

FINAL

**ENVIRONMENTAL ASSESSMENT
FOR BRAC 05 RECOMMENDATIONS FOR
CLOSURE, DISPOSAL, AND REUSE OF COURCELLE BROTHERS
UNITED STATES ARMY RESERVE CENTER,
CITY OF RUTLAND, VERMONT**



Prepared for:

U.S. Army Reserve 99th Regional Support Command

Prepared by:

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

With technical assistance from:

**AGEISS Inc.
1202 Bergen Parkway, Suite 310
Evergreen, Colorado 80439**

January 2012

This page intentionally left blank.

**FINDING OF NO SIGNIFICANT IMPACT (FNSI) FOR
BRAC 05 RECOMMENDATIONS FOR
CLOSURE, DISPOSAL, AND REUSE OF COURCELLE BROTHERS
UNITED STATES ARMY RESERVE CENTER,
CITY OF RUTLAND, VERMONT**

Pursuant to the Council on Environmental Quality (CEQ) regulations (40 CFR 1400-1508) for implementing the procedural provisions of the *National Environmental Policy Act* of 1969 (NEPA) (42 U.S.C. 4321 et. seq.) and the U.S. Department of Army Regulation 32 CFR 651 (*Environmental Analysis of Army Actions*; Final Rule), as well as policy and guidance provided by the *Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act*, the U.S. Army conducted an environmental assessment (EA) of potential environmental effects from the closure, disposal, and reuse associated with implementation of Base Closure and Realignment (BRAC) actions.

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

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

Alternatives Considered. Three alternatives are evaluated in this EA.

Preferred Alternative. For the Preferred Alternative (Traditional Disposal and Reuse), in accordance with the Local Redevelopment Authority (LRA) reuse plan, the Army proposes to assign the Property to the National Park Service under the Federal Lands to Parks Program for a public benefit conveyance of the entire parcel to the City of Rutland for reuse by the City of Rutland Recreation and Parks Department for recreational administrative, programming, and maintenance activities. Therefore, the reasonably foreseeable use will not change significantly.

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

No Action Alternative. Under the No Action Alternative, the Army would continue operations at the Courcelle USARC at levels similar to those that occurred prior to the BRAC 2005 Commission's recommendations for closure. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated.

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

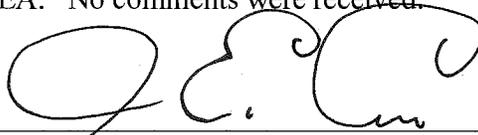
Implementation of the proposed disposal and reuse action would not have any significant adverse effects or impacts to any of the resource areas at Courcelle USARC or on areas surrounding the property. The U.S. Fish and Wildlife Service, the Vermont Department of Environmental Conservation, the Vermont Fish & Wildlife Department, and the Vermont Division for Historic Preservation concur with this conclusion. No mitigation is needed.

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

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

Public Comment. A Notice of Availability (NOA) was published in a local newspaper, *The Rutland Herald* on December 13, 14, and 15, 2011 and a regional newspaper, *The Mountain Times* on December 13, 2011 announcing the beginning of a 30-day public review period. In the NOA, interested parties were invited to review and comment on the EA and draft FNSI, and were informed that the EA and draft FNSI were available at the Rutland Free Library, 10 Court Street, Rutland, Vermont 05701 and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. A NOA extension was published on January 10, 2012 announcing the comment period was extended due to a technological error that affected the online availability of the EA. No comments were received.

Date: 1 FEB 2012



Jose E. Cepeda
COL, EN
DPW Regional Engineer

**ENVIRONMENTAL ASSESSMENT
FOR BRAC 05 RECOMMENDATIONS FOR
CLOSURE, DISPOSAL AND REUSE OF COURCELLE BROTHERS
UNITED STATES ARMY RESERVE CENTER,
CITY OF RUTLAND, VERMONT**

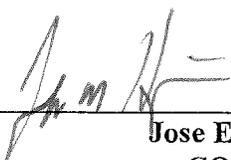
Prepared by:

**U.S. ARMY CORPS OF ENGINEERS
MOBILE DISTRICT**


STEVEN J. ROEMHILDT
Colonel, Corps of Engineers
Commanding

Approved by:

99th REGIONAL SUPPORT COMMAND


Jose E. Cepeda
COL, EN
DPW Regional Engineer

GS-13, 99th ESC, Chief Eng. Div.

This page intentionally left blank.

ENVIRONMENTAL ASSESSMENT

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

TITLE OF PROPOSED ACTION: Closure, Disposal, and Reuse of the Courcelle Brothers United States Army Reserve Center, City of Rutland, Vermont

AFFECTED JURISDICTIONS: City of Rutland, Rutland County, Vermont

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

TECHNICAL ASSISTANCE FROM: AGEISS Inc.

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

ABSTRACT: The U.S. Army Corps of Engineers is preparing an environmental assessment (EA) on behalf of the U.S. Army Reserve 99th Regional Support Command (RSC) for the proposed closure, disposal, and reuse of the Courcelle Brothers United States Army Reserve Center in the City of Rutland, Vermont as part of the restructuring of military bases through the Defense Base Closure and Realignment Act. This EA addresses the potential environmental, socioeconomic, and cultural impacts of this Proposed Action and its alternatives.

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

REVIEW PERIOD: A Notice of Availability (NOA) was published in a local newspaper, *The Rutland Herald* on December 13, 14, and 15, 2011 and a regional newspaper, *The Mountain Times* on December 13, 2011 announcing the beginning of a 30-day public review period. In the NOA, interested parties were invited to review and comment on the EA and draft FNSI, and were informed that the EA and draft FNSI were available at the Rutland Free Library, 10 Court Street, Rutland, Vermont 05701 and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. A NOA extension was published on January 10, 2012 announcing the comment period was extended due to a technological error that affected the online availability of the EA. Reviewers were invited to submit comments on the EA and draft FNSI during the 30-day public comment period via mail, fax, or e-mail to the following:

Ms. Amanda Murphy
NEPA and Cultural Resources Specialist
99th RSC, DPW, Environmental Division
5231 South Scott Plaza
Fort Dix, NJ 08640
609-521-8047 (office)
609-562-7983 (fax)
Email: amanda.w.murphy@usar.army.mil

This page intentionally left blank.

EXECUTIVE SUMMARY

ES.1 Introduction

This environmental assessment (EA) analyzes the potential environmental impacts associated with the U.S. Army's Proposed Action for closure, disposal, and reuse of the Courcelle Brothers U.S. Army Reserve Center (Courcelle USARC), City of Rutland, Vermont as directed by the Base Closure and Realignment (BRAC) Commission's recommendations.

This EA was developed in accordance with the *National Environmental Policy Act* of 1969 (NEPA) (42 U.S.C. § 4321 et seq.); implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

ES.2 Purpose and Need

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

ES.3 Setting

The Courcelle USARC is centrally located in Rutland County, in the northern portion of the 8.3-square-mile City of Rutland, Vermont. The City of Rutland is the region's commercial hub.

