FINAL

ENVIRONMENTAL ASSESSMENT
FOR BRAC 2005
CLOSURE, DISPOSAL, AND REUSE OF THE WATTS-GUILLOT MEMORIAL UNITED STATES ARMY RESERVE CENTER (TX072)
TEXARKANA, TEXAS

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

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

With technical assistance from:

Parsons
400 Woods Mill Road South Suite 330
Chesterfield, Missouri 63017

December 2014

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FINDING OF NO SIGNIFICANT IMPACT

ENVIRONMENTAL ASSESSMENT FOR BRAC 2005 CLOSURE, DISPOSAL, AND REUSE OF THE WATTS-GUILLOT MEMORIAL UNITED STATES ARMY RESERVE CENTER TEXARKANA, TEXAS

On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended that the Department of Defense close the Watts-Guillot Memorial United States Army Reserve Center (Watts-Guillot USARC or the property) in Texarkana, Texas and relocate units to a new Armed Forces Reserve Center adjacent to the Red River Army Depot, Texas. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations.

Pursuant to the Council on Environmental Quality Regulations (40 CFR Parts 1500-1508) for implementing the procedural provisions of the National Environmental Policy Act of 1969 (42 U.S.C. § 4321 et seq.) and Environmental Analysis of Army Actions (32 CFR Part 651), the United States (U.S.) Army Corps of Engineers, Mobile District has prepared an Environmental Assessment (EA) for the United States Army Reserve, 63d Regional Support Command (RSC) of the potential environmental and socioeconomic effects associated with the closure, disposal, and reuse of the Watts-Guillot USARC. The EA is incorporated in this Finding of No Significant Impact (FNSI) by reference.

PROPOSED ACTION

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

Under BRAC law, the Army was required to close the Watts-Guillot USARC no later than September 15, 2011. The Watts-Guillot USARC was closed, and the Army will dispose of the USARC property in as-is condition with no warranties, either express or implied, regarding the condition of the property. As a part of the disposal process, the Army screened the property for reuse with the Department of Defense and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

ALTERNATIVES CONSIDERED

Alternative 1 – No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Watts-Guillot USARC at levels the same as those that occurred prior to the BRAC Commission's recommendations for closure becoming final. The 7-acre USARC property was operated by 10 full-time personnel and used by 140 Army Reservists for weekend training once a month. The USARC contains three permanent structures and two parking lots including a military equipment

parking (MEP) area and a paved privately owned vehicle (POV) parking area. The three permanent structures are an 11,705-square-foot (SF) main administration building, a 2,638-SF organizational maintenance shop (OMS), and a cinder block shed.

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

Alternative 2 – Caretaker Status

The Army secured the Watts-Guillot USARC after the military mission ended to ensure public safety and the security of remaining government property and to allow completion of any required environmental remediation actions. From the time of operational closure until conveyance the Army would hold the vacant property in caretaker status. The Army, in consultation with the LRA, would determine the initial maintenance levels for the closed Watts-Guillot USARC and their duration on a facility-by-facility basis. At a minimum, these levels would ensure weather tightness for buildings, limit undue facility deterioration, and provide physical security. At the end of the initial maintenance period, the Army normally would reduce its maintenance to the minimum level for surplus government property as required by 41 CFR §§ 102-75.945 and 102-75.965, and Army Regulation 420-1 (Army Facilities Management).

Alternative 3 – Traditional Army Disposal and Residential Reuse

For Alternative 3, the Army would transfer the property via public sale. The entire property would be transferred in "as-is" condition with 7 acres being used for residential purposes. Development on the property is limited by approximately 4.3 acres of high-risk floodplain. MF-1 zoning permitted uses include a wide variety of residential development, including single family dwellings, duplexes, townhomes, apartments, community developments, and boarding houses. However, apartments are not to exceed 24 units per gross acre and row houses are not to exceed 21 units per gross acre in areas zoned as MF-1.

This alternative assumes maximum redevelopment for residential reuse consistent with current zoning. All of the existing buildings with 14,343 square feet of useable space would be demolished. Sixty residential units (apartments and townhomes) with 213,444 square feet of useable space would be constructed. Periods of use would be throughout the week, both during the day and in the evenings.

Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse

For Alternative 4, the Army would transfer the property via public sale. The entire property would be transferred in "as-is condition" with 7 acres being available for open space/recreation. Based on land use near the Watts-Guillot USARC and the size of the property, potential open space/recreation uses of the property could include, but are not limited to, a public park, athletic fields, playgrounds, community gardens, or picnic areas. Under this reuse alternative, the analysis assumes the current USARC buildings are to be demolished and the property maintained as open space.

Alternative 5 – Traditional Army Disposal and Institutional Reuse

For Alternative 5, the Army would transfer the property via a public sale. The entire property would be transferred in "as-is condition" with 7 acres being used for public institutional use. Development on the property is limited by approximately 4.3 acres of high-risk floodplain. MF-1 permitted institutional uses include churches, schools, fire station, community centers, libraries, and hospitals. Institutional space could include, but is not limited to, academic space, classrooms, offices, and storage.

This alternative assumes maximum redevelopment for institutional reuse consistent with current zoning. Existing building space (14,343 square feet) would be expanded to 213,000 square feet. Existing parking (16,900 square feet) would be expanded to 128,000 square feet. Construction activities would include renovation, demolition, and new construction. Approximately 700 users (employees and/or students) of an institutional building(s) could be expected at this intensity level. Periods of use for an educational facility would likely be Monday through Friday during the day, with some use in the evenings and on weekends.

FACTORS CONSIDERED IN DETERMINING THAT NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED

As analyzed and discussed in the EA, direct, indirect, and cumulative impacts of each of the implementation alternatives and the No Action Alternative have been considered. The EA examined potential effects of Alternative 1 (No Action), Alternative 2 (Caretaker Status), Alternative 3 (Traditional Army Disposal and Residential Reuse), Alternative 4 (Traditional Army Disposal and Open Space/Recreational Reuse), and Alternative 5 (Traditional Army Disposal and Institutional Reuse) on 12 resource categories. This analysis included a detailed analysis of six resource categories: aesthetics and visual resources, air quality, land use (current and future development in the region of influence, installation land, and surrounding land), socioeconomics (economic development, environmental justice, housing, protection of children, and public services), transportation (roadways and traffic and public transportation), and water resources (floodplain). The detailed analyses concluded there would be no impacts to the protection of children, not significant minor impacts to aesthetics and visual resources, land use, environmental justice, and water resources, and not significant moderate impacts to air quality, socioeconomics, and transportation resulting from the Proposed Action alternatives.

Any remaining friable asbestos that has not been removed or encapsulated will not present an unacceptable risk to human health because the transferee would assume responsibility for abatement or management of any asbestos containing material (ACM) in accordance with applicable federal, state, and local requirements. Any remaining lead-based paint (LBP) would not present an unacceptable risk to human health, because the transferee would covenant and agree that it would not permit the occupancy or use of any buildings or structures on the property as Residential Property, as defined under 24 Code of Federal Regulations Part 35, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to LBP and/or LBP hazards.

The 63d RSC determined that the Watts-Guillot USARC is eligible for the National Register of Historic Places (NRHP) based on an Architectural Survey conducted in 2011. On December 5, 2013, the Army and the Texas State Historic Preservation Office (SHPO) entered into a

memorandum of agreement stating the Army would mitigate the adverse effects of the proposed undertaking and satisfy its Section 106, 110, and 111 responsibilities under the National Historic Preservation Act by implementing the following measures:

- NRHP Nomination. Complete and submit a federal agency NRHP nomination for the Watts-Guillot property to the National Park Service and incorporate any changes requested by the Keeper of the National Register to ensure successful listing of the property.
- Documentation. Complete and submit to SHPO an architectural recordation, including digital photographs and a written narrative, equivalent in scope and quality to the *Architectural Recordation of Desiderio Army Reserve Center, Pasadena, California.* Incorporate any necessary changes prior to finalizing this documentation. One electronic and one archival copy each of the final documentation shall be furnished to the SHPO and to a local repository in Texarkana. Electronic copies shall be made available to the public upon request.
- Marketing. Prepare marketing materials for the property reflecting the proposed or actual National Register listing, including information on federal and state rehabilitation tax credit programs, and listing the SHPO as a contact for additional information.

Provided that these measures are implemented prior to transfer, the proposed action would not have a significant impact on historic properties.

PUBLIC COMMENT

Comments on the EA and FNSI were accepted during a 30-day public review period that began on December 31, 2014 and ended on January 31, 2015 in accordance with requirements specified in 32 CFR Part 651. The 30-day public review period was initiated by placing a Notice of Availability of the Final EA and Draft FNSI in the *Texarkana Gazette* and the *Bowie County Citizens Tribune* on December 31, 2014. The EA and Draft FNSI were available at the Texarkana Public Library (600 West Third Street, Texarkana, Texas 75501) and the Army's BRAC website at: http://www.hqda.pentagon.mil/acsimweb/brac/public_reviews.html.

During the 30-day public review period, the 63d RSC received two comments. Both the Osage Nation and the Choctaw Nation of Oklahoma indicated concurrence with the determination that No Historic Properties or properties of cultural or sacred significance would be affected. Both tribes requested that if Native American artifacts or human remains are encountered during project-related activities, activities would cease and their offices would be contacted immediately.

CONCLUSION

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

Stewart R. Fearon Date 9 FEB 2015

FOR THE COMMANDER

Stewart R. Fearon
Colonel
Director of Public Works

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FOR BRAC 2005
CLOSURE, DISPOSAL, AND REUSE OF THE
WATTS-GUILLOT MEMORIAL
UNITED STATES ARMY RESERVE CENTER
TEXARKANA, TEXAS

Approved by:

Date 12 DEC 14

FOR THE COMMANDER

Stewart R. Fearon
Colonel
Director of Public Works

Reviewed by:

Date 12 DEC 14

LAURA M. CABALLERO
Chief, Environmental Branch
63d Regional Support Command, DPW

Prepared by:

DPM

Date 10 Dec 14

JON J. CHYTKA
Colonel, Corps of Engineers, Commanding
U.S. Army Corps of Engineers, Mobile District

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EXECUTIVE SUMMARY

ES 1 Introduction

On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the Watts-Guillot Memorial United States Army Reserve Center (Watts-Guillot USARC or the USARC property) in Texarkana, Texas and realignment of its essential missions to a new Armed Forces Reserve Center (AFRC) adjacent to the Red River Army Depot, Texas. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations.

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

This EA addresses the potential environmental, cultural, and socioeconomic effects of the Watts-Guillot USARC closure, disposal, and reuse. The U.S. Army Corps of Engineers (USACE), Mobile District prepared separate NEPA documentation for construction and operation of the new AFRC at the Red River Army Depot (USACE 2009). The 63d RSC prepared NEPA documentation for relocation of the unit to the new AFRC.

ES 2 Proposed Action

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

Under BRAC (Base Closure and Realignment) law, the Army was required to close the Watts-Guillot USARC not later than September 15, 2011. The Watts-Guillot USARC was closed and the Army will dispose of the property in as-is condition with no warranties, either express or implied, regarding the condition of the property. As a part of the disposal process, the Army screened the property for reuse with the Department of Defense and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

ES 3 Alternatives Considered

ES 3.1 Alternative 1 - No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Watts-Guillot USARC at levels the same as those that occurred prior to the BRAC Commission's recommendations for closure becoming final. The 7-acre USARC property was operated by 10 full-time personnel and used by 140 Army Reservists for weekend training once a month. The USARC contains three permanent structures and two parking lots including a military equipment parking (MEP) area and a paved privately owned vehicle (POV) parking area. The three permanent structures are an 11,705-square-foot (SF) main administration building, a 2,638-SF organizational maintenance shop (OMS), and a cinder block shed.

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

ES 3.2 Alternative 2 - Caretaker Status Alternative

The Army secured the Watts-Guillot USARC after the military mission ended to ensure public safety and the security of remaining government property and to allow completion of any required environmental remediation actions. From the time of operational closure until conveyance the Army would hold the vacant property in caretaker status. The Army, in consultation with the LRA, would determine the initial maintenance levels for the closed Watts-Guillot USARC and their duration on a facility-by-facility basis. At a minimum, one maintenance personnel would occasionally ensure weather tightness for buildings, limit undue facility deterioration, and provide physical security. At the end of the initial maintenance period, the Army normally would reduce its maintenance to the minimum level for surplus government property as required by 41 CFR Parts 102-75.945 and 102-75.965 and Army Regulation 420-1 (Army Facilities Management).

ES 3.3 Alternative 3 – Traditional Army Disposal and Residential Reuse

For Alternative 3, the Army would transfer the property via public sale. The entire property would be transferred in "as-is" condition with 7 acres being used for residential purposes. Development on the property is limited by approximately 4.3 acres of high-risk floodplain. MF-1 zoning permitted uses include a wide variety of residential development, including single family dwellings, duplexes, townhomes, apartments, community developments, and boarding houses. However, apartments are not to exceed 24 units per gross acre and row houses are not to exceed 21 units per gross acre in areas zoned as MF-1.

This alternative assumes maximum redevelopment for residential reuse consistent with current zoning. All of the existing buildings with 14,343 square feet of useable space would be demolished. Sixty residential units (apartments and townhomes) with 213,444 square feet of useable space would be constructed. Periods of use would be throughout the week, both during the day and in the evenings.

ES 3.4 Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse

For Alternative 4, the Army would transfer the property via public sale. The entire property would be transferred in "as-is condition" with 7 acres being available for open space/recreation. Based on land use near the Watts-Guillot USARC and the size of the property, potential open space/recreation uses of the property could include, but are not limited to, a public park, athletic fields, playgrounds, community gardens, or picnic areas. Under this reuse alternative, the analysis assumes the current USARC buildings are to be demolished and the property maintained as open space.

ES 3.5 Alternative 5 – Traditional Army Disposal and Institutional Reuse

For Alternative 5, the Army would transfer the property via a public sale. The entire property would be transferred in "as-is condition" with 7 acres being used for public institutional use. Development on the property is limited by approximately 4.3 acres of high-risk floodplain. MF-1 permitted institutional uses include churches, schools, fire station, community centers, libraries, and hospitals. Institutional space could include, but is not limited to, academic space, classrooms, offices, and storage.

This alternative assumes maximum redevelopment for institutional reuse consistent with current zoning. Existing building space (14,343 square feet) would be expanded to 213,000 square feet. Existing parking (16,900 square feet) would be expanded to 128,000 square feet. Construction activities would include renovation, demolition, and new construction. Approximately700 users (employees and/or students) of an institutional building(s) could be expected at this intensity level. Periods of use for an educational facility would likely be Monday through Friday during the day, with some use in the evenings and on weekends.

ES 4 Environmental Consequences

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

- No Impact - a resource is not present;
- No Impact - a resource is present, but is not affected;
- Negligible - the impact is not measurable at the lowest level of detection;
- Minor - the impact is slight, but detectable;
- Moderate - the impact is readily apparent and appreciable; and
- Significant - the impact is over a limit that would trigger requirements for mitigation or the preparation of an Environmental Impact Statement, as discussed at 40 CFR § 1508.27. These limits are established for each resource category.

Table ES-1 Summary of Resource Category Impact Analysis for the Watts-Guillot USARC.		
Resource Category (Alphabetical)	**Document Section**	**Analysis**
AESTHETICS AND VISUAL RESOURCES	4.2.1	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; not significant, negligible impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, minor impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; not significant, minor impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, minor impacts
AIR QUALITY	4.2.2	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; not significant, negligible impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, minor impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; not significant, minor impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, moderate impacts
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	Not present; no impacts
Threatened and Endangered Species (State and Federal)	4.1.1	Not present; no impacts
Vegetation	4.1.3	Present; no impacts or not significant, negligible/minor impacts
Wildlife	4.1.3	Present; no impacts or not significant, negligible/minor impacts
Wilderness Areas and Wildlife Refuges	4.1.1	Not present; no impacts
CULTURAL, HISTORIC, AND ARCHAEOLOGICAL RESOURCES		
Archaeological Resources	4.1.1	Not present; no impacts
Cultural and Historic Resources	4.1.3	Present; no impacts or not significant, minor impacts
Historic Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	Not present; no impacts
GEOLOGY AND SOIL	4.1.3	Present; no impacts or not significant, minor impacts
HAZARDOUS AND TOXIC SUBSTANCES	4.1.2	Present; no impacts
Asbestos-Containing Material	4.1.3	Present; no impacts or not significant, minor impacts
Lead-Based Paint	4.1.3	Present; no impacts or not significant, minor impacts
Munitions and Explosives of Concern	4.1.1	Not present; no impacts
Polychlorinated Biphenyls	4.1.2	Present; no impacts
Radioactive Materials	4.1.1	Not present; no impacts
Radon	4.1.2	Present; no impacts
Underground Storage Tanks (UST) and Aboveground Storage Tanks (AST)	4.1.2	UST present, AST not present, no impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Watts-Guillot USARC.		
Resource Category (Alphabetical)	**Document Section**	**Analysis**
Waste Disposal Sites	4.1.1	Not present; no impacts
LAND USE		
Current and Future Development in the Region of Influence	4.2.4	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; not significant, minor impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, minor impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; not significant, minor impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, minor impacts
Installation Land/Airspace Use	4.2.4	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; not significant, minor impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, minor impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; not significant, minor impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, minor impacts
National and State Parks	4.1.1	Not present; no impacts
Prime and Unique Farmland	4.1.1	Not present; no impacts
Surrounding Land	4.2.4	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; not significant, minor impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, minor impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; not significant, minor impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, minor impacts
NOISE	4.1.3	Present; no impacts or not significant, minor impacts
SOCIOECONOMICS		
Demographics	4.1.3	Present; not significant, negligible/minor impacts
Economic Development	4.2.6	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; not significant, minor impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, moderate impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; not significant, negligible impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, moderate impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Watts-Guillot USARC.		
Resource Category (Alphabetical)	**Document Section**	**Analysis**
Environmental Justice	4.2.6	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; no impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, minor impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; not significant, negligible impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, minor impacts
Housing	4.2.6	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; no impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, negligible impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; no impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; no impacts
Protection of Children	4.2.6	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; no impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; no impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; no impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; no impacts
Public Services	4.2.6	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; no impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, minor impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; no impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, minor impacts
TRANSPORTATION		
Roadways and Traffic	4.2.7	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; not significant, negligible impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, minor to moderate impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; not significant, minor to moderate impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, moderate impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Watts-Guillot USARC.		
Resource Category (Alphabetical)	**Document Section**	**Analysis**
Public Transportation	4.2.7	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; not significant, negligible impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, negligible impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; not significant, negligible impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, negligible impacts
UTILITIES		
Communications	4.1.3	Present; not significant, negligible impacts
Energy Sources (Electrical, Gas, etc)	4.1.3	Present; not significant, negligible impacts
Potable Water Supply	4.1.3	Present; not significant, negligible impacts
Solid Waste	4.1.3	Present; not significant, negligible impacts
Wastewater/Storm Water System	4.1.3	Present; not significant, negligible impacts
WATER RESOURCES		
Floodplains	4.2.8	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; no impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, minor impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; not significant, minor impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, minor impacts
Coastal Barriers and Zones	4.1.1	Not present; no impacts
Hydrology/Groundwater	4.1.3	Present; not significant, negligible/minor impacts
National Wild and Scenic Rivers	4.1.1	Not present; no impacts
Surface Water (Streams, Ponds, etc.)	4.1.3	Present on adjacent/nearby property; not significant, negligible/minor impacts
Wetlands	4.1.1	Not present; no impacts

ES 5 Conclusions

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

The EA performed an analysis of 12 resource categories including a detailed analysis of six resource categories: aesthetics and visual resources, air quality, land use (current and future development in the region of influence, installation land, and surrounding land), socioeconomics

(economic development, environmental justice, housing, protection of children, and public services), transportation (roadways and traffic and public transportation), and water resources (floodplains). The analyses in the EA concluded there would be no significant adverse or significant beneficial environmental impacts resulting from any of the Proposed Action alternatives. Therefore, issuance of a Finding of No Significant Impact (FNSI) is warranted, and preparation of an Environmental Impact Statement (EIS) is not required.

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SECTION 1.0 INTRODUCTION

This Environmental Assessment (EA) analyzes the potential environmental impacts of the proposed action of closure, disposal, and reuse of the Watts-Guillot Memorial United States Army Reserve Center (USARC). The facility is located at 2800 West 15th Street, Texarkana, Bowie County, Texas (Figure 1-1). This EA was developed in accordance with the National Environmental Policy Act (NEPA) [42 United States Code (U.S.C.) § 4321 et seq.]; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 Code of Federal Regulations (CFR) Parts 1500-1508; and Environmental Analysis of Army Actions, 32 CFR Part 651. The purpose of the EA is to inform decision makers and the public of the likely environmental and socioeconomic consequences of the Proposed Action and its reuse alternatives.

1.1 Purpose and Need of the Proposed Action

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

1.2 Public Involvement

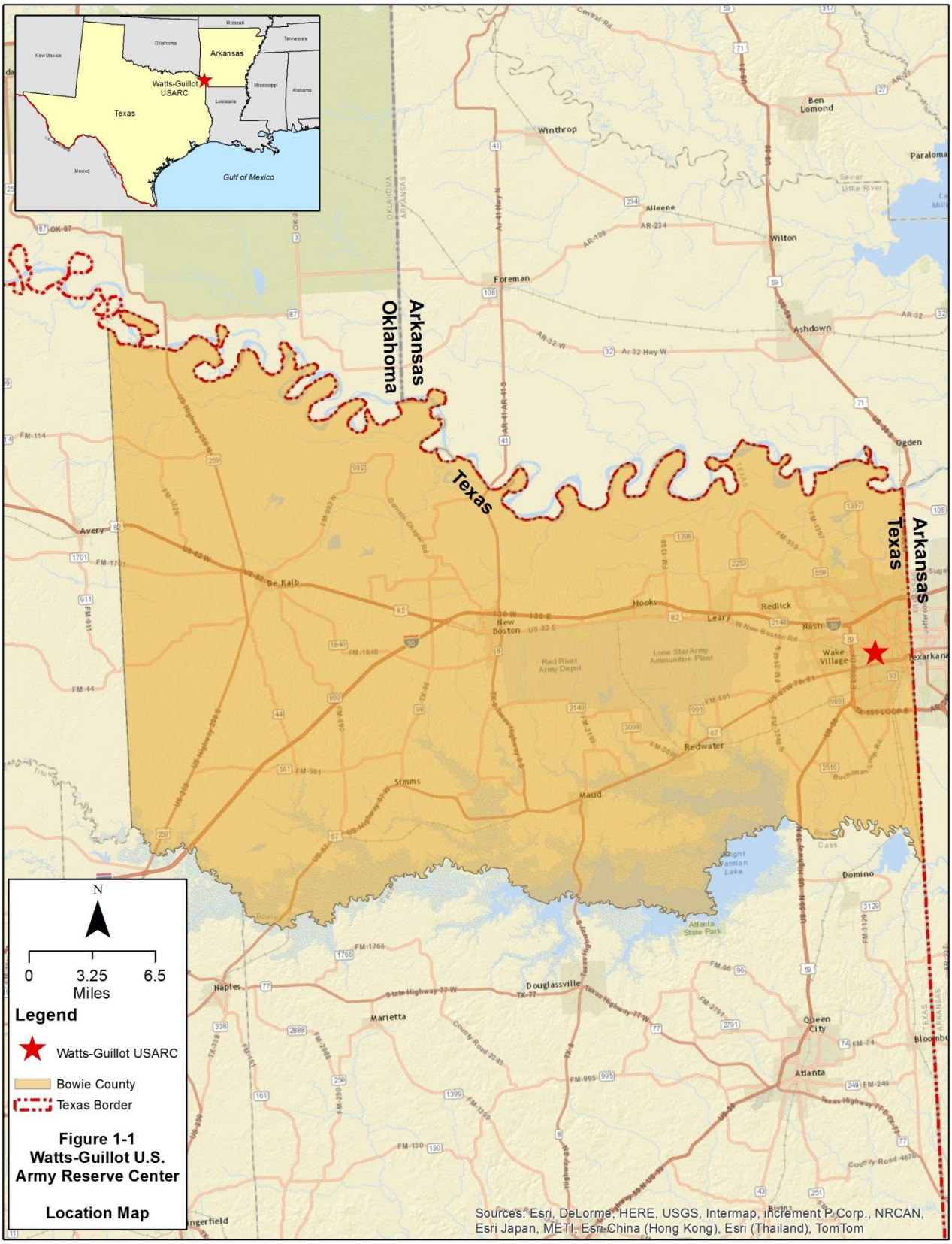
The Army is committed to open decision making. The collaborative involvement of other agencies, organizations, and individuals in the NEPA process enhances issue identification and problem solving. In preparing this EA, the Army consulted or coordinated with relevant United States (U.S.), state, and tribal entities including the U.S. Environmental Protection Agency (USEPA), U.S. Fish and Wildlife Service, U.S. Department of the Interior, Texas Commission on Environmental Quality (TCEQ), Texas Historical Commission (THC), federally recognized Native American tribes, and others as appropriate.

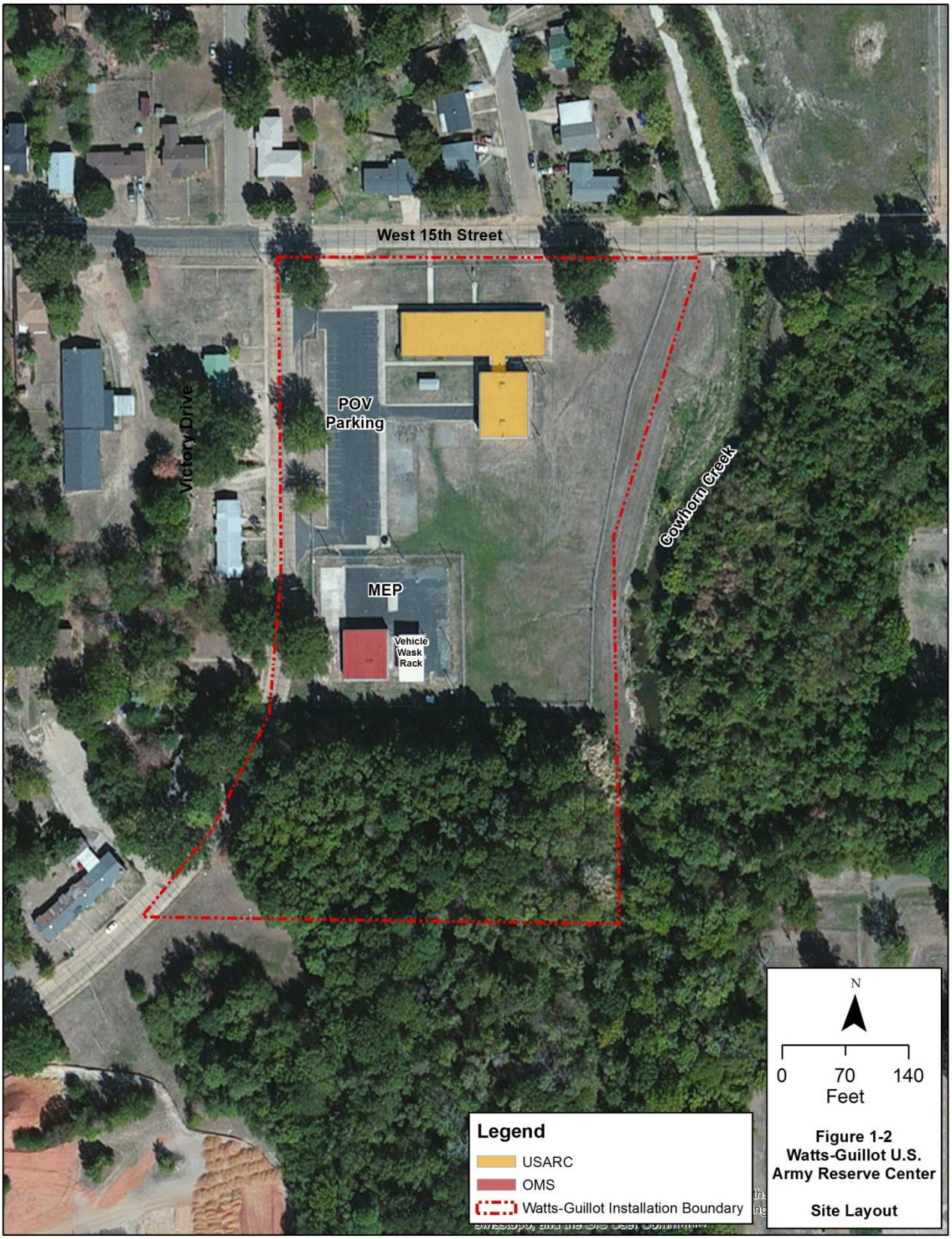
The 30-day public review period begins by publishing a Notice of Availability of the final EA and a draft Finding of No Significant Impact (FNSI) in a local newspaper, the *Texarkana Gazette* in Texarkana, Texas and the *Bowie County Citizens Tribune* in Bowie County, Texas. The EA and draft FNSI are made available during the public review period at the Texarkana Public Library (600 West Third Street, Texarkana, Texas 75501), and on the BRAC website at http://www.hqda.pentagon.mil/acsimweb/brac/public_reviews.html.

The Army invites the public and all interested and affected parties to review and comment on this EA and the draft FNSI. Written comments and requests for information should be submitted to the NEPA Coordinator of the 63d Regional Support Command (RSC), Carmen Call, P.O. Box 63, Moffett Field, California 94035-0063 or carmen.a.call.civ@mail.mil.

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

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


Watts-Guillot USARC
Texas
Arkansas
Oklahoma
Gulf of Mexico
Arkansas
Oklahoma
Texas
Texas
Arkansas
N
0
3.25
6.5
Miles
Legend
Watts-Guillot USARC
Bowie County
Texas Border
Figure 1-1
Watts-Guillot U.S.
Army Reserve Center
Location Map
Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom


West 15th Street
Victory Drive
POV
Parking
Cowhorn Creek
MEP
Vehicle
Wask
Rack
N
0
70
140
Feet
Legend
USARC
OMS
Watts-Guillot Installation Boundary
Figure 1-2
Watts-Guillot U.S.
Army Reserve Center
Site Layout

SECTION 2.0 DESCRIPTION OF THE PROPOSED ACTION

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

Under BRAC law, the Army was required to close the Watts-Guillot USARC not later than August 3, 2011. The Watts-Guillot USARC was closed and the Army will dispose of the property in "as-is condition" with no warranties, either express or implied, regarding the condition of the property. As a part of the disposal process, the Army screened the property for reuse with the Department of Defense and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose (BRAC 2011).

2.1 BRAC Commission's Recommendation

The BRAC Commission's recommendation is to:

> *"Close the* ***Watts-Guillot United States Army Reserve Center, Texarkana, TX****, and realign the Hooks Army Reserve Center on Red River Army Depot* ***by relocating units to a new Armed Forces Reserve Center on or in the vicinity of Red River Army Depot, TX****. The new AFRC shall have the capability to accommodate Texas National Guard Units from the following Texas ARNG Readiness Centers: Atlanta, and Texarkana, if the state decides to relocate those National Guard units"* (BRAC 2011).

The former occupant of the Watts-Guillot USARC, the 755th Postal Company, has relocated to a new Armed Forces Reserve Center (AFRC) adjacent to the Red River Army Depot, Texas. The U.S. Army Corps of Engineers (USACE), Mobile District prepared the NEPA documentation for construction and operation of the new AFRC (USACE 2009). The 63d RSC prepared NEPA documentation for relocation of the unit to the new AFRC.

2.2 Local Redevelopment Authority's Reuse Plan

TexAmericas Center (formerly the Red River Redevelopment Authority) was officially recognized by the U.S. Office of Economic Adjustment as the local redevelopment authority (LRA) or planning entity for the purpose of formulating a recommendation for the reuse of the Watts-Guillot USARC. On May 17, 2006, the Department of Defense published recognition of the LRA in the Federal Register. In accordance with provisions in the Federal Property Administrative Services Act of 1949 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, the LRA screened this federal government surplus property by soliciting notices of interest (NOIs) from state and local governments, representatives of the homeless, and other interested parties. The LRA published a request for NOIs in the Texarkana Gazette on June 7, 2006. The deadline for receiving NOIs was September 5, 2006. On July 17, 2006, the LRA held a workshop and site tour of the Watts-Guillot USARC to provide the public and organizations the opportunity to become familiar with the property and to inquire about the NOI process (Red River Redevelopment Authority 2007).

At the end of the screening period, the LRA recommended to the Office of the U.S. Secretary of Defense in the original redevelopment plan dated September 18, 2006 that the Watts-Guillot USARC property be transferred to Texarkana College. No homeless assistance organizations

provided NOIs to use the property for homeless centers, and the U.S. Department of Housing and Urban Development (HUD) approved the plan on September 25, 2008.

Texarkana College, a local community college located within 1 mile of the property, had proposed using the property for academic and training space that would allow the college to introduce two new instructional programs that could not adequately be provided with their existing facilities. These programs included a Construction Trades program and a Multi-Craft program. By obtaining the facility, Texarkana College would be able to offer additional skills training to students in the community. Texarkana College applied for and was granted a public benefit conveyance (PBC) under U.S. Department of Education authorities on October 18, 2006 to use the property as a construction trades training facility. However, the original reuse plan is no longer valid because the property was not available to the college for 7 years, and the college no longer has a need for the property at this time (TexAmericas Center 2013).

On June 5, 2014 Parsons personnel met with City of Texarkana, Texas representatives, including Assistant City Manager Shirley Jaster, to help determine possible reuses for the Watts-Guillot USARC property. City officials expressed that residential reuse was likely, as the property is within a residential zoning district. They also stated that the Housing Authority of Texarkana Texas (HATT) and the City of Texarkana, Texas, may both be interested in obtaining the property for recreational or community center use, but it is unknown if they could procure the funds to purchase and/or maintain the property (Parsons 2014a).

2.3 Description of the Watts-Guillot USARC

The property is located at 2800 West 15th Street in Texarkana, Texas. The U.S. Government acquired the 7-acre property from Gifford-Hill and Company, Inc. on March 8, 1957, and the Watts-Guillot USARC was constructed in 1958 (USACE 2007). The 63d RSC determined that the Watts-Guillot USARC is eligible for the National Register of Historic Places (NRHP) based on an architectural survey and evaluation conducted in 2011. The Texas State Historic Preservation Office (SHPO) concurred with the determination in a letter dated May 4, 2011 (Appendix A.2).

Figure 1-2 shows the Watts-Guillot USARC site layout. The USARC was operated by 10 full-time personnel and used by 140 Army Reservists for weekend training once a month. The USARC contains three permanent structures and two parking lots including a military equipment parking (MEP) area and a paved privately owned vehicle (POV) parking area. The three permanent structures are an 11,705-square-foot (SF) main administration building, a 2,638-SF organizational maintenance shop (OMS), and a cinder block shed. The main building and OMS walls are concrete block with brick veneer.

The main building is a single-story structure that consists of office space, classrooms, assembly hall, restrooms, a kitchen area, storage, and a mechanical room. The OMS building is a two-bay, one-story maintenance shop used primarily for vehicle maintenance and storage. Other improvements on the property include a vehicle wash rack (VWR) with associated underground oil-water separator (OWS) system and a picnic/break area shelter. There is a former OWS approximately 15 feet south of the VWR that was closed and filled in place in 2000. Also located on the property were three steel mobile shipping containers (CONEX) used to store field equipment and two portable office buildings (USACE 2007). These portable structures were removed before a June 6, 2014 site visit (Parsons 2014b). When the OMS was active, petroleum,

oil, and lubricants (POLs) were stored in portable metal storage containers in a fenced area east of the VWR. The metal storage containers were removed as part of the OMS transfer to Red River Army Depot in December 2004

The perimeter of the property is secured by a chain-link fence, with two vehicle access gates located on the west side along Victory Drive. Approximately one-third of the property is impervious (asphalt parking areas, driveways, concrete walkways, buildings, etc.), while the remainder is covered by lawn. The property is bordered to the north by 15th Street and to the west by Victory Drive. The southern border is wooded and Cowhorn Creek flows along the eastern border. Topographically, the property is relatively flat with a gentle slope to the east-southeast. No signs of erosion, excavation, or fill were observed on the property.

Photograph 1. Watts-Guillot Memorial USARC, front entrance, view facing south.

Photograph 2. Watts-Guillot Memorial USARC, view facing northeast.

Photograph 3. Watts-Guillot Memorial USARC, drill hall, view facing west.

Photograph 4. Watts-Guillot Memorial USARC, MEP area, OMS, and vehicle wash rack, view facing south.

Photograph 5. Watts-Guillot Memorial USARC, regulatory wetland area adjacent to Cowhorn Creek, view facing southeast.

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SECTION 3.0 ALTERNATIVES

3.1 Non-Disposal Alternatives

3.1.1 Alternative 1 – No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Watts-Guillot USARC at levels the same as those that occurred prior to the BRAC Commission's recommendations for closure becoming final. The 7-acre USARC property was operated by 10 full-time personnel and used by 140 Army Reservists for weekend training once a month. The USARC contains three permanent structures and two parking lots including a MEP area and a paved POV parking area. The three permanent structures are an 11,705-SF main administration building, a 2,638-SF OMS, and a cinder block shed.

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

3.1.2 Alternative 2 – Caretaker Status Alternative

The Army secured the Watts-Guillot USARC after the military mission ended to ensure public safety and the security of remaining government property and to allow completion of any required environmental remediation actions. From the time of operational closure until conveyance the Army would hold the vacant property in caretaker status. The Army, in consultation with the LRA, would determine the initial maintenance levels for the closed Watts-Guillot USARC and their duration on a facility-by-facility basis. At a minimum, one maintenance personnel would occasionally ensure weather tightness for buildings, limit undue facility deterioration, and provide physical security. At the end of the initial maintenance period, the Army normally would reduce its maintenance to the minimum level for surplus government property as required by 41 CFR Parts 102-75.945 and 102-75.965 and Army Regulation 420-1 (Army Facilities Management).

