i>	No
Clerestory windows in assembly wing	Yes ¹
Original configuration of interior corridor and lobby space	No

Presence of flexible accordion partitions, if original, or opening in wall where accordion partition was originally located	Unknown
Double-height open interior space in assembly wing at rear	Yes
Overhead rolling door at assembly wing	Yes
Historic-age maintenance shop, if original	Yes ²
Integrity of setting intact	Yes
DETERMINATION OF NRHP ELIGIBILITY	NOT ELIGIBLE
<i>Note: The original flat roof form and original front entrance are essential character-defining features for a Sprawling-Plan USARC. Therefore, alterations to these features, if they occurred, significantly detract from the integrity of design and materials render the USARC not eligible for listing in the NRHP.</i>	

* Adapted from Moore et al. 2008: 179

¹ Clerestory windows are present, but replaced with non-compatible materials

² Yes, but contains a non-historic (ca 1979) bay addition

Only two permanent buildings located on the Reese USARC property meet the basic age criteria, 50 years, to be considered for inclusion in the NRHP. These include the main building and the OMS.

With the alterations to the main building in the early 1980s and in 1990, the main building is missing several key character defining features (outlined above) and, therefore, no longer retains its historic integrity. These absent features include the original entry configuration, which replaced original windows and doors as well as re-configured the interior lobby. Other missing features include replacing original main building windows with non-compatible materials that do not meet Secretary of Interior Standards and changing out the windows along the clerestory of the drill hall. Because these features have been removed, the main building no longer conveys the design of the *Sprawling Plan* subtype of US Army Reserve Centers. Therefore, the main building is not eligible for inclusion in the NRHP.

Although the age of the OMS qualifies it for consideration for inclusion in the NRHP under the minimum age requirement, the building lacks integrity due to the additions made in 1979, which altered its design. Further, the 2008 Historic Context Study states, “Resources within this property type [support building] are not likely to be eligible for the NRHP on an individual basis because they lack historical and/or architectural significance to meet any National Register Criteria. If the associated Reserve Center lacks significance or integrity to be eligible for the NRHP, support buildings and structures likewise are not eligible for the NRHP” (Moore et al. 2008: 193). Because the main building at the Reese USARC is not eligible, neither are the support buildings inclusive of the OMS Building.

With construction of the storage building not occurring until 2004, its architectural features that would make it significant under criteria A, B, or C do not meet the minimum age requirement, nor do they represent an “exceptional” significance waiving the 50-year requirement. The modern building materials used in its construction, the utilitarian style of its design, and its relative age compared to the other two permanent buildings illustrate the storage building’s lack of association with the *Sprawling Plan*

subtype of USARC construction. In addition, like the OMS, support buildings are not typically considered eligible for the NRHP unless the main building meets all criteria as well (Moore et al. 2008)

Archival research did not identify any additional significant national, state, or local associations with the main building, the OMS, or any other structure located on the James W. Reese USARC property. The Reese USARC does not possess military significance at the state or local level under Criterion A. It was established as part of a national federally-funded program that resulted in the construction of individual reserve centers in communities throughout the country. The Reese USARC is one of at least 34 Reisner and Urbahn Army Reserve Centers in Pennsylvania constructed between 1952 and 1964, and the Sprawling Plan is the most common design constructed in the state during the 1950s and 1960s. In addition, unlike the National Guard, the Army Reserve does not have a local or state mission. Reservists respond only in times of international crisis. Additionally, the Reese USARC was built to accommodate 400 Reservists at a time and the Historic Context Study (Moore et al. 2008) mentions that USARC locations were chosen mainly for proximity to major transportation corridors for easy access by Reservists. The USARC would have employed existing Reservists in the area and most of the activity would have been limited to the weekends. For these reasons, the Reese USARC would not have contributed significantly to economic growth or planned community development of the Chester area. Under Criterion B, a USARC must be associated with an individual that was instrumental in the Army Reserve within that state (Moore et al. 2008). Merely naming a USARC after a significant individual does not render it NRHP eligible. As in the case of the Reese USARC, many USAR facilities are named after local fallen heroes. Born and raised in the Chester area, James W. Reese was killed in action in Sicily in August 1943 and awarded the Medal of Honor posthumously in December 1943.

Based on its lack of architectural integrity and the lack of significant historical associations, the buildings and structures at the Reese US Army Reserve Center are not eligible for inclusion in the NRHP.