ES.4 Proposed Action

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

ES.5 Alternatives

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

Preferred Alternative: Traditional Disposal and Reuse. In accordance with the Local Redevelopment Authority (LRA) reuse plan, the Army proposes to assign the Property to the National Park Service under the Federal Lands to Parks Program for a public benefit conveyance of the entire parcel to the City of Rutland for reuse by the Recreation and Parks Department for recreational administration, programming, and maintenance activities as described in the approved LRA reuse plan.

Caretaker Status Alternative. The Army secured the Courcelle USARC after the military mission ended prior to September 15, 2011 to ensure public safety and the security of remaining government property and to complete any required environmental remediation actions. From the

time of operational closure until conveyance of the Property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Courcelle USARC is not transferred for an extended period of time, the Army will reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

No Action Alternative. Under the No Action Alternative, the Army would continue operations at the Courcelle USARC at levels similar to those that occurred prior to the BRAC 2005 Commission's recommendations for closure. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated.

Alternatives Considered and Eliminated from Further Analysis. Because no cleanup actions are required, the Property is not a suitable candidate for early transfer, and this alternative was not carried forward for further analysis. In addition, the LRA received a proposal for the Property from the City of Rutland City School Department, which was subsequently withdrawn from consideration. Since this alternative was not selected by the LRA, it was not carried forward for further analysis in this EA.

ES.6 Environmental Consequences

Initially, twelve resource areas were considered for potential impacts from the Preferred Alternative, the Caretaker Status Alternative, and the No Action Alternative. Army NEPA Regulations (32 CFR § 651.14) state the analysis should reduce or eliminate discussion of minor issues to help focus analyses. To minimize unnecessary analysis, and concentrate on those resource areas potentially affected by the Proposed Action, five resource areas were analyzed in detail in this EA, specifically: land use, air quality, socioeconomics, transportation, and hazardous and toxic substances.

Under the Preferred Alternative, ownership of the Courcelle USARC would change from Federal Government to a city-owned facility, although land use would be similar. The buildings on the Property would be used for City of Rutland Recreation and Parks Department recreational administrative, programming, and maintenance activities. Therefore, the reasonably foreseeable use is not significantly different from the existing use.

There would be no significant impact to land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socioeconomics, transportation, utilities, or hazardous and toxic substances as a result of implementation of the Preferred Alternative.

Under the Caretaker Status Alternative, land use would change from a functioning military installation to one under limited maintenance in caretaker status. No significant changes to the environment would occur.

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

Cumulative Impacts. Cumulative effects are those environmental impacts that result from the incremental effects of other past, present, or reasonably foreseeable future actions when combined with the Proposed Action. Cumulative impacts to transportation from present and future actions when combined with the Preferred Alternative, Caretaker Status Alternative, or No Action Alternative would not be significant because of the physical distance between the projects and the time period to complete the projects. Utilities projects could cause temporary disturbances to the water distribution and storm sewer systems at the Courcelle USARC. However, these impacts would not be significant. No other cumulative impacts were identified.

ES.7 Mitigation Responsibility

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

ES.8 Findings and Conclusions

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

This page intentionally left blank.

TABLE OF CONTENTS

Section	Page
1.0 INTRODUCTION	1
1.1 Purpose and Need	1
1.2 Public Involvement	1
2.0 DESCRIPTION OF THE PROPOSED ACTION	4
2.1 BRAC Commission’s Recommendation	4
2.2 Description of the Courcelle USARC (the “Property”).....	4
3.0 ALTERNATIVES.....	6
3.1 Preferred Alternative: Traditional Disposal and Reuse by City of Rutland Recreation and Parks Department.....	6
3.2 Caretaker Status Alternative	6
3.3 No Action Alternative.....	7
3.4 Alternatives Considered and Eliminated From Further Analysis	7
3.4.1 Early Transfer and Reuse Before Cleanup Is Completed	7
3.4.2 Other Disposal Options	7
4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES.....	8
4.1 Environmental Resources Eliminated from Further Consideration.....	8
4.1.1 Environmental Resources That Are Not Present	9
4.1.2 Environmental Resources That Are Present, But Not Impacted.....	10
4.1.3 Environmental Resources Are Present, but the Proposed Action Will Have Little or No Measureable Environmental Effect on these Resources	10
4.2 Environmental Resources Analyzed in Detail	11
4.2.1 Land Use	11
4.2.2 Air Quality	14
4.2.3 Socioeconomics	17
4.2.4 Transportation	22
4.2.5 Hazardous and Toxic Substances.....	25
4.3 Cumulative Effects.....	28
4.3.1 Past, Present, and Reasonably Foreseeable Actions	28
4.3.2 Cumulative Effects Summary	29
4.4 Mitigation Summary	30
5.0 FINDINGS AND CONCLUSIONS	31
6.0 LIST OF PREPARERS.....	32
7.0 DISTRIBUTION LIST	33

TABLE OF CONTENTS (continued)

Section	Page
8.0 REFERENCES	35
9.0 PERSONS CONSULTED	38
APPENDIX A FINAL REPORT AND RECOMMENDATION OF CITY OF RUTLAND LOCAL REDEVELOPMENT AUTHORITY	
APPENDIX B CONSULTATION	
APPENDIX C CULTURAL RESOURCES ASSESSMENT	
APPENDIX D ECONOMIC IMPACT FORECAST SYSTEM REPORT	

LIST OF TABLES

Table	Page
Table 1. National Ambient Air Quality Standards.	15
Table 2. Regional Income Statistics (2005-2009).	18
Table 3. Regional Employment Statistics (2005-2009).	18
Table 4. Regional Population and Education (2005-2009).	18
Table 5. Regional Housing Characteristics (2005-2009).	19
Table 6. Regional Minority Population and Poverty Levels (2005-2009).	20
Table 7. Potential Impacts to Traffic on North Street Extension and on U.S. Route 7 at North Street Extension.	25
Table 8. Present and Reasonably Foreseeable Actions in the City of Rutland.	29

LIST OF FIGURES

Figure	Page
Figure 1. Courcelle USARC, Rutland, Vermont, Location Map	2
Figure 2. Site Plan for Courcelle USARC, Rutland, Vermont.....	3
Figure 3. Intersection Congestion in the City of Rutland, Vermont	23

LIST OF ACRONYMS

AADT	annual average daily traffic
ACM	asbestos containing material
AST	aboveground storage tank
BRAC	Base Closure and Realignment
CEQ	Council on Environmental Quality
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	<i>Code of Federal Regulations</i>
Courcelle USARC	Courcelle Brothers United States Army Reserve Center
EA	environmental assessment
EIFS	Economic Impact Forecast System
EPA	U.S. Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FNSI	Finding of No Significant Impact
LBP	lead-based paint
LRA	Local Redevelopment Authority
MEP	military equipment parking
NAAQS	National Ambient Air Quality Standards
NEPA	<i>National Environmental Policy Act</i>
NOA	Notice of Availability
OMS	Organizational Maintenance Shop
PCB	polychlorinated biphenyl
POL	petroleum, oil, and lubricants
ROI	region of influence
RSC	Regional Support Command
RTV	rational threshold value
SHPO	State Historic Preservation Office
USAR	United States Army Reserve
USARC	United States Army Reserve Center
U.S.C.	United States Code
USFWS	United States Fish and Wildlife Service
UST	underground storage tank
VT DEC	Vermont Department of Environmental Conservation
VT FWD	Vermont Fish and Wildlife Department

This page intentionally left blank.