3.2 Preferred Alternative: Traditional Army Disposal and Reuse

The primary action is the disposal of excess property by the Army. The secondary action is reuse of the property by the transferee.

Zoning restrictions can play a role in determining the type of reuse that can occur on a BRAC parcel and aid in the development of appropriate reuse alternatives. The Watts-Guillot USARC property is in an area that is zoned by the City of Texarkana, Texas as Multiple Family-1 (MF-1). This zoning designation prohibits general commercial and industrial use and housing consisting of more than 24 units per gross acre, but allows for a wide variety of residential uses, parks, churches, schools, fire station, community centers, libraries, public utility facilities, and hospitals. Specific use permits can be issued by the city for public agencies, utilities, cemeteries, towers, water treatment plants, country clubs/swim clubs, playfields or stadiums, zoos, colleges/universities, daycares, charities, and nursing homes (City of Texarkana 2012a).

In addition, development on the Watts-Guillot USARC property is limited by approximately 6.8 acres of regulatory floodplain. Approximately 4.3 acres on the eastern portion of the property is considered a high-risk flood area where only limited development would be permitted (see Subsection 4.2.8 Water Resources). The following three alternatives offer a reasonable range of possible reuses following public sale of the Watts-Guillot USARC property.

3.2.1 Alternative 3 – Traditional Army Disposal and Residential Reuse

For Alternative 3, the Army would transfer the property via public sale. The entire property would be transferred in "as-is" condition with 7 acres being used for residential purposes. Development on the property is limited by approximately 4.3 acres of high-risk floodplain. MF-1 zoning permitted uses include a wide variety of residential development, including single family dwellings, duplexes, townhomes, apartments, community developments, and boarding houses. However, apartments are not to exceed 24 units per gross acre and row houses are not to exceed 21 units per gross acre in areas zoned as MF-1.

This alternative assumes maximum redevelopment for residential reuse consistent with current zoning. All of the existing buildings with 14,343 square feet of useable space would be demolished. Sixty residential units (apartments and townhomes) with 213,444 square feet of useable space would be constructed. Periods of use would be throughout the week, both during the day and in the evenings.

3.2.2 Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse

For Alternative 4, the Army would transfer the property via public sale. The entire property would be transferred in "as-is condition" with 7 acres being available for open space/recreation. Based on land use near the Watts-Guillot USARC and the size of the property, potential open space/recreation uses of the property could include, but are not limited to, a public park, athletic fields, playgrounds, community gardens, or picnic areas. Under this reuse alternative, the analysis assumes the current USARC buildings are to be demolished and the property maintained as open space.

3.2.3 Alternative 5 – Traditional Army Disposal and Institutional Reuse

For Alternative 5, the Army would transfer the property via a public sale. The entire property would be transferred in "as-is condition" with 7 acres being used for public institutional use. Development on the property is limited by approximately 4.3 acres of high-risk floodplain. MF-1 permitted institutional uses include churches, schools, fire station, community centers, libraries, and hospitals. Institutional space could include, but is not limited to, academic space, classrooms, offices, and storage.

This alternative assumes maximum redevelopment for institutional reuse consistent with current zoning. Existing building space (14,343 square feet) would be expanded to 213,000 square feet. Existing parking (16,900 square feet) would be expanded to 128,000 square feet. Construction activities would include renovation, demolition, and new construction. Approximately 700 daily users (employees and/or students) of an institutional building(s) could be expected at this intensity level (BRAC 2006). Periods of use for an educational facility would likely be Monday through Friday during the day, with some use in the evenings and on weekends.

3.3 Alternatives Considered and Eliminated From Further Analysis

3.3.1 Early Transfer and Reuse

Under this alternative, the Army would take advantage of various property transfer and disposal methods that allow the reuse of contaminated property to occur before all remedial actions have been completed. The property must be suitable for the new owner's intended use, and the intended use must be consistent with protection of human health and the environment. This alternative was not carried forward for further analysis, because no remedial action is required.

3.3.2 Other Reuse Options

The LRA screened this federal government surplus property by soliciting NOIs from state and local governments, representatives of the homeless, and other interested parties, as required by the Federal Property Administrative Services Act of 1949, the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, and Redevelopment and Homeless Assistance Act of 1994. Although the Texarkana Fire Department and the City of Texarkana had expressed interest in the property for administrative or recreational reuse, these alternatives were not carried forward for individual analysis because they were not selected by the LRA. However, the environmental impacts of proposed reuses by the Texarkana Fire Department and the City of Texarkana for administrative and/or recreational use would be similar to and consistent with the environmental impacts discussed under Alternative 4, Traditional Disposal and Open Space/Recreational Reuse and Alternative 5, Traditional Disposal and Institutional Reuse.

Another alternative reuse for the property is Army transfer via public sale for light industrial use. Some industrial activities, such as vehicle maintenance and parking, warehousing and storage of equipment, and transportation and utility activities, could be performed onsite under a light industrial use. Specific use permits could be issued by the city for public agency shops or yards, towers, water treatment plants, and college/university training facilities. However, this alternative was not carried forward because general manufacturing and industrial uses are not permitted under MF-1 zoning in Texarkana, and a specific use permit for the property would be unlikely.

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SECTION 4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

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

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

Table 4-1 Summary of Resource Category Impact Analysis for the Watts-Guillot USARC.		
Resource Category (Alphabetical)	**Document Section**	**Analysis**
AESTHETICS AND VISUAL RESOURCES	4.2.1	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; not significant, negligible impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, minor impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; not significant, minor impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, minor impacts
AIR QUALITY	4.2.2	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; not significant, negligible impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, minor impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; not significant, minor impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, moderate impacts
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	Not present; no impacts
Threatened and Endangered Species (State and Federal)	4.1.1	Not present; no impacts
Vegetation	4.1.3	Present; no impacts or not significant, negligible/minor impacts
Wildlife	4.1.3	Present; no impacts or not significant, negligible/minor impacts
Wilderness Areas and Wildlife Refuges	4.1.1	Not present; no impacts
CULTURAL, HISTORIC, AND ARCHAEOLOGICAL RESOURCES		
Archaeological Resources	4.1.1	Not present; no impacts
Cultural and Historic Resources	4.1.3	Present; no impacts or not significant, minor impacts
Historic Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	Not present; no impacts
GEOLOGY AND SOIL	4.1.3	Present; no impacts or not significant, minor impacts
HAZARDOUS AND TOXIC SUBSTANCES	4.1.2	Present; no impacts
Asbestos-Containing Material	4.1.3	Present; no impacts or not significant, minor impacts
Lead-Based Paint	4.1.3	Present; no impacts or not significant, minor impacts
Munitions and Explosives of Concern	4.1.1	Not present; no impacts
Polychlorinated Biphenyls	4.1.2	Present; no impacts
Radioactive Materials	4.1.1	Not present; no impacts
Radon	4.1.2	Present; no impacts
Underground Storage Tanks (UST) and Aboveground Storage Tanks (AST)	4.1.2	UST present, AST not present, no impacts

Table 4-1 Summary of Resource Category Impact Analysis for the Watts-Guillot USARC.		
Resource Category (Alphabetical)	**Document Section**	**Analysis**
Waste Disposal Sites	4.1.1	Not present; no impacts
LAND USE		
Current and Future Development in the Region of Influence	4.2.4	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; not significant, minor impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, minor impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; not significant, minor impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, minor impacts
Installation Land/Airspace Use	4.2.4	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; not significant, minor impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, minor impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; not significant, minor impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, minor impacts
National and State Parks	4.1.1	Not present; no impacts
Prime and Unique Farmland	4.1.1	Not present; no impacts
Surrounding Land	4.2.4	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; not significant, minor impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, minor impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; not significant, minor impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, minor impacts
NOISE	4.1.3	Present; no impacts or not significant minor impacts
SOCIOECONOMICS		
Demographics	4.1.3	Present; not significant, negligible/minor impacts
Economic Development	4.2.6	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; not significant, minor impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, moderate impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; not significant, negligible impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, moderate impacts

Table 4-1 Summary of Resource Category Impact Analysis for the Watts-Guillot USARC.		
Resource Category (Alphabetical)	**Document Section**	**Analysis**
Environmental Justice	4.2.6	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; no impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, minor impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; not significant, negligible impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, minor impacts
Housing	4.2.6	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; no impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, negligible impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; no impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; no impacts
Protection of Children	4.2.6	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; no impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; no impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; no impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; no impacts
Public Services	4.2.6	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; no impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, minor impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; no impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, minor impacts
TRANSPORTATION		
Roadways and Traffic	4.2.7	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; not significant, negligible impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, minor to moderate impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; not significant, minor to moderate impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, moderate impacts

Table 4-1 Summary of Resource Category Impact Analysis for the Watts-Guillot USARC.		
Resource Category (Alphabetical)	**Document Section**	**Analysis**
Public Transportation	4.2.7	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; not significant, negligible impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, negligible impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; not significant, negligible impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, negligible impacts
UTILITIES		
Communications	4.1.3	Present; not significant, negligible impacts
Energy Sources (Electrical, Gas, etc)	4.1.3	Present; not significant, negligible impacts
Potable Water Supply	4.1.3	Present; not significant, negligible impacts
Solid Waste	4.1.3	Present; not significant, negligible impacts
Wastewater/Storm Water System	4.1.3	Present; not significant, negligible impacts
WATER RESOURCES		
Floodplains	4.2.8	
Alternative 1 – No Action Alternative		Present; no impacts
Alternative 2 – Caretaker Status		Present; no impacts
Alternative 3 – Traditional Army Disposal and Residential Reuse		Present; not significant, minor impacts
Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse		Present; not significant, minor impacts
Alternative 5 – Traditional Army Disposal and Institutional Reuse		Present; not significant, minor impacts
Coastal Barriers and Zones	4.1.1	Not present; no impacts
Hydrology/Groundwater	4.1.3	Present; not significant, negligible/minor impacts
National Wild and Scenic Rivers	4.1.1	Not present; no impacts
Surface Water (Streams, Ponds, etc.)	4.1.3	Present on adjacent/nearby property; not significant, negligible/minor impacts
Wetlands	4.1.1	Not present; no impacts

4.1 Environmental Resources Eliminated from Further Considerations

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

4.1.1 Environmental Resource Categories That Are Not Present

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

- **Critical Habitat –** The property is in an urban setting with approximately one-third of the property covered by impervious features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining land cover is primarily maintained grass and therefore lacks natural habitat. The 63d RSC letter to the USFWS dated October 7, 2014 documented that the USFWS has not designated critical habitat on or in the vicinity of the property (Appendix A).
- **Threatened and Endangered Species (State and Federal)** – No listed species are known to be present on the property, nor is there suitable habitat for any of the federally proposed or candidate species listed for Bowie County. The 63d RSC sent coordination letters dated October 7, 2014 to the Texas Parks and Wildlife Commission and the USFWS (Appendix A). These agencies did not respond with concerns for listed species.
- **Wilderness Areas and Wildlife Refuges** – The nearest national wilderness areas are the Caney Creek Wilderness and the Upper Kiamichi River Wilderness, which are located approximately 65 and 88 miles from the property, respectively. The nearest national wildlife refuges (NWR) are the Pond Creek NWR and the Little River NWR, which are located approximately 40 and 60 miles from the property, respectively. Because of their distance from the property, these resources would not be affected by the proposed action.
- **Archaeological Resources** – An archaeological Phase I survey, which included shovel testing, found no archaeological sites on the Watts-Guillot USARC property. The Texas SHPO concurred with the results of the survey in a letter dated February 25, 1999 (Appendix A). However, should artifacts or archaeological features, including human remains, funerary objects, or other evidence of historical or cultural significance, be encountered during construction activities, work would cease and the Texas SHPO and appropriate Tribes would be consulted immediately.
- **Historic Properties of Religious or Cultural Significance to Native Americans and Tribes** – No properties of religious or cultural significance to the Caddo Nation, the Choctaw Nation of Oklahoma, the Muscogee (Creek) Nation of Oklahoma, the Osage Nation, or the Tonkawa Tribe of Indians of Oklahoma have been identified through consultation. Native American coordination is presented in Appendix A.
- **Munitions and Explosives of Concern** – There was no evidence found during the Environmental Condition of Property (ECP) site reconnaissance or from USAR personnel interviews of the past presence of munitions and explosives of concern on the Watts-Guillot USARC property. The arms storage room was used to store infantry small arms and ammunition (USACE 2007; USAR 2012a).
- **Radioactive Materials –** It should be assumed that some low level radiological materials associated with the illumination of various types of military equipment, e.g., weapon sights, compasses, aiming circles, etc., could have been stored or used on site. However, the Radiological Site Assessment found no evidence to suggest that any

radiological commodities were improperly managed on the property, or that any radiological material was released, and it concluded the property is suitable for unrestricted use.

- **Waste Disposal Sites –** There are no waste disposal sites on the property. All waste was transported off site for disposal in accordance with applicable federal, state, and local regulations. The Grantee would properly dispose of waste generated from the reuse, including demolition and construction waste, in accordance with local, state, and federal regulations.
- **National and State Parks** – The property does not contain and is not near any national or state parks. The nearest national parks are the Hot Springs National Park and the Cane River Creole National Historical Park, which are located approximately 96 and 129 miles from the property, respectively. The nearest state parks are Atlanta State Park in Texas and Millwood State Park in Arkansas, which are both located approximately 17 miles from the property.
- **Prime and Unique Farmland** – The property is not prime or unique farmland as defined by 7 CFR § 658.2(a), because the definition of farmland does not include land already in or committed to urban development.
- **Coastal Barriers and Zones** – The Texas Coastal Management Plan is administered by the Texas General Land Office. The Texas coastal zone includes all counties bordering the Gulf of Mexico and extends as much as 40 miles inland, and it includes all estuaries and tidally influenced streams and bounding wetlands. The Watts-Guillot USARC is approximately 275 miles inland from the Gulf of Mexico and Bowie County is not included in the Texas Coastal Management Plan (USACE 2007).
- **National Wild and Scenic Rivers** – The nearest National Wild and Scenic Rivers to the Watts-Guillot USARC are the Cossatot and the Little Missouri Rivers in Louisiana, which are approximately 60 and 64 miles from the property, respectively. Because of their distance from the property, these resources would not be affected by the proposed action.

4.1.2 Environmental Resources that are Present, but Not Impacted

None of the alternatives would have significant direct, indirect, or cumulative impacts on the following subcategories of the environmental categories, because proposed demolition or new construction activities would not alter or affect these resources:

- **Hazardous and Toxic Substances** – The ECP Update Report re-classified the property as an ECP Category Type 1 property, which is defined as an area where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas) (USAR 2012a). Because no remedial action is required, past uses and operations on the property regarding hazardous and toxic substance would have no direct, indirect, or cumulative impacts on the implementation of the alternatives.

  Hazardous substances and POLs stored and used for vehicle maintenance activities and outdoor maintenance included motor oil, lubricants, paints, antifreeze, adhesives, sealants, degreasers, and pesticides. Hazardous materials and wastes were stored in a flammable materials storage cabinet in the OMS and in two CONEX storage units that

had been located on the property (USACE 2007; USAR 2012a). Janitorial chemicals and building maintenance-related products were stored in the designated storage area within the janitorial closet in the administrative building and in a flammable materials storage cabinet in the drill hall. CERCLA regulates the cleanup of releases or threats of releases of hazardous substances, pollutants, or contaminants. There is no evidence that CERCLA-regulated hazardous substances were stored at the property for 1 year or more in excess of corresponding reportable quantities.

The management of industrial and hazardous waste, including waste treatment, processing, and/or disposal, is subject to state and federal regulations. Any construction and demolition waste generated by the transferee during redevelopment of the property would be sent for recycling or disposal at a facility authorized by the TCEQ. Special waste authorization may be required for the disposal of asbestos containing material (ACM).

- **Polychlorinated Biphenyls** – PCBs may be contained in 3 pole-mounted transformers on the east side of the administration building, which are owned and operated (and would continue to be owned and operated) by the Southwestern Electric Power Company (SWEPCO) in accordance with applicable federal, state, and local requirements. Older florescent light fixtures may contain PCBs and would be managed and disposed of in accordance with applicable requirements.
- **Radon –** There would be no direct, indirect, or cumulative impacts from the presence of radon on the implementation of the alternatives because radon levels found at the Watts-Guillot USARC were below the USEPA accepted action level of 4.0 picocuries per liter (USACE 2007; USAR 2012a).
- **Underground Storage Tanks (UST) and Aboveground Storage Tanks (AST)** – There are no ASTs on the property. One former UST was located on the Property. It was closed (filled in place) and replaced with an OWS in 2000. The OWS is located east of the OMS. It is enclosed by a concrete secondary containment structure and there is no evidence of any leaks or spills. The OWS would be managed in accordance with applicable federal, state, and local requirements.

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

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

- **Vegetation** – The No Action Alternative would have no impact on the vegetation present at the Watts-Guillot USARC. The action alternatives would have negligible to minor direct, indirect, or cumulative impacts on the vegetation present at the Watts-Guillot USARC because the USARC is developed and urbanized. Approximately one-third of the property is covered by impervious features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining land cover is primarily maintained grass.
- **Wildlife** – The No Action Alternative would have no impact on wildlife present at the Watts-Guillot USARC. The action alternatives would have negligible to minor direct,

indirect, or cumulative impacts on wildlife present at the Watts-Guillot USARC. Existing wildlife consists of a few species found in typical urban environments such as songbirds, small mammals, and invertebrates. Although demolition or new construction activities would temporarily displace any individuals utilizing the area for habitat, there would be negligible to minor environmental effects.

- **Cultural, Historic, and Archaeological Resources** – An Archaeological Assessment and a Historic Architectural Resources Assessment were conducted on the property and were documented in reports both dated February 1998. The property was found to possess low archaeological potential and no further archaeological work was recommended (Parsons 1998a). The Texas SHPO concurred with this recommendation in a letter dated 15 July 1997. The 63d RSC determined that the Watts-Guillot USARC is eligible for the National Register of Historic Places (NRHP) based on an architectural survey and evaluation conducted in 2011. The Texas SHPO concurred with this determination in a letter dated May 4, 2011. On December 5, 2013, the Army and the SHPO entered into a memorandum of agreement stating the Army would mitigate the adverse effects of the proposed undertaking and satisfy its Section 106, 110, and 111 responsibilities under the National Historic Preservation Act by implementing the following measures:
    - NRHP Nomination. Complete and submit a federal agency NRHP nomination for the Watts-Guillot property to the National Park Service and incorporate any changes requested by the Keeper of the National Register to ensure successful listing of the property.
    - Documentation. Complete and submit to SHPO an architectural recordation, including digital photographs and a written narrative, equivalent in scope and quality to the Architectural Recordation of Desiderio Army Reserve Center, Pasadena, California. Incorporate any necessary changes prior to finalizing this documentation. One electronic and one archival copy each of the final documentation shall be furnished to the SHPO and to a local repository in Texarkana. Electronic copies shall be made available to the public upon request.
    - Marketing. Prepare marketing materials for the property reflecting the proposed or actual National Register listing, including information on federal and state rehabilitation tax credit programs, and listing the SHPO as a contact for additional information.

  Provided that these measures are implemented prior to transfer, the proposed action would not have a significant impact on historic properties. Copies of the coordination letters between the 63d RSC and SHPO are located in Appendix A.
- **Geology and Soil** – The No Action Alternative would have no impact on the geology or soil present at the Watts-Guillot USARC. The action alternatives would have minor direct, indirect, or cumulative impacts on the geology or soil at the Watts-Guillot USARC because the soils present at the property have been compacted and disturbed from previous typical development and urban activities. Demolition or new construction activities may involve excavation, grading, and movement of heavy equipment at the Watts-Guillot USARC. These activities would disturb the surface soil, increasing the potential for soil erosion by wind or runoff. Impacts would be

minor because appropriate sediment control measures would be applied in accordance with local regulations to reduce erosion. Geological hazards such as sinkholes, caves, mines, or quarries do not exist on or adjacent to the property. Seismic risk is relatively small.

- **Asbestos Containing Material (ACM)** – Visual ACM inspections were conducted in 1997 and 2012. Samples were collected of suspect ACM including, but not limited to, 12-inch vinyl floor tile and mastic, acoustical ceiling tile, baseboard mastic, and sheetrock. There were no materials identified as containing asbestos; however, a flexible duct connector in the drill hall area heater was not sampled, and it is assumed to contain friable ACM (USACE 2007; USAR 2012b). Any remaining friable asbestos that has not been removed or encapsulated will not present an unacceptable risk to human health because the transferee would assume responsibility for abatement or management of any ACM in accordance with applicable federal, state, and local requirements. Special waste authorization would be obtained by the transferee for the disposal of ACM, if necessary.
- **Lead-Based Paint (LBP)** – The buildings at the USARC were constructed in 1958 and are presumed to have been painted with LBP. An LBP survey of the main building and OMS was completed in 2002 (USACE 2007; USAR 2012a). The following locations had LBP detected during the survey: gray metal doors and frames on the exterior of the Training Building; flag pole; green support beam in the OMS; and yellow and black bumper guards outside of the OMS. No immediate actions were recommended. The report advised following proper worker and environmental protection procedures in lead-positive areas that would be disturbed. During ECP site reconnaissance, painted surfaces were observed to be in good condition (USACE 2007; USAR 2012a). Any remaining LBP would not present an unacceptable risk to human health, because the transferee would covenant and agree that it would not permit the occupancy or use of any buildings or structures on the property as Residential Property, as defined under 24 Code of Federal Regulations Part 35, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to LBP and/or LBP hazards.
- **Noise** – None of the Alternatives would have a significant direct, indirect, or cumulative impact on noise levels. The operation of buildings, equipment, and vehicles under each alternative would comply with applicable federal, state, interstate, local, and occupational noise control requirements. The noise levels that would be generated from institutional, recreational, and residential reuse are comparable to existing noise levels and compatible with surrounding land use.

  Surrounding noise is generated by traffic and residential and institutional (Theron Jones Early Literacy Center and the Evangelist Temple church) activities. Typical background levels of noise in urban residential areas range from 55 dBA to 70 dBA (USEPA 1978). Vehicle noise can be attributed to use of West 15th Street to the north, New Boston Road (U.S. Route 82) to the north, and North Robison Road to the west. U.S. Route 82 is a four-lane principal arterial road with an average of 17,938 vehicles per 24-hour period. North Robison Road is a four-lane minor arterial road with a continuous center turning lane and an average of 11,555 vehicles per 24-hour period (City of Texarkana 2001; Texarkana Metropolitan Planning Organization 2012). The

nearest sensitive noise receptors are single family residences adjacent to the property and an Evangelist Temple church approximately 150 feet to the west of the property.

Some reuses would include demolition of existing buildings and construction of new buildings, and minor short-term adverse direct impacts would be expected. Construction noise, including equipment noise, typically does not contribute substantially to long-term average noise levels, but consists of frequent, highly intrusive sounds of 87 to 96 dBA (Suter 2002). To reduce impacts associated with noise levels, best management practices (BMPs), including limiting construction activities to between 7:00 am and 6:00 pm and ensuring construction equipment mufflers are properly maintained and are in good working condition, would be used.

The City of Texarkana maintains a general nuisance noise ordinance; the code, however, does not set explicit not-to-exceed sound levels (Texarkana Code of Ordinances, Chapter 14 – Noise). The erection (including excavation), demolition, alteration or repair of any building is prohibited on Sundays and between the hours of 6:00 p.m. and 7:00 a.m. on any other day (Texarkana Code of Ordinances, Section14-4 Building Operations Prohibited at Certain Times) (City of Texarkana 2012b).

- **Demographics –** The alternatives would have no direct, indirect, or cumulative impacts on demographics because the proposed action would not alter the composition of the population in the region of influence (ROI). Under Alternative 3 – Traditional Army Disposal and Residential Reuse, there could be negligible/minor impacts to demographics because new housing would be constructed on the property. However, it is likely that most new residents would not be relocating from outside of the ROI.
- **Utilities –** The alternatives would have negligible direct, indirect, or cumulative impacts on utility services because the Watts-Guillot USARC is located in an urban area, and utilities available at the USARC have the capacity to provide service for any of the alternatives. Any change in demand and usage would be non-significant.
- **Hydrology/Groundwater –** The No Action and Caretaker Status Alternatives would have no impact on the hydrology/groundwater at the Watts-Guillot USARC. The action alternatives would have negligible/minor direct, indirect, or cumulative impacts on the hydrology of the property if demolition, construction, or other ground disturbing activities occur. Impacts would be negligible/minor because there are no major water resources on the property. It is likely that construction activities would not occur deep enough to affect groundwater. In addition, the management of industrial and hazardous waste, including waste treatment, processing, and/or disposal, would not affect hydrology and groundwater because it is subject to state and federal regulations. Any construction and demolition waste generated by the transferee during redevelopment of the property would be sent for recycling or disposal at a facility authorized by the TCEQ. Special waste authorization may be required for the disposal of ACM.
- **Surface Water (Streams, Ponds, etc.)** – The site reconnaissance revealed that no streams, ponds, or other surface water features are present on the property. However, Cowhorn Creek is a stream that runs north-south approximately 25 feet east of the property. Sediment-laden runoff from demolition/construction activities and increased impervious surfaces could indirectly affect surface water quality downstream from the property. The USEPA National Pollutant Discharge Elimination System (NPDES) Program requires a permit for all construction activities that disturb more than 1 acre.

Property transferees would adhere to applicable restrictions on the property imposed by federal, state, or local regulations.

- **Wetlands –** The site reconnaissance revealed an area in the southern part of the property that exhibited signs of wetland hydrology. However, a formal wetland delineation has not been conducted on the property. Therefore, the jurisdictional status of any wetlands that may be present has not determined. A search for wetland information was conducted on the USFWS National Wetlands Inventory (NWI) web site, and there are no NWI wetlands on the property. In addition, this area would likely not be developed as it is within the floodplain area on the property. Should new buildings or structures be constructed in a wetland on the Watts-Guillot USARC property, activities would comply with applicable federal, state, and local wetland management regulations, and impacts would be minor.

4.2 Environmental Resources Analyzed in Detail

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

4.2.1 Aesthetics and Visual Resources

4.2.1.1 Affected Environment

The Watts-Guillot USARC property occupies approximately 7 acres with three permanent structures: a main administration building, an OMS, and a cinder block shed. The USARC property also contains two parking lots including an MEP area and POV parking. A chain-link security fence topped with barbed wire encloses the MEP area and the OMS. Both the 11,705-SF main building and the 2,638-SF OMS were constructed in 1958 on concrete foundations with concrete block walls covered with a brick veneer.

The main building is a rectangular, single-story structure. The building's interior consists of office space, classrooms, a drill hall, a kitchen area, restrooms, storage, an arms vault, and a mechanical room. The OMS building is a two-bay, one-story maintenance shop used primarily for vehicle maintenance and storage. Other improvements on the property include a covered VWR with an associated OWS system, and a picnic/break area shelter (USACE 2007).

The property is in an urban setting and approximately one-third of the property is covered by impervious features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining land cover is primarily maintained grass.

The view from the property is dominated by a residential, institutional, and undeveloped landscape. The dominant view to the north consists of single family residential development, and there is an open field and a school to the northeast. East of the property is Cowhorn Creek and undeveloped, forested property. South of the property is forested land. West of the property is a church and single family residential development. West 15th Street borders the north and Victory Drive borders the west side of the USARC property.

4.2.1.2 Consequences

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

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

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

4.2.1.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for aesthetic and visual resources are anticipated. No direct impacts to visual resources would occur, because no demolition, construction, or ground-disturbing activities would take place.

Indirect Impacts. No changes to the existing baseline conditions for aesthetic and visual resources are anticipated. No demolition, construction, or ground-disturbing activities would take place.

4.2.1.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. There would be negligible direct adverse impacts under this alternative. Although the caretaker would insure public safety and security of the remaining government property, long-term caretaker status could result in a decrease in the frequency of mowing, weeding, and visual maintenance that may have a negligible adverse impact on aesthetic resources.

Indirect Impacts. There are no known indirect impacts to aesthetics and visual resources that would either occur later in time or farther removed in distance under this alternative.

4.2.1.2.3 Alternative 3 – Traditional Army Disposal and Residential Reuse

Direct Impacts. There would be minor, short- and long-term, direct impacts to aesthetics and visual resources under this alternative. Minor, short-term adverse impacts would result from construction activities, vehicles, and equipment, ground disturbance and tree clearing on the property during the demolition of the existing USARC buildings and construction of new residential buildings. However, these impacts would be temporary, and once construction is complete, these visual impacts would be gone.

Development on the 7-acre property is limited by approximately 4.3 acres of high-risk floodplain. MF-1 zoning permitted uses include a wide variety of residential development, including single family dwellings, duplexes, townhomes, apartments, community developments,

and boarding houses. However, apartments are not to exceed 24 units per gross acre and row houses are not to exceed 21 units per gross acre in areas zoned as MF-1.

A full build out residential design could range from a low density single family neighborhood with one dwelling per lot (approximately 4-8 units per acre) to a series of apartment buildings or townhomes with up to a 2.5-acre (108,900 SF) building footprint and up to approximately 60 residential units. Open space would include approximately 4.3 acres of high-risk floodplain.

Currently, the surrounding visual landscape consists of a mix of residential, institutional, and undeveloped properties. A newly constructed single- or multi-family residential neighborhood would be consistent with the existing landscape and would result in negligible long-term direct impacts to aesthetics and visual resources. However, the removal of military equipment and conversion of asphalt parking to yards and landscaping would result in minor long-term direct beneficial impacts to the visual character of the property. New construction would be accomplished in accordance with the City of Texarkana Comprehensive Plan and building and zoning codes, helping to ensure that facilities are compatible with their surroundings (City of Texarkana 2001; City of Texarkana 2012a).

Indirect Impacts. There are no known indirect impacts to aesthetics and visual resources that would either occur later in time or farther removed in distance under this alternative.

4.2.1.2.4 Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse

Direct Impacts. There would be minor short-term and minor to moderate long-term, direct impacts to aesthetics and visual resources under this alternative. Minor, short-term adverse impacts would result from construction activities, vehicles, and equipment, and ground disturbance on the property during the demolition of the existing USARC buildings and construction of new park facilities. However, these impacts would be temporary, and once construction is complete, these visual impacts would be gone.

Potential open space/recreational uses of the property could include, but are not limited to, a public park, athletic fields, playgrounds, community gardens, and/or picnic areas. Demolition of an aging building and construction of new facilities and landscaping would result in moderate, long-term beneficial impacts to the visual character of the property.

In addition, depending on the type of use incorporated in the final design, there is the potential that recreational areas may remain open later in the evening requiring more parking lot or athletic field lighting. These elements would change the existing visual landscape of the area and could result in minor, long-term impacts to the visual character of the property. However, design and lighting of the recreational area would conform to City of Texarkana zoning regulations (City of Texarkana 2012a).

Indirect Impacts. There are no known indirect impacts to aesthetics and visual resources that would either occur later in time or farther removed in distance under this alternative.

4.2.1.2.5 Alternative 5 – Traditional Army Disposal and Institutional Reuse

Direct Impacts. There would be minor, short- and long-term, direct impacts to aesthetics and visual resources under this alternative. The reuse may include either the renovation of existing buildings or demolition of existing buildings and construction of new buildings. If the existing buildings are renovated, short-term impacts would be negligible. There would be temporary

construction debris and vehicles on the property, but it would be minimal since most of the renovations would be interior. Any modifications to existing buildings, and landscaping would be consistent with surrounding land uses and would result in negligible long-term direct impacts to the visual character of the property.

Minor short-term adverse direct impacts would be expected if the existing building is demolished and there is new construction of institutional facilities. Ground disturbance, tree clearing, demolition, and construction activities would result in minor, short-term adverse impacts to aesthetics and visual resources.

Potential institutional uses of the property could include, but are not limited to, churches, schools, fire stations, community centers, libraries, and hospitals. A potential for new or improved building(s) and landscaping would result in minor, long-term beneficial impacts to the visual character of the property. New construction would be accomplished in accordance with the City of Texarkana Comprehensive Plan, design standards, and building and zoning codes, helping to ensure that facilities are compatible with their surroundings (City of Texarkana 2001; City of Texarkana 2012a).

Buildings constructed under this alternative may be taller than baseline conditions. The maximum building height for the MF-1 zoning designation is three stories (City of Texarkana 2012a). In addition, depending on the type of use incorporated in the final design, there is the potential that the institution may remain open later in the evening requiring more parking lot lighting and/or building lighting. These elements would change the existing visual landscape of the area and could result in minor, long-term impacts to the visual character of the property. However, building heights and outside lighting features would conform to City of Texarkana zoning regulations (City of Texarkana 2012a).

Indirect Impacts. There are no known indirect impacts to aesthetics and visual resources that would either occur later in time or farther removed in distance under this alternative.

4.2.2 Air Quality

4.2.2.1 Affected Environment

4.2.2.1.1 Ambient Air Quality Conditions

National Ambient Air Quality Standards

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

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

Attainment and Non-Attainment Areas

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

State Implementation Plans

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

General Conformity Rule

The General Conformity Rule (40 CFR 51.850-860 and CFR 93.150-160), requires any Federal agency responsible for an action in a non-attainment area to determine that the action is either exempt from the General Conformity Rule's requirements and complete a Record of Non-applicability (RONA) or positively determine that the action conforms to the provisions and objectives of the SIP. The property is located within Bowie County, Texas, which is "in attainment" for all USEPA NAAQS criteria pollutants and is not subject to 40 CFR, Part 93 Federal General Conformity Regulations. A "Record of Non-Applicability" has been prepared for the property.

Greenhouse Gases

Executive Order (EO) 13423 directs federal agencies to reduce greenhouse gas emissions. Greenhouse gases (GHG) include water vapor, carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), ozone (O_3), and several fluorocarbons (CFCs, HCFCs, and PFCs), and sulfur hexafluoride (SF_6).

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

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

The President's Council on Environmental Quality has established emissions of 25,000 metric tons of CO_2 gases as a screening level for including greenhouse gas emissions in NEPA analyses. Emissions below this sreening level would not be expected to have any significant direct, indirect, or cumulative impacts on air quality.

Existing Environment

The Watts-Guillot USARC is located in Bowie County, Texas and the region is an:

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

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

Air emissions from continued operations at the Watts-Guillot USARC (at levels similar to those that occurred prior to the BRAC 2005 Commission's recommendations for closure becoming final) are shown in Table 4-2 in Subsection 4.2.2.2.

4.2.2.2 Consequences

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

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

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

The U.S. Army Institute of Public Health Technical Guide for Compliance with the General Conformity Rule and the USEPA Mobile and Nonroad model emission factors along with AP-42 were used to calculate current annual air emissions of the USARC (Existing Environment) and estimated annual air emissions for each of the alternatives of the proposed action (Environmental Consequences). Detailed air emission calculations are in Appendix B; the summary results of these calculations are shown in Table 4-2.

Table 4-2 Summary of Air Emissions for Each Alternative.							
	Attainment or Non-Attainment Status	**De Minimus Emission Levels (tons/year)**	**Emissions* Alternative 1 (tons/year)**	**Emissions* Alternative 2 (tons/year)**	**Emissions* Alternative 3 (tons/year)**	**Emissions* Alternative 4 (tons/year)**	**Emissions* Alternative 5 (tons/year)**
NAAQS Pollutants							
Ozone (NOx)	Attainment	100	0.19	0.09	23.83	14.09	26.07
Ozone (VOC)	Attainment	100	1.17	1.15	4.30	3.80	6.51
Carbon Monoxide (CO)	Attainment	100	21.56	20.57	50.10	65.49	87.73
Sulfur dioxide (SO2)	Attainment	100	0.02	0.02	2.28	1.38	2.31
Nitrogen dioxide (NO2)	Attainment	100	0.19	0.09	23.83	14.09	26.07
Particulate (PM 10)	Attainment	100	0.02	0.01	6.34	4.49	6.79
Particulate (PM 2.5)	Attainment	100	0.01	0.02	1.36	3.78	1.40
Lead	Attainment	25	-	-	-	-	-
Carbon Dioxide	Not Applicable	25,000	713	4.8	789	1,500	3,943
* Emissions from mobile and stationary sources. -- Trace amounts too small to measure							

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

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

4.2.2.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for air quality resources are anticipated.

Indirect Impacts. No changes to the existing baseline conditions for air quality resources are anticipated.

4.2.2.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. There would be short-term, negligible, beneficial direct impacts under Alternative 2. Stationary source emissions from heating and air conditioning would be reduced.

The only mobile source emissions would be the operation of maintenance vehicles and equipment and commuter trips made by caretaker personnel.

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

4.2.2.2.3 Alternative 3 – Traditional Army Disposal and Residential Reuse

Direct Impacts. The primary emission sources for this project will be those associated with construction activities. Cumulative air emissions were calculated for various types of diesel engine vehicles and related equipment that are commonly used during construction projects. The calculations and results are included in Appendix B.

Construction Impacts

There would be short-term, negligible to minor impacts during the demolition and new construction phase of the project. There would be additional mobile and non-road emissions from commuting construction workers and construction equipment creating an increase in air emissions as demonstrated in the calculations shown in Appendix B. Emissions would be created from the demolition, site preparation, new building construction, and concrete and asphalt paving. There would also be additional mobile emissions from commuting construction workers and construction equipment.

Operational Reuse Impacts

Stationary source emissions would increase, because there would be more buildings (60 residential units) and more enclosed space (213,000 square feet) to heat. Additionally, residential units would be in use almost every day. Currently, the 14,343 square foot USARC is fully utilized only one weekend a month. Mobile source emissions would increase from the traffic generated by 60 households on a daily basis, compared to the USARC's existing weekday traffic (10 full-time employees) and once-a-month weekend traffic (140 Reservists).