5.0 REFERENCES

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APPENDIX A
MAPS

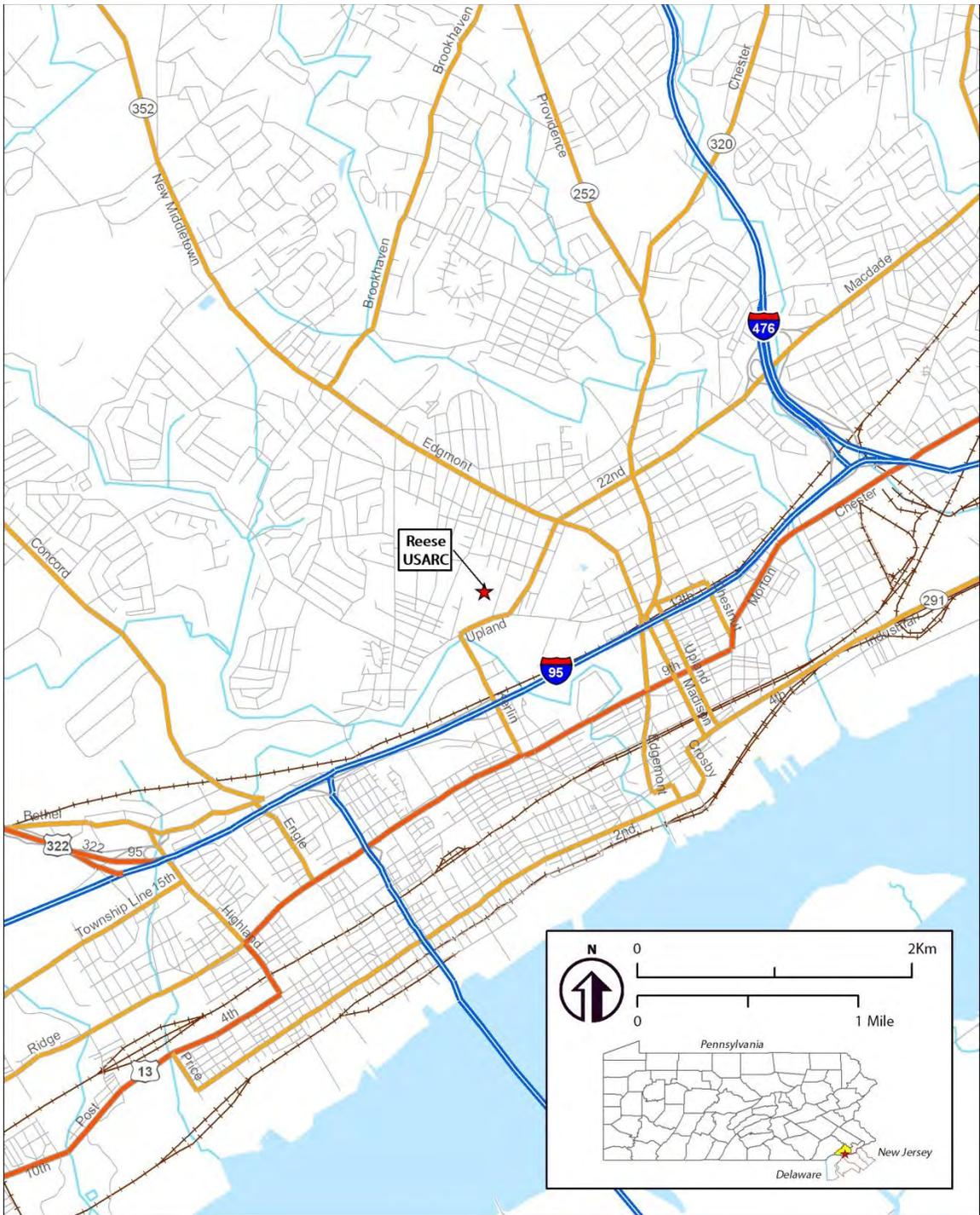


Figure A-1. James W. Reese USARC location map.

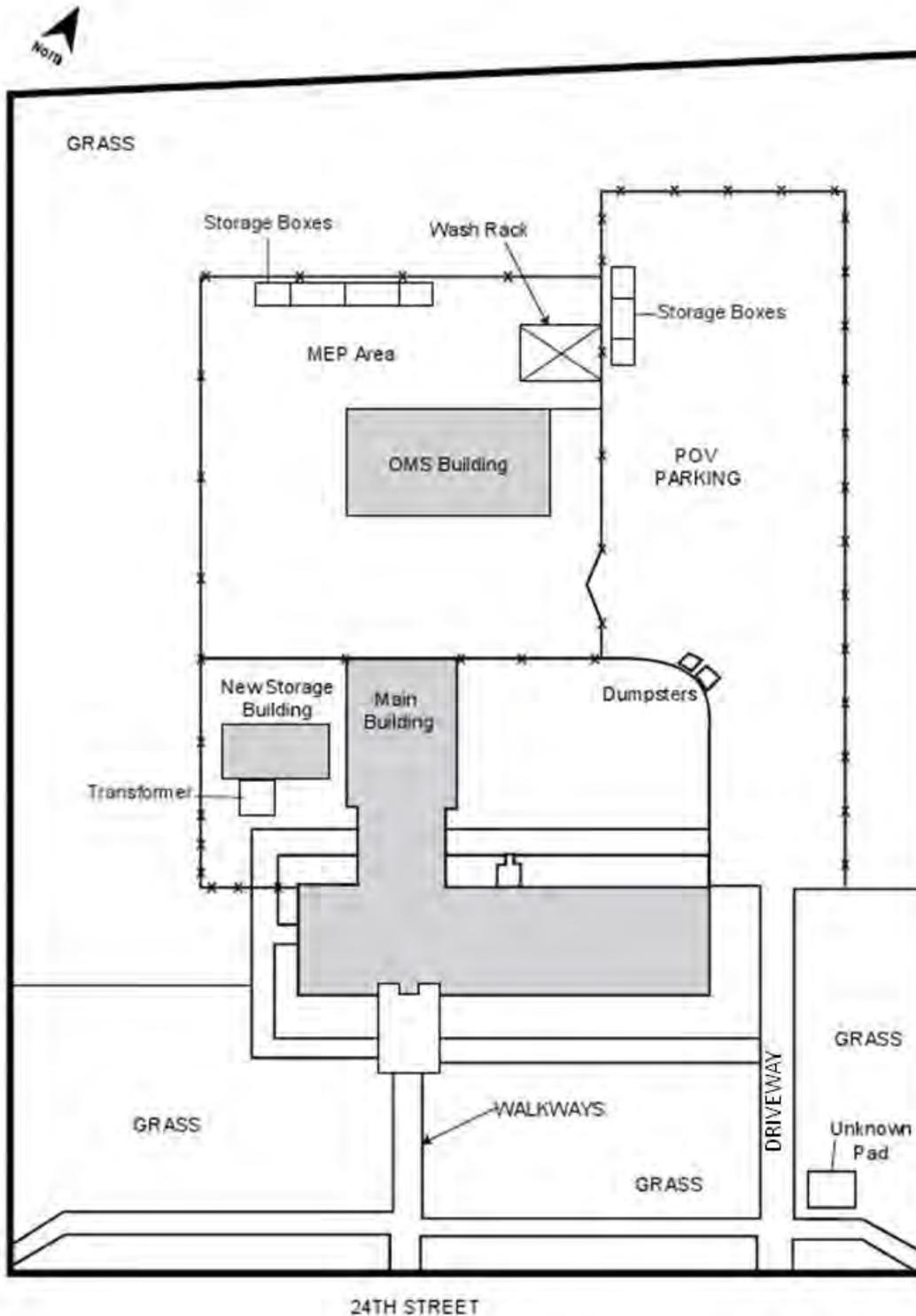
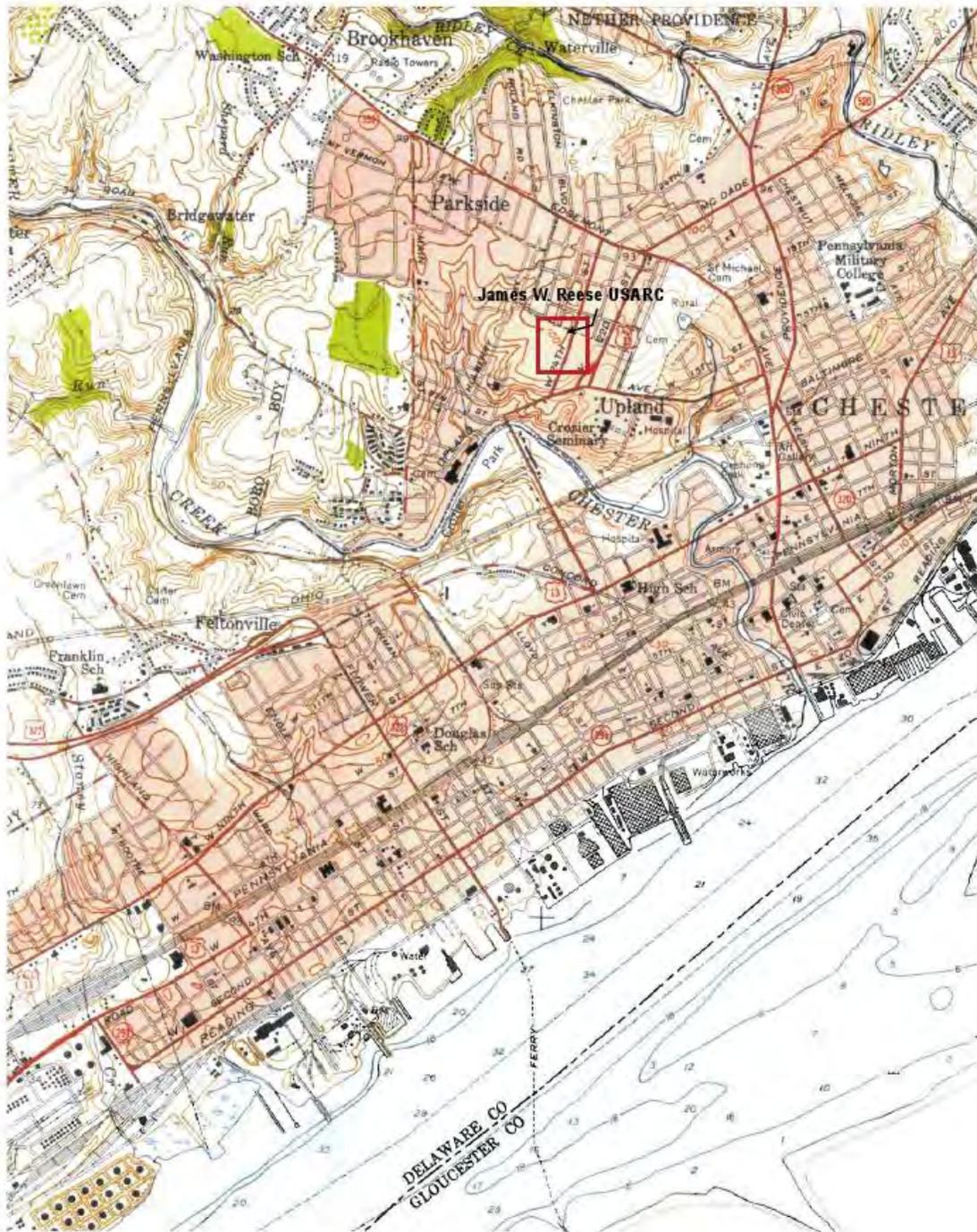