1.0 INTRODUCTION

This environmental assessment (EA) analyzes the environmental impacts of the proposed closure, disposal, and reuse of the Courcelle Brothers United States Army Reserve Center (Courcelle USARC), Rutland, Vermont (Figure 1). This EA was developed in accordance with the *National Environmental Policy Act* of 1969 (NEPA) [42 United States Code (U.S.C.) § 4321 et seq.]; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

1.1 Purpose and Need

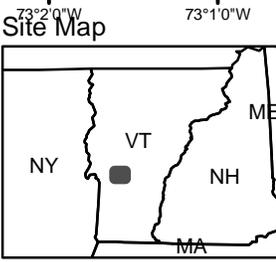
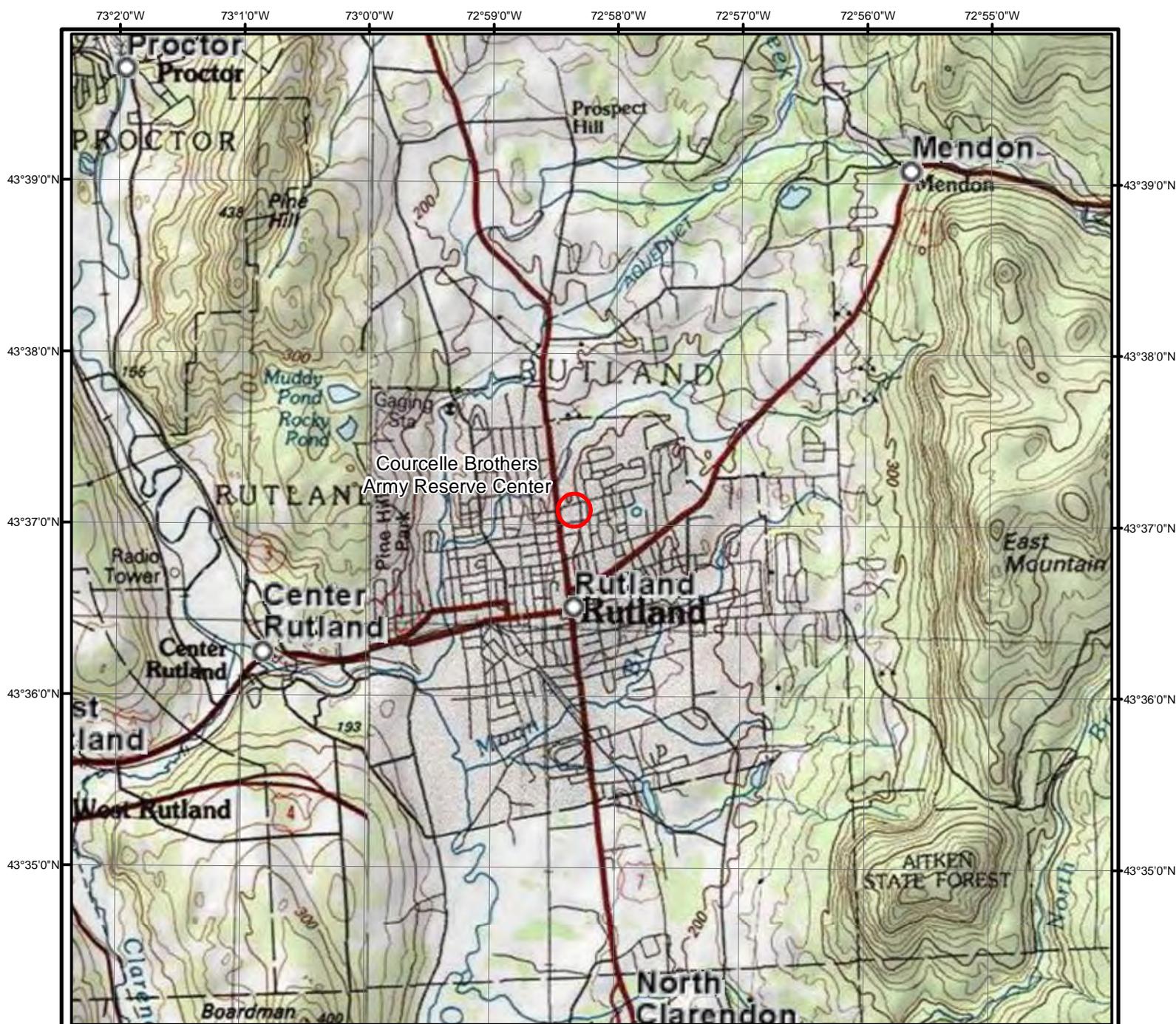
On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the Courcelle USARC (Figure 2) and realignment of essential missions to other installations. The deactivated Courcelle USARC property is excess to Army military need and will be disposed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

1.2 Public Involvement

The Army is committed to open decision-making. The collaborative involvement of other agencies, organizations, and individuals in the NEPA process enhances issue identification and problem solving. In preparing this EA, the Army consulted or coordinated with the Vermont State Historic Preservation Office (SHPO); United States Fish and Wildlife Service (USFWS); one federally recognized Native American Tribe; Vermont Department of Environmental Conservation (VT DEC), Vermont Fish and Wildlife Department (VT FWD), and the Rutland Historical Society.

A Notice of Availability (NOA) was published in a local newspaper, *The Rutland Herald* on December 13, 14, and 15, 2011 and a regional newspaper, *The Mountain Times* on December 13, 2011 announcing the beginning of a 30-day public review period. In the NOA, interested parties were invited to review and comment on the EA and draft FNSI, and were informed that the EA and draft FNSI were available at the Rutland Free Library, 10 Court Street, Rutland, Vermont 05701 and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. A NOA extension was published on January 10, 2012 announcing the comment period was extended due to a technological error that affected the online availability of the EA. The Army invited the public and all interested and affected parties to review and comment on this EA and the draft FNSI and to submit comments and requests for information to the Environmental Coordinator of the United States Army Reserve (USAR) 99th Regional Support Command (RSC): Ms. Amanda Murphy, NEPA and Cultural Resources Specialist, 99th RSC, DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640 or by email at amanda.w.murphy@usar.army.mil.