Indirect Impacts. Indirect impacts to air quality would be expected from the generation of electricity off-site to power lighting and air conditioning for 60 households.

4.2.2.2.4 Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse

Direct Impacts. The primary emission sources for this project will be those associated with demolition activities. All applicable construction and operation permits would be obtained as required by the Texas Commission on Environmental Quality. Permits would be obtained before the project begins. Construction standards would be in place to minimize any adverse impacts from fugitive dust.

Construction Impacts

There would be short-term, negligible to minor impacts during demolition phase of the project. There would be a short-term negligible increase in air emissions as demonstrated in the calculations shown in Appendix B during the demolition of the existing USARC buildings. Emissions would be created from the demolition. Mobile emissions from commuting construction workers and construction equipment would be similar to the current use.

Operational Reuse Impacts

There would be few, if any, stationary source emissions associated with recreational use of open space. Mobile emissions would increase from daily use (approximately 630 trips to and from the property daily), compared to the USARC's existing weekday traffic (10 full-time employees) and once-a-month weekend traffic (140 Reservists).

Indirect Impacts. Indirect impacts to air quality would be expected from the generation of electricity off-site to power nighttime lighting for outdoor recreational activities at the property.

4.2.2.2.5 Alternative 5 – Traditional Army Disposal and Institutional Reuse

Direct Impacts. The primary emission sources for this project will be those associated with demolition and construction activities. All applicable construction and operation permits would be obtained as required by the Texas Commission on Environmental Quality. Permits would be obtained before the project begins. Construction standards would be in place to minimize any adverse impacts from fugitive dust.

Construction Impacts

There would be short-term, minor impacts during the demolition and new construction phase of the project. There would be a short-term minor increase in air emissions as demonstrated in the calculations shown in Appendix B. Emissions would be created from the demolition, site preparation, new building construction, and concrete and asphalt paving. There would also be additional mobile emissions from commuting construction workers and construction equipment.

Operational Reuse Impacts

Stationary source emissions would increase, because there would be more enclosed space (213,000 square feet) to heat. Additionally, buildings would be in use on weekdays and potentially on weekends and nights. Currently, the 14,343 square foot USARC is fully utilized only one weekend a month. Mobile source emissions would increase from weekday traffic (approximately 700 users), compared to the USARC's existing weekday traffic (10 full-time employees) and once-a-month weekend traffic (140 Reservists).

Indirect Impacts. Indirect impacts to air quality would be expected from the generation of electricity off-site to power lighting and air conditioning for institutional users.

4.2.3 Land Use

4.2.3.1 Affected Environment

The Watts-Guillot USARC is located in Bowie County, in the City of Texarkana, Texas (Figures 1-1 and 1-2). Texarkana is located in the northeastern part of Texas, approximately 160 miles northeast of Dallas, 65 miles north of Shreveport, Louisiana, and adjacent to Texarkana, Arkansas. The property occupies approximately 7 acres and is located on the U.S. Geological Survey (USGS) 7.5-Minute Texarkana, Texas Quadrangle map.

4.2.3.1.1 Current and Future Development in the Region of Influence

The Watts-Guillot USARC property has been designated as Higher-Density Residential development on the City of Texarkana's future land use map. Higher-Density Residential development is defined as more than 4.0 residential units per acre (City of Texarkana 2001). The

property is zoned by the City of Texarkana as MF-1, Multiple-Family, a designation that prohibits general commercial and industrial use and housing consisting of more than 24 units per gross acre, but allows for a wide variety of residential uses, including single family dwellings, duplexes, townhomes, apartments, community developments, and boarding houses, parks, churches, schools, fire station, community centers, libraries, public utility facilities, and hospitals. Specific use permits can be issued by the city for public agencies, utilities, cemeteries, towers, water treatment plants, country clubs/swim clubs, playfields or stadiums, zoos, colleges/universities, daycares, charities, and nursing homes (City of Texarkana 2012a).

In addition, development on the Watts-Guillot USARC property is limited by approximately 6.8 acres of regulatory floodplain. Approximately 4.3 acres on the eastern portion of the property is considered a high-risk flood area where only limited development would be permitted (see Subsection 4.2.6 Water Resources).

4.2.3.1.2 Installation Land

The Watts-Guillot USARC contains three permanent structures: a 11,705-SF main administration building, a 2,638-SF OMS, and a cinder block shed. The property also contains two parking lots including a POV parking area and a fenced in MEP area. Approximately one-third of the property is covered by impervious surfaces such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining land cover is primarily maintained grass.

The Watts-Guillot USARC was most recently occupied by the 755th Postal Company. The USARC primarily functioned as an administrative, storage, and vehicle maintenance training facility and was also used by reservists for training and drill activities on various weekends throughout the year.

In the Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act (2006), Table 4-1, titled Land Use Intensity Parameters, characterizes land use by using intensity parameters to evaluate how intensely a site will be reused. A FAR is used to determine the intensity level of a reuse based on how much building development occurs at a site or across an area. Based on the current total building area (approximately 14,300 SF) on the property (7 acres or approximately 304,920 SF) there is a 0.47 FAR, which is a low intensity level land use (BRAC 2006).

The property is zoned by the City of Texarkana as MF-1, Multiple-Family, a designation that prohibits general commercial and industrial use and housing consisting of more than 24 units per gross acre, but allows for a wide variety of residential uses, including single family dwellings, duplexes, townhomes, apartments, community developments, and boarding houses, parks, churches, schools, fire station, community centers, libraries, public utility facilities, and hospitals. Specific use permits can be issued by the city for public agencies, utilities, cemeteries, towers, water treatment plants, country clubs/swim clubs, playfields or stadiums, zoos, colleges/universities, daycares, charities, and nursing homes (City of Texarkana 2012a).

In addition, development on the Watts-Guillot USARC property is limited by approximately 6.8 acres of regulatory floodplain. Approximately 4.3 acres on the eastern portion of the property is considered a high-risk flood area where only limited development would be permitted (see Subsection 4.2.8 Water Resources).

4.2.3.1.3 Surrounding Land

The land use surrounding the Watts-Guillot USARC is primarily mixed residential, institutional, and undeveloped land. North of the property is primarily single family residential development. There is an open field and a school to the northeast. East of the property is Cowhorn Creek and undeveloped, forested property. South of the property is undeveloped forested land, and a parcel southwest of the property is owned by HATT (Texarkana Water Utilities 2014). West of the property is a church and single family residential development. West 15th Street borders the north and Victory Drive borders the west side of the USARC property.

Other notable land uses within a one-half mile radius of the Watts-Guillot USARC include the Texarkana Independent School District (TISD) Theron Jones Early Literacy Center for kindergarten through 2nd grade, the RoseHill apartment complex, Renaissance Plaza Senior Living facility, and Robison and New Boston Roads with associated commercial and industrial businesses.

4.2.3.2 Consequences

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

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

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

4.2.3.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to land use would occur. The property would continue to be used as an Army Reserve Center.

Indirect Impacts. No changes to land use would occur. The property would continue to be used as an Army Reserve Center.

4.2.3.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. There would be minor direct impacts to land use under this alternative. Land use would change from the operation of a military reserve center to the maintenance of a vacant facility.

Indirect Impacts. There would be minor indirect impacts to land use under this alternative. Maintenance activities are expected to continue for the current facilities.

4.2.3.2.3 Alternative 3 – Traditional Army Disposal and Residential Reuse

Direct Impacts. There would be minor beneficial direct impacts to land use under this alternative. Land use would change from institutional to residential. This use is consistent with the City of Texarkana's Comprehensive Plan which designates the Watts-Guillot USARC

property as Higher-Density Residential development on the future land use map (City of Texarkana 2001).

There would be no changes to zoning under this alternative. Permitted uses include a wide variety of residential development, including single family dwellings, duplexes, townhomes, apartments, community developments, and boarding houses (City of Texarkana 2012a). The Grantee would comply with federal, state, and local laws and would obtain any applicable construction and zoning permits or other required permits associated with new construction on the property.

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

4.2.3.2.4 Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse

Direct Impacts. There would be minor beneficial direct impacts to land use under this alternative. Land use would change from restricted institutional use by the military to open space and recreational use by the entire community. This reuse is consistent with current zoning and the Comprehensive Plan. The Grantee would comply with federal, state, and local laws and would obtain any applicable construction and zoning permits or other required permits associated with new construction on the property.

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

4.2.3.2.5 Alternative 5 – Traditional Army Disposal and Institutional Reuse

Direct Impacts. There would be minor beneficial direct impacts to land use under this alternative. Land use would change from restricted institutional use by the military to institutional use by organizations in the local community. Institutional uses include churches, schools, fire stations, community centers, libraries, public utility facilities, cemeteries, towers, water treatment plants, county clubs, playfields, stadiums, zoos, colleges and universities, daycare facilities, charities and nursing homes. This reuse is consistent with current zoning and the Comprehensive Plan. The Grantee would comply with federal, state, and local laws and would obtain any applicable construction permits or other required permits associated with renovation and construction on the property.

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

4.2.4 Socioeconomics

4.2.4.1 Affected Environment

The following sections discuss the existing economic and social conditions of the ROI:

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

The Watts-Guillot USARC is located in the Texarkana, Texas Metropolitan Statistical Area (MSA), which is the ROI for this socioeconomic analysis. The Texarkana, Arkansas-Texas MSA is comprised of Bowie County, Texas and Miller County, Arkansas.

4.2.4.1.1 Economic Development

Local Economic Activity

The Watts-Guillot USARC was most recently occupied with 10 full time employees and approximately 140 reservists that trained at the facility one weekend (2 days) each month. Expenditures by employees were spent in the local economy.

Regional Economic Activity

Texarkana is a regional center for employment and draws from a large workforce in a 60-mile radius (City of Texarkana 2014a). Texarkana has a diverse economy that employs a variety of industries including defense, medical, educational, and retail. Access to railroads, airlines, and interstates has been a key to growth and development in the area. Although unemployment in Texas and the MSA increased during the recession and recession recovery, unemployment peaked at 7 percent compared to 10 percent for the U.S.. Unemployment in the region since the recession has fluctuated between 6.0 and 7.3 percent since 2008. The variability may be attributed to some labor force fluctuation. Since 2008, the labor force of the MSA has varied between approximately 62,000 and 68,000. Labor force information and unemployment rates for the county, state, and nation are shown in Tables 4-3 and 4-4.

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

Jurisdiction	2009	2010	2011	2012	2013
Texarkana, AR-TX, MSA	64,270	65,823	67,543	66,189	62,738
Arkansas	1,351,922	1,348,352	1,359,504	1,355,851	1,205,000
Texas	11,968,709	12,281,023	12,484,241	12,597,465	12,031,000
United States	154,142,000	153,889,000	153,617,000	154,975,000	155,389,000

Source: Bureau of Labor Statistics, 2009a, 2009b, 2010, 2011a, 2011b, 2012a, and 2012b, 2013a, 2013b

Table 4-4 Unemployment Rate, Watts-Guillot USARC Region and Larger Regions					
Jurisdiction	**2009**	**2010**	**2011**	**2012**	**2013**
Texarkana, AR-TX, MSA	6.0	6.9	7.3	6.8	7.3
Arkansas	7.3	7.9	8.0	7.5	7.5
Texas	7.5	8.2	7.9	6.8	6.3
United States	9.3	9.6	8.9	8.1	7.4
Source: Bureau of Labor Statistics 2009a, 2009b, 2010, 2011a, 2011b, 2012a, 2012b, 2013a, and 2013b					

The top industries in the Texarkana MSA are shown on Table 4-5. The top five employers in the Texarkana area include Red River Army Depot and its tenants, CHRISTUS St. Michael Health System, Cooper Tire and Rubber, Southern Refrigerated Transport, and Texarkana Independent School District. The top employers have between 1,200 and 4,800 full time employees (Texarkana Chamber of Commerce 2014).

Table 4-5 Non-Agricultural Wage and Salary Employment by NAICS Industry for the Texarkana, AR-TX MSA (2011, 2012)			
Industry	**2011 Annual (persons)**	**2012 Annual (persons)**	**2011-2012 Percent Change**
Natural and Resources Mining	(D)	(D)	(D)
Construction	4,214	4,197	(0.4)
Manufacturing	5,768	5,570	(3.4)
Trade (Wholesale and Retail), Transportation, and Utilities	(D)	(D)	(D)
Information	665	637	(4.2)
Financial Activities	5,778	5,977	3.4
Professional and Business Services	(D)	(D)	(D)
Education and Health Services	10,250	(D)	(D)
Leisure and Hospitality	6,337	6,564	3.6
Other Services	4,369	4,855	11.1
Government	15,055	14,820	(1.6)
Total	61,807	62,310	0.8

Source: Bureau of Economic Analysis 2011, 2012.

(D) Not shown to avoid disclosure of confidential information, but the estimates for this item are included in the totals.

( ) Indicates a Decrease

4.2.4.1.2 Housing

According to the U.S. Census, 66 percent of the housing units in the Texarkana MSA are owner-occupied, which is similar to the state and the nation's rate. Median household income in the MSA is nearly 25 percent lower than the nation, but the housing costs are 66 percent lower. Housing information for the region is shown in Table 4-6.

Table 4-6 Housing Characteristics, Watts-Guillot USARC Region and Larger Regions, 2011						
Jurisdiction	**Total Housing Units 2012**	**Percent Vacant 2012**	**Percent Owner Occupied 2012**	**Median Value Owner Occupied 2012**	**Median Gross Rent 2012**	**Median Household Income 2012**
Texarkana, AR-TX, MSA	57,606	12.6	66.4	$91,100	$675	$41,330
Arkansas	1,316,874	14.3	67.2	$106,300	$649	$40,531
Texas	9,978,137	12.0	63.9	$128,000	$834	$51,563
United States	131,642,457	12.5	65.5	$181,400	$889	$53,046
Source: U.S. Department of Commerce, U.S. Census Bureau – American Community Survey 5-year Estimates, 2008-2012.						

At the time of this writing there were approximately 226 single family homes listed for sale in the Texarkana area (National Association of Realtors 2014). There were 310 single family homes listed within 10 miles of Texarkana. Approximately 52 percent of the homes in Texarkana were listed at $150,000 or less. There were only 14 multi-family properties listed in the City of Texarkana, Texas. There were 20 multi-family properties listed within 20 miles of Texarkana.

4.2.4.1.3 Public Services

Education

The Watts-Guillot ROI has approximately 36 elementary schools, 20 middle schools, and 19 high schools with a total student enrollment of 24,552 students in grades pre-kindergarten through 12. Bowie County, Texas accounts for 73 percent of the student enrollment in the ROI. The ROI has 9 private schools. Theron Jones Early Literacy Center is the nearest public school to the USARC. It serves approximately 429 students in pre-kindergarten through 2nd grade (Public School Review 2014; Private School Review 2014). The Bowie County, Texas public school district has a student to teacher ratio of 13:1, which is slightly less than the state average of 14:1. Minority enrollment in the school district is at approximately 44 percent predominately African-American.

Health

The city of Texarkana residents are served by the CHRISTUS Saint Michael Health System, Dubuis Hospital of Texarkana, and Wadley Regional Medical Center (AHD 2014). The Wadley Regional Medical Center is approximately 2.3 miles to the southeast of the property. It is a 203-bed hospital that offers a variety of specialty services that include neuroscience, emergency services, surgery, oncology, and orthopedic services.

Law Enforcement

Law enforcement within the City of Texarkana is provided by the City of Texarkana, Texas Police Department, the Texarkana, Arkansas Police Department, and the Miller County, Arkansas and Bowie County, Texas sheriffs' departments. The Texarkana, Texas Police Department is approximately 2.8 miles to the southeast of the USARC. The police department is comprised of approximately 91 officers and features many specialized divisions including K-9, S.W.A.T., crime scene unit, crime prevention, and school resource officers (Texarkana, Texas Police Department 2014).

Fire Protection

Fire suppression, prevention, and emergency medical services (EMS) support within the City of Texarkana is provided by the City of Texarkana, Texas and the City of Texarkana, Arkansas Fire Departments. The nearest fire station is 2.4 miles to the northeast of the USARC and is staffed by Texarkana, Texas firefighters. There are seven fire stations, an administration building, and a training field. Equipment includes five engines, one ladder, one aerial platform, one rescue company, one rush truck, and one Battalion Chief (Texarkana, Texas Fire Department 2014). Emergency medical services are contracted out to a privately owned service, which provides 24-hour service.

Recreation

The Texarkana, Texas and Texarkana, Arkansas Parks and Recreation Departments manage the local parks, open space, and recreational facilities within the city system. The City of Texarkana, Texas has 11 parks and manages 500 acres (Texarkana Parks and Recreation 2014). Texarkana, Arkansas manages approximately 24 acres of recreation land area and 4 acres of recreational water area. There are playgrounds, trails, and picnic facilities within the park systems (Texarkana, Arkansas Parks Department 2014). The park nearest to the USARC is Ferguson Park located approximately 2.3 miles to the northeast.

4.2.4.1.4 Environmental Justice

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

For environmental justice considerations, these populations are defined as minority or low-income individuals or groups of individuals subject to an actual or potential health, economic, or environmental threat arising from existing or proposed Federal actions and policies. Low-income, i.e., at or below the poverty threshold, is defined as the aggregate annual mean income, which for a family of four was $23,492 in 2012.

Tables 4-7 and 4-8 summarize minority and low-income populations for the area. According to the U.S. Census, the MSA has a much higher rate of those in poverty than the state and the nation as well as a greater minority population.

Table 4-7 Low-Income Populations: Watts-Guillot USARC Region and Larger Regions, 2012.			
Jurisdiction	**Total Population**	**Median Household Income**	**All People Whose Income is Below Poverty Level (%)**
Texarkana, AR-TX MSA	135,909	$41,330	19.4
Arkansas	2,916,372	$40,531	18.7
Texas	25,208,897	$51,563	17.4
United States	301,138,711	$53,046	14.9
Source: U.S. Department of Commerce, U.S. Census Bureau – American Community Survey 5-year Estimates, 2008-2012.			

Table 4-8 Minority Populations: Watts-Guillot USARC Region and Larger Regions, 2012.								
Jurisdiction	**Percent Minority**	**Percent Black or African American**	**Percent American Indian/ Alaska Native**	**Percent Asian**	**Percent Native Hawaiian or Other Pacific Islander**	**Percent Some Other Race**	**Two or More Races**	**Percent Ethnicity Hispanic/ Latino**
Texarkana, AR-TX MSA	28.6	24.0	0.6	0.7	0.2	0.4	1.9	4.6
Arkansas	21.6	15.5	0.6	1.2	0.2	2.2	1.9	6.4
Texas	25.9	11.8	0.5	3.9	0.1	7.5	2.2	37.6
United States	25.8	12.6	0.8	4.8	0.2	4.8	2.7	16.4
Source: U.S. Department of Commerce, U.S. Census Bureau – American Community Survey 5-year Estimates, 2008-2012.								

4.2.4.1.5 Protection of Children

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

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

Within a 1-mile radius of the Watts-Guillot USARC, there are two elementary schools, a middle school, and four daycare centers.

4.2.4.2 Consequences

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

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

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

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

4.2.4.2.1 Alternative 1 – No Action Alternative

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

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

4.2.4.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. The Watts-Guillot USARC has closed and its operations have relocated to a new AFRC adjacent to the Red River Army Depot. The USACE, Mobile District prepared separate NEPA documentation for construction and operation of the new AFRC (USACE 2009). The 63d RSC prepared NEPA documentation for relocation of the unit to the new AFRC. During caretaker status, there would no longer be daily discretionary spending (i.e. grocery shopping, gas purchases) by USARC employees in the immediate vicinity of the property. However, any impacts from decreased spending in the area would be negligible because there were only 10 full-time employees and approximately 140 reservists that trained at the USARC one weekend (2 days) each month. There are no anticipated impacts to the safety of children during the caretaker status phase of the property. Appropriate Federal and state safety measures and health regulations would be followed to protect the health and safety of all residents as well as workers.

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

4.2.4.2.3 Alternative 3 – Traditional Army Disposal and Residential Reuse

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

The Economic Impact Forecast System (EIFS) model, developed by the USACE Construction Engineering Research Laboratory, was used to assess the impacts of this alternative on the economy of the ROI. To complete the EIFS model, sample reuse intensity scenarios and costs were estimated for the alternative. The cost used in this analysis is only an estimate of a possible development scenario and is subject to change depending on the final design. Using RS Means and the National Association of Homebuilder's data, construction costs were estimated for a variety of residential housing options. Costs can vary widely depending on the type and quality of materials and the amount of detail in the final project. For purposes of the analysis, the demolition and maximum footprint new construction costs were analyzed in the EIFS model because those inputs would result in the greatest impacts to the economy. Rough estimates for a new 60-unit residential development, which is the maximum that would be allowed on the site, ranged from $10-14 million (RSMeans 2014). The EIFS model was run using the high end of the range to analyze the maximum impacts at the site. The estimated construction period for new residences is 1 year. The EIFS employment and income multiplier for the ROI is 2.83.

Table 4-9 provides the estimated direct, indirect, and total annual economic impacts of construction activities on business volume, income, and employment, as estimated by the EIFS model. Appendix C contains a description of the EIFS model and the EIFS reports on impacts.

The EIFS model also includes a Rational Threshold Value (RTV) profile used in conjunction with the forecast models to assess the degree of the impacts of an activity for a specific geographic area. These impacts would be realized over the length of the construction period. The increase in business volume, income, and employment includes capital expenditures, income, and labor directly associated with the construction activity. Appendix C contains a description of the RTV. Table 4-9 also provides the RTV associated with each of the economic impacts resulting from the construction activity. The RTV for each of the variables was found to be considerably less than the respective regional RTV, so the regional economic impacts are considered non-significant.

Table 4-9 Estimated Annual Economic Impacts from Alternative 3 - Residential					
Variable	**Direct Impacts**	**Indirect Impacts**	**Total**	**Project Regional Threshold Value[1]**	**Historic Positive Regional Threshold Value[1]**
Annual Construction Impacts[2]					
Sales (Business) Volume	$8,799,243	$16,102,610	$24,906,860	0.83	8.49
Income	$5,348,066	$3,437,957	$8,786,022	0.35	6.93
Employment	186	98	284	0.43	3.22

[1] Rational Threshold Value.

[2] 2013 Dollars.

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

Impacts from Construction

Under Alternative 3, moderate short-term beneficial direct economic impacts would be realized by the regional and local economy during the demolition and new construction phase of the proposed reuse. Temporary employment generated by construction activities would result in wages paid; an increase in sales (business) volume; expenditures for local and regional services, materials, and supplies; and additional tax revenue from the taxes on materials sold to builders and from fees paid by builders and developers. Local workers would be from within the ROI. The city has adequate staff and resources to accommodate any calls for services during the construction phase of the project, so there are no anticipated impacts to public services. There would be minor short-term adverse impacts to the local population, which includes minority and low income individuals, during the construction phase of the project. There would be increased noise from construction operations and workers; fugitive dust emissions during building construction and demolition activities; and an increase in traffic congestion from commuting construction workers and construction equipment. It is not anticipated that impacts would be any greater or more severe on minorities or individuals below the poverty line than non-minorities and those above the poverty line. Construction would occur during normal business hours and standards would be in place to minimize impacts. There are no anticipated impacts to the safety of children during the construction phase of the project. Appropriate Federal and state safety measures and health regulations would be followed to protect the health and safety of all residents as well as workers. Safety measures, barriers, and "no trespassing" signs would be placed around the perimeter of construction sites to deter children from playing in these areas, and construction vehicles and equipment would be secured when not in use.

Impacts from Closure and Reuse

The Watts-Guillot USARC has closed and its operations have relocated to a new AFRC at the Red River Army Depot. There would negligible impacts from the closure of the USARC on the local economy from decreased daily discretionary spending by USARC employees and reservists in the immediate vicinity of the property. There would be minor long term beneficial impacts to the economy from jobs created for real estate agents, brokers, and various other workers that would provide services to home builders and buyers. There would be additional long term economic impacts to the local jurisdictions from the revenues generated from the reuse of the building and yearly property taxes. There is the potential for minor impacts to public services. The construction of a residential development is not expected to create an influx of people from outside or within the region. However, the reuse may change the number of police and fire response calls and times of calls to that location. The city has adequate staff and resources to accommodate any anticipated changes. There would be minor short-term adverse impacts to the local population, which includes minority and low income individuals. During the reuse, there may be long-term adverse impacts to local populations from increased vehicle traffic near the new residential complex. Any changes to traffic patterns would be negligible and limited to peak commuting times. There would be long-term negligible beneficial impacts to housing resources. At the time of this writing, there were a limited number of multi-family properties available. The addition of homes in the region would create additional housing opportunities for county residents. Greater benefits to the local community may occur if multi-family units are constructed.

Indirect Impacts. Employment generated by construction activities would result in additional indirect wages paid; an increase in indirect business volume; and indirect expenditures for local and regional services, materials, and supplies as indicated in Table 4-9. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-9. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximate $16 million increase in indirect business volume; a $3 million increase in indirect or induced personal income; and an increase of 284 indirect jobs created in the construction, retail trade, service, and industrial sectors. These impacts would be realized during the length of the construction period, and would have non-significant short-term impacts on the regional economy.

4.2.4.2.4 Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse

Direct Impacts. Rough estimates for demolition and construction of a park is $100,000 (RSMeans 2014). The estimated construction period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 2.83. Table 4-10 provides the EIFS model estimates. Appendix C contains a description of the EIFS model and the EIFS reports on impacts.

Table 4-10 Estimated Annual Economic Impacts from Alternative 4 – Open Space/Recreational					
Variable	**Direct Impacts**	**Indirect Impacts**	**Total**	**Project Rational Threshold Value**	**Historic Positive Rational Threshold Value**
Annual Construction Impacts[2]					
Sales (Business) Volume	$66,979	$122,571	$189,550	0.01	8.49
Income	$43,334	$26,169	$69,503	0.00	6.93
Employment	1	1	2	0.00	3.22

[2] 2014 Dollars.

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

Impacts from Construction

There would be negligible short- term beneficial impacts to the economy from the creation of minimal number of temporary construction jobs in the local area during the demolition and construction period of the project. There would be negligible short-term impacts to the local population, which includes minority and low income individuals, mainly during the demolition phase of the project. During the demolition, there may be temporary increased noise and fugitive dust. Traffic congestion around the property may occur during the demolition and clean-up of demolition debris. There are no anticipated impacts to the safety of children during the construction phase of the project. Appropriate Federal and state safety measures and health regulations would be followed to protect the health and safety of all residents as well as workers. Safety measures, barriers, and "no trespassing" signs would be placed around the perimeter of construction sites to deter children from playing in these areas, and construction vehicles and equipment would be secured when not in use.

Impacts from Closure and Reuse

Impacts to the economy, safety of children, and police, fire and hospital services would be the same as those described under alternative 3. Under Alternative 4, there would be no impacts to employment. It is anticipated that no workers would relocate. Local workers would be utilized from within the existing Texarkana Parks Department staff. There would be negligible long-term beneficial impacts to recreation services and the local population, which includes minority and low income individuals, during the reuse. It would provide additional community space in the area and opportunities for recreation for nearby residents.

Indirect Impacts. Employment generated by construction activities would result in additional indirect wages paid; an increase in indirect business volume; and indirect expenditures for local

and regional services, materials, and supplies as indicated in Table 4-10. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-10. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximate $100,000 increase in indirect business volume; a $300,000 increase in indirect or induced personal income; and an increase of two indirect jobs created in the construction, retail trade, service, and industrial sectors. These impacts would be realized during the length of the construction period, and would have non-significant short-term impacts on the regional economy.

4.2.4.2.5 Alternative 5 – Traditional Army Disposal and Institutional Reuse

Direct Impacts. Rough estimates for an institutional reuse (churches, schools, fire station, community centers, and library) of up to 213,000 SF ranged from $16-45 million. The EIFS model was run using the high end of the range to analyze the maximum impacts at the site. The estimated construction period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 2.83. Table 4-11 provides the EIFS model estimates and the RTV.

Table 4-11 Estimated Annual Economic Impacts from Alternative 5 - Institutional

Variable	Direct Impacts	Indirect Impacts	Total	Project Regional Threshold Value[1]	Historic Positive Regional Threshold Value[1]
Annual Construction Impacts[2]					
Sales (Business) Volume	$28,308,740	$51,806,990	$80,113,740	2.69	8.49
Income	$17,221,880	$11,060,520	$28,282,400	1.13	6.93
Employment	558	317	875	1.33	3.22

[1] Rational Threshold Value.

[2] 2013 Dollars.

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

Impacts from Construction

Under Alternative 5, impacts to the economy would be similar to those described under Alternative 3. The impacts would be greater under this alternative since the total project cost is

greater. Therefore, it has the potential to employ a greater number of workers and have greater impacts on the local economy. Impacts to public services (i.e. police, fire, and hospital services), the safety of children, and local populations would be the same as those described under Alternative 3.

Impacts from Closure and Reuse

The impacts to the economy, employment, and local populations under this alternative would be similar to those described under Alternative 3. However, the degree of impact may be from minor to moderate depending on the final design and use of the building. For example, a new hospital may create a wider range of jobs that may include nurses, administrators, custodians, and receptionists; whereas a new fire station may relocate existing staff to a new station location. There may be minor impacts to public services (i.e. police, fire, and hospital services) should a new fire station, police station, or hospital be constructed. Residents and workers in the community would benefit from a newer, more modern building.

Indirect Impacts. Employment generated by construction activities would result in additional indirect wages paid; an increase in indirect business volume; and indirect expenditures for local and regional services, materials, and supplies as indicated in Table 4-11. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-11. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximate $51 million increase in indirect business volume; a $11 million increase in indirect or induced personal income; and an increase of 875 indirect jobs created in the construction, retail trade, service, and industrial sectors. These impacts would be realized during the length of the construction period, and would have non-significant short-term impacts on the regional economy.

4.2.5 Transportation

4.2.5.1 Affected Environment

This section describes the existing transportation conditions at and surrounding the Watts-Guillot USARC. Transportation has long been a key to growth and development in Texarkana (City of Texarkana 2014a). Union Pacific and Kansas City Southern railroads serve the region, as does the Texas Northeastern short line railroad. Vehicular traffic has access to Interstate 30, Interstate 49, US 59, US 67, US 71, and US 82. Proposed Interstate 69 will connect with Interstate 30 in Texarkana (City of Texarkana 2014a).

4.2.5.1.1 Roadways and Traffic

The Watts-Guillot USARC is located on the corner of West 15th Street and Victory Drive, between North Robison Road and Smelzer Street. West 15th Street is classified as a major collector roadway by the Texarkana Metropolitan Planning Organization. A collector roadway functions to collect traffic in residential neighborhoods. The Annual Average Daily Traffic (AADT) count for West 15th Street is 1,996 vehicles with a Level of Service (LOS) rating of A (Texarkana Metropolitan Planning Organization 2009). Table 4-12 shows the definitions of LOS ratings. Victory Drive and Smelzer Street are local roadways. Smelzer Street provides access between West 15 th Street and U.S. Highway 82, and Victory Drive provides access to North

Robison Road. The ideal traffic volume for local roadways is less than 1,500 vehicles per day (City of Texarkana 2001).

North Robison Road, which lies approximately 0.3 mile west of the property, is a 4-lane minor arterial road with an AADT of 11,555 vehicles and an LOS rating of B (Texarkana Metropolitan Planning Organization 2009).

U.S. Route 82, which lies approximately 0.3 mile north of the USARC property, is a 4-lane principal arterial road with an AADT of 17,938 vehicles and an LOS rating of E (Texarkana Metropolitan Planning Organization 2009).

Table 4-12 Roadway Level of Service Ratings

A	Traffic flows at or above the posted speed limit and all motorists have complete mobility between lanes.
B	Slightly congested, with some impingement of maneuverability. Two motorists might be forced to drive side by side, limiting lane changes.
C	Ability to pass or change lanes is not assured. Most experienced drivers are comfortable, and posted speed is maintained, but roads are close to capacity. This is often the target LOS for urban highways.
D	Typical of an urban highway during commuting hours. Speeds are somewhat reduced, motorists are hemmed in by other cars and trucks.
E	Flow becomes irregular and speed varies rapidly, but rarely reaches the posted limit. On highways this is consistent with a road over its designed capacity.
F	Flow is forced; every vehicle moves in lockstep with the vehicle in front of it, with frequent drops in speed to nearly zero mph. A road for which the travel time cannot be predicted

Traffic in the vicinity of the property would be described as generally light with slight increases in the morning, mid-day, and afternoon hours during drop-off/pick-up at the nearby Theron Jones Early Literacy Center school. Before closure of the Watts-Guillot USARC, daily vehicle traffic to the facility included approximately 10 full-time employees who commuted to the facility daily and up to 140 military personnel who attended drills on one weekend (2 days) each month. According to the Institute of Transportation Engineers, a single tenant office building generates approximately four trip ends per employee (Table 4-13), the total number of trips entering and exiting a site during that designated time (ITE 2008). Before closure of the USARC, it generated approximately forty trip ends per day from the full-time employees and an additional 560 trip ends per day by reservists on one weekend (2 days) each month.

4.2.5.1.2 Public Transportation

The majority of residents in the Texarkana area (94%) rely on private automobiles and passenger trucks for commuting to work (USCB 2008-2012). However, there are many residents who must rely on other modes of transportation. The Texarkana Urban Transit District, known locally as the T-Line, was established in 2000. The T-Line is a fixed-route bus service for the cities of Texarkana, as well as Nash and Wake Village (Texarkana Metropolitan Planning Organization 2009). Between 2010 and 2013, fixed route ridership on the T-Line increased almost 23 percent (Texarkana Metropolitan Planning Organization 2014). There is a T-Line bus stop adjacent to the USARC at the corner of West 15th Street and Lester Street (T-Line 2014).

Another important component of the region's transportation system is the Texarkana Regional Airport, providing air transportation to major cities in Texas and Arkansas and access to connecting destinations. The Dallas/Fort Worth International Airport is approximately 195 miles west of Texarkana, and the Clinton Little Rock National Airport is approximately 145 miles northeast of Texarkana.

Texarkana is located on a major Amtrak route, the Texas Eagle, which provides rail transportation between Chicago and Los Angeles and to other routes extending across the country. In addition, Greyhound Bus Lines has 13 scheduled bus stops at its facility in Texarkana, Arkansas. Buses are bound for Little Rock, Memphis, Dallas, Houston, and Kansas City. Kerrville Bus Company provides travel from the Greyhound Station to Fort Smith, Arkansas.

Another important component of public transportation is the provision of local services for disabled and senior citizens who are limited in their ability to use private vehicles for their transportation (Texarkana Metropolitan Planning Organization 2009).

4.2.5.2 Consequences

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

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

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

4.2.5.2.1 Alternative 1 – No Action Alternative

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

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

4.2.5.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. Maintenance activities are expected to continue for the grounds and remaining asphalt areas. Negligible beneficial impacts to the community would result from the reduction in employees commuting to the USARC.

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

4.2.5.2.3 Alternative 3 – Traditional Army Disposal and Residential Reuse

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

Potential residential reuses allowed under zoning restrictions include, but are not limited to, single family dwellings, duplexes, townhomes, apartments, community developments, and boarding houses. Assuming a high intensity reuse of the property, the floor area for a residential development (apartment building) would be a maximum of 213,500 SF, with approximately 60 residential units.

Reuse of the Watts-Guillot USARC for a residential development would result in long-term, minor to moderate, adverse impacts to transportation patterns. This reuse would increase traffic slightly in the area, depending on the final development design, resulting in a minor to moderate adverse impact to traffic. A residential development would generate up to 420 trip ends per day (ITE 2008; ITE 2012) if the existing buildings were demolished and the maximum allowed building area was constructed. For comparison, there were approximately 40 trip ends daily and an additional 560 trip ends one weekend (2 days) each month for training events before closure of the USARC.

Table 4-14 compares trip ends generated under Alternative 3 compared with those of the No Action Alternative. The roads adjacent and near the USARC would be able to accommodate the increase in traffic because they have light traffic and West 15th Street has an LOS rating of A (traffic flows freely) (Texarkana Metropolitan Planning Organization 2009). The neighborhood roadways currently support existing residential apartment complexes, such as the RoseHill apartment complex approximately 0.2 mile east of the property, without the use of traffic calming measures. There would be negligible impacts to public transportation because traffic generated under this alternative would be mostly local and public transportation is not widely used for commuting within Texarkana (USCB 2008-2012).

The USARC property can currently be entered only from Victory Drive. It is possible that the new development may use the same access point; however, it is also possible that the property could be accessed from other points on this same road or along West 15th Street (Figure 1-2). This could improve overall vehicular and pedestrian circulation throughout the site and alleviate traffic congestion during peak hours if necessary.

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

Table 4-13 Summary of Weekday Daily Trip Generation Rates by Land Use Type	
Land Use	**Average (TE/KSF)[1]**
Church/Synagogue	9
City Park	6 (TE/picnic site)
Education – High School	13
Education – Community College	27
General Office	11
Government Office Complex	28
Hospital	17
Library	56
Museum	12
Recreational Community Center	23
Residential – Single Family Homes	10 (TE/dwelling unit)
Residential – Condominium/townhouse	6 (TE/dwelling unit)
Residential - Apartments	7 (TE/dwelling unit)
Restaurant – Fast Food	496
Restaurant – Sit Down	127
Single-tenant Office Building	4 (TE/number of employees)
Warehousing	4

[1]Trip-End (the origin or destination of a trip)/units of 1,000 square feet

NA – Not Available

Source: 8th Edition Institute of Transportation Engineers Trip Generation Report 2008; ITE 2012; Cambridge Systematics, Inc. 2011.