Figure A-2. James W. Reese USARC property layout [not to scale] (from ECP [USACE-Louisville 2007]).



Figure A-3. Location of Reese USARC overlay on 1898 Chester 15 minute series USGS Topographic Quadrangle (modified from Penn Pilot: 2011 in ArcGIS).



N ^ EDR INQUIRY# 1714247.256 TARGET QUAD: WILMINGTONVICINITY2OF3 YEAR: 1955 Series: 7.5'

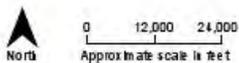
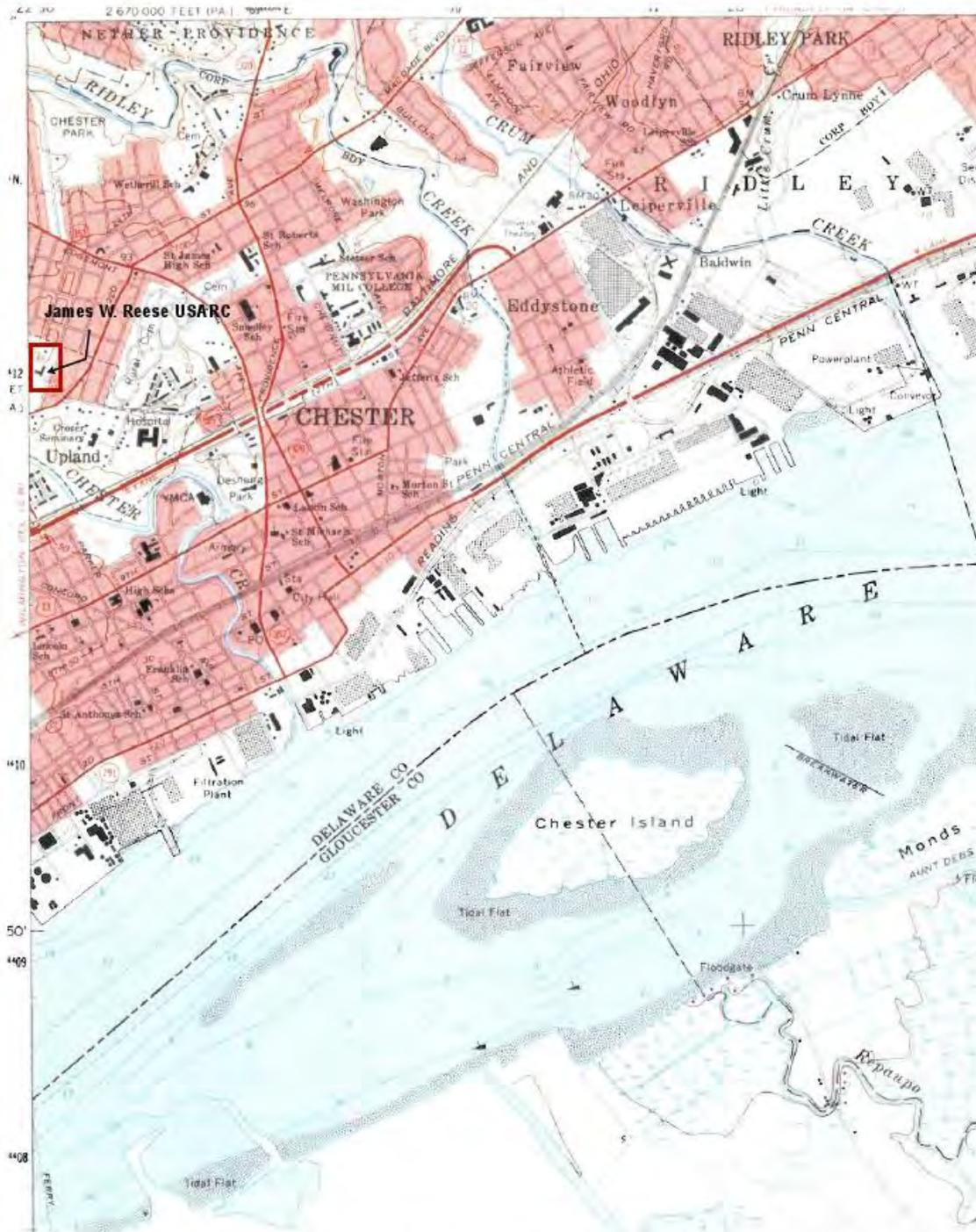


FIGURE 3
 1955 USGS 7.5-Minute Topographic Map,
 Wilmington Vicinity Quad
 James W. Reese USARC, Chester, Pennsylvania
 Phase I ECP Report

ES082006013MKE Chester\Figure3_1955_Topographic_Map_#4 01-02-07 cae

CH2MHILL

Figure A-4. Location of Reese USARC overlay on 1955 USGS topographic map [not to scale] (From ECP Report [USACE-Louisville 2007: Appendix A]).