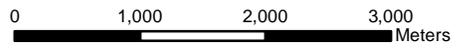
No comments were received. The impacts of the Proposed Action are not significant and the Army will execute the FNSI and the action can proceed immediately. The public may obtain information on the status and progress of the Proposed Action and the EA through 99th RSC with the contact information provided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



Legend

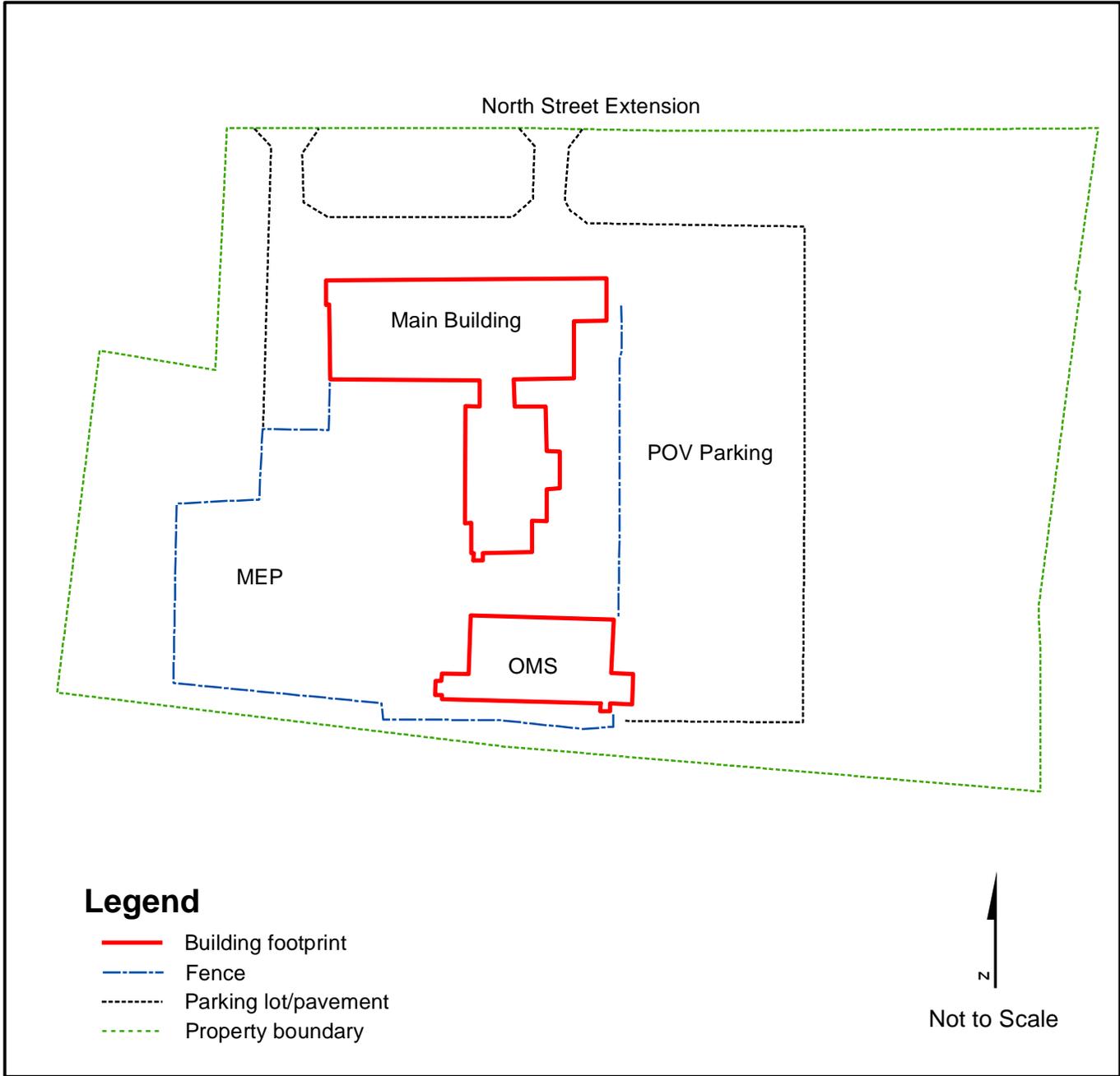
 Courcelle Brothers USARC

USARC United States Army Reserve Center

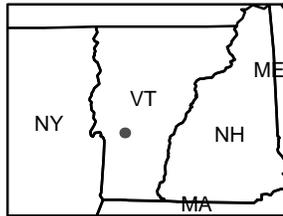


Prepared For:
U.S. Army Corps of Engineers, Mobile District

Figure 1
Courcelle USARC, Rutland, Vermont, Location Map



Site Map



- MEP Military Equipment Parking
- OMS Organizational Maintenance Shop
- POV Privately Owned Vehicle
- USARC United States Army Reserve Center

Source: Expansion of USARC & OMS Utility Plan (As-Built).
Approved October 1, 1983

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

Figure 2
Site Plan for Courcelle USARC, Rutland, Vermont

2.0 DESCRIPTION OF THE PROPOSED ACTION

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

2.1 BRAC Commission’s Recommendation

The BRAC Commission’s recommendation is to:

“Close Army Reserve Center, Courcelle Brothers and associated Organizational Maintenance Shop, Rutland, VT; close Army Reserve Army Maintenance Support Activity, Rutland, VT and relocate all units to a new Armed Forces Reserve Center and Organizational Maintenance Facility in the vicinity of Rutland, VT, if the Army is able to acquire land suitable for the construction of the facilities. The new AFRC and Maintenance Activity shall have the ability to accommodate units from the following facility: Vermont Army National Guard Armory Rutland, VT; if the state decides to relocate those National Guard units.”
(DoD 2005)

The environmental impacts resulting from the construction and operation of the new Armed Forces Reserve Center at Rutland, Vermont was analyzed in the *Final Environmental Assessment and Draft Finding of No Significant Impact for Construction of an Armed Forces Reserve Center and Implementation of BRAC05 Recommendations at Rutland, Vermont* (January 2010).

2.2 Description of the Courcelle USARC (the “Property”)

In 1956, the U.S. Government purchased 5.45 acres of residential land, located at 16 North Street Extension, Rutland, Vermont, to construct and operate the Courcelle USARC. Currently, the Property has two permanent structures:

- 16,200-square-foot administration and classroom building (main building)
- 5,150-square-foot Organizational Maintenance Shop (OMS)



Courcelle Brothers United States Army Reserve Center, Rutland, Vermont

Figure 2 shows the Courcelle USARC site plan. The main building consists of a single-story, concrete block with brick exterior building. The OMS is single-story and constructed of brick. A 0.6-acre military equipment parking (MEP) area and a 0.8-acre privately-owned vehicle parking area are also on the site. Approximately 3.6 acres of the site are covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining 1.9 acres of land are minimally landscaped with grass verges and open lawns around the buildings, and screens of large pines at the edge of the Property. The Property is open at the North Street Extension (north) and east sides, and fenced off beyond the northwest and southeast corners of the building. A gated driveway to the west of the main building leads to a paved parking area, and to the OMS (USACE Louisville 2007). The site was most recently used by one Army unit with 110 reservists who drill on weekends and three full-time employees. Unit mission includes combat engineering.