Table 4-14 Estimated Traffic Impacts for Each Watts-Guillot USARC Reuse Alternative						
	Estimated Daily Trip Ends[1] (Renovation of Exiting Buildings)	**Estimated Daily Trip Ends[1] (Demolition and Construction)**	**West 15th Street AADT[2]**	**Victory Drive AADT**	**North Robison Road AADT**	**U.S. Route 82 AADT**
No Action Alternative	40 (plus 560 one weekend per month)		1,996 vehicles	<1,500 vehicles	11,555 vehicles	17,938 vehicles
Caretaker Status Alternative	0					
Alternative 3 – Residential Reuse	N/A	420				
Alternative 4 – Open Space/Recreational Reuse	N/A	120 to 630				
Alternative 5 – Institutional Reuse	378	2,000 to 6,000				

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

[2]AADT: Annual Average Daily Traffic

Source: Institute of Transportation Engineers. 2008. Trip Generation Rates from the 8th Edition ITE Trip Generation Report Series.

4.2.5.2.4 Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse

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

Reuse of the Watts-Guillot USARC for open space and/or a recreational facility would result in long-term, minor to moderate, adverse impacts to transportation patterns. This reuse would increase traffic slightly in the area, depending on the final development design of the park. A city park would generate approximately six trip ends, the total number of trips entering and exiting a site, per picnic table per day, whereas a multipurpose recreational facility would have 90 trip ends per acre per day (ITE 2008). For example, if the new park had a large park pavilion with 12 picnic tables and eight more picnic tables around the site, it would generate approximately 120 trip ends on a typical day. A multipurpose recreational facility would generate approximately 630 trip ends per day on the 7-acre site. For comparison, there were

approximately 40 trip ends daily and an additional 560 trip ends per training weekend day before closure of the USARC.

Table 4-14 compares trip ends generated under Alternative 4 compared with those of the No Action Alternative. There would be additional traffic on nights and weekends compared to current conditions (non-training weekends). Park traffic generally peaks at different times than adjacent streets and during non-commuting hours. The roads adjacent and near the USARC would be able to accommodate the potential slight increase in traffic because they have light traffic and West 15th Street has an LOS rating of A (traffic flows freely) (Texarkana Metropolitan Planning Organization 2009).

The USARC property can currently only be entered from Victory Drive. It is possible that the new development may use the same access point; however, it is also possible that the property could be accessed from other points on this same road or along West 15th Street (Figure 1-2). This could improve overall vehicular and pedestrian circulation throughout the site and alleviate traffic congestion during peak hours and recreational events if necessary.

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

4.2.5.2.5 Alternative 5 – Traditional Army Disposal and Institutional Reuse

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

Potential institutional facility reuses could include, but are not limited to, churches, schools, fire station, community centers, libraries, and hospitals. Assuming a medium-high intensity level reuse of the property, the floor area for an institutional facility development would be between 91,000 to 213,000 SF with approximately700 users (employees and/or students).

In the long-term, reuse as an institutional facility would increase traffic and public transportation use in the area. Impacts could be moderate, but they would depend on the type and final square footage of the development. An institutional facility could generate between approximately 2,000 and 6,000 trip ends per day (ITE 2008; ITE 2012) if the existing buildings were demolished and the maximum allowed building area (213,000 SF) was constructed. Development on the property would comply with applicable federal, state, and local zoning regulations and construction permits.

If the existing USARC buildings are renovated and reused, there would be 14,343 SF of floor area, resulting in approximately 378 trip ends per day. For comparison, there were approximately 40 trip ends daily and an additional 560 trip ends per training weekend day before closure of the USARC.

Table 4-14 compares trip ends generated under Alternative 5 compared with those of the No Action Alternative. The roads adjacent and near the USARC would be able to accommodate the increase in traffic because they have light traffic and West 15th Street has an LOS rating of A (traffic flows freely) (Texarkana Metropolitan Planning Organization 2009). Traffic calming measures may be required under this alternative because of the potential increase in vehicles

entering and exiting the property as compared to existing conditions. The USARC property can currently only be entered from Victory Drive. It is possible that the new development may use the same access point; however, it is also possible that the property could be accessed from other points on this same road or along West 15th Street (Figure 1-2). This could improve overall vehicular and pedestrian circulation throughout the site and alleviate traffic congestion during peak hours if necessary.

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

4.2.6 Water Resources

4.2.6.1 Affected Environment

4.2.6.1.1 Floodplains

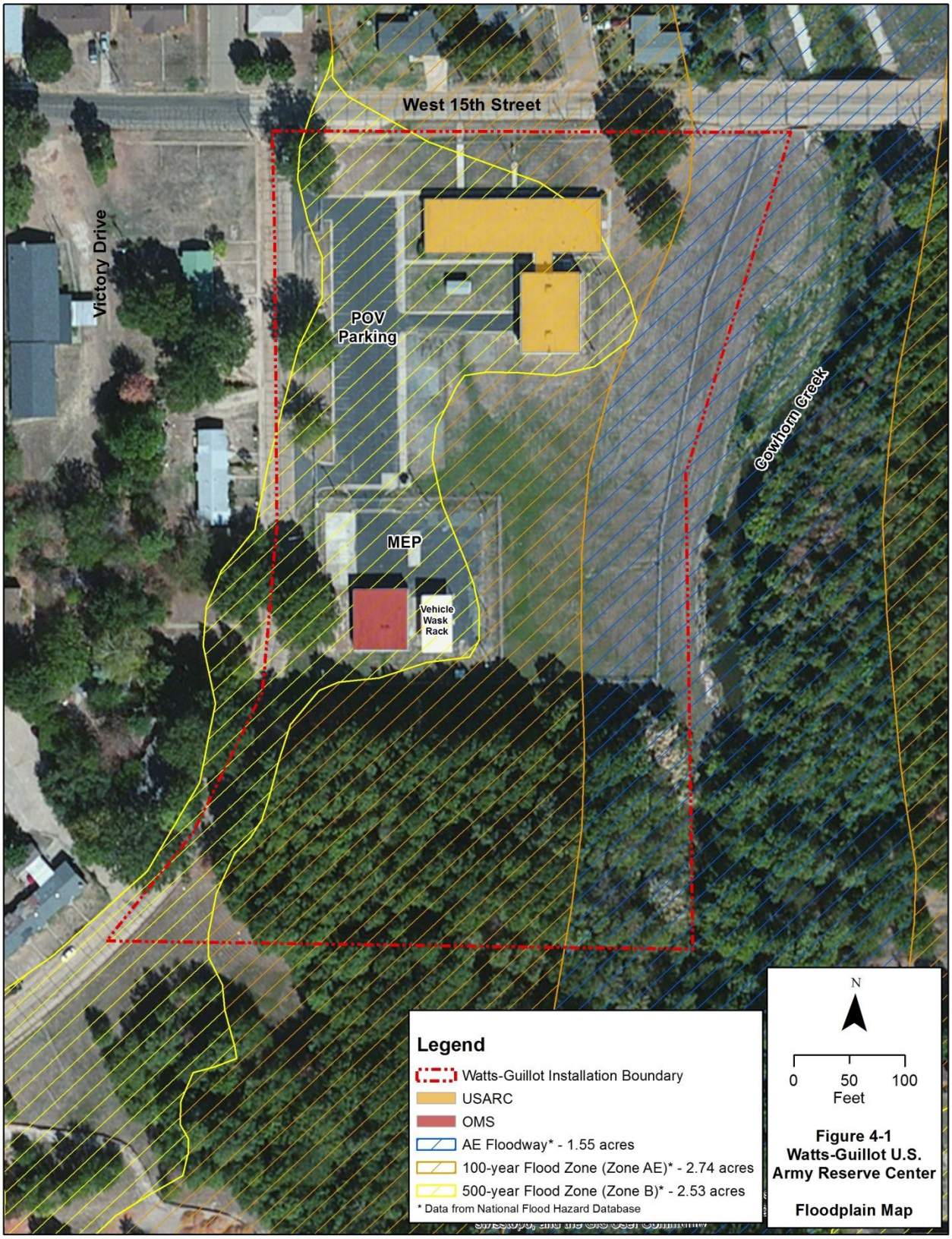
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Community Panel 48037C0365D, 1.14 acre of the Watts-Guillot USARC property lies within a 100-year flood zone (Zone AE) and 2.12 acre lies within a 500-year flood zone (Zone B) (Figure 4-1). Additionally, 1.2 acre of the Watts-Guillot USARC property is included in the AE Floodway for Cowhorn Creek (FEMA 2010) (Figure 4-1). Cowhorn Creek is located approximately 25 feet east of the Watts-Guillot USARC property.

The City of Texarkana is a participating community in FEMA's National Flood Insurance Program (NFIP) (FEMA 2014b). As such, the City of Texarkana enforces sound floodplain management standards through adoption and enforcement of ordinances that meet or exceed FEMA requirements to reduce the risk of flooding. Chapter 31, Article IV of the City of Texarkana's Code of Ordinances contains regulations designed to minimize flood losses (City of Texarkana 2012b). Additionally, a floodplain development permit is required to ensure that proposed development projects within high-risk flood areas (Zone AE) meet the requirements of the NFIP and the City of Texarkana's Code of Ordinances.

Homes and buildings in high-risk flood areas (Zone AE) with mortgages from federally regulated or insured lenders are required by the NFIP to have flood insurance (FEMA 2014a). Homes and buildings located in moderate-to-low risk areas (Zone B) that have mortgages from federally regulated or insured lenders are typically not required to have flood insurance, but flood insurance is typically highly recommended. A lender can require flood insurance, even if it is not federally required.

Certain regulations pertaining to the development of the portion of the Watts-Guillot USARC property contained within the AE Floodway will apply. These regulations prohibit encroachment activities within the floodway including fill, new construction, substantial improvements, and other development unless it has been demonstrated through hydrologic and hydraulic analyses that the proposed encroachment would not result in any increase in flood levels (FEMA 2012). The City of Texarkana is responsible for reviewing and maintaining documentation demonstrating that any permitted floodway encroachment meets NFIP requirements provided that the City of Texarkana first applies for a conditional FIRM and floodway revision through FEMA. As such, a No-rise Certification for floodways may be used to document the analyses (FEMA 2012).

Additionally, EO 11988, Floodplain Management, requires Federal agencies to take actions to minimize occupancy of and modification to floodplains. Therefore, in consideration of EO 11988, Army property conveyance documents will notify property transferees of their obligation to adhere to applicable restrictions on the property imposed by federal, state, or local floodplain regulations.


West 15th Street
Victory Drive
POV Parking
MEP
Vehicle Wask Rack
Cowhorn Creek
Legend
Watts-Guillot Installation Boundary
USARC
OMS
AE Floodway* - 1.55 acres
100-year Flood Zone (Zone AE)* - 2.74 acres
500-year Flood Zone (Zone B)* - 2.53 acres
* Data from National Flood Hazard Database
N
0
50
100
Feet
Figure 4-1
Watts-Guillot U.S. Army Reserve Center
Floodplain Map

4.2.6.2 Consequences

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

- Impacts would be significant if they violate Federal or state surface water protection laws or Section 404 of the Clean Water Act.
- Impacts constitute a substantial risk to aquatic animals and/or humans or contamination poses secondary health risks during the project life.
- Impacts would eliminate or sharply curtail existing aquatic life or human uses dependent on in-stream flows or water withdrawals during the project life.
- Impacts would place within a 100-year flood hazard area structures which violate Federal, State or local floodplain regulations; or
- Impacts would expose people or structures to a substantial risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.

4.2.6.2.1 Alternative 1 – No Action Alternative

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

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

4.2.6.2.2 Alternative 2 – Caretaker Status Alternative

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

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

4.2.6.2.3 Alternative 3 – Traditional Army Disposal and Residential Reuse

Direct Impacts. There would be the potential for minor short- and long-term adverse direct impacts to floodplains and floodways under this alternative. The reuse of the property would include demolition of existing buildings and new construction. Additionally, sediment runoff or erosion could occur as a result of stormwater runoff during the construction or demolition period. However, these impacts would be temporary and minimized with the use of BMPs and by complying with federal, state, and local regulations.

Should new buildings or structures be constructed in the floodplain or floodway on the Watts-Guillot USARC property, minor long-term adverse direct impacts could occur because floodplain storage capacity and flood flow paths on the Watts-Guillot USARC property would potentially be reduced. However, all construction activities under this alternative would comply with applicable federal, state, and local floodplain management regulations, and impacts would be minor.

Indirect Impacts. There would be potential for negligible long-term adverse indirect impacts to floodplains under this alternative. However, all construction activities under this alternative would comply with applicable federal, state, and local floodplain management regulations and impacts would be minor.

4.2.6.2.4 Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse

Direct Impacts. There would be the potential for minor short- and long-term adverse direct impacts to floodplains and floodways under this alternative. Direct impacts to floodplains and floodways under Alternative 4 would be similar to those under Alternative 3.

Indirect Impacts. There would be potential for negligible long-term adverse indirect impacts to floodplains under this alternative. Indirect impacts to floodplains and floodways under Alternative 4 would be similar to those under Alternative 3.

4.2.6.2.5 Alternative 5 – Traditional Army Disposal and Institutional Reuse

Direct Impacts. There would be the potential for minor short- and long-term adverse direct impacts to floodplains and floodways under this alternative. The reuse of the property may include either the renovations of existing buildings, demolition of existing buildings, or new construction. Direct impacts to floodplains and floodways under Alternative 5 would be similar to those under Alternative 3.

Indirect Impacts. There would be potential for negligible long-term adverse indirect impacts to floodplains under this alternative. Indirect impacts to floodplains and floodways under Alternative 5 would be similar to those under Alternative 3.

4.3 Cumulative Effects

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

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

Cumulative Impact Analysis Area. The cumulative impact analysis area includes the area that has the potential to be affected by implementation of the proposed action at the Watts-Guillot USARC. This includes the installation and the area proximate to the installation boundary and varies by resource category being considered. Analysis areas are defined in Section 4.3.1 for each resource category analyzed in detail.

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

present actions are described in the Affected Environment sections under each of the resource categories covered in this EA.

The Watts-Guillot USARC property was undeveloped until the U.S. government bought the property in 1957 and built the USARC buildings in 1958. Most of the residential and institutional development in the RoseHill neighborhood surrounding the USARC property occurred between 1935 and 1961, according to historic aerial photographs (USACE 2007).

Past uses of the USARC included administrative and educational operations and maintenance and washing of military vehicles. The former occupant of the Watts-Guillot USARC, the 755th Postal Company, relocated to a new AFRC adjacent to the Red River Army Depot in Hooks, Bowie County, Texas in 2011.

In 2001, HATT, the City of Texarkana, and TISD joined together in a partnership to lead a comprehensive master planning and reinvestment process for the historic RoseHill neighborhood that includes housing, schools, public services, and infrastructure. To date, the RoseHill neighborhood, designated as a Revitalization Area by the City, has received new investments worth over $90 million. A key component of this effort is the award of a $20 million HOPE VI grant in 2008 to the Housing Authority for the demolition and reconstruction of the three oldest public housing properties consisting of 372 apartments: Covington Homes, Stevens Courts, and Griff King Homes. HATT has successfully developed four new properties: Renaissance Plaza, The Oaks at RoseHill, RoseHill Ridge, and Pecan Ridge at RoseHill (HATT 2010; HATT 2014).

USEPA has selected the City of Texarkana for two brownfields assessment grants. Community-wide hazardous substances grant funds are being used to conduct up to 25 Phase I and four Phase II environmental site assessments. Petroleum grant funds are being used to conduct up to 15 Phase I and seven Phase II environmental site assessments. Grants funds for both hazardous substances and petroleum will be used to generate an inventory of sites, support community outreach activities, conduct health monitoring, and develop cleanup plans. The city is targeting the downtown area and the adjacent RoseHill community for assessments (USEPA 2010; City of Texarkana 2013).

Reasonably Foreseeable Future Actions. Reasonably foreseeable future actions are mainly limited to those that have been approved and that can be identified and defined with respect to timeframe and location. Reasonably foreseeable future actions that have been identified and considered in the analysis of cumulative impacts, both on the USARC property and off the USARC property, are:

- Continued redevelopment and revitalization of homes, businesses, and government buildings in and around the RoseHill neighborhood and on North Robison and New Boston (U.S. Route 82) Roads.
- Because the Watts-Guillot USARC property has been designated as a Higher-Density Residential development area in the Texarkana Comprehensive Plan, it is likely that additional high density residential development will occur in the neighborhood surrounding the property (City of Texarkana 2001).
- HATT will be developing 25 single family homes to be sold to moderate income families in the RoseHill Neighborhood (HATT 2010).
- Two areas in Texarkana have emerged as priority areas for public improvements: the Beverly community and downtown Texarkana. The Beverly community, which lies less than 1/2 mile north of the property, is an area of minority concentration, extremely-

low and low-income residents, as well as numerous substandard homes and facilities. The City of Texarkana will receive Community Development Block Grant (CDBG) funds from HUD for the fiscal year beginning October, 2014. The city plans to use the funds for revitalization of the Beverly community, including rehabilitation and construction of low-income housing and parks (City of Texarkana 2014b).

- Implementation of the Texarkana Comprehensive Plan (City of Texarkana 2001), the Proposed Draft Metropolitan Transportation Plan for the Texarkana Metropolitan Area 2015 – 2040 (Texarkana Metropolitan Planning Organization 2014), and other Texarkana metropolitan area long-range development plans.

4.3.1 Potential Cumulative Impacts

4.3.1.1 No Impacts to Resources

As documented in Section 4.0 of this EA, there are several resource categories that were eliminated from discussion in the cumulative impacts section. The resource categories that are not discussed in detail include:

- Biological Resources;
- Cultural Resources;
- Geology and Soil; and
- Utilities.

4.3.1.2 Alternative 1 – No Action Alternative

No changes to existing baseline conditions are anticipated under the No Action Alternative. Therefore, there are no cumulative impacts under the No Action Alternative, because this alternative has no impacts. However, for the closure action directed by the BRAC Commission, it is noted that for the No Action Alternative, maintenance of current conditions is not feasible because the BRAC actions are federal law.

4.3.1.3 Alternative 2 – Caretaker Status Alternative

Because aesthetics and water resources would not be affected by maintenance of a vacant facility, there would be no cumulative impacts to aesthetics or water resources. A vacant facility would result in reduced emissions and traffic, which would offset the increased emissions from development projects in the surrounding area, including the new AFRC adjacent to the Red River Army Depot. There would be minor negative impacts to land use and socioeconomics under the Caretaker Status Alternative. However, any long-term impacts from decreased spending would be negligible when combined with impacts of the past, current, and reasonably foreseeable development in the area because there were only ten full-time employees and approximately 140 reservists that trained at the USARC one weekend (2 days) each month. There are no anticipated significant short-term or long-term cumulative impacts under this alternative.

4.3.1.4 Alternative 3 – Traditional Army Disposal and Residential Reuse

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

- **Aesthetic and Visual Resources.** The cumulative impact analysis area for aesthetic and visual resources includes the viewshed around the property. A residential development with new or renovated buildings and landscaping would result in a long-term beneficial impact to the visual character of the landscape associated with this project in combination with other past, present, and reasonably foreseeable future activities such as new residential developments east of the USARC in the RoseHill neighborhood. The cumulative impact would be non-significant.
- **Air Quality.** The cumulative impact analysis area for air quality includes Bowie County, Texas. Potential emissions from the proposed demolition of the Watts-Guillot USARC and construction of a new residential development would be non-significant. The contribution of these non-significant emissions to regional air emissions from development projects in the surrounding area, including the new AFRC adjacent to the Red River Army Depot in Bowie County, would increase air emissions in the region; however, it would not result in a significant cumulative impact because the reuse emissions are clearly *de minimis* and the area is in attainment for all criteria pollutants (Appendix B).
- **Land Use.** The cumulative impact analysis area for land use includes a ½-mile radius around the property, which is the approximate boundary of the RoseHill neighborhood revitalization area identified in the City of Texarkana 2014 Annual Action Plan, Community Development Block Grant Program (City of Texarkana 2014b). Non-significant impacts associated with this project in combination with other past, present, and reasonably foreseeable future activities, such as new residential developments east of the USARC in the RoseHill neighborhood, would include potential land use changes for a new residential development and potentially a higher intensity reuse. These land use changes are compatible with surrounding land uses and zoning ordinances in the city.
- **Socioeconomics.** The cumulative impact analysis area for socioeconomics includes the Texarkana, Texas MSA (Bowie County, Texas and Miller County, Arkansas). There would be short-term employment generated by the construction or renovation of the property under this alternative. There would be long-term employment and tax revenue generated by the reuse for a residential development. Therefore, Alternative 3 would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies. These beneficial impacts combined with the employment and economic opportunities of future development that is expected throughout the region would have non-significant short- and long-term beneficial cumulative impacts to the local and regional community.
- **Transportation.** The cumulative impact analysis area for transportation includes a ½-mile radius around the property, which includes U.S. Route 82 and North Robison Road, major transportation routes in Texarkana. The reuse of the Watts-Guillot USARC as a residential development would result in a minor to moderate adverse impact to traffic within the analysis area. There would be more traffic compared to current conditions; however, the roads adjacent and near the USARC would be able to accommodate the increase in traffic. This in combination with traffic from other past,

present, and reasonably foreseeable future activities, such as new residential developments east of the USARC in the RoseHill neighborhood, would have non-significant cumulative impacts to transportation.

- **Water Resources.** The cumulative impact analysis area for water resources includes the watershed around the property. Any construction on the property and in the surrounding area would comply with federal, state, and local requirements for floodplain management. Compliance would ensure any impacts to water resources are not significant.

4.3.1.5 Alternative 4 – Traditional Army Disposal and Open Space/Recreational Reuse

Cumulative impacts under Alternative 4 by resource category are as follows:

- **Aesthetic and Visual Resources.** Cumulative impacts to aesthetic and visual resources under Alternative 4 would be non-significant and similar to those listed under Alternative 3.
- **Air Quality.** Potential emissions from the proposed demolition of the Watts-Guillot USARC and construction of an open space/recreational area would be non-significant. The contribution of these non-significant construction emissions to regional air emissions from development projects in the surrounding area, including the new AFRC adjacent to the Red River Army Depot in Bowie County, would temporarily increase air emissions in the region; however, it would not result in a significant cumulative impact because the reuse emissions are clearly *de minimis* and the area is in attainment for all criteria pollutants (Appendix B).
- **Land Use.** Non-significant cumulative impacts to land use under Alternative 4 would be similar to those listed under Alternative 3.
- **Socioeconomics.** There would be short-term employment generated by the demolition and construction on the property under this alternative. There would be long-term employment and tax revenue generated by the reuse for an open space/recreational area. Therefore, Alternative 4 would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies. These beneficial impacts combined with the employment and economic opportunities of future development that is expected throughout the region would have non-significant short- and long-term beneficial cumulative impacts to the local and regional community.
- **Transportation.** In the long-term, reuse as an open space/recreational area would have minor impacts resulting from an increase in the traffic volume in the area. Traffic would be variable throughout the day, being potentially higher on weekends. The roads adjacent and near the USARC would accommodate the increase in traffic. This, in combination with traffic from other past, present, and reasonably foreseeable future activities, such as new residential developments east of the USARC in the RoseHill neighborhood, would have non-significant cumulative impacts to transportation.
- **Water Resources.** Any construction on the property and in the surrounding area would comply with federal, state, and local requirements for floodplain management. Compliance would ensure any impacts to water resources are not significant.

4.3.1.6 Alternative 5 – Traditional Army Disposal and Institutional Reuse

Cumulative impacts under Alternative 5 by resource category are as follows:

- **Aesthetic and Visual Resources.** An institutional facility development with new or renovated buildings and landscaping would result in a long-term beneficial impact to the visual character of the landscape associated with this project in combination with other past, present, and reasonably foreseeable future activities such as new residential developments east of the USARC in the RoseHill neighborhood. The cumulative impact would be non-significant.
- **Air Quality.** Potential emissions from the proposed demolition of the Watts-Guillot USARC and construction of an institutional facility or renovation and reuse of the Watts-Guillot USARC would be non-significant. The contribution of these non-significant emissions to regional air emissions from development projects in the surrounding area, including the new AFRC adjacent to the Red River Army Depot in Bowie County, would increase air emissions in the region; however, it would not result in a significant cumulative impact because the reuse emissions are clearly *de minimis* and the area is in attainment for all criteria pollutants (Appendix B).
- **Land Use.** Cumulative impacts to land use under Alternative 5 would be non-significant and similar to those listed under Alternative 3.
- **Socioeconomics.** Cumulative impacts to socioeconomics under Alternative 5 would be non-significant and similar to those listed under Alternative 3.
- **Transportation.** The reuse of the Watts-Guillot USARC as an institutional facility would result in a minor to moderate adverse impact to traffic within the analysis area. There would be more traffic compared to current conditions; however, the roads adjacent and near the USARC would be able to accommodate the increase in traffic. This in combination with traffic from other past, present, and reasonably foreseeable future activities, such as new residential developments east of the USARC in the RoseHill neighborhood, would have non-significant cumulative impacts to transportation.
- **Water Resources.** Any construction on the property and in the surrounding area would comply with federal, state, and local requirements for floodplain management. Compliance would ensure any impacts to water resources are not significant.

4.4 Best Management Practices

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

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

SECTION 5.0 FINDINGS AND CONCLUSIONS

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

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SECTION 6.0 LIST OF PREPARERS

This EA was prepared under the direction of the 63d RSC and U.S. Army Corps of Engineers. Individuals who assisted in issue resolution and provided guidance for this document are:

Carmen Call
63d Regional Support Command BRAC Environmental Coordinator

Joseph Hand and Crystal Taylor
U.S. Army Corps of Engineers

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

Name	**Education and Experience**	**Primary Responsibilities**
Katie Astroth	B.S. Biology and Environmental Biology, M.S. Biology. 5 years of experience in fish and wildlife management, aquatic ecology, and environmental planning.	Parsons Environmental Scientist; analysis and preparation of EA text and supporting sections.
Susan Bupp	B.A. Anthropology, M.A. Anthropology. 38 years of experience in environmental assessment and impact studies, Section 106 coordination, and cultural resources investigations.	Parsons Cultural Resources Specialist; responsible for preparation of cultural resources affected environment and consequences.
Richard Hall	B.S. Environmental Biology, M.S. Zoology. Over 36 years of experience in environmental assessment and impact studies, biological community investigations, and ecosystem restoration.	Parsons Project Manager/Senior Project Planner; data collection and key participant in description of proposed action, alternatives formulation, and related environmental analyses.
Rachael E. Mangum	B.A. Anthropology, M.A., Anthropology. 14 years of experience in cultural resources management under the NHPA and documentation under NEPA.	Parsons Cultural Resources Specialist; responsible for preparation of cultural resources affected environment and consequences.
Darren Mitchell	B.S. Biology, M.S. Biology. Over 12 years of experience working on environmental compliance, wildlife management, wetland delineations, and NEPA planning.	Parsons Principal Scientist; analysis and preparation of EA text and supporting sections.

Name	Education and Experience	Primary Responsibilities
Amanda Molsberry	B.A. Geography, M.S. Environmental Science and Policy. Over 10 years of experience in conservation design, environmental planning, and socioeconomic analysis.	Parsons Senior Environmental Scientist; data collection, analysis, and key participant in preparation of EA text and supporting sections.
Randy Norris	B.S. Plant and Soil Science, Master of Urban Planning/Environmental Planning. Over 22 years of experience in environmental impact assessment, environmental management, and planning.	Parsons Project Scientist; site visit, data collection, description of proposed action, alternatives formulation, and environmental impact analyses.
Rebecca Porath	B.S. Fisheries and Wildlife Management, M.S. Zoology. Over 16 years of experience in environmental, biological, and natural resource planning projects.	Parsons Senior Environmental Scientist; key participant in site visit, data collection, analysis, and preparation of EA text and supporting sections.

SECTION 7.0 DISTRIBUTION LIST

Persons and Organizations Receiving the Environmental Assessment include:

Notice of Availability Letter Recipients

Ms. Rhonda Smith
Region 6 NEPA Coordinator
U.S. Environmental Protection Agency
1445 Ross Avenue, 12th Floor, Suite 1200
Dallas, Texas 75202-2733

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

Mayor Bob Bruggeman
City of Texarkana
220 Texas Boulevard
Texarkana, Texas 75501

Ms. Shirley Jaster, Assistant City Manager
City of Texarkana
220 Texas Boulevard
Texarkana, Texas 75501

Dr. Bryan W. Shaw, Chairman
Texas Commission on Environ. Quality
P.O. Box 13087
Austin, Texas 78711-3087

Debra Bills, Field Supervisor
U.S. Fish and Wildlife Service
Arlington TX Ecological Services Field Office
2005 NE Green Oaks BLVD, Suite 140
Arlington, Texas 76006

Ms. Linda R. Charest, BRAC Coordinator
Dept. of Housing and Urban Development
451 7th Street, SW., Room #7266
Washington, District of Columbia 20410

Mr. Bill Cork, Executive Director/CEO
TexAmericas Center
107 Chapel Lane
New Boston, Texas 75570

Dan Allen Hughes, Jr., Chairman
Texas Parks and Wildlife Commission
P.O. Box 14
Beeville, Texas 78104

Gregory E. Pyle, Chief
Choctaw Nation of Oklahoma
P.O. Drawer 1210
Durant, Oklahoma 74702

Brenda Shemayne Edwards, Chairperson
Caddo Nation
P.O. Box 487
Binger, Oklahoma 73009

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

Scott Bighorse, Chief
Osage Nation
P.O. Box 779
Pawhuska, Oklahoma 74056

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

Notice of Availability Letter Recipients

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

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600 West Third Street
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SECTION 9.0 PERSONS CONSULTED

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

- USARC installation personnel
- TexAmericas Center, Bill Cork, Executive Director/CEO (LRA)
- City of Texarkana, Ms. Shirley Jaster, Assistant City Manager
- U.S. Environmental Protection Agency, Region 6
- U.S. Fish and Wildlife Service
- Texas Department of Transportation
- Texas Parks and Wildlife Commission
- Texas Commission on Environmental Quality
- Department of Housing and Urban Development, Office of Special Needs Assistance Programs
- Office of Environmental Policy and Compliance, U.S. Department of Interior
- Texas Historical Commission
- Caddo Nation
- Choctaw Nation of Oklahoma
- Muscogee (Creek) Nation of Oklahoma
- Tonkawa Tribe of Indians of Oklahoma
- Osage Nation

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SECTION 10.0 ACRONYMS

A

AADT	Annual Average Daily Traffic
ACM	Asbestos-Containing Material
AFRC	Armed Forces Reserve Center
AST	Aboveground Storage Tank

B

BMPs	Best Management Practices
BRAC	Base Closure and Realignment
BRAC Commission	Base Closure and Realignment Commission

C

CAA	Clean Air Act
CDBG	Community Development Block Grant
CEQ	Council on Environmental Quality
CF	Cubic Foot
CFR	Code of Federal Regulations
CH_4	Methane
CO_2	Carbon Dioxide
CO_2e	Carbon Dioxide Equivalent
CONEX	Container Express
CORRACT	Corrective Action

D

E

EA	Environmental Assessment
ECP	Environmental Condition of Property
EDR	Environmental Data Resources, Inc.
EIFS	Economic Impact Forecast System
EIS	Environmental Impact Statement
EMS	Emergency Medical Services
EO	Executive Order

F

FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FNSI	Finding of No Significant Impact

G

GHG	Greenhouse Gases
GSA	U.S. General Services Administration
GWP	Global Warming Potential

H

HATT	Housing Authority of Texarkana Texas
HVAC	Heating, Ventilation, and Air Conditioning
HUD	Housing and Urban Development

I

J

K

kg	kilograms

L

LBP	Lead-Based Paint

LOS	Level of Service
LQG	Large Quantity Generator
LRA	Local Redevelopment Authority

M

MEP	Military Equipment Parking
MF-1	Multiple Family-1
MSA	Metropolitan Statistical Area

N

N_2O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NFIP	National Flood Insurance Program
NOI	Notice of Interest
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
NWI	National Wetlands Inventory
NWR	National Wildlife Refuge

O

O_3	Ozone
OMS	Organizational Maintenance Shop
OA	Opportunity Area
OWS	Oil-Water Separator

P

PBC	Public Benefit Conveyance
PCB	Polychlorinated biphenyls
POL	Petroleum, Oils, and Lubricants
POV	Privately Owned Vehicle

Q

R

RCRA	Resource Conservation and Recovery Act
RCRAinfo	RCRA Information
ROI	Region of Influence
RONA	Record of Non-Applicability
RSC	Regional Support Command
RTV	Rational Threshold Values

S

SF	Square Foot
SF_6	Sulfur Hexaflouride
SHPO	State Historic Preservation Office
SIP	State Implementation Plan
SQG	Small Quantity Generator
SWEPCO	Southwestern Electric Power Company

T

TCEQ	Texas Commission on Environmental Quality
TE/KSF	Trip-ends/1,000 SF
THC	Texas Historical Commission
TISD	Texarkana Independent School District
TSD	Treat, Store, and/or Dispose

U

US	United States
USACE	United States Army Corps of Engineers
USARC	United States Army Reserve Center
USC	United States Code
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	Underground Storage Tank

V

VWR Vehicle Wash Rack

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APPENDIX A – PUBLIC AND AGENCY COORDINATION

Environmental Assessment Public and Agency Scoping

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

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

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

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

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A.1 Scoping Coordination

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

Agency	Date
Mr. Bob Bruggeman, Mayor of Texarkana, Texas	October 7, 2014
Ms. Shirley Jaster, Assistant City Manager of Texarkana, Texas	October 7, 2014
Mr. Bill Cork, TexAmericas Center	October 7, 2014
Dr. Willie R. Taylor, Office of Environmental Policy and Compliance	October 7, 2014
Ms. Rhonda Smith, USEPA Region 6 NEPA Coordinator	October 7, 2014
Ms. Linda R. Charest, HUD BRAC Coordinator	October 7, 2014
Mr. Dan Allen Hughes, Jr., Texas Parks and Wildlife Commission	October 7, 2014
Texas Parks and Wildlife Commission – Response	October 30, 2014
Dr. Bryan W. Shaw, Texas Commission on Environmental Quality	October 7, 2014
Texas Commission on Environmental Quality – Response	October 20, 2014

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

REPLY TO
ATTENTION

7 October 2014

Mayor Bob Bruggeman
City of Texarkana
220 Texas Boulevard
Texarkana, Texas 75501

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Watts-Guillot Memorial U.S. Army Reserve Center in Texarkana, Texas.

Dear Mayor Bruggeman:

The United States Army Reserve 63d Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Watts-Guillot Memorial U.S. Army Reserve Center (Watts-Guillot USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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

The purpose and need of the disposal and reuse of the Watts-Guillot USARC is to meet the requirements of the Base Realignment and Closure Act. The Watts-Guillot USARC is located at 2800 West 15th Street, Texarkana, Bowie County, Texas. The site is approximately 7 acres in size and contains three permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Watts-Guillot USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Watts-Guillot USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army has and will provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

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

REPLY TO
ATTENTION

7 October 2014

Ms. Shirley Jaster, Assistant City Manager
City of Texarkana
220 Texas Boulevard
Texarkana, Texas 75501

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Watts-Guillot Memorial U.S. Army Reserve Center in Texarkana, Texas.

Dear Ms. Jaster:

The United States Army Reserve 63d Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Watts-Guillot Memorial U.S. Army Reserve Center (Watts-Guillot USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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

The purpose and need of the disposal and reuse of the Watts-Guillot USARC is to meet the requirements of the Base Realignment and Closure Act. The Watts-Guillot USARC is located at 2800 West 15th Street, Texarkana, Bowie County, Texas. The site is approximately 7 acres in size and contains three permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Watts-Guillot USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Watts-Guillot USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army has and will provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

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

REPLY TO
ATTENTION

7 October 2014

Mr. Bill Cork, Executive Director/CEO
TexAmericas Center
107 Chapel Lane
New Boston, Texas 75570

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Watts-Guillot Memorial U.S. Army Reserve Center in Texarkana, Texas.

Dear Mr. Cork:

The United States Army Reserve 63d Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Watts-Guillot Memorial U.S. Army Reserve Center (Watts-Guillot USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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

The purpose and need of the disposal and reuse of the Watts-Guillot USARC is to meet the requirements of the Base Realignment and Closure Act. The Watts-Guillot USARC is located at 2800 West 15th Street, Texarkana, Bowie County, Texas. The site is approximately 7 acres in size and contains three permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Watts-Guillot USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Watts-Guillot USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army has and will provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

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

REPLY TO
ATTENTION

7 October 2014

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

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Watts-Guillot Memorial U.S. Army Reserve Center in Texarkana, Texas.

Dear Dr. Taylor:

The United States Army Reserve 63d Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Watts-Guillot Memorial U.S. Army Reserve Center (Watts-Guillot USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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

The purpose and need of the disposal and reuse of the Watts-Guillot USARC is to meet the requirements of the Base Realignment and Closure Act. The Watts-Guillot USARC is located at 2800 West 15th Street, Texarkana, Bowie County, Texas. The site is approximately 7 acres in size and contains three permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Watts-Guillot USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Watts-Guillot USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army has and will provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

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

REPLY TO
ATTENTION

7 October 2014

Ms. Rhonda Smith
Region 6 NEPA Coordinator
U.S. Environmental Protection Agency
1445 Ross Avenue, 12th Floor Suite 1200
Dallas, Texas 75202-2733

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Watts-Guillot Memorial U.S. Army Reserve Center in Texarkana, Texas.

Dear Ms. Smith:

The United States Army Reserve 63d Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Watts-Guillot Memorial U.S. Army Reserve Center (Watts-Guillot USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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

The purpose and need of the disposal and reuse of the Watts-Guillot USARC is to meet the requirements of the Base Realignment and Closure Act. The Watts-Guillot USARC is located at 2800 West 15th Street, Texarkana, Bowie County, Texas. The site is approximately 7 acres in size and contains three permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Watts-Guillot USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Watts-Guillot USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army has and will provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

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

REPLY TO
ATTENTION

7 October 2014

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

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Watts-Guillot Memorial U.S. Army Reserve Center in Texarkana, Texas.