N ^ EDR INQUIRY# 1714247.256 TARGET QUAD: BRIDGEPORT YEAR: 1967 Series: 7.5'

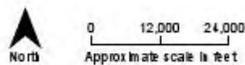


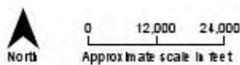
FIGURE 4
 1967 USGS 7.5-Minute Topographic Map,
 Bridgeport Quad
 James W. Reese USARC, Chester, Pennsylvania
 Phase I ECP Report

ES082006013MKE Chester\Figure4_1967_Topographic_Map_v4 01-02-07 cae **CH2MHILL**
Figure A-5. Location of Reese USARC overlay on 1967 USGS topographic map [not to scale] (From ECP Report [USACE-Louisville 2007: Appendix A]).



N ^ EDR INQUIRY# 1714247.256 TARGET QUAD: BRIDGEPORT Revised: 1967-1994 Series: 7.5'

FIGURE 5
 1967-1994 USGS 7.5-Minute Topographic Map,
 Bridgeport Quad
 James W. Reese USARC, Chester, Pennsylvania
 Phase I ECP Report



ES002006013MKE Chester\Figure5_1967-1994_Topographic_Map_v4 01-02-07 cae

CH2MHILL

Figure A-6. Location of Reese USARC overlay on 1994 USGS topographic map [not to scale] (From ECP Report [USACE-Louisville 2007: Appendix A]).

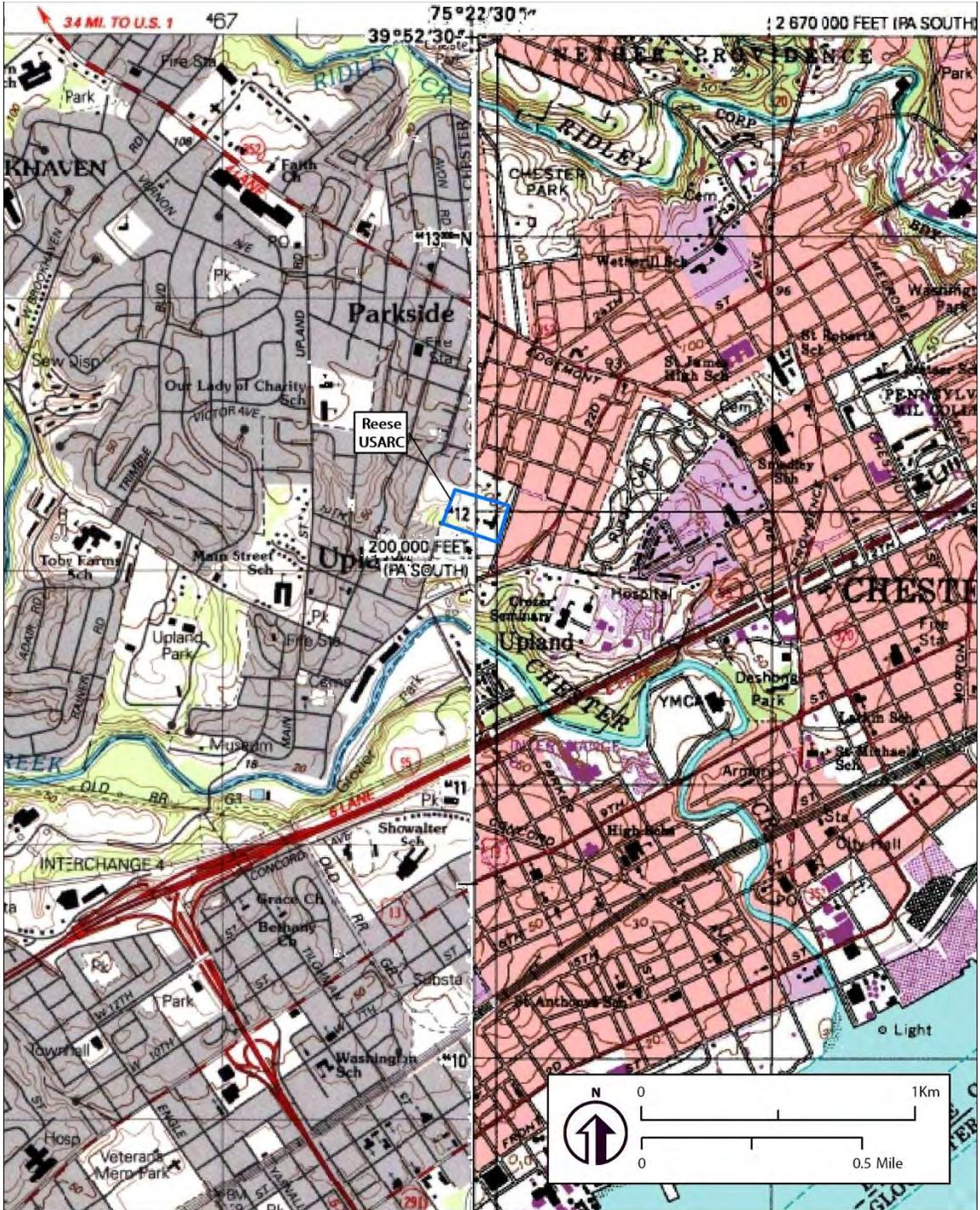


Figure A-7. Location of Reese USARC overlay on 1995 Bridgeport, NJ/PA & Marcus Hook, PA 7.5 minute series USGS Topographic Quadrangles (USGS in ArcGIS).



FIGURE 6
 1937 Aerial Photograph
 James W. Reese USARC, Chester, Pennsylvania
Phase I ECP Report

CH2MHILL

ES0#2006013MKE Chester\Figure6_1937_Aerial_PhotoGraph_v3 9-20-06 cae

Figure A-8. Location of Reese USARC overlay on 1937 aerial photograph [not to scale] (From ECP Report [USACE-Louisville 2007: Appendix A])



FIGURE 7
 1958 Aerial Photograph
 James W. Reese USARC, Chester, Pennsylvania
Phase I ECP Report

CH2MHILL

ES0#2006013MKE Chester\Figure7_1958_Aerial_PhotoGraph_v3 9-20-06 cae

Figure A-9. Location of Reese USARC overlay on 1958 aerial photograph [not to scale] (From ECP Report [USACE-Louisville 2007: Appendix A])



FIGURE 8
 1965 Aerial Photograph
 James W. Reese USARC, Chester, Pennsylvania
Phase I ECP Report

CH2MHILL

ES082006013MKE Chester\Figure8_1965_Aerial_PhotoGraph_v3 9-20-06 cae

Figure A-10. Location of Reese USARC overlay on 1965 aerial photograph [not to scale] (From ECP Report [USACE-Louisville 2007: Appendix A]).