3.0 ALTERNATIVES

3.1 Preferred Alternative: Traditional Disposal and Reuse by City of Rutland Recreation and Parks Department

In accordance with the Local Redevelopment Authority (LRA) reuse plan, the Army proposes to assign the Property to the National Park Service under the Federal Lands to Parks Program for a public benefit conveyance of the entire parcel to the City of Rutland for reuse as described in the approved LRA reuse plan. Appendix A contains a copy of the *Final Report and Recommendation of City of Rutland LRA Concerning the Reuse of the Courcelle Brothers Facility North Street, Ext., Rutland, Vermont*.

In 2006, the previously established Rutland Redevelopment Authority was designated to serve as the LRA for the purposes of formulating a recommendation for the reuse of the Courcelle USARC (LRA 2007). According to the *Federal Property Administrative Services Act of 1949* and the *Base Closure Community Redevelopment and Homeless Assistance Act of 1994*, the LRA screened this Federal Government surplus property by soliciting notices of interest from state and local governments, representatives of the homeless, and other interested parties. On September 4, 2007, after reviewing one reuse proposal and recommendation and all public comments, the LRA recommended that the property be reused by the City of Rutland Recreation and Parks Department for recreational administrative, programming, and maintenance activities. The LRA reuse plan was approved by the City of Rutland Board of Aldermen on September 4, 2007.

The City of Rutland Recreation and Parks Department would use the Property for recreational administrative, programming, and maintenance activities. Administrative staff would be relocated to the Property to perform public program registration. Programming activities anticipated would include morning and evening classes and public programs. Maintenance activities would include housing and performing maintenance on seven to eight vehicles, five ride-on lawn mowers, two tractors, and other smaller pieces of equipment. Maintenance staff would be located at the Property in two offices. Approximately 10 to 15 employees would use the facility Monday through Friday 8:30 am to 5:00 pm, with approximately half using the facility as a base of operations with job responsibilities at other locations. No demolition, renovation, construction, or landscaping activities are planned as part of the Preferred Alternative (Bishop 2011).

Generalized property reuse intensities were not examined in this EA due to the small size of the Property and since there was a final reuse plan upon which to base the NEPA analysis.

3.2 Caretaker Status Alternative

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

CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

3.3 No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Courcelle USARC at levels similar to those that occurred prior to the BRAC 2005 Commission's recommendations for closure. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated.

3.4 Alternatives Considered and Eliminated From Further Analysis

3.4.1 EARLY TRANSFER AND REUSE BEFORE CLEANUP IS COMPLETED

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

3.4.2 OTHER DISPOSAL OPTIONS

The LRA screened this Federal Government surplus property by soliciting notices of interest from state and local governments, representatives of the homeless, and other interested parties, 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*. None of these entities submitted a notice of interest for reusing the Property. In addition to the proposed reuse described in the Preferred Alternative (Section 3.1) for use by the City of Rutland Recreation and Parks Department for recreational administrative, programming, and maintenance activities, the LRA received a proposal for the Property from the City of Rutland City School Department, which was subsequently withdrawn from consideration.

Since this alternative was not selected by the LRA as its official reuse plan, it was not carried forward for further analysis in this EA.

4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

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

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

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

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

4.1 Environmental Resources Eliminated from Further Consideration

Army NEPA Regulations (32 CFR § 651.14) state the NEPA analysis should reduce or eliminate discussion of minor issues to help focus analyses. This approach minimizes unnecessary analysis and discussion during the NEPA process and in analysis documents. The CEQ Regulations for implementing NEPA (40 CFR § 1500.4(g)) emphasize the use of the scoping process, not only to identify significant environmental issues deserving of study, but also to deemphasize insignificant issues, narrowing the scope of the environmental assessment/environmental impact statement process. Resources eliminated from further consideration in this EA are either not present at the Property, are present but not impacted, or impacts would be minor and detailed analysis is not warranted.

4.1.1 ENVIRONMENTAL RESOURCES THAT ARE NOT PRESENT

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

- **Prime and Unique Farmlands**—The land at the Courcelle USARC is not farmland. The Farmland Protection Policy Act does not apply to the Property.
- **Surface Water Features**—No surface waters are located on the Property. The nearest off-site surface water feature is Dunklee Pond on the Tenney Brook, located approximately 1,000 feet north of the Property.
- **Floodplains**—The Property is not located within a 100- or 500-year floodplain Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Flood Plain Panel Number 50021C0401D; FEMA, effective date August 28, 2008.
- **Coastal Barriers and Zones**—This Property is not in a coastal zone.
- **Federal- and State-Listed Threatened, Endangered, or Candidate species**—The USFWS concurred in informal coordination that threatened and endangered species would not be affected. The VT FWD concurred that no effect to state sensitive species is expected. See Appendix B.
- **Prime or Unique Wildlife Habitat**—The Property is in an urban setting, is highly disturbed, lacks natural habitat and the USFWS has not designated critical habitat on or in the vicinity of the Property (VT ANR 2010).
- **Wetlands**—A site reconnaissance was conducted by a qualified wetland biologist. No evidence of wetlands was observed on the Property including wetland vegetation, hydric soils, or wetland hydrology (USACE Louisville 2007; AGEISS 2010). National Wetlands Inventory Maps (USFWS 2010) and VT ANR Environmental Interest Locator (VT ANR 2010) show no wetlands on the Property. U.S. Department of Agriculture's Natural Resources Conservation Service soils maps show no hydric soils on the Property (USDA-NRCS 2010).
- **National and State Parks**—The nearest national recreational area is White Rocks National Recreational Area, which is located 26 miles from the Property. The nearest state historic site is the President Calvin Coolidge State Historic Site, which is located 22 miles from the Property. The nearest state park is Gifford Woods State Park which is located 11 miles from the Property.
- **Wilderness Areas and Wildlife Refuges**—The nearest national wilderness area is Big Branch Wilderness, which is located 15 miles from the Property. The nearest national wildlife refuge is the Missisquoi National Wildlife Refuge, which is located 105 miles from the Property. Whipple Hollow Wildlife Management Area is located 11 miles from the Property.
- **National Wild and Scenic Rivers**—The nearest National Wild and Scenic River is the Westfield River, which is located approximately 52 miles from the Property.

- **Cultural, Historic, and Archeological Resources**—The 99th RSC conducted an architectural survey and an assessment of potential archaeological resources in January 2011 as a part of this EA and confirmed earlier findings that no archaeological or historic resources are present (Appendix C). The Vermont SHPO concurred on July 26, 2011 with the Army’s findings that there are no historic properties affected within the project’s area of potential effects. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required (Appendix B).