Dear Ms. Charest:

The United States Army Reserve 63d Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Watts-Guillot Memorial U.S. Army Reserve Center (Watts-Guillot USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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

The purpose and need of the disposal and reuse of the Watts-Guillot USARC is to meet the requirements of the Base Realignment and Closure Act. The Watts-Guillot USARC is located at 2800 West 15th Street, Texarkana, Bowie County, Texas. The site is approximately 7 acres in size and contains three permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Watts-Guillot USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Watts-Guillot USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army has and will provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

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

REPLY TO
ATTENTION

7 October 2014

Dan Allen Hughes, Jr., Chairman
Texas Parks and Wildlife Commission
P.O. Box 14
Beeville, Texas 78104

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Watts-Guillot Memorial U.S. Army Reserve Center in Texarkana, Texas.

Dear Chairman Hughes:

The United States Army Reserve 63d Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Watts-Guillot Memorial U.S. Army Reserve Center (Watts-Guillot USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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

The purpose and need of the disposal and reuse of the Watts-Guillot USARC is to meet the requirements of the Base Realignment and Closure Act. The Watts-Guillot USARC is located at 2800 West 15th Street, Texarkana, Bowie County, Texas. The site is approximately 7 acres in size and contains three permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Watts-Guillot USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Watts-Guillot USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army has and will provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

TEXAS PARKS & WILDLIFE

Life's better outside.®

October 30 2014

NEPA Coordinator
63d Regional Support Command
AFRC-SCA-PWE
Attn: Carmen Call
P.O. Box 63
Moffett Field, CA 94035-0063

RE: NEPA Environmental Assessment for the Closure, Disposal, and Reuse of the Watts-Guillot Memorial U.S. Army Reserve Center in Texarkana
TPWD Project 33758

Dear Ms. Call:

The Texas Parks and Wildlife Department (TPWD), via Chairman Dan Allen Hughes, Jr of the Texas Parks and Wildlife Commission, received the scoping request for identifying potential impacts that may occur as a result of the United States Army Reserve 63d Regional Support Command's (63d) proposed action. Information provided by our agency would be used to assist the 63d in preparation of an Environmental Assessment regarding the proposed action of closure, disposal, and reuse of the Watts-Guillot Memorial U.S. Army Reserve Center which is a 7-acre property containing three buildings, paved parking, and manicured lawn located at 2800 W. 15th Street in Texarkana, Texas.

Please note that this project and other projects being prepared in accordance with the National Environmental Policy Act or Base Realignment and Closure Act are to be submitted directly to the TPWD Wildlife Habitat Assessment Program in order for the project to be appropriately tracked and distributed for review within our agency in a timely manner. Please address future projects to the attention of Ms. Julie Wicker, Wildlife Habitat Assessment Program Leader, Texas Parks and Wildlife Department, 4200 Smith School Road, Austin, Texas 78744. **Additionally, our agency now accepts projects through electronic submittal.** Project review requests can be submitted via **unzipped** electronic files to WHAB@tpwd.texas.gov. For more information regarding the Wildlife Habitat Assessment Program and our project submittal and review process please visit our website at http://www.tpwd.state.tx.us/huntwild/wild/wildlife_diversity/habitat_assessment/.

As the state agency with primary responsibility for protecting the state's fish and wildlife resources and in accordance with the authority granted by Parks and Wildlife Code §12.0011, TPWD identifies no issues of concern within our regulatory jurisdiction and does not anticipate the need for any mitigation or permitting requirements under TPWD jurisdiction for implementation of the proposed action or alternatives. Based on the project description and review of aerial photography of the project site, the Wildlife Habitat Assessment Program

4200 SMITH SCHOOL ROAD
AUSTIN, TEXAS 78744-3291
512.389.4800
www.tpwd.texas.gov

does not anticipate adverse impacts to rare, threatened or endangered species or other fish and wildlife resources due to the proposed action or alternatives.

Thank you for considering the impacts of the project actions on the fish and wildlife resources of Texas. If you have any questions, please contact me at (903) 322-5001 or Karen.Hardin@tpwd.texas.gov.

Sincerely,

Karen B. Hardin
Wildlife Habitat Assessment Program
Wildlife Division

kbh/33758

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

REPLY TO
ATTENTION

7 October 2014

Dr. Bryan W. Shaw, Chairman
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, Texas 78711-3087

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Watts-Guillot Memorial U.S. Army Reserve Center in Texarkana, Texas.

Dear Chairman Shaw:

The United States Army Reserve 63d Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Watts-Guillot Memorial U.S. Army Reserve Center (Watts-Guillot USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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

The purpose and need of the disposal and reuse of the Watts-Guillot USARC is to meet the requirements of the Base Realignment and Closure Act. The Watts-Guillot USARC is located at 2800 West 15th Street, Texarkana, Bowie County, Texas. The site is approximately 7 acres in size and contains three permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Watts-Guillot USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Watts-Guillot USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army has and will provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 20, 2014

Carmen Call
Department of the Army
P.O. Box 63
Moffett Field, CA 94035
Via: carmen.a.call.civ@mail.mil

Re: TCEQ Grant and Texas Review and Comment System (TRACS) #2014-416, Disposal Watts-Guillot Memorial U.S. Army Reserve Center, City of Texarkana, Bowie County.

Dear Ms. Call:

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

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

The management of industrial and hazardous waste at the site including waste treatment, processing, and/or disposal is subject to state and federal regulations. Construction and Demolition waste must be sent for recycling or disposal at a facility authorized by the TCEQ. Special waste authorization may be required for the disposal of asbestos containing material.

Thank you for the opportunity to review this project. If you have any questions, please contact Ms. Elizabeth McKeefer at (512) 239-1786 or NEPA@tceq.texas.gov.

Sincerely,

Steve Hagle, P.E., Deputy Director
Office of Air

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • www.tceq.state.tx.us
How is our customer service? www.tceq.state.tx.us/goto/customersurvey

The Local Redevelopment Authority was unable to identify a viable reuse alternative and the Army is moving forward with the disposal process with the intent of disposing of the property via public sale. Therefore, alternatives were developed to evaluate a reasonable and likely range of reuse and disposal possibilities for the Watts-Guillot USARC site. Recognizing the uncertainty that accompanies reuse planning, the Army uses intensity-based probable reuse scenarios to identify the range of reasonable reuse alternatives required by NEPA and by DoD implementing directives. That is, instead of trying to predict exactly what will occur at a site, the Army establishes ranges or levels of activity that might occur. These levels of activity, referred to as reuse intensities, provide a flexible framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects.

Zoning restrictions can play a role in determining the type of redevelopment that can occur on a BRAC parcel and aid in the development of appropriate reuse alternatives. The Watts-Guillot USARC is in an area that is zoned by the City of Texarkana as Multiple Family-1 (MF-1). This zoning designation prohibits general commercial and industrial use, but allows for a wide variety of residential uses, parks, churches, schools, fire station, community centers, libraries, public utility facilities, and hospitals. Alternatives 3, 4, and 5 are hypothetical reuse alternatives and they have been established to include likely reuses of the property:

- Alternative 3 – Sale for Residential Use,
- Alternative 4 – Sale for Recreational Use, and
- Alternative 5 – Sale for Institutional Use.

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

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

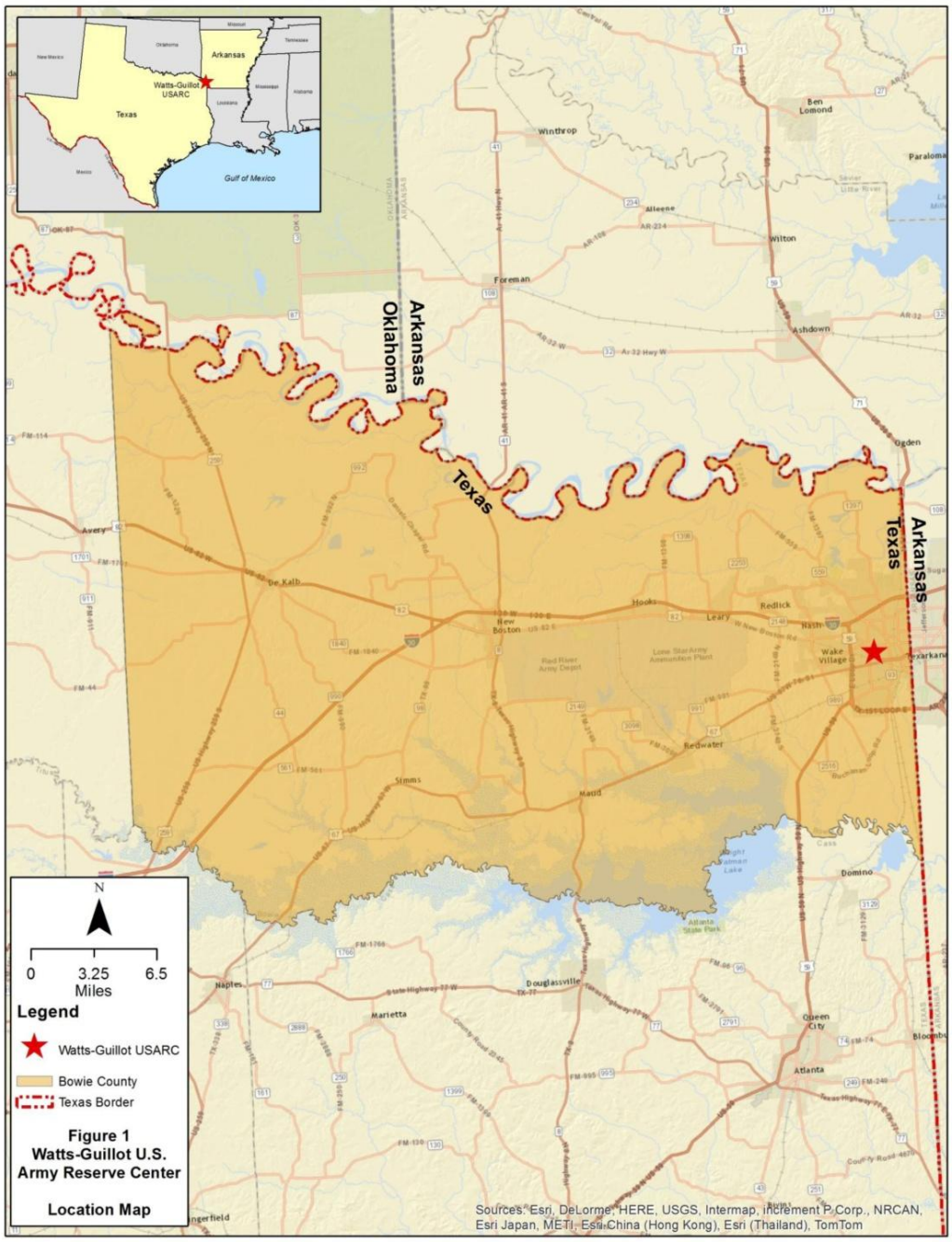
Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to the NEPA Coordinator of the 63d RSC, AFRC-SCA-PWE (Carmen Call), P.O. Box 63, Moffett Field, California 94035-0063, or by email at carmen.a.call.civ@mail.mil. If you have any questions, please contact Ms. Call at (650) 279-1823.

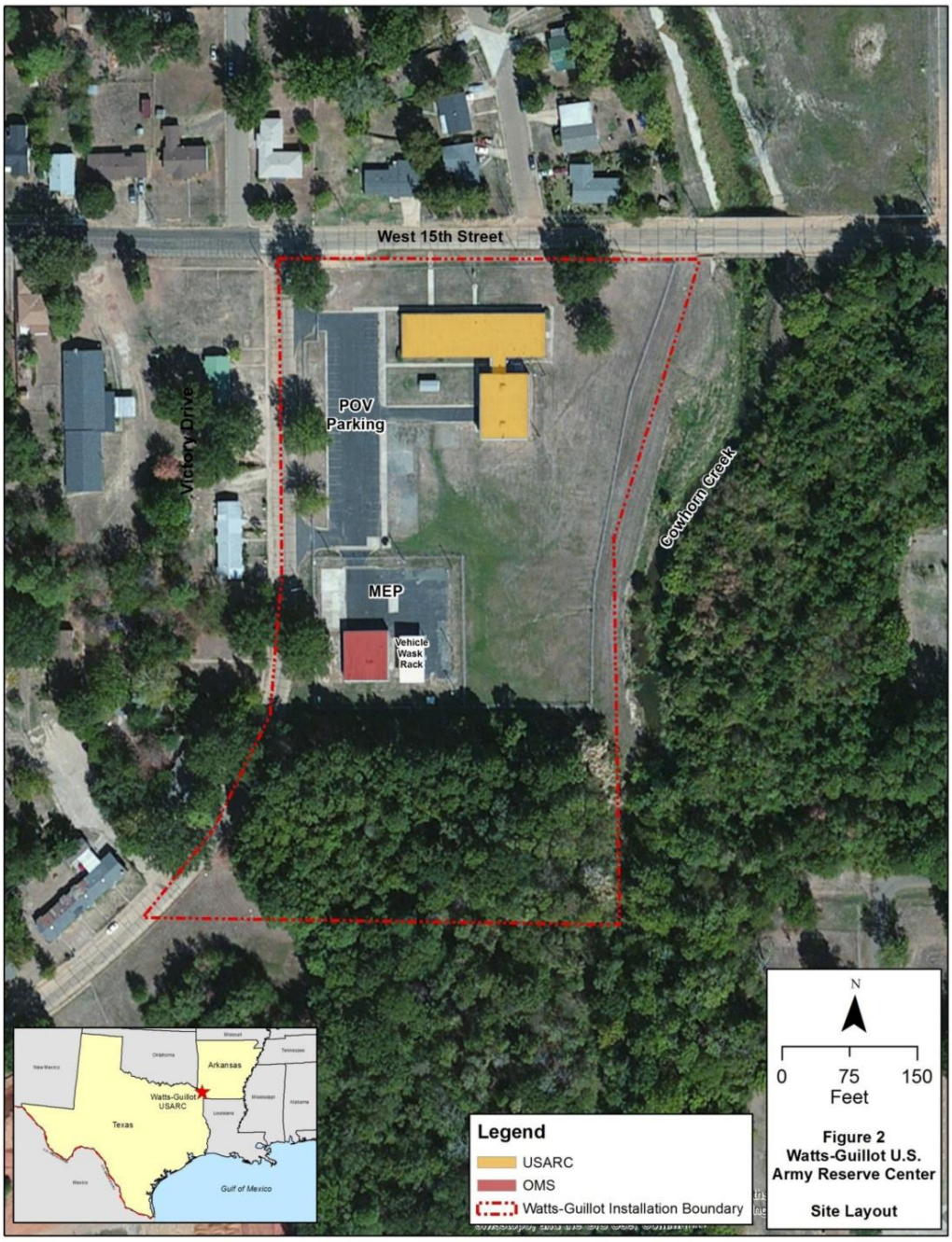
Sincerely,

Carmen Call

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

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


Arkansas
Watts-Guillot USARC
Texas
Gulf of Mexico
Oklahoma
Arkansas
Texas
Texas
Arkansas
Winthrop
Ben Lomond
Paraloma
Alleene
Wilton
Foreman
Ashdown
Ogden
Avery
De Kalb
New Boston
Hooks
Leary
Redlick
Hatti
Wake Village
Redwater
Simms
Maud
Domino
Naples
Douglassville
Marietta
Queen City
Atlanta
N
0
3.25
6.5
Miles
Legend
Watts-Guillot USARC
Bowie County
Texas Border
Figure 1
Watts-Guillot U.S.
Army Reserve Center
Location Map
Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom


West 15th Street
Victory Drive
POV Parking
MEP
Vehicle Wask Rack
Cowhorn Creek
Arkansas
Texas
Watts-Guillot USARC
Gulf of Mexico
Legend
USARC
OMS
Watts-Guillot Installation Boundary
N
0
75
150
Feet
Figure 2
Watts-Guillot U.S. Army Reserve Center
Site Layout

A.2 SHPO – Section 106 Consultation

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

Agency/Tribe	Date
Dr. James E. Bruseth, State Historic Preservation Officer, Texas Historical Commission (Archeological Concurrence)	July 15, 1997
Final Archeological Assessment and Reconnaissance of 90th Regional Support Command Facilities in Texas	February 1998
90th RSC Archeological Phase I Survey Results	March, 1999
State Historic Preservation Officer, Texas Historical Commission (Archeological Phase I Survey Concurrence)	February 25, 1999
Results of Brockington and Associates Architectural Survey of 14 US Army Reserve Centers in the State of Texas	March 2011
Mark Wolfe, State Historic Preservation Officer, Texas Historical Commission (Architectural Survey Concurrence)	May 4, 2011
Memorandum of Agreement between the Department of the Army and the Texas Historical Commission for the disposition of the Watts-Guillot USARC	December 5, 2013
Chairperson Brenda Shemayne Edwards, Caddo Nation	November 4, 2011
Mark Wolfe, State Historic Preservation Officer, Texas Historical Commission	October 7, 2014
Chairperson Brenda Shemayne Edwards, Caddo Nation	October 7, 2014
Chief Gregory E. Pyle, Choctaw Nation of Oklahoma	October 7, 2014
Choctaw Nation of Oklahoma – Response	October 27, 2014
Chief George Tiger, Muscogee (Creek) Nation of Oklahoma	October 7, 2014
Chief Scott Bighorse, Osage Nation	October 7, 2014
President Donald Patterson, Tonkawa Tribe of Indians of Oklahoma	October 7, 2014
Tonkawa Tribe of Oklahoma – Response	October 21, 2014

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TEXAS HISTORICAL COMMISSION

George W. Bush • *Governor*
John L. Nau, III • *Chairman*
Curtis Tunnell • *Executive Director*

The State Agency for Historic Preservation

July 15, 1997

Michael Petraglia, Ph. D.
Parsons Engineering Science, Inc.
10521 Rosehaven Street
Fairfax, Virginia 22030

Re: Draft Report: *Draft Archeological Assessment and Reconnaissance of 90th Regional Support Command Facilities in Texas*
(Army, F2, F19)

Dear Dr. Petraglia:

Thank you for the opportunity to review the draft report referenced above. We have reviewed the report and find that it is acceptable. We concur with the findings (page 119; Table 1) that 12 facilities containing 115 acres merit further archeological study.

We look forward to receiving 20 copies of the final report along with a completed *Abstracts in Texas Contract Archeology* form.

If we may be of further assistance, please call Mr. Herb Uecker at 512/463-5866.

Sincerely,

William A. Martin

for James E. Bruseth, Ph.D.
Deputy State Historic Preservation Officer

JEB/hgu

DIVISION OF ANTIQUITIES PROTECTION
P. O. Box 12276 • Austin, TX 78711-2276 • 512/463-6096 • Fax 512/463-8927 • TDD 1-800-735-2989

4 CONCLUSIONS AND MANAGEMENT RECOMMENDATIONS

The 90th RSC owns 35 properties in Texas, including land totaling 424 acres. Of these 35 facilities, 23 are considered to have too little potential for archeological sites to warrant a survey. No outcroppings of workable lithic material are known on any of the facilities. A brief reconnaissance of the facility at Seagoville was conducted to ascertain the level of integrity at the facility. One previously unrecorded prehistoric site was noted next to a spring fed lake on the facility. Three other facilities (Rathjen, Colbern, and Rio Grande City USARCs) include portions of previously recorded historical archeological sites associated with 19th century historic forts. Eight additional facilities, have no known sites, but are considered to have moderate to high potential. A total of 12 facilities have a total of 115 acres that merit further archeological study.

Table 1 provides a summary of the archeological potential for each facility. Archeological inventory survey of relatively intact portions of 12 facilities (Austin Memorial, Rathjen Memorial, Roque O. Segura, Van Zandt Memorial, Colbern Memorial, P.B. Clayton Memorial, Rio Grande City, Seagoville, Watts-Guillot, Yoakum Memorial, San Marcos, and Schmidt Memorial USARCs) would determine boundaries and assess integrity of known archeological sites, and locate any undiscovered sites. This would complete the archeological identification responsibilities for 90th RSC properties in Texas, and allow the development of a Cultural Resources Management Plan for the management of any identified historic properties, and execution of a Programmatic Agreement with the Advisory Council and the SHPO formalizing the procedures outlined in such a plan. The Texas SHPO concurred with these findings in a letter dated July 15, 1997 (Appendix A).

Table 1: 90 RSC Facilities in Texas

Facility No.	*Facility Title*	*City*	*Total Acres*	*Undevel. Acres*	*Acres Requiring Archeo. Survey*	*Archeo. Potential*
TX001	Grimes Memorial	Abilene	9.24	5	0	low
TX002	Alice	Alice	4	2	0	low
TX003	Blucher S. Tharp Memorial	Amarillo	4.1	1	0	low
TX006	Austin Memorial	Austin	13	4.2	4.2	high
TX0011	Carl H. Pipkin	Beaumont	NA	0.1	0	low
TX012	Rathjen Memorial	Brownsville	7.3	2.5	2.5	high
TX013	Moore Memorial	Bryan	5	0.8	0	low
TX018	Conroe	Conroe	50	7.3	0	low

Table 1: 90 RSC Facilities in Texas (cont.)

Facility No.	Facility Title	City	Total Acres	Undevel. Acres	Acres Requiring Archeo. Survey	Archeo. Potential
TX019	Corpus Christi Memorial	Corpus Christi	5	2.7	0	low
TX023	Jules E. Muchert	Dallas	5	0.1	0	low
TX025	William Herzog Memorial	Dallas	5	0.9	0	low
TX027	Roque O. Segura	El Paso	5	0.8	5	high
TX035	Van Zandt Memorial	Fort Worth	NA	2.4	2.4	high
TX040	Houston USARC #2	Houston	6	0.5	0	low
TX042	SGM. Garcia	Houston	8	0.5	0	low
TX045	Miller Memorial	Huntsville	7.5	4.6	0	low
TX046	Colbern Memorial	Laredo	6	1.8	1.8	high
TX053	Marshall	Marshall	4	NA	0	low
TX054	Garcia Memorial	McAllen	3	1	0	low
TX055	Hanby-Hayden	Mesquite	5	3.2	0	low
TX056	Air Terminal	Midland	6	3.2	0	low
TX058	Boyle Memorial	Paris	4.7	0.78	0	low
TX059	Pasadena	Pasadena	3.2	0.6	0	low
TX060	P.B. Clayton Memorial	Port Arthur	7	2.7	2.7	high
TX061	Rio Grande City	Rio Grande City	1.5	0.75	0.75	high
TX062	San Antonio	San Antonio .	8	1.5	0	low
TX064	Callaghan	San Antonio	5	0.6	0	low
TX067	San Marcos	San Marcos	3.6	1.4	1.4	mod
TX068	Seagoville	Seagoville	206	80	80	high
TX071	Schmidt Memorial	Sinton	5	3	3	mod
TX072	Watts-Guillot	Texarkana	7	3.5	3.5	high
TX075	Victoria	Victoria	5.6	1.2	0	low
TX077	Wichita Falls	Wichita Falls	3	0.8	0	low
TX078	Yoakum Memorial	Yoakum	5	7.6	7.6	high
TX122	Waco	Waco	6	1.9	0	low

Table 9. Archeological resources identified on 90th RSC facilities in Texas

Facility No.	*Facility Title*	*City*	*Acres Surveyed*	*STPs: Total/Pos.*	*Identified Resources*	*Cultural Period*	*NRHP Eligible*
TX006	Austin Memorial	Austin	.5	4/0	None	-------	--------
TX012	Rathjen Memorial	Brownsville	.5	3/0	None	-------	--------
TX027	Roque O. Segura	El Paso	.2	0/0	None	-------	--------
TX035	Van Zandt Memorial	Fort Worth	.5	5/0	None	-------	--------
TX046	Colbern Memorial	Laredo	1.2	17/12	41WB11	Mid-to-late 19th c. fort; unid. lithic scatter	PE (Prehist. only)
TX060	P.B. Clayton Memorial	Port Arthur	.5	3/0	None	-------	--------
TX061	Rio Grande City	Rio Grande City	.75	7/3	41SR142	Mid-to-late 19th c. fort; unid. lithic scatter	NE
TX067	San Marcos	San Marcos	.7	4/0	None	-------	--------
TX068	Seagoville	Seagoville	80	51/7	41DL382	Unid. prehist.	NE
TX071	Schmidt Memorial	Sinton	3	10/0	None	-------	--------
TX072	Watts-Guillot	Texarkana	3.5	16/0	None	-------	--------
TX078	Yoakum Memorial	Yoakum	1	7/0	None	-------	--------

Key: Pos = positive (contained artifacts); prehist. = prehistoric; hist. = historic; unid. = unidentifiable; c. = century; NE = not eligible; PE = potentially eligible.

TEXAS HISTORICAL COMMISSION

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The State Agency for Historic Preservation

February 25, 1999

Colonel Bruno Kirsch, Jr.
U. S. Army Reserve
Department of the Army
Headquarters, United States Army 90th Regional Support Command\
Maurice L. Britt United States Army Reserve Center
8000 Camp Robinson Road
North Little Rock, Arkansas 72118-2205

Re: Project review under Section 106 of the National Historic Preservation Act of 1966
Draft Report: *Archeological Phase I Survey of Twelve 90th Regional Support Command Facilities in Texas* (Air Force)

Dear Colonel Kirsch:

Thank you for the opportunity to review the above-referenced draft archeological survey report. This letter serves as comment on the report from the State Historic Preservation Officer, the Executive Director of the Texas Historical Commission. The review staff, led by Mr. Herb Uecker, has completed its review and finds the report acceptable. We concur with all of the recommendations in the report, as summarized on pages 98 and 99. Our specific concurrences and recommendations, based on the results of the survey, are presented in the accompanying outline.

With the exception of the prehistoric component of archeological site 41WB11, identified by the survey at the Colbern Memorial USARC Facility (TX046), which should either be avoided or tested for significance prior to disturbance, no further consultation with this office or archeological work is necessary at any of the facilities surveyed prior to occurrence of National Historic Preservation Act Section 106 undertakings.

We look forward to further consultation with your office and hope to maintain a partnership that will foster effective historic preservation. Thank you for your cooperation in this federal review process, and for your efforts to preserve the irreplaceable heritage of Texas. **If you have any questions concerning our review or if we can be of further assistance, please contact Mr. Uecker at 512/463-5866.**

Sincerely,

William A. Martin

for
F. Lawerence Oaks, State Historic Preservation Officer

FLO/hgu

enclosure: SHPO Concurrences and Recommendations

P. O. Box 12276 • Austin, TX 78711-2276 • 512/463-6100 • Fax 512/475-4872 • TDD 1-800-735-2989

TEXAS HISTORICAL COMMISSION
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May 4, 2011

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

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

Dear Ms. Caballero:

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

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

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

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

Sincerely,

William McWhorter

for: Mark Wolfe
State Historic Preservation Officer

4 CONCLUSIONS AND MANAGEMENT RECOMMENDATIONS

The 90th RSC owns 35 properties in Texas, including land totaling 424 acres. Of these 35 facilities, 23 are considered to have too little potential for archeological sites to warrant a survey. No outcroppings of workable lithic material are known on any of the facilities. A brief reconnaissance of the facility at Seagoville was conducted to ascertain the level of integrity at the facility. One previously unrecorded prehistoric site was noted next to a spring fed lake on the facility. Three other facilities (Rathjen, Colbern, and Rio Grande City USARCs) include portions of previously recorded historical archeological sites associated with 19th century historic forts. Eight additional facilities, have no known sites, but are considered to have moderate to high potential. A total of 12 facilities have a total of 115 acres that merit further archeological study.

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Table 1: 90 RSC Facilities in Texas (cont.)

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TX027	Roque O. Segura	El Paso	5	0.8	5	high
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TX042	SGM. Garcia	Houston	8	0.5	0	low
TX045	Miller Memorial	Huntsville	7.5	4.6	0	low
TX046	Colbern Memorial	Laredo	6	1.8	1.8	high
TX053	Marshall	Marshall	4	NA	0	low
TX054	Garcia Memorial	McAllen	3	1	0	low
TX055	Hanby-Hayden	Mesquite	5	3.2	0	low
TX056	Air Terminal	Midland	6	3.2	0	low
TX058	Boyle Memorial	Paris	4.7	0.78	0	low
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TX060	P.B. Clayton Memorial	Port Arthur	7	2.7	2.7	high
TX061	Rio Grande City	Rio Grande City	1.5	0.75	0.75	high
TX062	San Antonio	San Antonio .	8	1.5	0	low
TX064	Callaghan	San Antonio	5	0.6	0	low
TX067	San Marcos	San Marcos	3.6	1.4	1.4	mod
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TX071	Schmidt Memorial	Sinton	5	3	3	mod
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TX075	Victoria	Victoria	5.6	1.2	0	low
TX077	Wichita Falls	Wichita Falls	3	0.8	0	low
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TX122	Waco	Waco	6	1.9	0	low

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Curtis Tunnell • *Executive Director*

The State Agency for Historic Preservation

July 15, 1997

Michael Petraglia, Ph. D.
Parsons Engineering Science, Inc.
10521 Rosehaven Street
Fairfax, Virginia 22030

Re: Draft Report: *Draft Archeological Assessment and Reconnaissance of 90th Regional Support Command Facilities in Texas*
(Army, F2, F19)

Dear Dr. Petraglia:

Thank you for the opportunity to review the draft report referenced above. We have reviewed the report and find that it is acceptable. We concur with the findings (page 119; Table 1) that 12 facilities containing 115 acres merit further archeological study.

We look forward to receiving 20 copies of the final report along with a completed *Abstracts in Texas Contract Archeology* form.

If we may be of further assistance, please call Mr. Herb Uecker at 512/463-5866.

Sincerely,

William A. Thurber

James E. Bruseth, Ph.D.
Deputy State Historic Preservation Officer

JEB/hgu

DIVISION OF ANTIQUITIES PROTECTION
P.O. Box 12276 • Austin, TX 78711-2276 • 512/463-6096 • Fax 512/463-8927 • TDD 1-800-735-2989

3.16 SUMMARY AND RECOMMENDATIONS

The 2005 Base Realignment and Closure Commission selected these 14 US Army Reserve Centers for closure. As part of the BRAC documentation for the 63d Regional Support Command, Brockington and Associates, Inc., conducted a site inspection of all 14 facilities in the state of Texas. This evaluation and documentation effort was completed in compliance with Section 106 of the National Historic Preservation Act. All the buildings surveyed were all evaluated according to NRHP criteria. A full listing and summary is found in Table 1.1.

We assessed the Blucher S. Tharp (TX003) and the Watts-Guillot (TX072) US Army Centers as eligible for the NRHP. These two centers show the architectural influence of mid-twentieth-century military buildings that exemplified such "character defining elements as flat roofs, low foundation, and asymmetrical massed building plans" as defined by the military architectural firm of Urbahn, Brayton and Burrows and more specifically by the master designer Max Urbahn (Moore et al. 2008:142). The structures at Tharp and at Watts-Guillot exhibit the simple mid-century emphasis on a lack of exterior surface ornamentation, use of cantilevered entranceways, and simple steel doors and windows. All these were aspects of Urbahn's efforts to design an attractive, modern material, strength-exhibiting building for the Army's use and are revealed in the Tharp and Watts-Guillot Centers. The buildings were nominated under Criteria C and G for their architectural integrity of design and materials and their association with USARC designs by master military designer, Max Urbahn of Urbahn, Brayton and Burrows. The architecture of the Main Administration and Training buildings along with the OMS building and the general layout of the facility, represent an excellent example of typical architectural plan and look of early Cold War US Army Reserve Centers. Therefore we recommend this building eligible for the NRHP.

We assessed the balance of the facilities surveyed for this report not eligible for the NRHP. These other facilities posses many architectural elements of the Urbahn Sprawling or Dahl Vertical design. However, the resources lack significant historical associations and architectural integrity or fail to comply with the 50-year age consideration outlined by the NRHP. Thus we recommended the other twelve facilities (Grimes Memorial USARC in Abilene (TX001), Rathjen Memorial USARC in Brownsville (TX012), Jules E. Murchert USARC in Dallas (TX023), Roque O. Segura Memorial USARC in El Paso (TX027), Miller Memorial USARC in Huntsville (TX045), Marshall USARC/ AMSA #9 Contact Team in Marshall (TX053), Hanby-Heyden Memorial USARC in Mesquite (TX055), Pasadena USARC in Pasadena (TX059), Boswell Street USARC (TX062) and Callaghan Road USARC (TX064) in San Antonio, San Marcos USARC (TX067) in San Marcos, and Wichita Falls USARC (TX077) in Wichita Falls) not eligible for the NRHP.

TEXAS HISTORICAL COMMISSION
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May 4, 2011

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

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

Dear Ms. Caballero:

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

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

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

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

Sincerely,

William McWhorter

for: Mark Wolfe
State Historic Preservation Officer

Memorandum of Agreement
Between the
The Department of the Army
And
The Texas Historical Commission
For the Disposition of
Tharp Army Reserve Center, Amarillo,
And
Watts/Guillot Army Reserve Center, Texarkana,
Texas

December 5, 2013

WHEREAS, the United States Army (Army) has closed Tharp Army Reserve Center (Tharp) located at 2801 Duniven Cir, Amarillo TX, and Watts-Guillot Army Reserve Center (Watts-Guillot) located at 2800 W 15th St, Texarkana TX, and plans to dispose of these facilities through transfer out of federal control (the Undertaking); and

WHEREAS, the Army plans to carry out the Undertaking pursuant to the Defense Authorization Amendments and Base Closure and Realignment Act (Pub. L. 100-526, 10 U.S.C. § 2687 note), and the National Defense Authorization Act for Fiscal Year 1991 (Pub. L. 101-510, 10 U.S.C. § 2687 note) in a manner consistent with the requirements of the 2005 Defense Base Closure and Realignment Commission recommendation, thereby making the Undertaking an action subject to review under Section 106 of the National Historic Preservation Act (NHPA), 16 U.S.C. § 470f et seq., and its implementing regulations, 36 CFR Part 800; and

WHEREAS, both installations are significant for their associations with events of post World War II US Army Reserve Center expansion and its Modernist architectural design and construction values; and

WHEREAS, the Army has determined that disposal of these facilities is an Undertaking that will have an adverse effect upon historic properties that have been determined eligible for listing on the National Register of Historic Places (National Register), and has consulted with the Texas Historical Commission as the Texas State Historic Preservation Officer (SHPO), and the Advisory Council on Historic Preservation (ACHP) pursuant to 36 CFR Part 800; and

WHEREAS, the Area of Potential Effect consist of the entire installation boundaries as shown in Attachment A; and

WHEREAS, in accordance with 36 CFR § 800.6(a)(1), the Army notified the ACHP of its adverse effect determination by providing the specified documentation, and the ACHP notified the Army in a letter dated June 6, 2013 that it had chosen not to participate in the consultation pursuant to 36 CFR § 800.6(a)(1)(iii); and

WHEREAS, the Bowie County Historical Commission (Watts-Guillot) and the Potter County Historical Commission (Tharp) have been invited to participate and concur in this agreement; and

Now, Therefore, the Army and the SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations to take into account the effect of the Undertaking, therefore satisfying the Army's Section 106, 110, and 111 responsibilities under the NHPA.

Stipulations

The Army will ensure that the following measures are carried out:

I. Mitigation

A. National Register of Historic Places Nomination. Prior to transfer from federal control, the Army shall complete separate federal agency nominations on Tharp and Watts-Guillot and submit them to the National Park Service. The Army shall incorporate any changes to the nominations requested by the Keeper of the National Register to ensure successful listing of the properties.

B. Documentation. Within one year of signing this agreement, but ensuring that all necessary photography is taken prior to transfer, the Army shall separately document Tharp and Watts Gulliot.

   a. The documentation shall consist of digital photography and a written narrative equivalent in scope and quality to the *Architectural Recordation of Desiderio Army Reserve Center, Pasadena, California* completed by the US Army Corps of Engineers, Fort Worth District, dated October, 2011.
   b. The Army shall provide a draft of the documentation to the SHPO for review. The SHPO shall provide any comments within 30 days of receipt of the draft. The Army shall incorporate necessary changes prior to finalizing the documentation.
   c. One electronic and one archival copy each of the final documentation shall be furnished to the SHPO and to a local repository in Amarillo and Texarkana. Electronic copies shall be made available to the public upon request.

C. Marketing. Marketing materials for the properties shall reflect the proposed or actual National Register listing, include information on federal and state rehabilitation tax credit programs, and list the SHPO as a contact for additional information.

II. Anti-Deficiency Act

Any obligation of the Army under this Agreement is subject to the availability of appropriated funds, and nothing in this Agreement shall be interpreted to require obligations or payments by the Army in violation of the Anti-Deficiency Act, 31 U.S.C. § 1341. If compliance with the Anti-Deficiency Act alters or impairs the Army's ability to implement the provisions of this agreement, the Army will consult in accordance with the amendment and termination procedures found in this agreement.

III. Status Reports

Until such time as properties have been transferred out of federal ownership in accordance with the terms of this agreement, the Army will provide an annual status report to the SHPO to review implementation of the terms of this agreement and to determine whether amendments are needed. If amendments are needed, the signatories to this agreement will consult, in accordance with Stipulation V. of this agreement, to make such revisions. The first status report will be submitted to the SHPO one year after the effective date of this agreement.

IV. Dispute Resolution

A. Should the SHPO object within thirty (30) days to any plans or other documents provided by the Army for review pursuant to this agreement, or to any actions proposed or initiated by the Army pursuant to this agreement, the Army shall consult with the SHPO to resolve the objection. If the Army determines that the objection cannot be resolved, the Army shall forward all documentation relevant to the dispute to the ACHP. Within thirty (30) days after receipt of all pertinent documentation, the ACHP will either:

(1) Provide the Army with recommendations, which the Army will take into account in reaching a final decision regarding the dispute; or

(2) Notify the Army that it will comment pursuant to 36 C.F.R. §800.6(b)(2), and proceed to comment.

Any ACHP comment will be taken into account by the Army in accordance with 36 C.F.R. §800.6 or 800.7 with reference to the subject of the dispute.