FIGURE 9
 1971 Aerial Photograph
 James W. Reese USARC, Chester, Pennsylvania
 Phase I ECP Report

ES082006013MKE Chester\Figure9_1971_Aerial_PhotoGraph_v3 9-20-06 cae

Figure A-11. Location of Reese USARC overlay on 1971 aerial photograph [not to scale] (From ECP Report [USACE-Louisville 2007: Appendix A]). Figure A-12. Location of Reese USARC overlay on 1992 aerial photograph [not to scale] (From ECP Report [USACE-Louisville 2007: Appendix A]).



FIGURE 10
 1992 Aerial Photograph
 James W. Reese USARC, Chester, Pennsylvania
Phase I ECP Report

ES0#2006013MKE Chester\Figure10_1992_Aerial_PhotoGraph_v3 9-20-06 cae

Figure A-12. Location of Reese USARC overlay on 1992 aerial photograph [not to scale] (From ECP Report [USACE-Louisville 2007: Appendix A]).



Figure A-13. Reese USARC Property Boundary overlay on recent Aerial Photograph (ArcGIS).

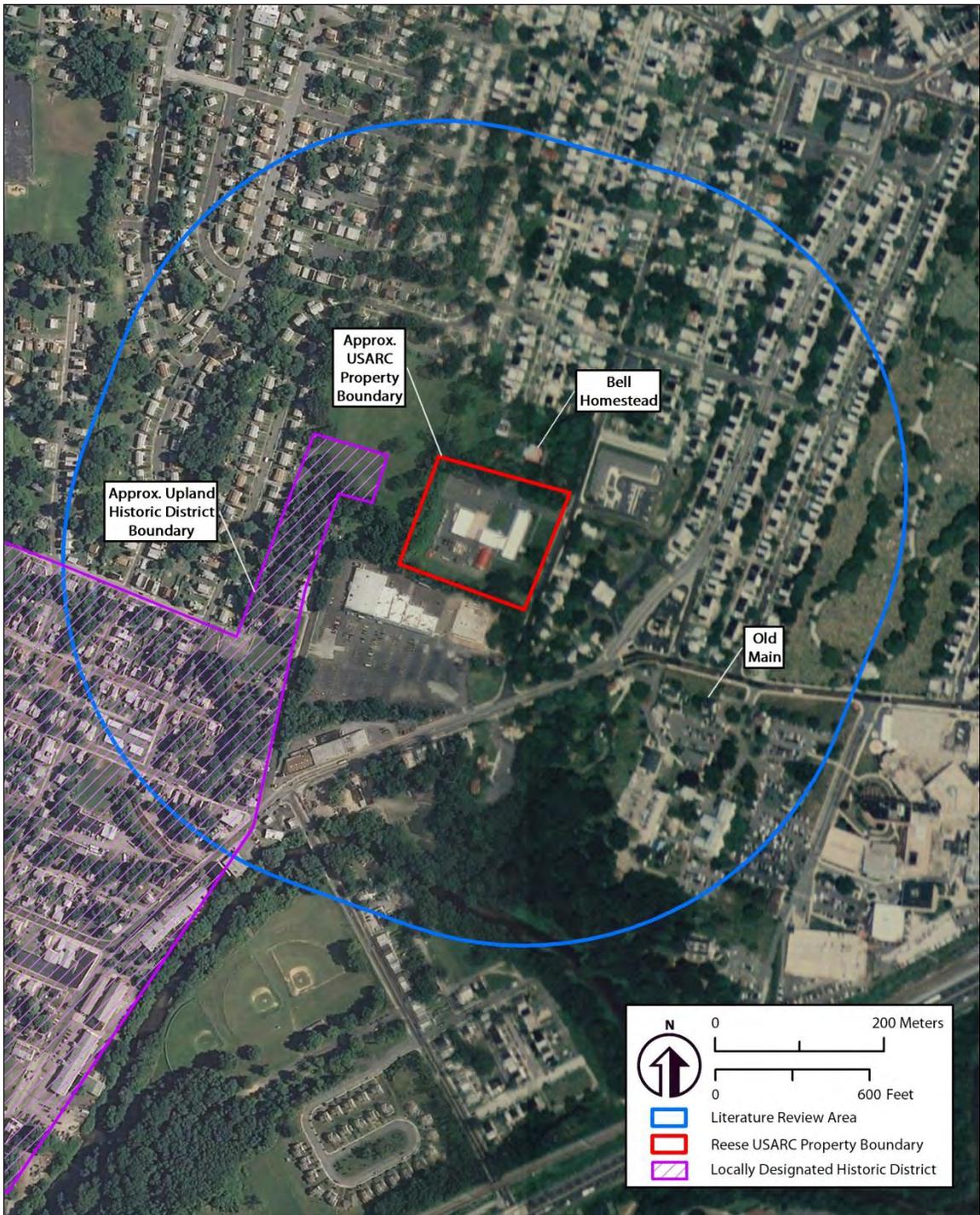


Figure A-14. Reese USARC property overlay with recorded cultural resources on recent Aerial Photograph (ArcGIS). *NOTE: Location of archaeological site 36DE30 not depicted.

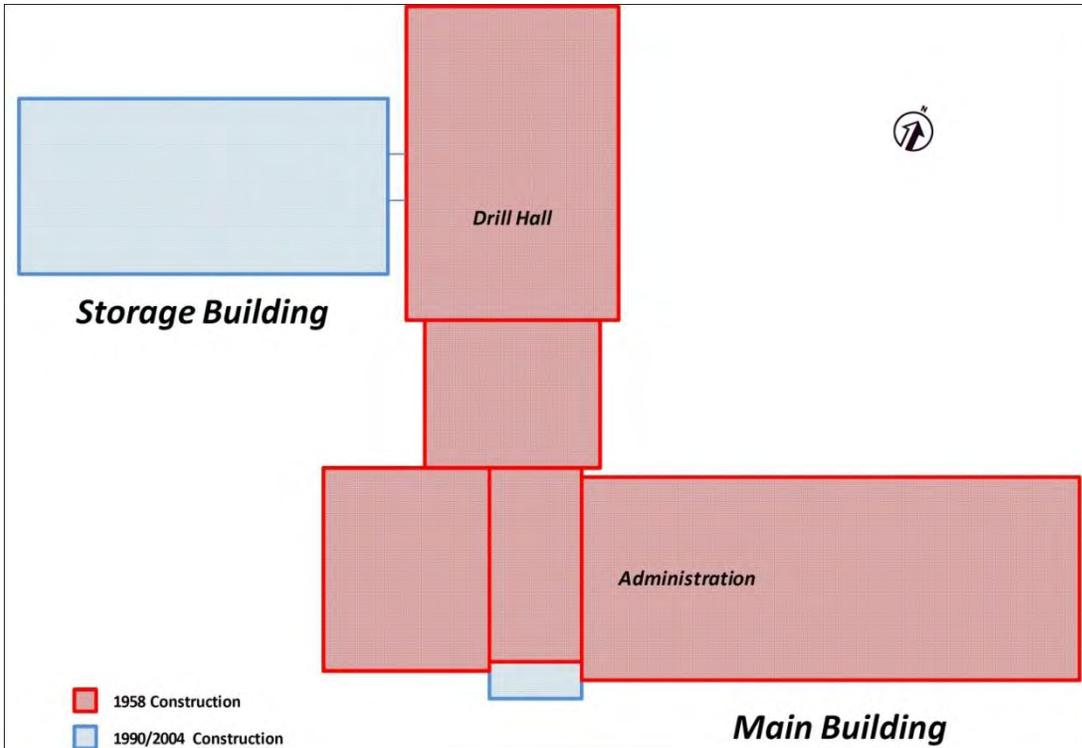


Figure A-15. Current architectural floor plan of Main Building and Storage Building (altered from ECP [not to scale]).