4.1.2 ENVIRONMENTAL RESOURCES THAT ARE PRESENT, BUT NOT IMPACTED

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

- **Aesthetics and Visual Resources**—The Proposed Action would not impact aesthetic and visual resources, because it does not include exterior demolition, construction, or landscaping (Bishop 2011).
- **Radon Gas**—Rutland County is assigned to Zone 2 on the U.S. Environmental Protection Agency’s (EPA’s) Map of Radon Zones, with a predicted average indoor radon screening level between 2 and 4 picocuries per liter (EPA 2011). A site-specific radon survey was conducted at the Property in 1994. The maximum radon level detected was 0.5 picocurie per liter (USACE Louisville 2007). No mitigation measures are required.
- **Geology and Soils**—Geological hazards such as sinkholes, caves, mines, or quarries do not exist on or adjacent to the Property. Seismic risk is relatively small. No demolition, renovation, construction, landscaping, or paving activities are planned that would alter or affect these resources.
- **Storm Water Runoff**—Direction and flow would not be altered.
- **Groundwater Drinking Quality, Availability, or Use**—The Proposed Action would not increase impervious surfaces, result in contamination of groundwater resources, or increase groundwater use.

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

4.1.3.1 Noise

None of the alternatives would have a significant direct, indirect, or cumulative impact on noise levels as only slightly more traffic noise would result from implementation of the Preferred Alternative as compared to existing conditions. The primary sources of noise would continue to be from vehicle traffic and other sources such as heating, ventilation, and air conditioning. The Army classifies areas with noise levels from these sources as Zone 1, compatible with all land

uses, including residential. The nearest sensitive noise receptor is a child day care facility which is located approximately 210 feet from the Property.

4.1.3.2 Public Services

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

- **Law Enforcement**—The Rutland City Police Department, Rutland County Sheriff, and Vermont State Police in Rutland provide law enforcement.
- **Fire Protection**—The City of Rutland Fire Department in Rutland provides fire protection.

4.1.3.3 Utilities

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

- **Electricity**—Central Vermont Public Services provides electrical service.
- **Fuel Oil**—The Patten Oil Company and the Rutland Fuel Company provide fuel oil.
- **Water and Wastewater**—City of Rutland, Department of Public Works, Water Distribution Division and Wastewater Treatment Division provide potable water and wastewater treatment.

4.2 Environmental Resources Analyzed in Detail

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

4.2.1 LAND USE

4.2.1.1 Affected Environment

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

4.2.1.1.1 Regional Geographic Setting, Location, and Climate

The Courcelle USARC is centrally located in Rutland County, Vermont in the northern part of the City of Rutland. The City of Rutland is the second largest city in the state and is nestled in Vermont's Green Mountains, in a wide valley between two mountain ranges, in a natural north-

south passage. The Property is located on the U.S. Geological Survey 7.5-minute Rutland quadrangle map, at an average elevation of 650 feet above mean sea level and slopes gently to the west.

The City of Rutland is at the crossroads of U.S. Route 4, connecting east west to White River Junction and Glens Falls, New York, and U.S. Route 7, connecting north south to Burlington and Bennington. Outside of the City of Rutland core, Rutland County remains a rural area with a wide variety of active farms and farm-related businesses.

The climate of Vermont is best described as variable, with a large range of annual temperatures, depending on the season, elevation, and region of the state. Rutland's climate is mild during summer when temperatures tend to be in the 60's and cold during the winter when temperatures tend to be in the 20's (IDcide 2011). The average annual precipitation is 36 inches, and average annual snowfall is 79 inches. Prevailing winds and storm systems generally approach the region from the west (northwest in winter, and southwest in summer) (NOAA 2008).

4.2.1.1.2 Installation Land Use

In 1956, the U.S. Government purchased the 5.45 acres of land for construction of the Courcelle USARC. Section 2.2 describes the Property and Figure 2 shows the site plan. Historical information sources indicate that prior to purchase, the property was used for residential purposes.

The Property has served as a reserve center for the USAR since the U.S. Government acquired the land in 1956 (USACE Louisville 2007). The Property primarily functioned as an administrative, logistical, and educational facility, with maintenance of military vehicles occurring in the OMS building. The Property was historically used by reservists for drill activities, on various weekends throughout the year. The 368th Engineering Battalion, Company C, is the current unit operating at the Courcelle USARC.

The Rutland Master Plan classifies the current land use of the Courcelle USARC parcel as "civic use" (City of Rutland 2002). The City of Rutland's Planning and Zoning Department has zoned this property as single family residential (City of Rutland 2010).

4.2.1.1.3 Surrounding Land Use

The Courcelle USARC is situated on a main residential thoroughfare just east of Rutland's Main Street (U.S. Route 7). A day care facility is located across the street to the north, commercial property to the west, and residential properties to the east and south of the Courcelle USARC. Retail businesses supporting the residences, such as dental offices, gas stations, and convenience stores are located within 1 mile of the Property (USACE Louisville 2007).

The Rutland Master Plan classifies the current land use of the property surrounding the Courcelle USARC as commercial (directly west and adjacent to the Courcelle USARC) and multi and single family use (City of Rutland 2002). The City of Rutland's Planning and Zoning Department has zoned surrounding properties as single family residential with the exception of the land immediately adjacent to the west which is zoned as "Gateway Business North Main" (City of Rutland 2010).

4.2.1.1.4 Land Use Plans and Policies

Current and future developments in the area are driven by the Rutland Regional Plan, the City of Rutland's Master Plan, and the City of Rutland's Planning and Zoning Department.

The Rutland Regional Plan was prepared in 2008 by the Rutland Regional Planning Commission. The purpose of the Rutland Regional Plan is to provide a guide for managing change within the Region and a framework where individuals, businesses, and local governments can make decisions regarding growth and development (Rutland Regional Plan 2008).

The City of Rutland's Master Plan must be viewed in conjunction with the broader economic context of the Rutland region. This plan designates Gateway Districts as design review districts to improve the visual effect of the approaches into the City and the downtown, to minimize the effects of vehicular traffic, to accentuate the historic features within the gateways, and to improve pedestrian facilities (City of Rutland 2002).

The Rutland Master Plan designates the future land use for the parcel occupied by the Courcelle USARC as single family residential (City of Rutland 2002). The Courcelle USARC is surrounded by land zoned as "Gateway Business North Main" and single family residential (City of Rutland 2010).

4.2.1.2 Consequences

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

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

4.2.1.2.1 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, there would be no significant impact to land use. Ownership of the Courcelle USARC would change from Federal Government to a city-owned facility, there would be no change in land use because the land use is now "civic use" and will remain "civic use" resulting in no significant impact. Previously the Property primarily functioned as an administrative, logistical, and educational facility, with maintenance of military vehicles occurring in the OMS building. Under the Preferred Alternative, the City of Rutland Recreation and Parks Department would use the Property for recreational administrative, programming, and maintenance activities. Programming activities anticipated would include morning and evening classes and public programs. Article III, subsection 31-301(c) of the Revised Ordinances of Rutland identifies municipal use as a permitted use for the single family residential district (City of Rutland 2011), therefore City of Rutland Parks and Recreation Department use of the Property would not conflict with the current zoning district and would not result in a impact. Ownership would be transferred under the Federal Lands to Park Program through a public benefit conveyance for use by the City of Rutland Recreation and Parks Department for recreational administrative, programming, and maintenance activities.