B. Any recommendations or comment provided by the ACHP pursuant to Stipulation IV. A. above will pertain only to the subject of the dispute; the Army's responsibility to carry out all other actions under this agreement that are not the subject of the dispute will remain unchanged.

V. Amendments

A. The Army or the SHPO, or both, may request that this MOA be revised, whereby the parties will consult to consider whether such revision is necessary.

B. If it is determined that revisions to this MOA are necessary, then the Army and the SHPO shall consult pursuant to 36CFR §800.6(c)(7), as appropriate, to make such revisions. This MOA may be amended when such an amendment is agreed to in writing by Army and SHPO. Concurring parties must comment on, or signify their acceptance of, the proposed changes to the MOA in writing within 30 days of their receipt. This amendment will be effective on the date a copy signed by all of the signatories is filed with the ACHP

VI. Termination of Agreement

A. The Army or the SHPO, or both, may terminate this MOA by providing thirty (30) days written notice to the other signatory parties. During the period after notification and prior to termination the Army and the SHPO will consult to seek agreement on amendments or other actions that would avoid termination. In the event of termination, the Army will comply with 36CFR §800.4 through 800.6 with regard to individual undertakings associated with this action.

VII. Execution and Duration of Agreement

A. Execution and implementation of this MOA shall evidence that the Army has afforded the ACHP and the SHPO a reasonable opportunity to comment on the adverse effects at Tharp and Watts-Guillot, and that the Army has taken into account the effects of the Undertaking on these historic properties. Execution and compliance with this MOA fulfill the Army's NHPA Section 106 responsibilities regarding this action.

B. The parties agree that this agreement will become null and void five (5) years after the date of the last signature.

C. The effective date of this Memorandum of Agreement shall be the date of the last signature.

Signatory Parties:

DEPARTMENT OF THE ARMY

COL, EN STEWART R. FEARON

FOR. **MITCHELL R. CHITWOOD**
Brigadier General, USAR
Deputy Commanding General

TEXAS HISTORICAL COMMISSION

12/13/13

Mark Wolfe
Executive Director, Texas Historical Commission (Date)

Concurring Parties:

A.M. Adams, Chairman
Bowie County Historical Commission

Robert Forrester, Chairman
Potter County Historical Commission

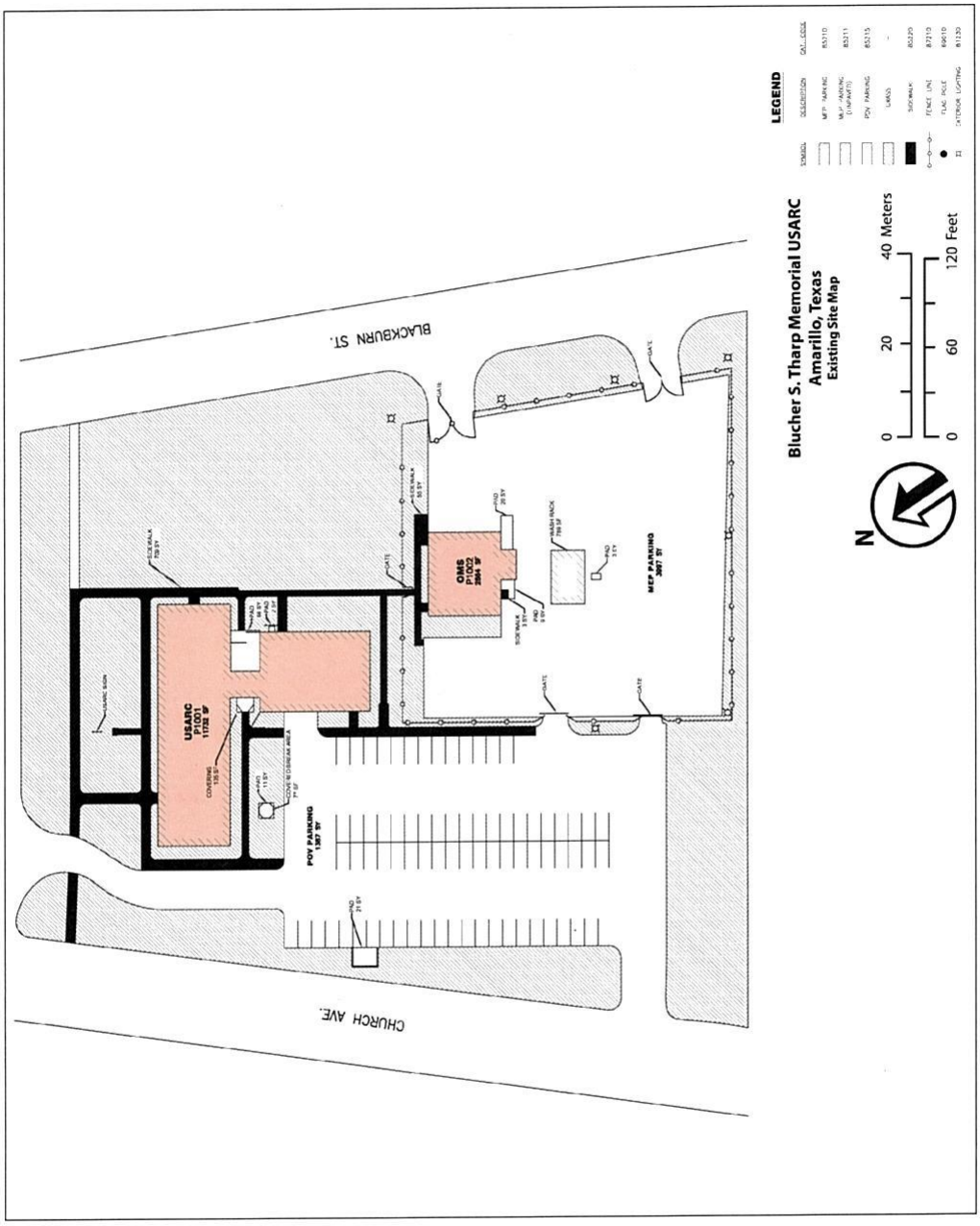


Figure 3.21 Schematic drawing of the Tharp Army Reserve Center in Amarillo.

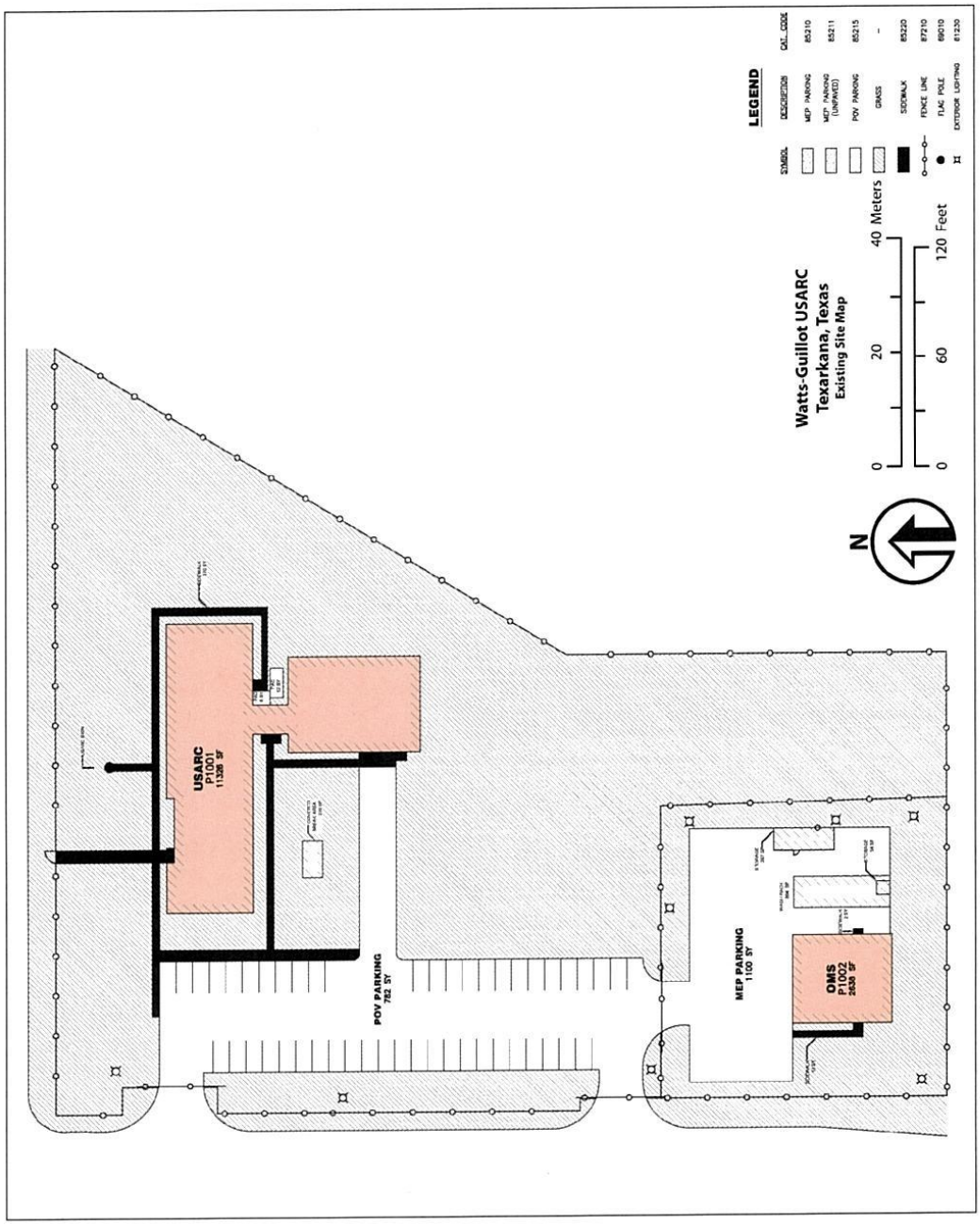


Figure 3.119 Schematic of the Watts-Guillot USAR Center.

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

REPLY TO
ATTENTION OF:

4 November 2011

Environmental Office

Brenda Edwards, Chairwoman
Caddo Nation of Oklahoma
P.O. Box 487
Binger, OK 73009

Dear Chairwoman Edwards:

In accordance with the National Environmental Policy Act, 42 U.S.C. §§ 4321-4370d, National Historic Preservation Act, 16 U.S.C § 470 et seq., and the Native American Graves Protection and Repatriation Act, 25 U.S.C. § 3001 et seq., the 63d Regional Support Command is writing to inform the Caddo Nation of Oklahoma of the proposed transfer of Department of the Army property to private ownership. The Guillot Memorial United States Army Reserve Center (USARC) located at 2800 West 15th Street, Texarkana, Texas will be transferred to the Red River Redevelopment Authority. In accordance with the 2005 Base Realignment and Closure (BRAC) legislation, the 63d Regional Support Command is requesting any information as to whether the transfer property is of religious or cultural significance to the Caddo Nation of Oklahoma.

The property is on approximately 7 acres of land with two permanent buildings. The permanent buildings are the Training Building and the organizational maintenance shop (OMS). Approximately one-third of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn. The Site is bordered to the north by 15th Street and to the west by Victory Drive. A wooded area is the southern border, and Cowhorn Creek is along the eastern border.

In a Phase I archaeological survey of Army Reserve properties conducted in March 1999, no artifacts were recovered at the Guillot Memorial USARC and it was determined that no further investigation of the facility was required.

The Texas State Historic Preservation Office (SHPO) concurred with this recommendation in a letter dated Thursday, February 25, 1999. As a result of the archaeological assessment, the 63d Regional Support Command believes the probability for accessible, intact, subsurface archaeological deposits within the property boundary is very low.

Through this letter, the 63d Regional Support Command is seeking information and to initiate consultation with the Caddo Nation of Oklahoma regarding the transfer of the property. We request your comments on the proposed property transfer within 30 days of receiving this letter and its supporting photographs, maps, and aerials. If you have questions or concerns about this project, please contact Ms. Laura M. Caballero, BRAC Environmental Coordinator, 63d Regional Support Command at (650) 279-9112.

Sincerely,

Robert D. Johnson
Colonel, US Army Reserve
Director, Department of Public Works

Enclosure

STAFF COORDINATION / APPROVAL / ROUTING	SUSPENSE DATE: 4 Nov 2011
	ORIGINATING OFFICE: DPW ENV

SUBJECT: (BRAC) Tribal Consultation Letter for the Caddo Nation of Oklahoma

ACTION REQUESTED:

[X] SIGNATURE [ ] APPROVAL [ ] INFO [ ] OTHER _____

DATE OF ACTION: 31 Oct 2011

REMARKS (Describe briefly the origin of the action, summary, and recommendation. Must be sufficiently detailed to identify the action without resorting to other sources.) See reverse for continuation.

Attached for Colonel Johnson's signature is the consultation letter to the Caddo Nation of Oklahoma, which has a potential interest in the disposal of the Guillot Memorial USARC (TX072). Section 106 of the National Historic Preservation Act requires Federal agencies to take into account the effects of their undertakings on historic properties. The Section 106 process seeks to accomodate historic preservation concerns with the needs of Federal undertakings through consultation among agency officials and other parties with an interest in the effects of the undertaking on historic properties.
A Phase I archaeological assessment of this Army Reserve property conducted in March 1999 reported that no artifacts were recovered and it was determined that no further investigation of the facility was required. The Texas SHPO concurred with this recommendation in a letter dated Thursday, February 25, 1999.
As a result of the archaeological assessment, the 63d Regional Support Command believes the probability for accessible, intact, subsurface archaeological deposits within the property boundary is very low.

OFFICE	NAME/DATE	CONCUR	NONCONCUR	THRU	TO	OFFICE	CONCUR	NOCONC	DATE
ENV	Laura Caballero	CLC			X	DPW			
DPW Operations	COL Johnson					SGS			
						CSM			
						DCR			
						DMS			
						CS			
						DCG			
						CG			

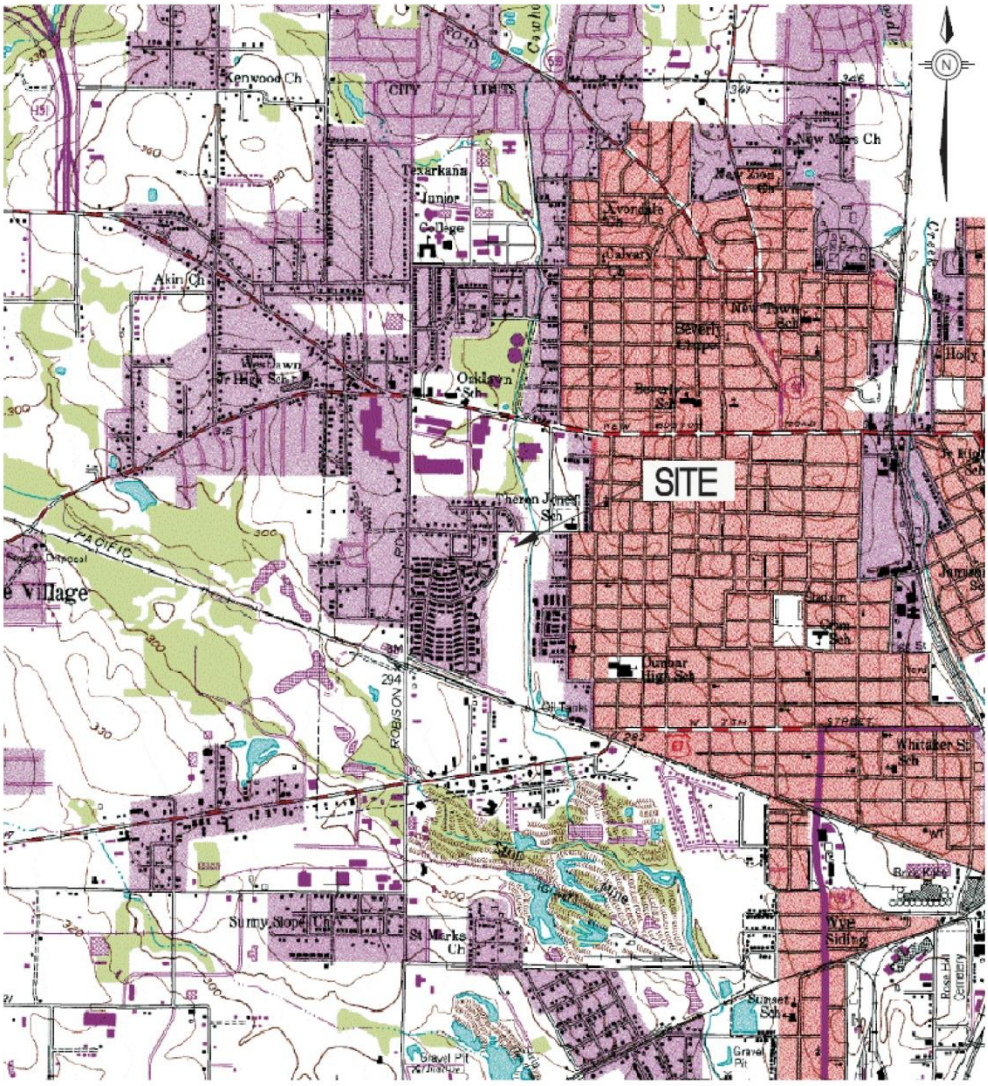
ACTION OFFICER (Name, Rank/Title, Phone Number, Signature)

Laura Caballero, Env Chief, 650-279-9112 2 NOV 2011

Note here if additional information is on reverse side or additional sheets are attached.

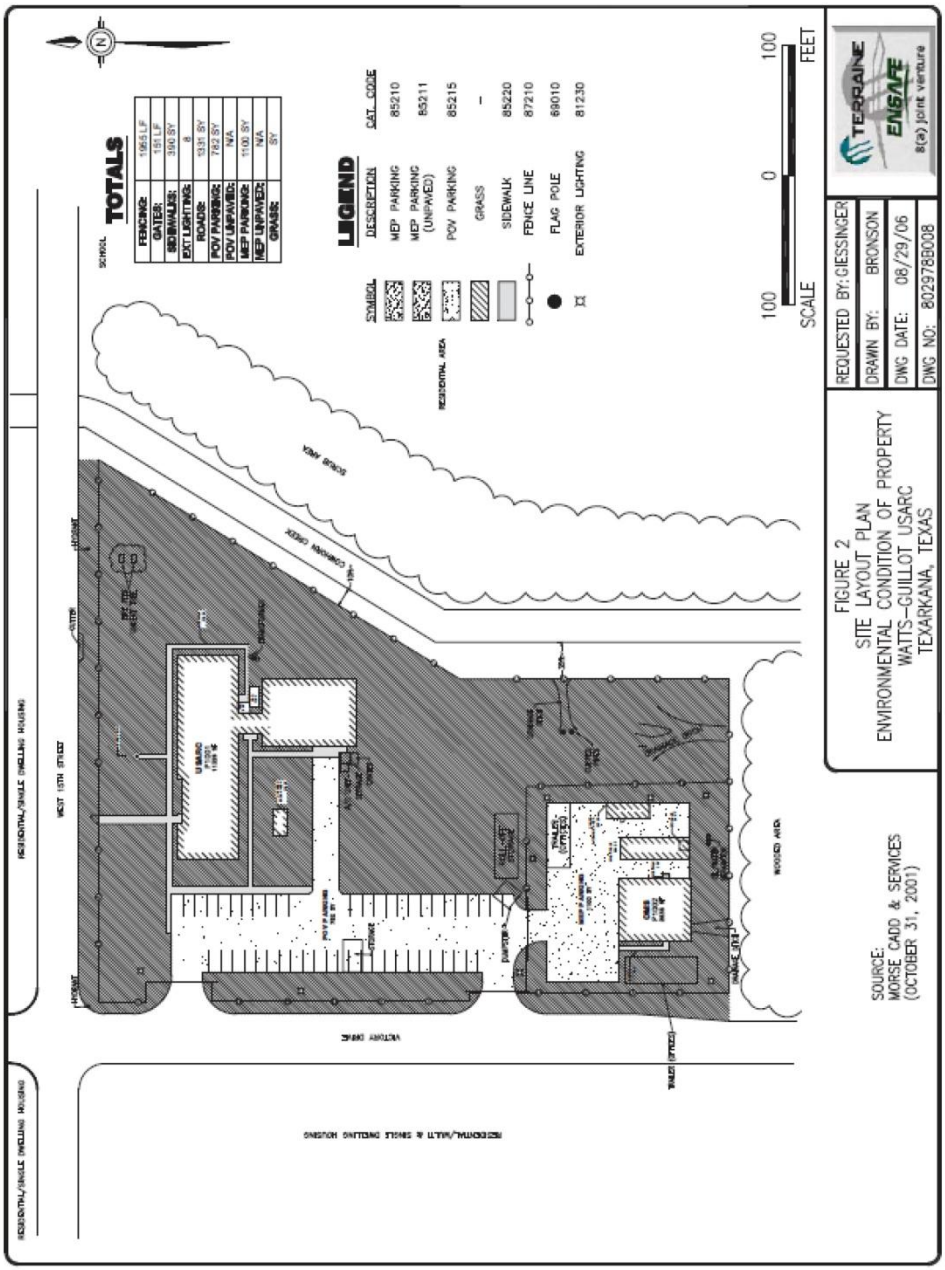
63D RSC FORM 1-R Aug 2009

SITE LOCATION



AERIAL PHOTOGRAPH

SITE LAYOUT


TOTALS
FENCING: 1963 LF
GATES: 151 LF
SIDEWALKS: 390 SY
EXT LIGHTING: 8
ROADS: 1331 SY
POV PARKING: 782 SY
POV UNPAVED: NA
MEP PARKING: 1100 SY
MEP UNPAVED: NA
GRASS: SY
LEGEND
SYMBOL
DESCRIPTION
CAT. CODE
MEP PARKING 85210
MEP PARKING (UNPAVED) 85211
POV PARKING 85215
GRASS -
SIDEWALK 85220
FENCE LINE 87210
FLAG POLE 89010
EXTERIOR LIGHTING 81230
SCALE
100 0 100
FEET
TERRAINE
ENSAFE
8(a) joint venture
REQUESTED BY: GIESSINGER
DRAWN BY: BRONSON
DWG DATE: 08/29/06
DWG NO: 802978B008
FIGURE 2
SITE LAYOUT PLAN
ENVIRONMENTAL CONDITION OF PROPERTY
WATTS-GUILLOT USARC
TEXARKANA, TEXAS
SOURCE:
MORSE CADD & SERVICES
(OCTOBER 31, 2001)

SITE PHOTOGRAPHS

Photo 1: View of north property boundary from the northwest corner.

Photo 2: View of the Organizational Maintenance Shop and military equipment parking area.

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

REPLY TO
ATTENTION

7 October 2014

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

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Watts-Guillot Memorial U.S. Army Reserve Center in Texarkana, Texas.

Dear Mr. Wolfe:

The United States Army Reserve 63d Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Watts-Guillot Memorial U.S. Army Reserve Center (Watts-Guillot USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and Environmental Analysis of Army Actions, 32 CFR Part 651 and with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulation, Protection of Historic Properties, 36 CFR Part 800.

The purpose and need of the disposal and reuse of the Watts-Guillot USARC is to meet the requirements of the Base Realignment and Closure Act. The Watts-Guillot USARC is located at 2800 West 15th Street, Texarkana, Bowie County, Texas. The site is approximately 7 acres in size and contains three permanent structures: a 11,705-square-foot main administrative building, a 2,638-square-foot organizational maintenance shop (OMS), and a concrete block shed. The buildings were constructed in 1958 of concrete block with brick veneer on a concrete slab. The remainder of the site is covered in pavement (parking) or landscaped areas (Enclosures: Figures 1 and 2).

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Watts-Guillot USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Watts-Guillot USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army has and will provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Local Redevelopment Authority was unable to identify a viable reuse alternative and the Army is moving forward with the disposal process with the intent of disposing of the property via public sale. Therefore, alternatives were developed to evaluate a reasonable and likely range of reuse and disposal possibilities for the Watts-Guillot USARC site. Recognizing the uncertainty that accompanies reuse planning, the Army uses intensity-based probable reuse scenarios to identify the range of reasonable reuse alternatives required by NEPA and by DoD implementing directives. That is, instead of trying to predict exactly what will occur at a site, the Army establishes ranges or levels of activity that might occur. These levels of activity, referred to as reuse intensities, provide a flexible framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects.

Zoning restrictions can play a role in determining the type of redevelopment that can occur on a BRAC parcel and aid in the development of appropriate reuse alternatives. The Watts-Guillot USARC property is in an area that is zoned by the City of Texarkana as Multiple Family-1 (MF-1). This zoning designation prohibits general commercial and industrial use, but allows for a wide variety of residential uses, parks, churches, schools, fire station, community centers, libraries, public utility facilities, and hospitals. Alternatives 3, 4, and 5 are hypothetical reuse alternatives and they have been established to include likely reuses of the property:

- Alternative 3 – Sale for Residential Use,
- Alternative 4 – Sale for Recreational Use, and
- Alternative 5 – Sale for Institutional Use.

The 63d RSC has previously determined that the archeological potential of the Watts-Guillot USARC is high based on an archeological assessment of Army Reserve properties conducted in June 1997 (Enclosure). Archaeological Phase I surveys were carried out on 12 facilities owned by the 90th RSC in Texas, including the Watts-Guillot USARC, during September 1998 (Enclosure). The surveys included systematic shovel testing in areas believed to retain subsurface integrity within each of the 12 facilities, and no archaeological sites were found at the Watts-Guillot USARC. The Texas SHPO concurred with the results of the surveys in a letter dated February 25, 1999 (Enclosure).

In 2011, the 63d RSC determined that the Watts-Guillot USARC is eligible for the National Register of Historic Places (NRHP) based on an architectural survey and evaluation conducted in 2011. The Texas SHPO concurred with the determination in a letter dated May 4, 2011. In a December 5, 2013 Memorandum of Agreement between the Department of the Army and the Texas Historical Commission for the disposition of the Watts-Guillot USARC, the 63d RSC agreed to the preparation of an architectural recordation and other stipulations regarding the disposal of the NRHP-eligible property in order to avoid, minimize, and/or mitigate adverse effects to historic properties (Enclosure). The recordation is in progress.

There has been no change in the proposed project since the Memorandum of Agreement was signed. Should you have any additional comments on the project, we request them within 30 days of receiving this letter. Written comments and correspondence regarding this matter should be submitted to the NEPA Coordinator of the 63d RSC, AFRC-SCA-PWE (Carmen Call), P.O. Box 63, Moffett Field, California 94035-0063, or by email at carmen.a.call.civ@mail.mil. If you have any questions, please contact Ms. Call at (650) 279-1823.

Sincerely,

Carmen Call

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

Enclosures
Figure 1: Location Map
Figure 2: Current Site Plan
Archeological Assessment Conclusions February 1998
SHPO Correspondence July 15, 1997
Archeological Phase I Survey Results 1999
SHPO Correspondence February 25, 1999
SHPO Correspondence May 4, 2011
Memorandum of Agreement between the Department of the Army and the Texas Historical Commission for the disposition of the Watts-Guillot USARC, December 5, 2013

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

REPLY TO
ATTENTION

7 October 2014

Brenda Shemayne Edwards, Chairperson
Caddo Nation
P.O. Box 487
Binger, Oklahoma 73009

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Watts-Guillot Memorial U.S. Army Reserve Center in Texarkana, Texas.

Dear Chairperson Edwards:

The United States Army Reserve 63d Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Watts-Guillot Memorial U.S. Army Reserve Center (Watts-Guillot USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651 and with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulation, *Protection of Historic Properties,* 36 CFR Part 800.

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. Further, Section 106 of the NHPA requires Federal agencies to take into account the effects of their undertakings on historic properties. The purpose of this letter is to inform your Tribe of an opportunity to assist the Army in identifying properties of religious of cultural significance to your Tribe in the project area and any potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

The purpose and need of the disposal and reuse of the Watts-Guillot USARC is to meet the requirements of the Base Realignment and Closure Act. The Watts-Guillot USARC is located at 2800 West 15th Street, Texarkana, Bowie County, Texas. The site is approximately 7 acres in size and contains three permanent structures: a 11,705-square-foot main administrative building, a 2,638-square-foot organizational maintenance shop (OMS), and a concrete block shed. The buildings were constructed in 1958 of concrete block with brick veneer on a concrete slab. The remainder of the site is covered in pavement (parking) or landscaped areas (Enclosures: Figures 1 and 2).

The 63d RSC has previously determined that the archeological potential of the Watts-Guillot USARC is high based on an archeological assessment of Army Reserve properties conducted in June 1997 (Enclosure). Archaeological Phase I surveys were carried out on 12 facilities owned by the 90th RSC in Texas, including the Watts-Guillot USARC, during September 1998 (Enclosure). The surveys included systematic shovel testing in areas believed to retain subsurface integrity within each of the 12 facilities, and no archaeological sites were found at the Watts-Guillot USARC. The Texas SHPO concurred with the results of the surveys in a letter dated February 25, 1999 (Enclosure).

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

REPLY TO
ATTENTION

7 October 2014

Gregory E. Pyle, Chief
Choctaw Nation of Oklahoma
P.O. Drawer 1210
Durant, Oklahoma 74702

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Watts-Guillot Memorial U.S. Army Reserve Center in Texarkana, Texas.

Dear Chief Pyle:

The United States Army Reserve 63d Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Watts-Guillot Memorial U.S. Army Reserve Center (Watts-Guillot USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651 and with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulation, *Protection of Historic Properties,* 36 CFR Part 800.

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-----Original Message-----
From: Daniel R. Ragle [mailto:dragle@choctawnation.com]
Sent: Monday, October 27, 2014 8:34 AM
To: Call, Carmen A CIV USARMY 63 RSC (US)
Subject: RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Watts-Guillot Memorial U.S. Army Reserve Center in Texarkana, Texas

Ms. Call,

The Choctaw Nation of Oklahoma thanks the United States Army for the correspondence regarding the above referenced project. Bowie County, Texas lies within the Choctaw Nation of Oklahoma's area of historic interest. The Choctaw Nation of Oklahoma is unaware of any cultural or sacred sites located within the immediate project area. The Choctaw Nation of Oklahoma would concur that there should be no historic properties affected and that work should proceed as planned. However, as the project lies within an area that is of general historic interest to the Tribe, we request that work be stopped and our office contacted immediately if any Native American cultural materials or remains are encountered. If you have any questions, please contact me by email at dragle@choctawnation.com.

Thank You,

Daniel Ragle

NHPA Section 106 Reviewer

Choctaw Nation of Oklahoma

Historic Preservation Department

P.O. Box 1210

Durant, OK 74702

(580)924-8280 ext. 2727

dragle@choctawnation.com

1

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

REPLY TO
ATTENTION

7 October 2014

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

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Watts-Guillot Memorial U.S. Army Reserve Center in Texarkana, Texas.

Dear Chief Tiger:

The United States Army Reserve 63d Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Watts-Guillot Memorial U.S. Army Reserve Center (Watts-Guillot USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651 and with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulation, *Protection of Historic Properties,* 36 CFR Part 800.

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

REPLY TO
ATTENTION

7 October 2014

Scott Bighorse, Chief
Osage Nation
P.O. Box 779
Pawhuska, Oklahoma 74056

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Watts-Guillot Memorial U.S. Army Reserve Center in Texarkana, Texas.

Dear Chief Bighorse:

The United States Army Reserve 63d Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Watts-Guillot Memorial U.S. Army Reserve Center (Watts-Guillot USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651 and with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulation, *Protection of Historic Properties,* 36 CFR Part 800.

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. Further, Section 106 of the NHPA requires Federal agencies to take into account the effects of their undertakings on historic properties. The purpose of this letter is to inform your Tribe of an opportunity to assist the Army in identifying properties of religious of cultural significance to your Tribe in the project area and any potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

The purpose and need of the disposal and reuse of the Watts-Guillot USARC is to meet the requirements of the Base Realignment and Closure Act. The Watts-Guillot USARC is located at 2800 West 15th Street, Texarkana, Bowie County, Texas. The site is approximately 7 acres in size and contains three permanent structures: a 11,705-square-foot main administrative building, a 2,638-square-foot organizational maintenance shop (OMS), and a concrete block shed. The buildings were constructed in 1958 of concrete block with brick veneer on a concrete slab. The remainder of the site is covered in pavement (parking) or landscaped areas (Enclosures: Figures 1 and 2).

The 63d RSC has previously determined that the archeological potential of the Watts-Guillot USARC is high based on an archeological assessment of Army Reserve properties conducted in June 1997 (Enclosure). Archaeological Phase I surveys were carried out on 12 facilities owned by the 90th RSC in Texas, including the Watts-Guillot USARC, during September 1998 (Enclosure). The surveys included systematic shovel testing in areas believed to retain subsurface integrity within each of the 12 facilities, and no archaeological sites were found at the Watts-Guillot USARC. The Texas SHPO concurred with the results of the surveys in a letter dated February 25, 1999 (Enclosure).

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

REPLY TO
ATTENTION

7 October 2014

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

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Watts-Guillot Memorial U.S. Army Reserve Center in Texarkana, Texas.

Dear President Patterson:

The United States Army Reserve 63d Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Watts-Guillot Memorial U.S. Army Reserve Center (Watts-Guillot USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651 and with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulation, *Protection of Historic Properties,* 36 CFR Part 800.

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TONKAWA TRIBE OF OKLAHOMA
NATIVE AMERICAN GRAVES PROTECTION AND REPATRIATION ACT
• 1 RUSH BUFFALO ROAD, TONKAWA, OKLAHOMA 74653 •
• PHONE (580) 628-2561 • FAX: (580) 628-9903 •
WEB SITE: www.tonkawatribe.com

Dear Sir or Madam,

Regarding your proposed projects, the Tonkawa Tribe of Indians of Oklahoma submits the following:

The Tonkawa Tribe has no specifically designated historical or cultural sites identified in the above listed project area. However if any human remains, funerary objects, or other evidence of historical or cultural significance is inadvertently discovered then the Tonkawa Tribe would certainly be interested in proper disposition thereof.

We appreciate notification by your office of the many projects on-going, and as always the Tonkawa Tribe is willing to work with your representatives in any manner to uphold the provisions of NAGPRA to the extent of our capability.

Respectfully,

Miranda "Nax'ce" Myer
NAGPRA Representative

In 2011, the 63d RSC determined that the Watts-Guillot USARC is eligible for the National Register of Historic Places (NRHP) based on an architectural survey and evaluation conducted in 2011. The Texas SHPO concurred with the determination in a letter dated May 4, 2011. In a December 5, 2013 Memorandum of Agreement between the Department of the Army and the Texas Historical Commission for the disposition of the Watts-Guillot USARC, the 63d RSC agreed to the preparation of an architectural recordation and other stipulations regarding the disposal of the NRHP-eligible property (Enclosure). The recordation is in progress.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Watts-Guillot USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Watts-Guillot USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army has and will provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Local Redevelopment Authority was unable to identify a viable reuse alternative and the Army is moving forward with the disposal process with the intent of disposing of the property via public sale. Therefore, alternatives were developed to evaluate a reasonable and likely range of reuse and disposal possibilities for the Watts-Guillot USARC site. Recognizing the uncertainty that accompanies reuse planning, the Army uses intensity-based probable reuse scenarios to identify the range of reasonable reuse alternatives required by NEPA and by DoD implementing directives. That is, instead of trying to predict exactly what will occur at a site, the Army establishes ranges or levels of activity that might occur. These levels of activity, referred to as reuse intensities, provide a flexible framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects.

Zoning restrictions can play a role in determining the type of redevelopment that can occur on a BRAC parcel and aid in the development of appropriate reuse alternatives. The Watts-Guillot USARC property is in an area that is zoned by the City of Texarkana as Multiple Family-1 (MF-1). This zoning designation prohibits general commercial and industrial use, but allows for a wide variety of residential uses, parks, churches, schools, fire station, community centers, libraries, public utility facilities, and hospitals. Alternatives 3, 4, and 5 are hypothetical reuse alternatives and they have been established to include likely reuses of the property:

- Alternative 3 – Sale for Residential Use,
- Alternative 4 – Sale for Recreational Use, and
- Alternative 5 – Sale for Institutional Use.