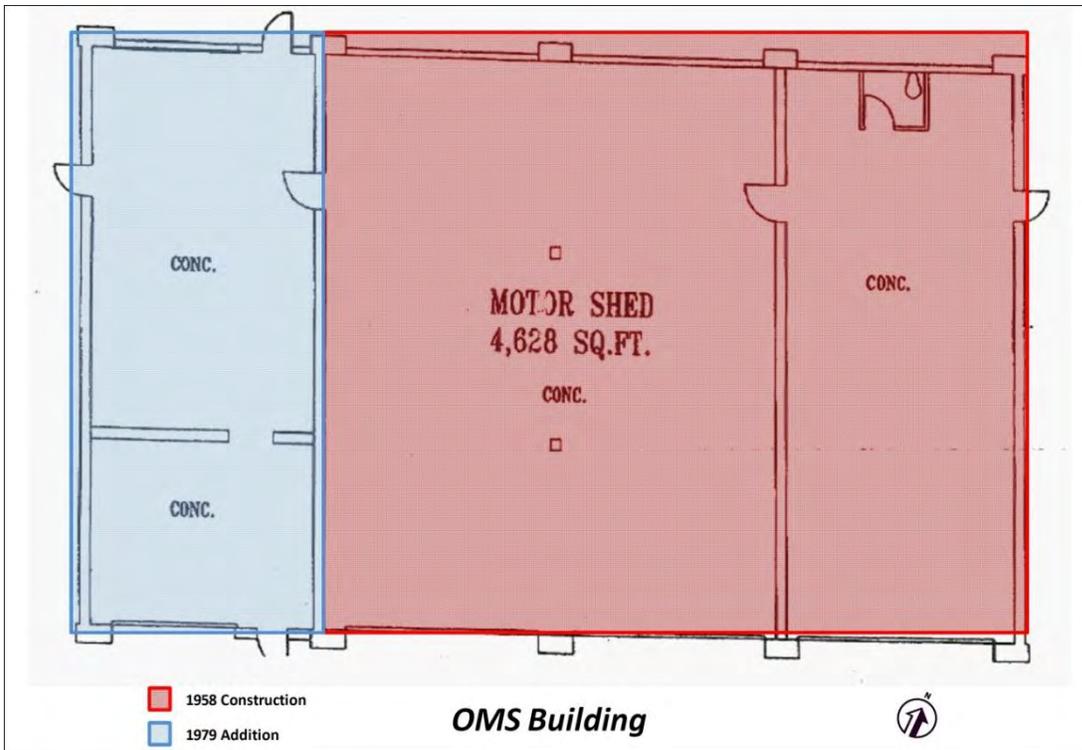


Figure A-16. Current architectural floor plan of OMS (altered from ECP [not to scale]).

**APPENDIX B
PHOTOGRAPHS**

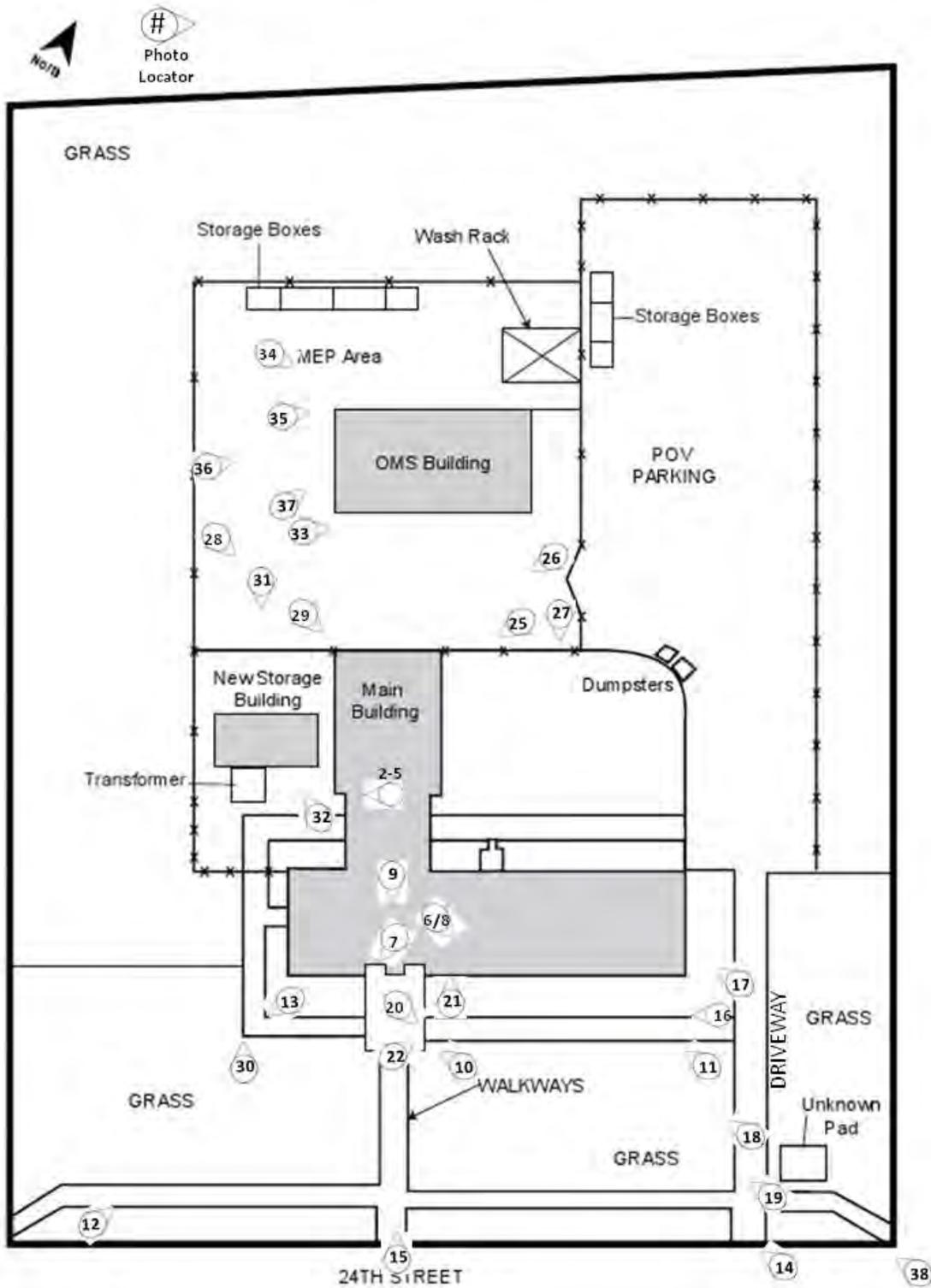


Figure B-1. Key to Appendix B photographs.