4.2.1.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternative, potential impacts to land use would not be significant. Land use of the Courcelle USARC would change from an active military reserve center to a facility under caretaker status. Maintenance activities to preserve and protect the facilities would take place including, but not limited to, minimal facility and infrastructure upkeep, mowing lawn, fence repairs when needed, and winterizing of heating and water systems. These activities would not conflict with applicable ordinances, existing land use plans, or surrounding land use.

4.2.1.2.3 No Action Alternative

Under the No Action Alternative, potential impacts to land use would not be significant. The Army would continue operations at the Courcelle USARC at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure and no land use changes or impacts would occur.

4.2.2 AIR QUALITY

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

4.2.2.1 Affected Environment

This section describes the existing air quality conditions at and surrounding the Courcelle USARC. Ambient air quality conditions are discussed first followed by emission sources in the area of the Courcelle USARC.

4.2.2.1.1 Ambient Air Quality Conditions

The ambient air quality in an area can be characterized in terms of whether it complies with the primary and secondary National Ambient Air Quality Standards (NAAQS). The *Clean Air Act* (42 U.S.C. 7401 et seq.) requires the EPA to set NAAQS for pollutants considered harmful to public health and the environment. National primary ambient air quality standards define levels of air quality which the EPA has determined as necessary to provide an adequate margin of safety to protect public health, including the health of "sensitive" populations such as children and the elderly. National secondary ambient air quality standards define levels of air quality which are deemed necessary to protect the public welfare, including protection against decreased visibility and damage to animals, crops, vegetation, and buildings. NAAQS have been established for six criteria pollutants; Table 1 lists the NAAQS primary and secondary standards for each criteria pollutant.

Table 1. National Ambient Air Quality Standards.

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

Source: 40 CFR 50.4 through 50.13
 µg/m³ micrograms per cubic meter
 ppm parts per million

The primary regulatory authority for air quality in Vermont is the Vermont Air Pollution Control Division of the VT DEC. Vermont's air quality meets the NAAQS. Every county within the state of Vermont is classified as being in "attainment" (EPA 2010).

4.2.2.1.2 Air Pollutant Emissions at Courcelle USARC

The Courcelle USARC requires no air emission permits because no significant emission sources exist at the facility. Emissions from the heating and ventilation system are not significant. Emissions of vehicle exhaust from the three full-time people working at the facility and the 110 reservists who travel to the facility on weekends are also not significant.

Motor vehicles are one of the largest sources of pollutants affecting air quality in the state of Vermont as well as locally near the Courcelle USARC. Traffic congestion occurs regularly along the two main thoroughfares in Rutland (Route 4 and Route 7); motor vehicles emit carbon monoxide, carbon dioxide, nitrogen dioxide, and about 65 percent of the ozone-forming pollutants in Vermont. Motor vehicles also emit carcinogenic compounds like benzene, formaldehyde, and 1,3-Butadiene.

4.2.2.2 Greenhouse Gas Emissions

The burning of fossil fuels generates greenhouse gases and emits them into the atmosphere. Greenhouse gases can trap heat in the atmosphere and have been associated with global climate change. The primary greenhouse gas derived from the combustion of gasoline and diesel fuel is carbon dioxide. The six major greenhouse gases are carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, and perfluorocarbons. Greenhouse gases are well mixed throughout the lower atmosphere, such that any emissions would add to cumulative regional and global concentrations of carbon dioxide and other greenhouse gases. Therefore, the effects from any individual source of greenhouse gases cannot be determined.

4.2.2.3 Consequences

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

- Increase ambient air pollution above any NAAQS;
- Contribute to an existing violation of any NAAQS;
- Interfere with or delay timely attainment of NAAQS;
- Cause direct emissions of 25,000 metric tons of carbon dioxide equivalent or more; or
- Impair visibility within any federally mandated Prevention of Significant Deterioration Class I area.

4.2.2.4 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential impacts to air quality would not be significant. The change in use of the Courcelle USARC from an active military reserve center to a city-owned facility would cause direct long-term air emissions from boilers as part of the heating and ventilation system and from vehicles traveling to and from the facility. However, the emissions from the boilers would not be significantly different than the current heating and ventilation system. Vehicle emissions would be slightly greater for the increase in employees and daily users, but the increase in vehicle emissions would not be significant when compared to the existing traffic on VT Routes 4 and 7. The small incremental changes in motor vehicle and boiler emissions would not increase ambient air pollution above the NAAQS and impacts to air quality would not be significant.

Section 176(c)(1) of the *Clean Air Act* requires federal agencies to ensure that their actions conform to applicable implementation plans for the achievement and maintenance of the NAAQS for criteria pollutants. The Clean Air Act Conformity Rule does not apply both because the Property is in an attainment area and the proposed reuse would be similar in scope and operation to activities currently being conducted at existing structures (40 CFR 93.153(e)(2)(x)).

The *Clean Air Act* does not permit the impairment of visibility within any federally mandated Prevention of Significant Deterioration Class I area. Class I areas include wildernesses and national memorial parks over 5,000 acres, National Parks exceeding 6,000 acres, and all international parks. The nearest Class I area to Courcelle USARC is the Lye Brook U.S. Forest Service Wilderness Area. Lye Brook Wilderness area is greater than 30 miles south of Courcelle USARC and the small incremental change in emissions from the proposed reuse would not impair visibility in the area.

Carbon dioxide would be the predominant greenhouse gas generated during reuse activities since it is produced during the burning of fossil fuels. The Preferred Alternative would not have a significant impact on greenhouse gas emissions because it is not expected to cause direct emissions of 25,000 metric tons of carbon dioxide equivalent or more, which is the proposed CEQ screening level for including a quantitative and qualitative assessment of greenhouse gas emissions in a NEPA analysis. No major emission source would exist for the other greenhouse gases as a result of implementing the Preferred Alternative; therefore, the other greenhouse gases are not considered to be significant and are not considered further.

4.2.2.4.1 Caretaker Status Alternative

Under the Caretaker Status Alternative, the quantity of air emissions from vehicle traffic would be reduced from existing conditions. The daily vehicle traffic from three full-time workers and the periodic vehicle traffic of 110 reservists during drill weekends would be eliminated. The number of maintenance workers, and thus the quantity of emissions from vehicle traffic, would be less than existing conditions.

The small incremental decrease in motor vehicle emissions from the Caretaker Status Alternative would not increase ambient air pollution above the NAAQS. Therefore, the impacts to air quality would not be significant.

4.2.2.4.2 No-Action Alternative

Under the No Action Alternative, the Army would continue operations at the Courcelle USARC at levels similar to those that occurred prior to the BRAC 2005 Commission's recommendations for closure becoming final and no changes or impacts to air quality would occur.

4.2.3 SOCIOECONOMICS

4.2.3.1 Affected Environment

This section describes the existing socioeconomic conditions for Rutland County, the ROI, which would provide the necessary goods and services to future occupants or users of the Property, including food, gasoline, and miscellaneous supplies. Socioeconomic factors include economic development, demographics, housing, quality of life, environmental justice, and protection of children. Socioeconomic factors for the county were compared to those for state of Vermont.