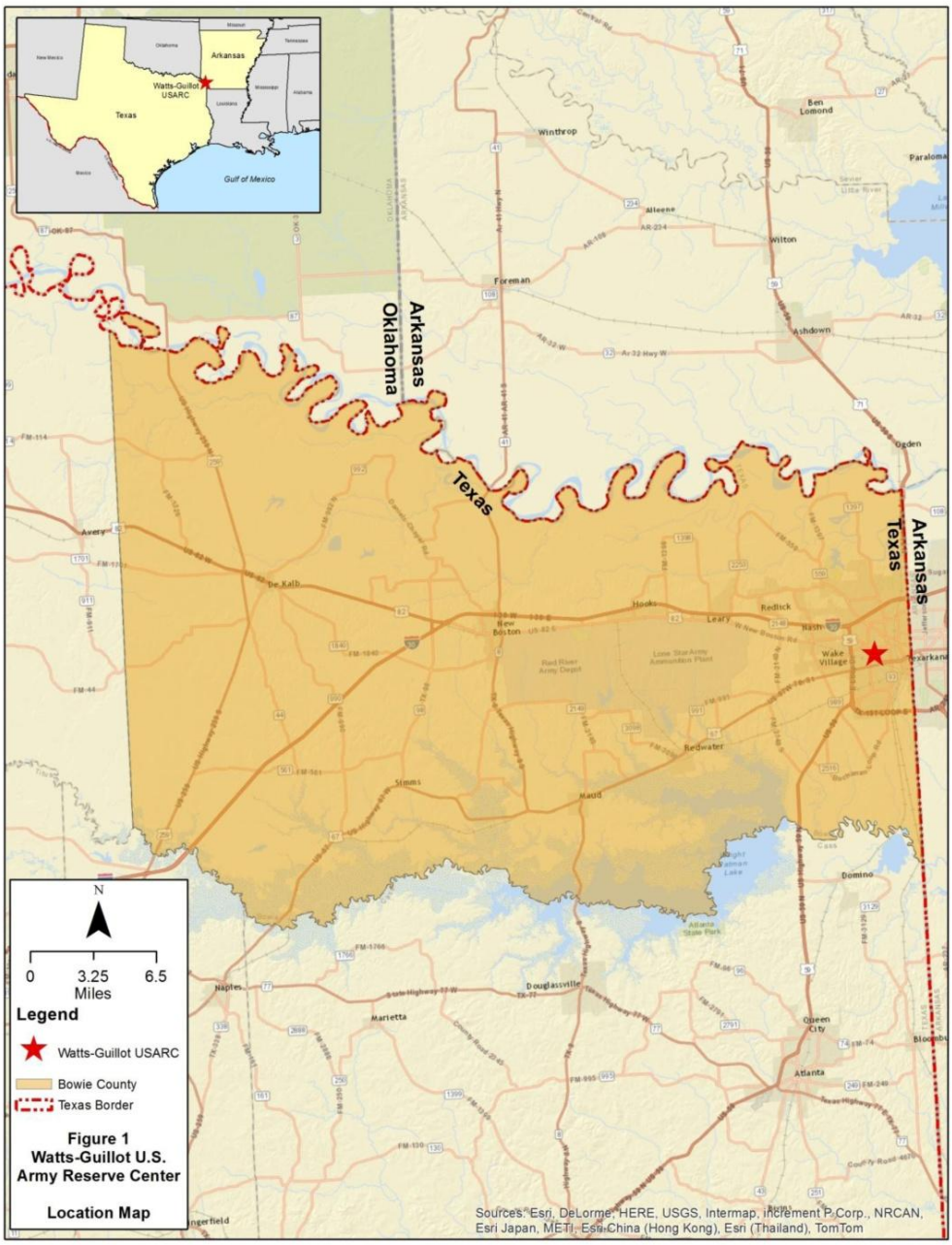
Through this letter, the 63d RSC is initiating consultation with your Tribe regarding properties that may be affected by the transfer of the Watts-Guillot USARC. We request your comments on the proposed transfer within 30 days of receiving this letter. Written comments should be submitted to the NEPA Coordinator of the 63d RSC, AFRC-SCA-PWE (Carmen Call), P.O. Box 63, Moffett Field, California 94035-0063, or by email at carmen.a.call.civ@mail.mil. If you have any questions, please contact Ms. Call at (650) 279-1823.

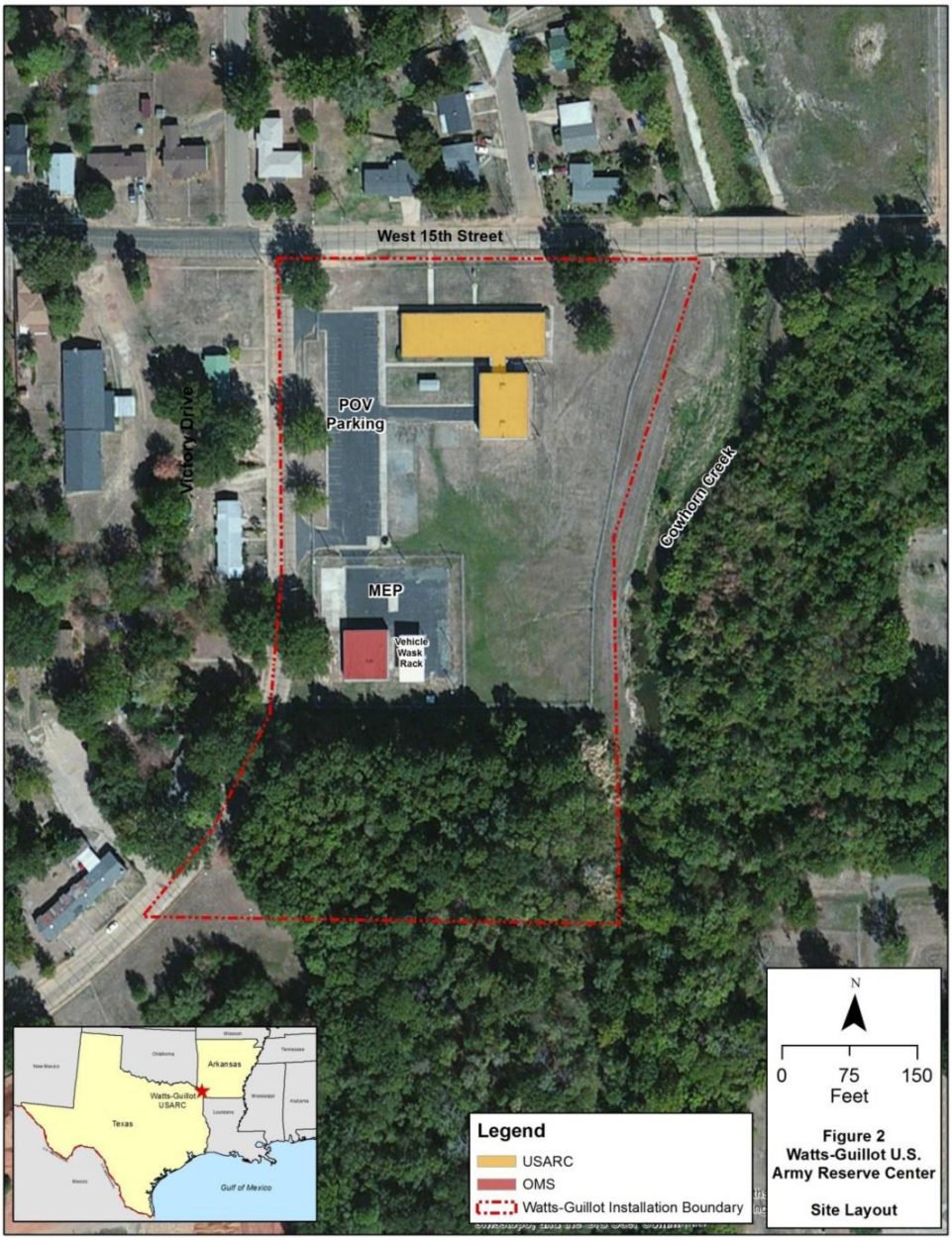
Sincerely,

Carmen Call

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

Enclosures
Figure 1: Location Map
Figure 2: Current Site Plan
Archeological Assessment Conclusions February 1998
SHPO Correspondence July 15, 1997
Archeological Phase I Survey Results 1999
SHPO Correspondence February 25, 1999
SHPO Correspondence May 4, 2011
Memorandum of Agreement between the Department of the Army and the Texas Historical Commission for the disposition of the Watts-Guillot USARC, December 5, 2013


Arkansas
Watts-Guillot USARC
Texas
Gulf of Mexico
Oklahoma
Arkansas
Texas
Texas
Arkansas
N
0 3.25 6.5
Miles
Legend
Watts-Guillot USARC
Bowie County
Texas Border
Figure 1
Watts-Guillot U.S.
Army Reserve Center
Location Map
Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom


West 15th Street
Victory Drive
POV Parking
MEP
Vehicle Wash Rack
Cowhorn Creek
Arkansas
Texas
Watts-Guillot USARC
Gulf of Mexico
Legend
USARC
OMS
Watts-Guillot Installation Boundary
N
0
75
150
Feet
Figure 2
Watts-Guillot U.S. Army Reserve Center
Site Layout

4 CONCLUSIONS AND MANAGEMENT RECOMMENDATIONS

The 90th RSC owns 35 properties in Texas, including land totaling 424 acres. Of these 35 facilities, 23 are considered to have too little potential for archeological sites to warrant a survey. No outcroppings of workable lithic material are known on any of the facilities. A brief reconnaissance of the facility at Seagoville was conducted to ascertain the level of integrity at the facility. One previously unrecorded prehistoric site was noted next to a spring fed lake on the facility. Three other facilities (Rathjen, Colbern, and Rio Grande City USARCs) include portions of previously recorded historical archeological sites associated with 19th century historic forts. Eight additional facilities, have no known sites, but are considered to have moderate to high potential. A total of 12 facilities have a total of 115 acres that merit further archeological study.

Table 1 provides a summary of the archeological potential for each facility. Archeological inventory survey of relatively intact portions of 12 facilities (Austin Memorial, Rathjen Memorial, Roque O. Segura, Van Zandt Memorial, Colbern Memorial, P.B. Clayton Memorial, Rio Grande City, Seagoville, Watts-Guillot, Yoakum Memorial, San Marcos, and Schmidt Memorial USARCs) would determine boundaries and assess integrity of known archeological sites, and locate any undiscovered sites. This would complete the archeological identification responsibilities for 90th RSC properties in Texas, and allow the development of a Cultural Resources Management Plan for the management of any identified historic properties, and execution of a Programmatic Agreement with the Advisory Council and the SHPO formalizing the procedures outlined in such a plan. The Texas SHPO concurred with these findings in a letter dated July 15, 1997 (Appendix A).

Table 1: 90 RSC Facilities in Texas

Facility No.	*Facility Title*	*City*	*Total Acres*	*Undevel. Acres*	*Acres Requiring Archeo. Survey*	*Archeo. Potential*
TX001	Grimes Memorial	Abilene	9.24	5	0	low
TX002	Alice	Alice	4	2	0	low
TX003	Blucher S. Tharp Memorial	Amarillo	4.1	1	0	low
TX006	Austin Memorial	Austin	13	4.2	4.2	high
TX0011	Carl H. Pipkin	Beaumont	NA	0.1	0	low
TX012	Rathjen Memorial	Brownsville	7.3	2.5	2.5	high
TX013	Moore Memorial	Bryan	5	0.8	0	low
TX018	Conroe	Conroe	50	7.3	0	low

Table 1: 90 RSC Facilities in Texas (cont.)

Facility No.	*Facility Title*	*City*	*Total Acres*	*Undevel. Acres*	*Acres Requiring Archeo. Survey*	*Archeo. Potential*
TX019	Corpus Christi Memorial	Corpus Christi	5	2.7	0	low
TX023	Jules E. Muchert	Dallas	5	0.1	0	low
TX025	William Herzog Memorial	Dallas	5	0.9	0	low
TX027	Roque O. Segura	El Paso	5	0.8	5	high
TX035	Van Zandt Memorial	Fort Worth	NA	2.4	2.4	high
TX040	Houston USARC #2	Houston	6	0.5	0	low
TX042	SGM. Garcia	Houston	8	0.5	0	low
TX045	Miller Memorial	Huntsville	7.5	4.6	0	low
TX046	Colbern Memorial	Laredo	6	1.8	1.8	high
TX053	Marshall	Marshall	4	NA	0	low
TX054	Garcia Memorial	McAllen	3	1	0	low
TX055	Hanby-Hayden	Mesquite	5	3.2	0	low
TX056	Air Terminal	Midland	6	3.2	0	low
TX058	Boyle Memorial	Paris	4.7	0.78	0	low
TX059	Pasadena	Pasadena	3.2	0.6	0	low
TX060	P.B. Clayton Memorial	Port Arthur	7	2.7	2.7	high
TX061	Rio Grande City	Rio Grande City	1.5	0.75	0.75	high
TX062	San Antonio	San Antonio .	8	1.5	0	low
TX064	Callaghan	San Antonio	5	0.6	0	low
TX067	San Marcos	San Marcos	3.6	1.4	1.4	mod
TX068	Seagoville	Seagoville	206	80	80	high
TX071	Schmidt Memorial	Sinton	5	3	3	mod
TX072	Watts-Guillot	Texarkana	7	3.5	3.5	high
TX075	Victoria	Victoria	5.6	1.2	0	low
TX077	Wichita Falls	Wichita Falls	3	0.8	0	low
TX078	Yoakum Memorial	Yoakum	5	7.6	7.6	high
TX122	Waco	Waco	6	1.9	0	low

TEXAS HISTORICAL COMMISSION

George W. Bush • *Governor*
John L. Nau, III • *Chairman*
Curtis Tunnell • *Executive Director*

The State Agency for Historic Preservation

July 15, 1997

Michael Petraglia, Ph. D.
Parsons Engineering Science, Inc.
10521 Rosehaven Street
Fairfax, Virginia 22030

Re: Draft Report: *Draft Archeological Assessment and Reconnaissance of 90th Regional Support Command Facilities in Texas*
(Army, F2, F19)

Dear Dr. Petraglia:

Thank you for the opportunity to review the draft report referenced above. We have reviewed the report and find that it is acceptable. We concur with the findings (page 119; Table 1) that 12 facilities containing 115 acres merit further archeological study.

We look forward to receiving 20 copies of the final report along with a completed *Abstracts in Texas Contract Archeology* form.

If we may be of further assistance, please call Mr. Herb Uecker at 512/463-5866.

Sincerely,

William A. Martin

for James E. Bruseth, Ph.D.
Deputy State Historic Preservation Officer

JEB/hgu

DIVISION OF ANTIQUITIES PROTECTION
P. O. Box 12276 • Austin, TX 78711-2276 • 512/463-6096 • Fax 512/463-8927 • TDD 1-800-735-2989

Table 9. Archeological resources identified on 90th RSC facilities in Texas

Facility No.	*Facility Title*	*City*	*Acres Surveyed*	*STPs: Total/Pos.*	*Identified Resources*	*Cultural Period*	*NRHP Eligible*
TX006	Austin Memorial	Austin	.5	4/0	None	--------	--------
TX012	Rathjen Memorial	Brownsville	.5	3/0	None	--------	--------
TX027	Roque O. Segura	El Paso	.2	0/0	None	--------	--------
TX035	Van Zandt Memorial	Fort Worth	.5	5/0	None	--------	--------
TX046	Colbern Memorial	Laredo	1.2	17/12	41WB11	Mid-to-late 19th c. fort; unid. lithic scatter	PE (Prehist. only)
TX060	P.B. Clayton Memorial	Port Arthur	.5	3/0	None	--------	--------
TX061	Rio Grande City	Rio Grande City	.75	7/3	41SR142	Mid-to-late 19th c. fort; unid. lithic scatter	NE
TX067	San Marcos	San Marcos	.7	4/0	None	--------	--------
TX068	Seagoville	Seagoville	80	51/7	41DL382	Unid. prehist.	NE
TX071	Schmidt Memorial	Sinton	3	10/0	None	--------	--------
TX072	Watts-Guillot	Texarkana	3.5	16/0	None	--------	--------
TX078	Yoakum Memorial	Yoakum	1	7/0	None	--------	--------

Key: Pos = positive (contained artifacts); prehist. = prehistoric; hist. = historic; unid. = unidentifiable; c. = century; NE = not eligible; PE = potentially eligible.

TEXAS HISTORICAL COMMISSION

George W. Bush • Governor
John L. Nau, III • Chairman
Curtis Tunnell • Executive Director

The State Agency for Historic Preservation

February 25, 1999

Colonel Bruno Kirsch, Jr.
U. S. Army Reserve
Department of the Army
Headquarters, United States Army 90th Regional Support Command\
Maurice L. Britt United States Army Reserve Center
8000 Camp Robinson Road
North Little Rock, Arkansas 72118-2205

Re: Project review under Section 106 of the National Historic Preservation Act of 1966
Draft Report: *Archeological Phase I Survey of Twelve 90th Regional Support Command Facilities in Texas* (Air Force)

Dear Colonel Kirsch:

Thank you for the opportunity to review the above-referenced draft archeological survey report. This letter serves as comment on the report from the State Historic Preservation Officer, the Executive Director of the Texas Historical Commission. The review staff, led by Mr. Herb Uecker, has completed its review and finds the report acceptable. We concur with all of the recommendations in the report, as summarized on pages 98 and 99. Our specific concurrences and recommendations, based on the results of the survey, are presented in the accompanying outline.

With the exception of the prehistoric component of archeological site 41WB11, identified by the survey at the Colbern Memorial USARC Facility (TX046), which should either be avoided or tested for significance prior to disturbance, no further consultation with this office or archeological work is necessary at any of the facilities surveyed prior to occurrence of National Historic Preservation Act Section 106 undertakings.

We look forward to further consultation with your office and hope to maintain a partnership that will foster effective historic preservation. Thank you for your cooperation in this federal review process, and for your efforts to preserve the irreplaceable heritage of Texas. **If you have any questions concerning our review or if we can be of further assistance, please contact Mr. Uecker at 512/463-5866.**

Sincerely,

for
F. Lawerence Oaks, State Historic Preservation Officer

FLO/hgu

enclosure: SHPO Concurrences and Recommendations

P. O. Box 12276 • Austin, TX 78711-2276 • 512/463-6100 • Fax 512/475-4872 • TDD 1-800-735-2989

TEXAS HISTORICAL COMMISSION
real places telling real stories

May 4, 2011

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

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

Dear Ms. Caballero:

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

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

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

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

Sincerely,

William McWhorter

for: Mark Wolfe
State Historic Preservation Officer

Memorandum of Agreement
Between the
The Department of the Army
And
The Texas Historical Commission
For the Disposition of
Tharp Army Reserve Center, Amarillo,
And
Watts/Guillot Army Reserve Center, Texarkana,
Texas

December 5, 2013

WHEREAS, the United States Army (Army) has closed Tharp Army Reserve Center (Tharp) located at 2801 Duniven Cir, Amarillo TX, and Watts-Guillot Army Reserve Center (Watts-Guillot) located at 2800 W 15th St, Texarkana TX, and plans to dispose of these facilities through transfer out of federal control (the Undertaking); and

WHEREAS, the Army plans to carry out the Undertaking pursuant to the Defense Authorization Amendments and Base Closure and Realignment Act (Pub. L. 100-526, 10 U.S.C. § 2687 note), and the National Defense Authorization Act for Fiscal Year 1991 (Pub. L. 101-510, 10 U.S.C. § 2687 note) in a manner consistent with the requirements of the 2005 Defense Base Closure and Realignment Commission recommendation, thereby making the Undertaking an action subject to review under Section 106 of the National Historic Preservation Act (NHPA), 16 U.S.C. § 470f et seq., and its implementing regulations, 36 CFR Part 800; and

WHEREAS, both installations are significant for their associations with events of post World War II US Army Reserve Center expansion and its Modernist architectural design and construction values; and

WHEREAS, the Army has determined that disposal of these facilities is an Undertaking that will have an adverse effect upon historic properties that have been determined eligible for listing on the National Register of Historic Places (National Register), and has consulted with the Texas Historical Commission as the Texas State Historic Preservation Officer (SHPO), and the Advisory Council on Historic Preservation (ACHP) pursuant to 36 CFR Part 800; and

WHEREAS, the Area of Potential Effect consist of the entire installation boundaries as shown in Attachment A; and

WHEREAS, in accordance with 36 CFR § 800.6(a)(1), the Army notified the ACHP of its adverse effect determination by providing the specified documentation, and the ACHP notified the Army in a letter dated June 6, 2013 that it had chosen not to participate in the consultation pursuant to 36 CFR § 800.6(a)(1)(iii); and

WHEREAS, the Bowie County Historical Commission (Watts-Guillot) and the Potter County Historical Commission (Tharp) have been invited to participate and concur in this agreement; and

Now, Therefore, the Army and the SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations to take into account the effect of the Undertaking, therefore satisfying the Army's Section 106, 110, and 111 responsibilities under the NHPA.

Stipulations

The Army will ensure that the following measures are carried out:

I. Mitigation

A. National Register of Historic Places Nomination. Prior to transfer from federal control, the Army shall complete separate federal agency nominations on Tharp and Watts-Guillot and submit them to the National Park Service. The Army shall incorporate any changes to the nominations requested by the Keeper of the National Register to ensure successful listing of the properties.

B. Documentation. Within one year of signing this agreement, but ensuring that all necessary photography is taken prior to transfer, the Army shall separately document Tharp and Watts Gulliot.

   a. The documentation shall consist of digital photography and a written narrative equivalent in scope and quality to the *Architectural Recordation of Desiderio Army Reserve Center, Pasadena, California* completed by the US Army Corps of Engineers, Fort Worth District, dated October, 2011.
   b. The Army shall provide a draft of the documentation to the SHPO for review. The SHPO shall provide any comments within 30 days of receipt of the draft. The Army shall incorporate necessary changes prior to finalizing the documentation.
   c. One electronic and one archival copy each of the final documentation shall be furnished to the SHPO and to a local repository in Amarillo and Texarkana. Electronic copies shall be made available to the public upon request.

C. Marketing. Marketing materials for the properties shall reflect the proposed or actual National Register listing, include information on federal and state rehabilitation tax credit programs, and list the SHPO as a contact for additional information.

II. Anti-Deficiency Act

Any obligation of the Army under this Agreement is subject to the availability of appropriated funds, and nothing in this Agreement shall be interpreted to require obligations or payments by the Army in violation of the Anti-Deficiency Act, 31 U.S.C. § 1341. If compliance with the Anti-Deficiency Act alters or impairs the Army's ability to implement the provisions of this agreement, the Army will consult in accordance with the amendment and termination procedures found in this agreement.

III. Status Reports

Until such time as properties have been transferred out of federal ownership in accordance with the terms of this agreement, the Army will provide an annual status report to the SHPO to review implementation of the terms of this agreement and to determine whether amendments are needed. If amendments are needed, the signatories to this agreement will consult, in accordance with Stipulation V. of this agreement, to make such revisions. The first status report will be submitted to the SHPO one year after the effective date of this agreement.

IV. Dispute Resolution

A. Should the SHPO object within thirty (30) days to any plans or other documents provided by the Army for review pursuant to this agreement, or to any actions proposed or initiated by the Army pursuant to this agreement, the Army shall consult with the SHPO to resolve the objection. If the Army determines that the objection cannot be resolved, the Army shall forward all documentation relevant to the dispute to the ACHP. Within thirty (30) days after receipt of all pertinent documentation, the ACHP will either:

(1) Provide the Army with recommendations, which the Army will take into account in reaching a final decision regarding the dispute; or

(2) Notify the Army that it will comment pursuant to 36 C.F.R. §800.6(b)(2), and proceed to comment.

Any ACHP comment will be taken into account by the Army in accordance with 36 C.F.R. §800.6 or 800.7 with reference to the subject of the dispute.

B. Any recommendations or comment provided by the ACHP pursuant to Stipulation IV. A. above will pertain only to the subject of the dispute; the Army's responsibility to carry out all other actions under this agreement that are not the subject of the dispute will remain unchanged.

V. Amendments

A. The Army or the SHPO, or both, may request that this MOA be revised, whereby the parties will consult to consider whether such revision is necessary.

B. If it is determined that revisions to this MOA are necessary, then the Army and the SHPO shall consult pursuant to 36CFR §800.6(c)(7), as appropriate, to make such revisions. This MOA may be amended when such an amendment is agreed to in writing by Army and SHPO. Concurring parties must comment on, or signify their acceptance of, the proposed changes to the MOA in writing within 30 days of their receipt. This amendment will be effective on the date a copy signed by all of the signatories is filed with the ACHP

VI. Termination of Agreement

A. The Army or the SHPO, or both, may terminate this MOA by providing thirty (30) days written notice to the other signatory parties. During the period after notification and prior to termination the Army and the SHPO will consult to seek agreement on amendments or other actions that would avoid termination. In the event of termination, the Army will comply with 36CFR §800.4 through 800.6 with regard to individual undertakings associated with this action.

VII. Execution and Duration of Agreement

A. Execution and implementation of this MOA shall evidence that the Army has afforded the ACHP and the SHPO a reasonable opportunity to comment on the adverse effects at Tharp and Watts-Guillot, and that the Army has taken into account the effects of the Undertaking on these historic properties. Execution and compliance with this MOA fulfill the Army's NHPA Section 106 responsibilities regarding this action.

B. The parties agree that this agreement will become null and void five (5) years after the date of the last signature.

C. The effective date of this Memorandum of Agreement shall be the date of the last signature.

Signatory Parties:

DEPARTMENT OF THE ARMY

COL, EN STEWART R. FEARN

FOR **MITCHELL R. CHITWOOD**
Brigadier General, USAR
Deputy Commanding General

TEXAS HISTORICAL COMMISSION

12/13/13

Mark Wolfe
Executive Director, Texas Historical Commission (Date)

Concurring Parties:

A.M. Adams, Chairman
Bowie County Historical Commission

Robert Forrester, Chairman
Potter County Historical Commission

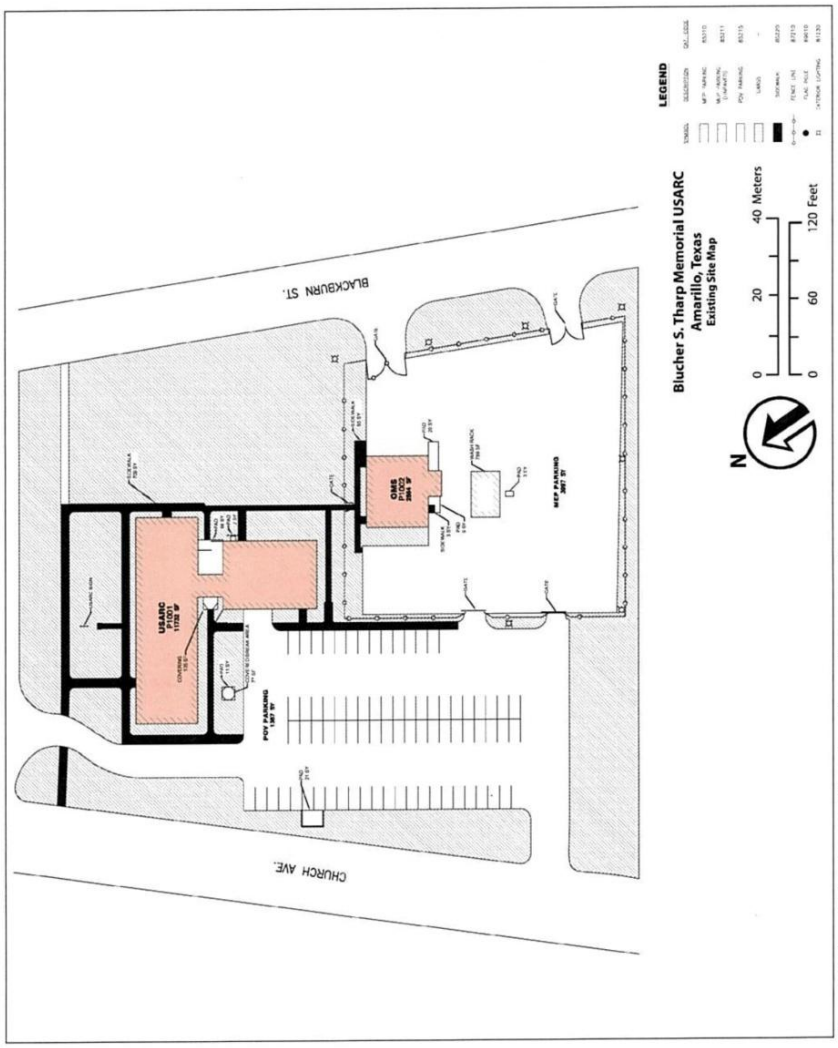


Figure 3.21 Schematic drawing of the Tharp Army Reserve Center in Amarillo.

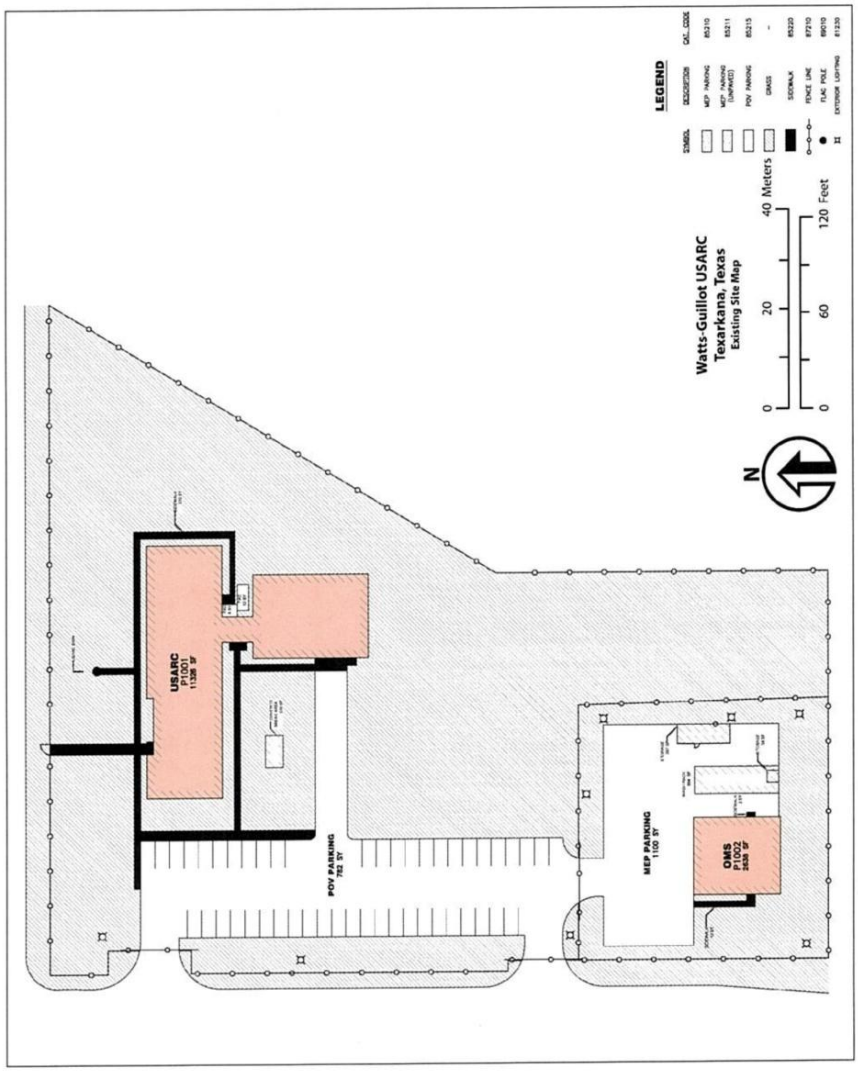


Figure 3.119 Schematic of the Watts-Guillot USAR Center.

A.3 USFWS Consultation

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

Agency	Date
Arlington Texas Ecological Services Field Office, U.S. Fish and Wildlife Service	July 18, 2011
Ms. Debra Bills, U.S. Fish and Wildlife Service	October 7, 2014

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DEPARTMENT OF THE ARMY
HEADQUARTERS, UNITED STATES ARMY 63RD REGIONAL SUPPORT COMMAND
P.O. Box 63
MOFFETT FIELD, CALIFORNIA 94035-1000

July 18, 2011

Reply to the Attention of the Environmental Office

Arlington Texas Ecological Services Field Office
711 Stadium Drive Suite 252
Arlington, Texas 76011

Dear Sir or Madam:

In accordance with The Base Realignment and Closure Act of 2005, The 63D Regional Support Command (RSC) of the United States Army Reserve (USAR) is closing the Watts-Guillot Memorial USAR Center located at 2800 West 15th Street, Texarkana, Texas 75501.

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

The 63D RSC communicates no effect determinations with the US Fish and Wildlife Service in the event that data on threatened and endangered species near the site has recently been received. The 63D RSC requests a response within 30 days from receipt of this letter. If no response is received within the 30 days, concurrence will be assumed. If you have questions, please contact me at (650) 279-9112. Thank you for your assistance.

Sincerely,

for: Laura M. Caballero
BRAC Environmental Coordinator
63D Regional Support Command

Enclosure

Enclosure 1

The U.S. Army Reserve (USAR) is closing the Watts-Guillot Memorial USAR Center located at 2800 West 15th Street, Texarkana, Texas 75501. The property will be transferred to the Red River Redevelopment Authorityto use for adult vocational training.

Site Description and Usage – A site reconnaissance of this facility was conducted as part of the Environmental Condition of Property report process. The subject property is on approximately 7 acres of land with two permanent buildings: a Training Building and Organizational Maintenance Shop.

Ecological Communities

Approximately one-third of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn. The Site is bordered to the north by 15th Street and to the west by Victory Drive. A wooded area is the southern border, and Cowhorn Creek is along the eastern border. The site is urban and developed and is located in a commercial and residential area.

Wetlands, Watersheds, and Surface Waters

There are no surface waters on the Site. The Site is upland and well drained. According to the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory map, no digital wetlands data is available for the Site. However, no wetlands are known to occur on the property.

FEDERALLY LISTED AND PROPOSED SPECIES

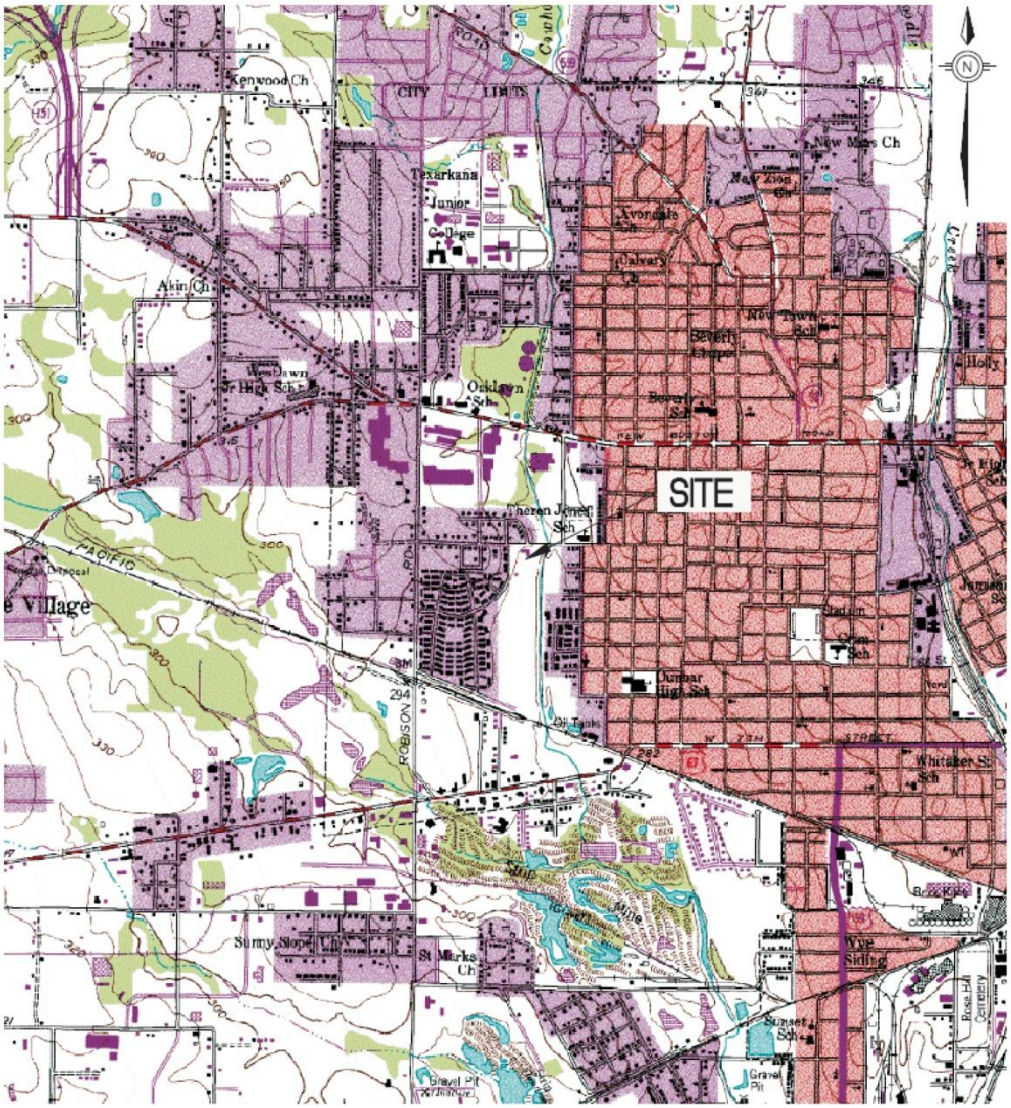
Based on the USFWS Region 2 Endangered Species List, Bowie County, Texas, the following threatened and endangered species occur within Bowie County, Texas:

least tern (Sterna antillarum)
Louisiana black bear (Ursus americanus luteolus)

CONCLUSIONS

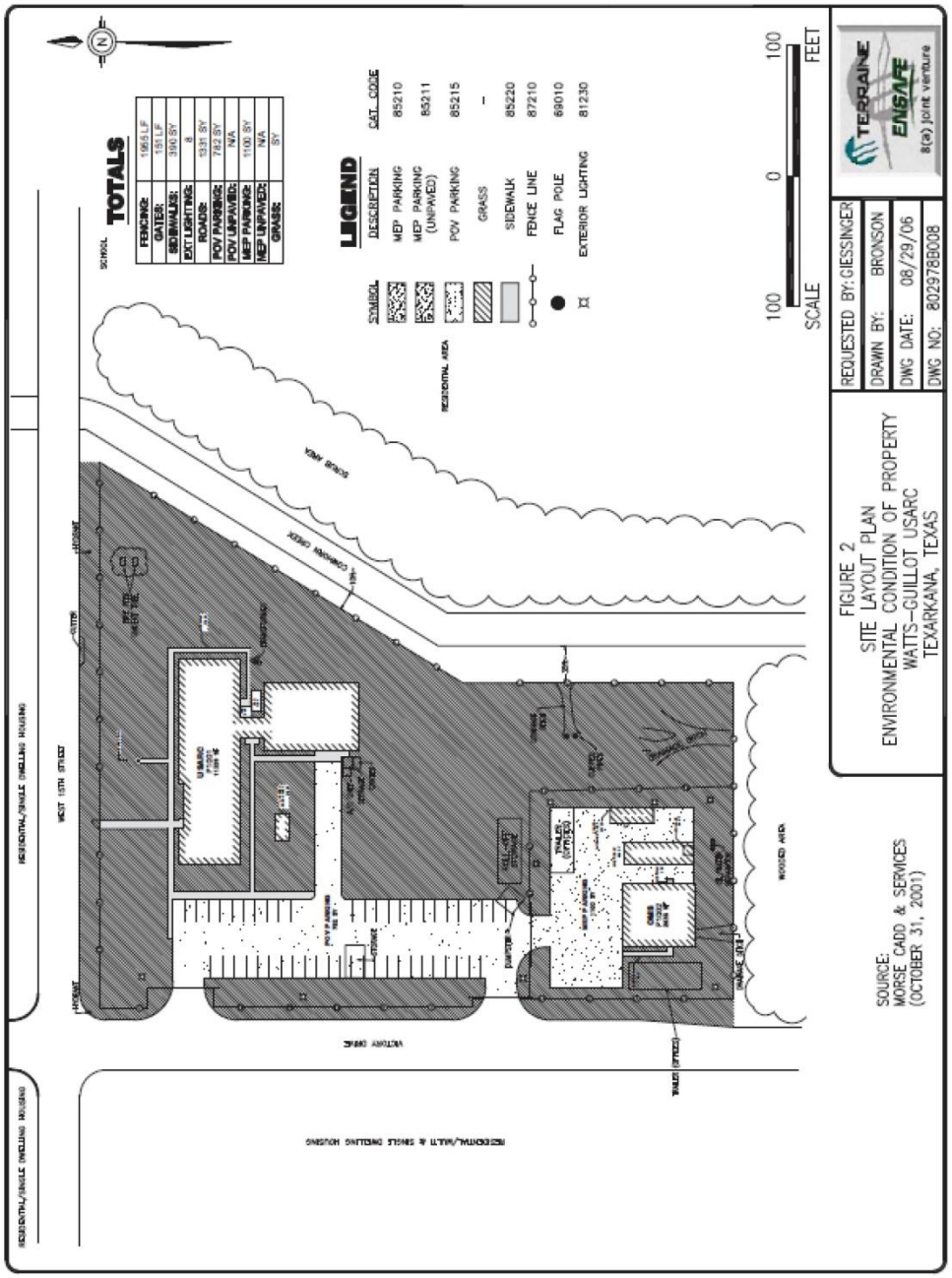
After reviewing the listing for the Endangered Species in Bowie County, it is determined that no impacts to Federally listed species are projected to occur during this project. The determination is based on the fact that the property is proposed to be removed from the USAR's holdings - "as is". Therefore, no construction or ground disturbing activities will take place during this action. Also no habitat to support any of the Federal endangered or threatened species listed for Bowie County occurs upon the property. The USAR, in lieu of any potential impact, determines that this action will have no effect on Federally-listed threatened and endangered species.