Figure B-2. Photo depicting funeral of Medal of Honor recipient James W. Reese during World War II (found on wall of main building).



Figure B-3. Photo depicting casket of Medal of Honor recipient James W. Reese (found on wall of main building).



Figure B-4. Photo depicting grand-opening of the Reese USARC (found on wall of main building).



Figure B-5. Photo depicting grand-opening of Reese USARC (found on wall of main building). Note the original doorway and windows in the background.



Figure B-6. Photo of memorial to Medal of Honor recipient James W. Reese (found in lobby of main building).

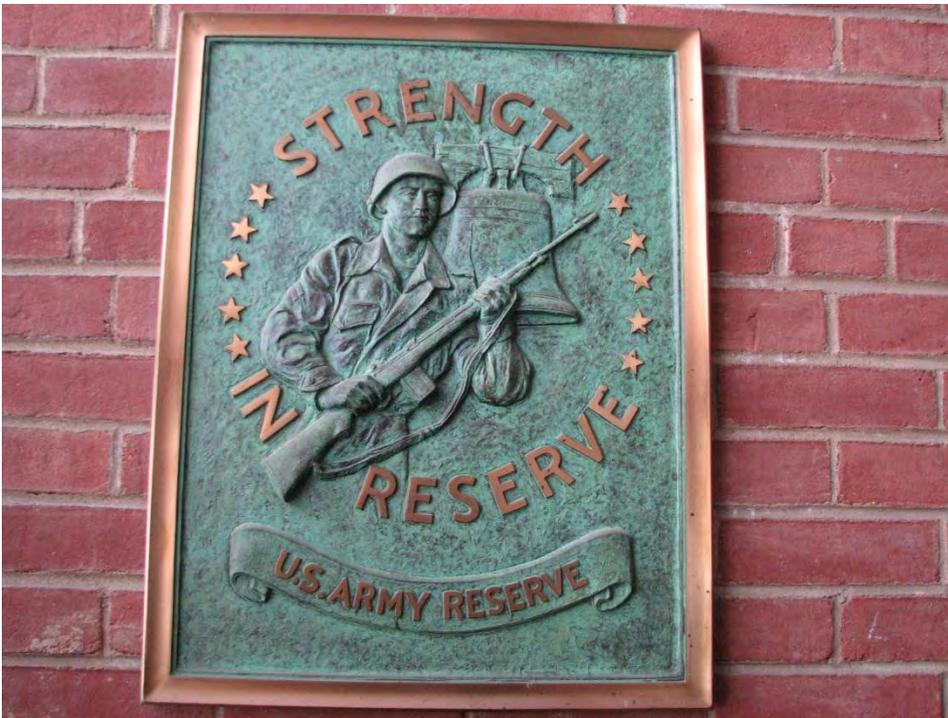


Figure B-7. Photo of plaque set in wall in foyer area of main building.

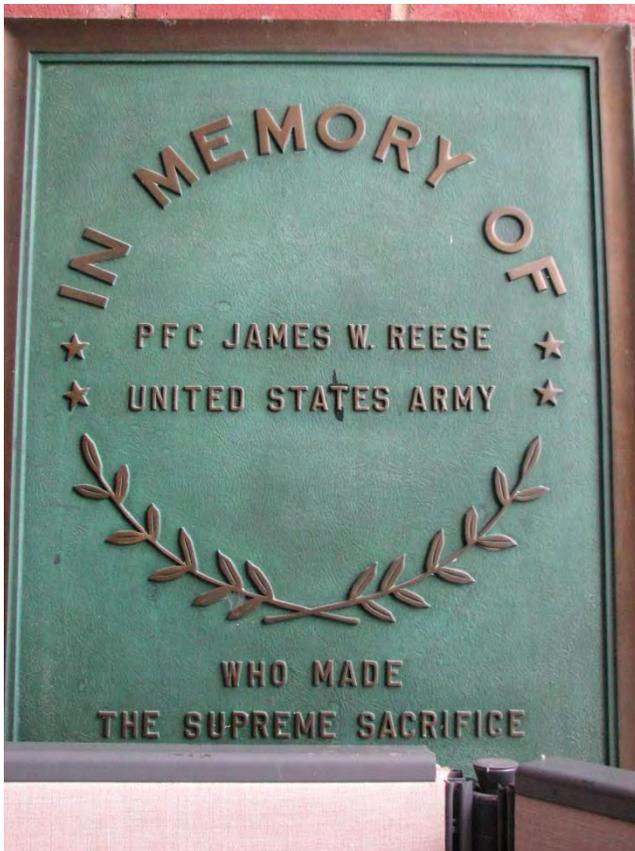


Figure B-8. Photo of plaque memorializing Medal of Honor recipient James W. Reese (found in main lobby of main building).



Figure B-9. Looking out from inside lobby through foyer at entrance of main building.



Figure B-10. Facing northwest toward main entrance (south elevation) of main building.



Figure B-11. Facing northwest toward front (south) elevation of main building from driveway on southeast end of property.



Figure B-12. Facing north toward front (south) elevation of main building.



Figure B-13. Facing south toward adjacent properties from southwestern corner of main building.



Figure B-14. Facing west-northwest toward front (south) elevation of main building from across West 24th Street.



Figure B-15. Facing north-northwest toward front (south) elevation of main building from West 24th Street.



Figure B-16. Facing west-southwest across south end of USARC property from driveway on southeast end of property.



Figure B-17. Facing northwest toward east end of main building.



Figure B-18. Facing north-northwest toward east end of main building.



Figure B-19. Facing northwest toward front (south) elevation of main building from southeastern corner of USARC property.



Figure B-20. Facing southeast toward adjacent properties across southern end of USARC property from main entrance of main building.



Figure B-21. Sign facing the street on front (south) elevation of main building.



Figure B-22. Facing north toward east end of front (south) elevation of main building from base of steps at main entrance.

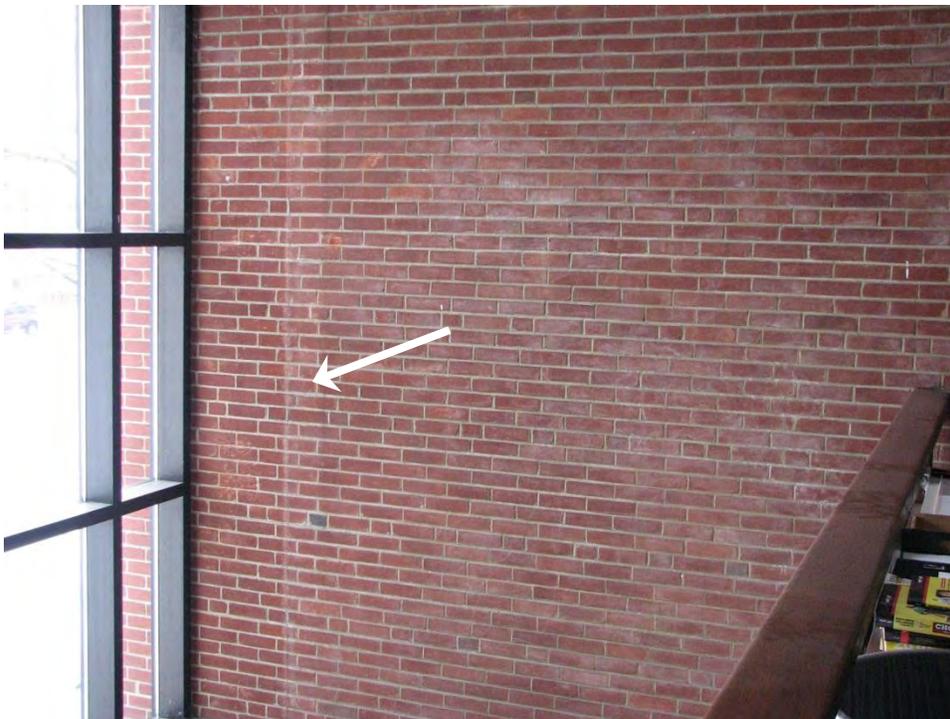


Figure B-23. Foyer area of main entrance from second floor of main building (notice ghost marks on masonry likely from original entryway configuration).



Figure B-24. Looking down toward first floor of main entryway and foyer from second floor of main building.



Figure B-25. Facing south toward east elevation of drill hall of main building.



Figure B-26. Facing south toward northeastern corner of drill hall of main building.



Figure B-27. Facing south-southeast toward rear (north) elevation of east end of main building.



Figure B-28. Facing east-southeast toward rear (north) elevation drill hall of main building.



Figure B-29. Facing east-southeast toward northwestern corner of drill hall of main building.



Figure B-30. Facing north-northwest toward south elevation of storage building.



Figure B-31. Facing southeast toward north elevation of storage building.



Figure B-32. Facing northwest toward south elevation of storage building.



Figure B-33. Facing northeast toward front (south) elevation of OMS.



Figure B-34. Facing east toward rear (north) elevation of OMS.



Figure B-35. Facing northeast toward rear (north) elevation of OMS.



Figure B-36. Facing northeast toward west elevation of OMS.



Figure B-37. Facing north toward west elevation of OMS.



Figure B-38. Facing northwest toward USARC property from West 24th Street (notice stone entryway to Bell Homestead property in foreground).

APPENDIX D. RECORD OF NON-APPLICABILITY

This appendix contains a Record of Non-Applicability (RONA) documenting the determination that the Proposed Action falls into conformity with the U.S. Environmental Protection Agency-approved state implementation plans and a written Conformity Determination is not required.

RECORD OF NON-APPLICABILITY

*In Accordance with the Clean Air Act – General Conformity Rule for
Closure, Disposal, and Reuse of the James W. Reese United States Army Reserve Center,
Chester, Pennsylvania*

In accordance with the 2005 Defense Base Closure and Realignment Commission, the U.S. Army Reserve 99th Regional Support Command proposes to close the James W. Reese U.S. Army Reserve Center in Chester, Pennsylvania, and dispose according to applicable laws, regulations, and federal policies. Foreseeable reuse alternatives, as determined by the Reese Local Redevelopment Authority, include a community/youth center that was presented by the Upland Borough.

General Conformity under the Clean Air Act, Section 176 has been evaluated for the project described above according to the requirements of 40 CFR 93, Subpart B. The General Conformity Rule applies to federal actions occurring in regions designated as being in nonattainment for the NAAQS or in attainment areas subject to maintenance plans (maintenance areas). Threshold (*de minimis*) rates of emissions have been established for federal actions with the potential to have significant air quality impacts. If a project/action located in an area designated as nonattainment exceeds these *de minimis* levels, a general conformity analysis is required. Delaware County, PA, is designated as a moderate ozone nonattainment area (8-hour standard), and thus NO_x and VOC thresholds apply. Delaware County is also designated as a PM_{2.5} nonattainment area, and PM_{2.5} thresholds apply.

A General Conformity Analysis of this project is not required because:

Total direct and indirect emissions from this project would include minor short-term effects from any remodeling of the building and site. Long-term emissions from reuse would include the continuation in the use of the building's heating system and the localized vehicular traffic generated by the community/youth center. These emissions would not be significant and would be less than the annual *de minimis* values.

The *de minimis* values established in 40 CFR 93.153 are: NO_x: 100 tons; VOC: 50 tons; PM_{2.5}: 100 tons

Furthermore, the project is not considered regionally significant under 40 CFR 93.153 (i). Delaware County, PA is in attainment for criteria pollutants CO, NO₂, SO₂, PM₁₀, and Pb and therefore these pollutants are not subject to conformity review.

Supporting documentation and emission estimates:

- Are Attached
- Appear in the NEPA Documentation
- Other (Not Necessary)



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Date

APPENDIX E. ECONOMIC IMPACT FORECAST SYSTEM

This appendix contains the Economic Impact Forecast System (EIFS) model output for the Proposed Action at the Reese USARC.

Economic Impact Forecast System US Army Corps of Engineers Mobile District				
EIFS REPORT				
PROJECT NAME				
Reese EA				
STUDY AREA				
42045 Delaware, PA				
FORECAST INPUT				
Change In Local Expenditures		\$175,000		
Change In Civilian Employment		0		
Average Income of Affected Civilian		\$0		
Percent Expected to Relocate		0		
Change In Military Employment		0		
Average Income of Affected Military		\$0		
Percent of Militart Living On-post		0		
FORECAST OUTPUT				
Employment Multiplier		3.07		
Income Multiplier		3.07		
Sales Volume - Direct		\$175,000		
Sales Volume - Induced		\$362,250		
Sales Volume - Total		\$537,250	0%	
Income - Direct		\$30,341		
Income - Induced)		\$62,806		
Income - Total(place of work)		\$93,147	0%	
Employment - Direct		1		
Employment - Induced		1		
Employment - Total		2	0%	
Local Population		0		
Local Off-base Population		0	0%	
RTV SUMMARY				
	Sales Volume	Income	Employment	Population
Positive RTV	11.43 %	10.41 %	2.5 %	1.56 %
Negative RTV	-5.33 %	-5.39 %	-2.49 %	-0.75 %

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