SITE LOCATION



AERIAL PHOTOGRAPH

SITE LAYOUT


TOTALS
FENCING: 1965 LF
GATES: 1 EA
BENCHMARKS: 3 EA
EXT LIGHTING: 8 EA
ROADS: 1331 SY
POV PARKING: 782 SY
POV UNPAVED: N/A
MEP PARKING: 1100 SY
MEP UNPAVED: N/A
GRASS: SY
LEGEND
SYMBOL
DESCRIPTION
CAT. CODE
MEP PARKING 85210
MEP PARKING (UNPAVED) 85211
POV PARKING 85215
GRASS –
SIDEWALK 85220
FENCE LINE 87210
FLAG POLE 69010
EXTERIOR LIGHTING 81230
SCALE
100 0 100
FEET
FIGURE 2
SITE LAYOUT PLAN
ENVIRONMENTAL CONDITION OF PROPERTY
WATTS–GUILLOT USARC
TEXARKANA, TEXAS
SOURCE:
MORSE CADD & SERVICES
(OCTOBER 31, 2001)
REQUESTED BY: GIESSINGER
DRAWN BY: BRONSON
DWG DATE: 08/29/06
DWG NO: 8029788008
TERRAINE
ENSAFE
a(e) joint venture

SITE PHOTOGRAPHS

Photo 1: View of north property boundary from the northwest corner.

Photo 2: View of the Organizational Maintenance Shop and military equipment parking area.

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

REPLY TO
ATTENTION

7 October 2014

Debra Bills, Field Supervisor
U.S. Fish and Wildlife Service
Arlington Texas Ecological Services Field Office
2005 Northeast Green Oaks Boulevard
Suite 140
Arlington, TX 76006

RE: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Watts-Guillot Memorial U.S. Army Reserve Center in Texarkana, Texas.

Dear Ms. Bills:

The United States Army Reserve 63d Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Watts-Guillot Memorial U.S. Army Reserve Center (Watts-Guillot USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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

The purpose and need of the disposal and reuse of the Watts-Guillot USARC is to meet the requirements of the Base Realignment and Closure Act. The Watts-Guillot USARC is located at 2800 West 15th Street, Texarkana, Bowie County, Texas. The site is approximately 7 acres in size and contains three permanent structures. The remainder of the site is covered in pavement (parking) or landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Five alternatives are being considered for the proposed action and all would occur at the current location of the Watts-Guillot USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Since BRAC law requires that the Watts-Guillot USARC be closed, this is not a feasible alternative. Under the Caretaker Status Alternative (Alternative 2), the Army would secure the property after the military mission has ended to ensure public safety and the security of the remaining government property. From the time of operational closure until conveyance of the property, the Army has and will provide for maintenance procedures to preserve and

protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The Local Redevelopment Authority was unable to identify a viable reuse alternative and the Army is moving forward with the disposal process with the intent of disposing of the property via public sale. Therefore, alternatives were developed to evaluate a reasonable and likely range of reuse and disposal possibilities for the Watts-Guillot USARC site. Recognizing the uncertainty that accompanies reuse planning, the Army uses intensity-based probable reuse scenarios to identify the range of reasonable reuse alternatives required by NEPA and by DoD implementing directives. That is, instead of trying to predict exactly what will occur at a site, the Army establishes ranges or levels of activity that might occur. These levels of activity, referred to as reuse intensities, provide a flexible framework capable of reflecting the different kinds of reuse that could occur at a location and their likely environmental effects.

Zoning restrictions can play a role in determining the type of redevelopment that can occur on a BRAC parcel and aid in the development of appropriate reuse alternatives. The Watts-Guillot USARC property is in an area that is zoned by the City of Texarkana as Multiple Family-1 (MF-1). This zoning designation prohibits general commercial and industrial use, but allows for a wide variety of residential uses, parks, churches, schools, fire station, community centers, libraries, public utility facilities, and hospitals. Alternatives 3, 4, and 5 are hypothetical reuse alternatives and they have been established to include likely reuses of the property:

- Alternative 3 – Sale for Residential Use,
- Alternative 4 – Sale for Recreational Use, and
- Alternative 5 – Sale for Institutional Use.

As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. An Information, Planning, and Conservation (IPaC) decision support system report was generated from the Endangered Species Program web site at www.ecos.fws.gov/ipac/ and it is enclosed. There are three federally-listed threatened and endangered (T&E) species listed for the project area, including the Least Tern (*Sterna antillarum*), the Piping Plover (*Charadrius melodus*), and the Red Knot (*Calidris canutus*). However, the report states that the Piping Plover and the Red Knot would only be affected by wind energy project conditions at this location, and this project does not fall under those conditions. In addition, a scoping letter was sent to the Texas Parks and Wildlife Commission to inquire about potential impacts to state protected species. We have concluded that there is no habitat present on the site for federal T&E species. If you concur with this conclusion, your written concurrence would be greatly appreciated.

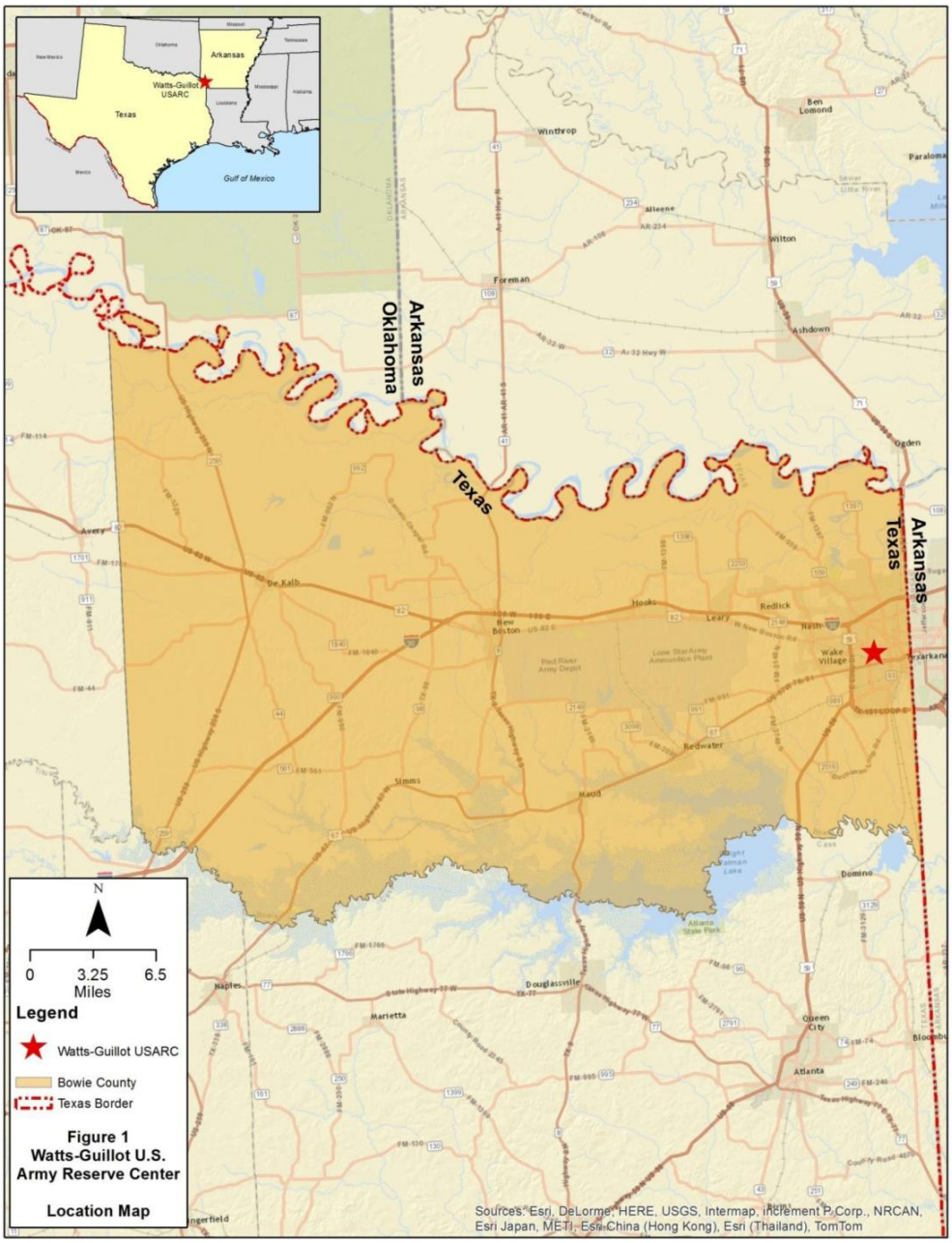
Should you have any additional comments on the project, we request them within 30 days of receiving this letter. Written comments and correspondence regarding this matter should be submitted to the NEPA Coordinator of the 63d RSC, AFRC-SCA-PWE (Carmen Call), P.O. Box 63, Moffett Field, California 94035-0063, or by email at carmen.a.call.civ@mail.mil. If you have any questions, please contact Ms. Call at (650) 279-1823.

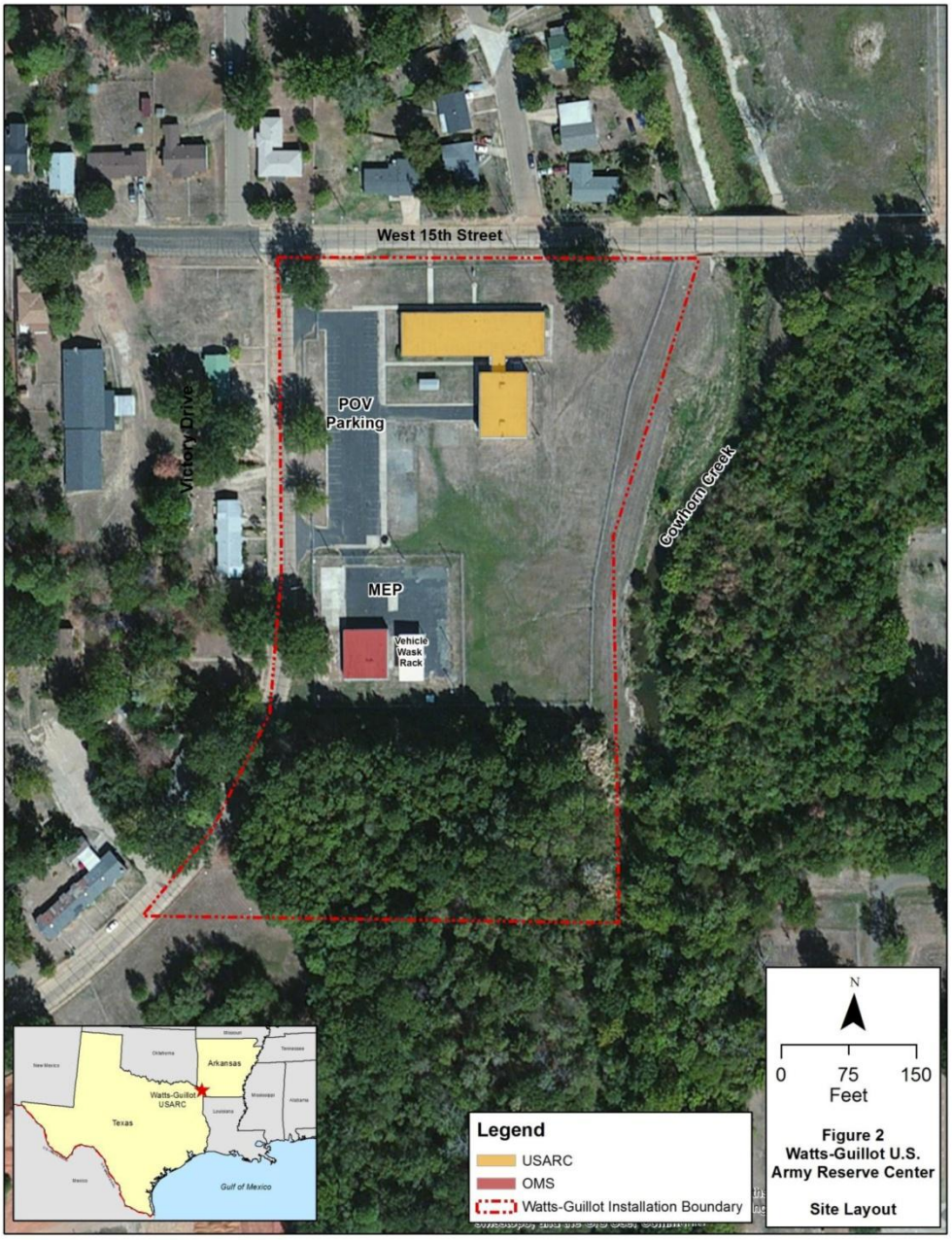
Sincerely,

Carmen Call

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

Enclosures
Figure 1: Location Map
Figure 2: Current Site Plan
USFWS Information, Planning, and Conservation System Trust Resources List Report


Arkansas
Watts-Guillot USARC
Texas
Gulf of Mexico
Oklahoma
Arkansas
Texas
Texas
Arkansas
N
0
3.25
6.5
Miles
Legend
Watts-Guillot USARC
Bowie County
Texas Border
Figure 1
Watts-Guillot U.S.
Army Reserve Center
Location Map
Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom


West 15th Street
Victory Drive
POV Parking
MEP
Vehicle Wash Rack
Cowhorn Creek
Arkansas
Texas
Watts-Guillot USARC
Gulf of Mexico
Legend
USARC
OMS
Watts-Guillot Installation Boundary
N
0
75
150
Feet
Figure 2
Watts-Guillot U.S. Army Reserve Center
Site Layout

U.S. Fish and Wildlife Service

Trust Resources List

This resource list is to be used for planning purposes only — it is not an official species list.

Endangered Species Act species list information for your project is available online and listed below for the following FWS Field Offices:

Arlington Ecological Services Field Office
2005 NE GREEN OAKS BLVD
SUITE 140
ARLINGTON, TX 76006
(817) 277-1100
http://www.fws.gov/southwest/es/arlingtontexas/
http://www.fws.gov/southwest/es/EndangeredSpecies/lists/

Project Name:

Watts-Guillot U.S. Army Reserve Center Disposal and Reuse - Texarkana, TX

U.S. Fish and Wildlife Service

Trust Resources List

Project Location Map:

Project Counties:

Bowie, TX

Geographic coordinates (Open Geospatial Consortium Well-Known Text, NAD83):

MULTIPOLYGON (((-94.0760801 33.4309246, -94.0740526 33.4309607, -94.074435 33.4284717, -94.0771661 33.4284814, -94.0761072 33.4294628, -94.0760801 33.4309246)))

Project Type:

Development

U.S. Fish and Wildlife Service

Trust Resources List

Endangered Species Act Species List (USFWS Endangered Species Program).

There are a total of **3** threatened or endangered species on your species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fishes may appear on the species list because a project could cause downstream effects on the species. Note that **2** of these species should be considered only under certain conditions. See the second table below for a list of these species and the conditions under which effects should be considered. Critical habitats listed under the **Has Critical Habitat** column may or may not lie within your project area. See the **Critical habitats within your project area** section below for critical habitat that lies within your project area. Please contact the designated FWS office if you have questions.

Species that should be considered in an effects analysis for your project:

Birds	Status		Has Critical Habitat	Contact
Least tern (*Sterna antillarum*) Population: interior pop.	Endangered	species info		Arlington Ecological Services Field Office

Species that should be considered in an effects analysis for your project under specified conditions:

Birds					
Piping Plover (*Charadrius melodus*) Population: except Great Lakes watershed	Threatened	species info	condition info	Final designated critical habitat Final designated critical habitat	Arlington Ecological Services Field Office
Red Knot (*Calidris canutus*)	Proposed Threatened	species info	condition info		Arlington Ecological Services Field Office

Critical habitats within your project area:

There are no critical habitats within your project area.

FWS National Wildlife Refuges (USFWS National Wildlife Refuges Program).

There are no refuges found within the vicinity of your project.

U.S. Fish and Wildlife Service

Trust Resources List

FWS Migratory Birds (USFWS Migratory Bird Program).

The protection of birds is regulated by the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA). Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. For more information regarding these Acts see http://www.fws.gov/migratorybirds/RegulationsandPolicies.html.

All project proponents are responsible for complying with the appropriate regulations protecting birds when planning and developing a project. To meet these conservation obligations, proponents should identify potential or existing project-related impacts to migratory birds and their habitat and develop and implement conservation measures that avoid, minimize, or compensate for these impacts. The Service's Birds of Conservation Concern (2008) report identifies species, subspecies, and populations of all migratory nongame birds that, without additional conservation actions, are likely to become listed under the Endangered Species Act as amended (16 U.S.C 1531 et seq.).

For information about Birds of Conservation Concern, go to
http://www.fws.gov/migratorybirds/CurrentBirdIssues/Management/BCC.html.

Migratory birds of concern that may be affected by your project:
There are **10** birds on your Migratory birds of concern list. The Division of Migratory Bird Management is in the process of populating migratory bird data with an estimated completion date of August 1, 2014; therefore, the list below may not include all the migratory birds of concern in your project area at this time. While this information is being populated, please contact the Field Office for information about migratory birds in your project area.

Species Name	Bird of Conservation Concern (BCC)	Species Profile	Seasonal Occurrence in Project Area
Bell's Vireo (*Vireo bellii*)	Yes	species info	Breeding
Brown-headed Nuthatch (*Sitta pusilla*)	Yes	species info	Year-round
Least Bittern (*Ixobrychus exilis*)	Yes	species info	Breeding
Little Blue Heron (*Egretta caerulea*)	Yes	species info	Breeding
Mississippi Kite (*Ictinia mississippiensis*)	Yes	species info	Breeding

U.S. Fish and Wildlife Service

Trust Resources List

Rusty Blackbird (*Euphagus carolinus*)	Yes	species info	Wintering
Swainson's Warbler (*Limnothlypis swainsonii*)	Yes	species info	Breeding
Wood Thrush (*Hylocichla mustelina*)	Yes	species info	Breeding
Worm eating Warbler (*Helmitheros vermivorum*)	Yes	species info	Breeding
(*Falco sparverius ssp. paulus*)	Yes	species info	Year-round

NWI Wetlands (USFWS National Wetlands Inventory).

The U.S. Fish and Wildlife Service is the principal Federal agency that provides information on the extent and status of wetlands in the U.S., via the National Wetlands Inventory Program (NWI). In addition to impacts to wetlands within your immediate project area, wetlands outside of your project area may need to be considered in any evaluation of project impacts, due to the hydrologic nature of wetlands (for example, project activities may affect local hydrology within, and outside of, your immediate project area). It may be helpful to refer to the USFWS National Wetland Inventory website. The designated FWS office can also assist you. Impacts to wetlands and other aquatic habitats from your project may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal Statutes. Project Proponents should discuss the relationship of these requirements to their project with the Regulatory Program of the appropriate U.S. Army Corps of Engineers District.

Data Limitations, Exclusions and Precautions

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

U.S. Fish and Wildlife Service

Trust Resources List

Wetlands or other mapped features may have changed since the date of the imagery and/or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Exclusions - Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Precautions - Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

IPaC is unable to display wetland information at this time.

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A.4 Agency and Public Notices

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

- *Texarkana Gazette*
- *Bowie County Citizens Tribune*

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

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

- Texarkana Public Library

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APPENDIX B – AIR CONFORMITY APPLICABILITY ANALYSIS

Introduction

A General Air Conformity Applicability Analysis was conducted to determine if increases in air pollution from the construction project associated with the Environmental Assessment for BRAC 2005 Recommendations for Closure, Disposal, and Reuse of the Watts-Guillot Memorial U.S. Army Reserve Center (USARC), Texas would affect compliance with National Ambient Air Quality Standards (NAAQS). The project will occur within a U.S. Environmental Protection Agency (USEPA) designated in attainment for all criteria pollutants and is therefore not subject to 40 CFR, Part 93 Federal General Conformity Rule regulations.

The 1990 amendments to the Federal Clean Air Act (CAA), Section 176 required the USEPA to promulgate rules to ensure that federal actions that produce emissions of any criteria air pollutants for which an area is not in attainment conform to the appropriate State Implementation Plan (SIP). These resulting rules, known together as the General Conformity Rule (40 CFR 51.850-860 and CFR 93.150-160), require any federal agency responsible for an action in a non-attainment area to determine that the action is either exempt from the General Conformity Rule's requirements or positively determine that the action conforms to the provisions and objectives of the applicable SIP. Any mitigation deemed necessary as a result of the conclusions reached in the conformity analysis would be implemented and integrated into the Texas Commission on Environmental Quality SIP.

The General Conformity Rule requires an assessment of the magnitude of potential total emissions of non-attainment criteria pollutants, including their precursors, associated with a proposed federal action when determining conformity of that action. The rule does not apply to certain "exempt" actions or to actions where the total emissions of criteria pollutants are at or below specified de minimis levels. In addition, ongoing activities currently being conducted are exempt from the rule as long as there is no net increase in emissions above the specified de minimis levels. If the predicted emissions exceed the de minimis levels, a formal air conformity determination is necessary. If the de minimis levels are not exceeded, and if the predicted emissions do not exceed 10 percent of a non-attainment area's total emission budget for a given pollutant, a record of non-applicability must be prepared.

For purposes of determining a project's emissions, emissions are those directly associated with project activities at the time and location of the project. For the proposed action, emissions include those from routine operational activities and operation of permitted emission sources, as well as actual construction activities, construction vehicles and equipment, and any ancillary emissions sources.

Site Description

The property is located at 2800 West 15th Street in Texarkana, Texas. The USARC contains three permanent structures and two parking lots including a military equipment parking (MEP) area and a paved privately owned vehicle (POV) parking area. The three permanent structures are a 11,705-square-foot (SF) main administration building, a 2,638-SF organizational maintenance shop (OMS), and a cinder block shed. The main building and OMS walls are concrete block with brick veneer.

The main building is a single-story structure that consists of office space, classrooms, assembly hall, restrooms, a kitchen area, storage, and a mechanical room. The OMS building is a two-bay,

one-story maintenance shop used primarily for vehicle maintenance and storage. Other improvements on the property include a vehicle wash rack (VWR) with associated underground oil-water separator (OWS) system and a picnic/break area shelter. There is a former OWS approximately 15 feet south of the VWR that was closed and filled in place in 2000. Also located on the property were three steel mobile shipping containers (CONEX) used to store field equipment and two portable office buildings (USACE 2007). These portable structures were removed before a June 6, 2014 site visit (Parsons 2014b). When the OMS was active, petroleum, oil, and lubricants (POLs) were stored in portable metal storage containers in a fenced area east of the VWR. The metal storage containers were removed as part of the OMS transfer to Red River Army Depot in December 2004.

The Watts-Guillot USARC was most recently occupied with 10 full time employees and approximately 140 reservists that trained at the facility one weekend (2 days) each month.

Emission Factors – No Action Alternative

Heating Source Emissions

The analysis has been conducted using the assumption that the heat will be provided by small individual boilers that operate at less than 100 million BTUs per hour (Building Energy Data Book DOI). The average energy intensity for office buildings using natural gas in the West South Central Region is 32.2 cubic feet (CF) of gas annually per square foot, so approximately 376,901 CF of natural gas is needed to heat the 11,705 SF administration building. Assumptions for operational heating estimates were based on the most recent Commercial Energy Consumption Survey (CBECS) in 2003 conducted by the Department of Energy Information Administration.

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

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
Building Heating	0.02	0.001	0.001	0.001	0.0001	0.02	--

TPY – Tons Per Year

-- – Too small to be measured

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

Vehicle Emissions

Under the No Action Alternative, there would be 10 employees commuting daily (i.e. 5 days per week). Additionally, one weekend (2 days) each month, there would be an additional 140 vehicles for training. For purposes of this analysis, the max number of weekends and reservists will be used in calculations. According to the U.S. Census, the average, daily Texarkana Commute is 15 minutes. Therefore, a car travelling an average speed (35 mph) would travel approximately 9 miles in 15 minutes for a total daily commute of 18 miles.

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

Activity	Annual Emissions (TPY)					
	N0x	Ozone	PM 2.5	PM 10	SO2	CO
Commuter Traffic	0.09	0.02	0.0	0.0	0.0	0.98

TPY – Tons Per Year

Non-Road/Non-Mobile Source Emissions

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

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
Various Equipment Sources	0.08	1.15	0.01	0.02	0.02	20.56	--

TPY – Tons Per Year

-- – Too small to be measured

Summary of Emissions for the No Action Alternative

All Activities Combined	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
	0.19	1.17	0.011	0.02	0.02	21.56	-

TPY – Tons Per Year

-- – Too small to be measured

Emission Factors –Alternative 2

Heating Source Emissions

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

Activity	**Annual Emissions (TPY)**						
	N0x	**Ozone**	$PM_{2.5}$	PM_{10}	SO_2	CO	Pb
Building Heating	0.009	0.0005	0.0007	0.0007	0.00006	0.008	0.0

TPY – Tons Per Year

Vehicle Emissions

Under caretaker status, it is anticipated that one person would commute to the site 1 time per week to monitor the building and do routine maintenance. The average, daily commute is 15 minutes (18 miles travelling at 35 mph). It is assumed that unleaded gasoline is used.

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
Commuter Traffic	0.0008	0.0001	0.000001	0.00001	0.000007	0.009	-

TPY – Tons Per Year

-- – Too small to be measured

Non-Road/Non-Mobile Source Emissions

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

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
Various Equipment Sources	0.08	1.15	0.01	0.02	0.02	20.56	-

TPY – Tons Per Year

-- – Too small to be measured

Summary of Emissions

All Activities Combined	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
	0.09	1.15	0.01	0.02	0.02	20.57	0.0

TPY – Tons Per Year

Emission Factors –Alternative 3

Building Demolition, Haul Road, and Paving Operations

Estimate approximately 4.3 acres of ground disturbance. Demolition of 14,343 SF and new construction of 213,000 SF.

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
Various Equipment Sources (Reuse)	20.85	1.85	1.31	6.24	2.26	9.39	-

TPY – Tons Per Year

-- – Too small to be measured

Heating Source Emissions

Approximately 11 million CF of natural gas is needed to heat 60 units.

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
Building Heating	0.55	0.03	0.04	0.04	0.003	0.5	0.000003

TPY – Tons Per Year

Vehicle Emissions

Commuter patterns would change under this alternative. There could be up to 120 users per day (assuming 2 vehicles per residential unit). The average, daily commute is 9 miles (18 miles round trip). During the demolition phase, there would be workers temporarily commuting to the site. For purposes of this analysis, we will assume 46 workers will be on site daily for one year.

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
Commuter Traffic (Reuse)	0.66	0.11	0.001	0.01	0.006	7.19	-
Traffic (Construction)	1.69	1.17	0.003	0.03	0.002	12.46	-
TOTAL	2.35	1.28	0.004	0.04	0.008	19.65	-

TPY – Tons Per Year

-- – Too small to be measured

Non-Road/Non-Mobile Source Emissions

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

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
Various Equipment Sources (Reuse)	0.08	1.14	0.01	0.02	0.02	20.56	--

TPY – Tons Per Year

-- – Too small to be measured

Summary of Emissions

All Activities Combined	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
	23.83	4.30	1.36	6.34	2.28	50.10	0.000003

TPY – Tons Per Year

Emission Factors –Alternative 4

Building Demolition, Haul Road, and Paving Operations

Estimate approximately 14,343 SF of demolition and 4.3 acres of ground disturbance.

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
Various Equipment Sources (Reuse)	0.33	0.13	0.02	0.10	0.04	0.03	-

TPY – Tons Per Year

-- – Too small to be measured

Vehicle Emissions

Commuter patterns would change under this alternative. According to traffic analysis for a park, there could be up to 600 trip ends per day (people entering and exiting the site). The average, daily commute is 9 miles (18 miles round trip). During the demolition phase, there would be workers temporarily commuting to the site. For purposes of this analysis, we will assume 1 worker will be on site daily for one year.

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
Commuter Traffic (Reuse)	1.73	0.30	0.03	0.3	0.02	18.8	-
Traffic (Construction)	0.07	0.05	0.0005	0.0005	0.00004	0.04	-
TOTAL	1.80	0.35	0.03	0.3	0.02	18.8	-

TPY – Tons Per Year

Non-Road/Non-Mobile Source Emissions

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

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
Various Equipment Sources (Reuse)	0.16	2.28	0.02	0.04	0.04	41.12	--

TPY – Tons Per Year

-- – Too small to be measured

Building Demolition, Haul Road, and Paving Operations

Estimate approximately 3 acres of ground disturbance. Demolition of 5,800 SF and new construction of 120,000 SF.

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
Various Equipment Sources (Reuse)	11.8	1.04	3.71	4.05	1.28	5.54	-

TPY – Tons Per Year

Summary of Emissions

All Activities Combined	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
	14.09	3.80	3.78	4.49	1.38	65.49	-

TPY – Tons Per Year

-- – Too small to be measured

Emission Factors –Alternative 5

Building Demolition, Haul Road, and Paving Operations

Estimate approximately 4.3 acres of ground disturbance. Demolition of 14,343 SF and new construction of 213,000 SF.

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
Various Equipment Sources (Reuse)	20.85	1.85	1.31	6.24	2.26	9.39	-

TPY – Tons Per Year

Approximately 6.9 million CF of natural gas is needed to heat a 213,000 SF building.

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
Building Heating	0.34	0.02	0.03	0.03	0.002	0.28	0.000005

TPY – Tons Per Year

* All PM is assumed to be less than 1.0 micrometer in diamter. The PM emission factors can be used to estimate PM 10 or PM 2.5 (EPA 1998)

Vehicle Emissions

Commuter patterns would change under this alternative. There would be approximately 700 users per day. The average, daily commute is 9 miles (18 miles round trip). During the demolition phase, there would be workers temporarily commuting to the site. For purposes of this analysis, we will assume 120 workers will be on site daily for one year.

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
Commuter Traffic (Reuse)	2.92	0.5	0.04	0.4	0.03	42.58	-
Traffic (Construction)	1.88	1.15	0.006	0.06	0.0004	14.99	-
TOTAL	4.80	1.65	0.05	0.5	0.03	46.89	-

TPY – Tons Per Year

Non-Road/Non-Mobile Source Emissions

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

Activity	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
Various Equipment Sources (Reuse)	0.08	1.14	0.01	0.02	0.02	20.56	--

TPY – Tons Per Year

-- – Too small to be measured

Summary of Emissions

All Activities Combined	Annual Emissions (TPY)						
	N0x	Ozone	PM 2.5	PM 10	SO2	CO	Pb
	26.07	6.51	1.40	6.79	2.31	87.8	0.000005

TPY – Tons Per Year

ATTACHMENT 1 – RECORD OF NON-APPLICABILITY

Project Name: Disposal and Proposed Reuse of the Watts-Guillot Memorial U.S. Army Reserve Center

Project Point of Contact:

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

Project Dates: Approximately January 1, 2015 through December 31, 2015

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

The Watts-Guillot Memorial U.S. Army Reserve Center is located in Bowie County, Texas, which is in attainment for all other NAAQS criteria pollutants and therefore is not subject to air conformity review.

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

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

APPENDIX C – EIFS REPORT

Introduction

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

Alterantive 3 - EIFS REPORT

PROJECT NAME		
Texarkana, TX BRAC Alternative 3		
STUDY AREA		
05091 Miller, AR		
48037 Bowie, TX		
FORECAST INPUT		
Change In Local Expenditures		$8,400,000
Change In Civilian Employment		132
Average Income of Affected Civilian		$31,730
Percent Expected to Relocate		0
Change In Military Employment		0
Average Income of Affected Military		$0
Percent of Military Living On-post		0
FORECAST OUTPUT		
Employment Multiplier	2.83	
Income Multiplier	2.83	
Sales Volume - Direct	$8,799,243	
Sales Volume - Induced	$16,102,610	
Sales Volume - Total	$24,901,860	0.83%
Income - Direct	$5,348,066	
Income - Induced	$3,437,957	
Income – Total (place of work)	$8,786,022	0.35%
Employment - Direct	186	
Employment - Induced	98	
Employment - Total	284	0.43%
Local Population	0	
Local Off-base Population	0	0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	8.49 %	6.93 %	3.22 %	2.61 %
Negative RTV	-9.13 %	-7.87 %	-6.49 %	-0.8 %

Alternative 4 - EIFS REPORT

PROJECT NAME	
Texarkana, TX BRAC Alternative 4	
STUDY AREA	
05091 Miller, AR	
48037 Bowie, TX	
FORECAST INPUT	
Change In Local Expenditures	$60,000
Change In Civilian Employment	1
Average Income of Affected Civilian	$35,050
Percent Expected to Relocate	0
Change In Military Employment	0
Average Income of Affected Military	$0
Percent of Military Living On-post	0

FORECAST OUTPUT		
Employment Multiplier	2.83	
Income Multiplier	2.83	
Sales Volume - Direct	$66,979	
Sales Volume - Induced	$122,571	
Sales Volume - Total	$189,550	0.01%
Income - Direct	$43,334	
Income - Induced	$26,169	
Income – Total (place of work)	$69,503	0%
Employment - Direct	1	
Employment - Induced	1	
Employment - Total	2	0%
Local Population	0	
Local Off-base Population	0	0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	8.49 %	6.93 %	3.22 %	2.61 %
Negative RTV	-9.13 %	-7.87 %	-6.49 %	-0.8 %

Alternative 5 - EIFS REPORT

PROJECT NAME	
Texarkana, TX BRAC Alternative 5	
STUDY AREA	
05091 Miller, AR	
48037 Bowie, TX	
FORECAST INPUT	
Change In Local Expenditures	$27,000,000
Change In Civilian Employment	385
Average Income of Affected Civilian	$35,050
Percent Expected to Relocate	0
Change In Military Employment	0
Average Income of Affected Military	$0
Percent of Military Living On-post	0

FORECAST OUTPUT		
Employment Multiplier	2.83	
Income Multiplier	2.83	
Sales Volume - Direct	$28,308,740	
Sales Volume - Induced	$51,804,990	
Sales Volume - Total	$80,113,740	2.69%
Income - Direct	$17,221,880	
Income - Induced	$11,060,520	
Income – Total (place of work)	$28,282,400	1.13%
Employment - Direct	558	
Employment - Induced	317	
Employment - Total	875	1.33%
Local Population	0	
Local Off-base Population	0	0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	8.49 %	6.93 %	3.22 %	2.61 %
Negative RTV	-9.13 %	-7.87 %	-6.49 %	-0.8 %

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

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

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

The BRAC Commission made the following recommendations concerning the Watts-Guillot USARC:

> *"Close the* ***Watts-Guillot United States Army Reserve Center, Texarkana, TX****, and realign the Hooks Army Reserve Center on Red River Army Depot* ***by relocating units to a new Armed Forces Reserve Center on or in the vicinity of Red River Army Depot, TX****. The new AFRC shall have the capability to accommodate Texas National Guard Units from the following Texas ARNG Readiness Centers: Atlanta, and Texarkana, if the state decides to relocate those National Guard units".*

To implement these recommendations, the Army proposes to close the Watts-Guillot USARC.

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

Relevant Statutes and Executive Orders

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

EO 11988 (Floodplain Management)

EO 11990 (Protection of Wetlands)

EO 12088 (Federal Compliance with Pollution Control Standards)

EO 12580 (Superfund Implementation)

EO 12873 (Federal Acquisition, Recycling and Waste Prevention)

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

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

EO 13175 (Consultation and Coordination with Indian Tribal Governments)

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

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

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

Other Reuse Regulations and Guidance

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