4.2.3.1.1 Economic Development

The U.S. Census Bureau (2010a) reported that the civilian labor force within the state of Vermont was 349,927 and the total workforce within Rutland County was 35,035 in 2009. Per capita income statistics from the 2005-2009 U.S. Census period indicate that the average per capita income and median household income of Rutland County was lower than the state's per capita income and median household income (Table 2). Rutland County's average annual unemployment was 4.8 percent, which was higher than the state. Table 2 displays selected income characteristics for Rutland County and Vermont.

Table 2. Regional Income Statistics (2005-2009).

Area	Workforce	Per Capita Income (\$)	Median Household Income (\$)	Unemployment Rate (%)
Vermont	349,927	\$ 27,036	\$ 51,284	3.9
Rutland County	35,035	\$ 24,987	\$ 46,153	4.8

SOURCE: U.S. Census Bureau 2010a

The top three industry sectors and occupations are the same for both Vermont and Rutland County and are displayed in Table 3.

Table 3. Regional Employment Statistics (2005-2009).

Area	Top Three Industries (%)	Top Three Occupations (%)
Vermont	<ol style="list-style-type: none"> 1. Educational services, and health care and social assistance (26.2) 2. Retail trade (11.8) 3. Manufacturing (11.1) 	<ol style="list-style-type: none"> 1. Management, professional, and related occupations (38.4) 2. Sales and office occupations (23.1) 3. Service occupations (16.9)
Rutland County	<ol style="list-style-type: none"> 1. Educational services, and health care and social assistance (25.3) 2. Retail trade (13.4) 3. Manufacturing (11.9) 	<ol style="list-style-type: none"> 1. Management, professional, and related occupations (32.7) 2. Sales and office occupations (23.1) 3. Service occupations (18.9)

SOURCE: U.S. Census Bureau 2010a

4.2.3.1.2 Demographics

Vermont's population increased approximately 2 percent from 2000 to 2009, while Rutland County's population decreased slightly (-0.1 percent) (U.S. Census Bureau 2010b).

According to the 2005-2009 U.S. Census estimates, Vermont's percentage of individuals with a high school diploma was 90.1 percent (U.S. Census Bureau 2010a). Rutland County had a lower percentage of high school graduates (88.5 percent). Rutland County also had fewer individuals with a Bachelor Degree or higher (25.7 percent) than Vermont (32.9 percent). Table 4 provides selected statistics for population trends and educational attainment for persons 25 years and older.

Table 4. Regional Population and Education (2005-2009).

Area	2000 Population	2005-2009 Population	Population Trend 2000-2009 (%)	% High School Graduates	% Bachelor Degree or Higher
Vermont	608,827	620,414	+ 1.9	90.1	32.9
Rutland County	63,400	63,306	- 0.1	88.5	25.7

SOURCES: U.S. Census Bureau 2010a, U.S. Census Bureau 2010b

4.2.3.1.3 Housing

Housing occupancy and owner occupancy rates are similar in Rutland County and in the state. However, housing statistics within the region reveal that the median home value was significantly lower in Rutland County than in the state of Vermont. Median rent in Rutland County was also lower than the state as a whole. Selected housing characteristics related to occupancy status, median house value, and median monthly rent are presented in Table 5.

Table 5. Regional Housing Characteristics (2005-2009).

Area	Number of Housing Units	Occupied Houses (%)	Owner-Occupied (%)	Renter-Occupied (%)	Median Value	Median Contract Rent
Vermont	311,617	80.3	71.8	28.2	\$ 200,600	\$ 781
Rutland County	32,974	78.8	70.4	29.6	\$ 164,800	\$ 687

SOURCE: U.S. Census Bureau 2010a

4.2.3.1.4 Quality of Life

Schools. Within the ROI there are seven public high schools, two middle schools, and 15 elementary schools (Public School Review 2011). Private schools consist of eight high schools and eight elementary schools (Private School Review 2011). The most recent public school enrollment figures were close to 10,000 students (3,759 in high school; 761 in middle school; and 5,413 in elementary school). Private school enrollment was close to 900 students (442 in high school and 430 in elementary school).

Health. Rutland Regional Medical Center is a 301-bed facility located at 160 Allen Street, Rutland, Vermont (Hospital-Data 2011). Rutland Regional serves the ROI for a variety of medical needs, including over 30 areas of specialty (Rutland Regional Medical Center 2011).

Recreation. There are a number of opportunities for recreation within the ROI. The city of Rutland has parks, playgrounds, and walking paths, including Pine Hill Park, Giorgetti Park, Monsignor Connor Park, St. Joseph's Field, White's Field, Rutland High School, Stafford Technical Center, and Rotary Field. Portions of Green Mountain National Forest and White Rocks National Recreation Area are located in the ROI.

4.2.3.1.5 Environmental Justice

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

necessary. This section describes the distribution of minority and low-income populations for the Courcelle USARC ROI.

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

According to the U.S. Census, the percent of population within Rutland County considered minority was lower than the nation and state. Vermont's minority population accounted for 4.0 percent of the total population, while the minority population of Rutland County was just 2.6 percent. The national percentage of population considered minority during the same time was significantly higher, at 25.5 percent (U.S. Census Bureau 2010a). Residents identifying themselves as Black/African American or Asian comprised a majority of the minority population in both the state and county.

The U.S. Census Bureau (U.S. Census Bureau 2010a) estimates 11.0 percent of individuals in the state of Vermont were below poverty level compared to 11.3 percent in Rutland County. Poverty rates within Rutland County for those under age 18 were higher than the state, and poverty rates for those over age 65 were similar to the state. Table 6 presents selected regional minority population and poverty statistics.

Table 6. Regional Minority Population and Poverty Levels (2005-2009).

Area	Minority Population (%)	% Individuals Below Poverty Level	% Below Poverty Level (Under Age 18)	% Below Poverty Level (Over Age 65)
Vermont	4.0	11.0	13.5	8.6
Rutland County	2.6	11.3	16.3	8.5

SOURCE: U.S. Census Bureau 2010a

4.2.3.1.6 Protection of Children

On April 21, 1997, former President Clinton issued EO 13045, *Protection of Children from Environmental Health Risks and Safety Risks*. This EO recognizes that a growing body of scientific knowledge demonstrates that children may suffer disproportionately from environmental health risks and safety risks. These risks arise because children's bodily systems are not fully developed; because they eat, drink, and breathe more in proportion to their body weight; because their size and weight can diminish protection from standard safety features; and because their behavior patterns can make them more susceptible to accidents. Based on these factors, former President Clinton directed each federal agency to make it a high priority to identify and assess environmental health risks and safety risks that might disproportionately

affect children and to ensure that policies, programs, activities, and standards address these disproportionate risks to children.

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

4.2.3.2 Consequences

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

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

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

4.2.3.2.1 Preferred Alternative: Traditional Disposal and Reuse

Potential socioeconomic impacts from closure, disposal, and reuse would not be significant. Changes to the existing socioeconomic baseline conditions in the ROI would be insignificant as a result of the Preferred Alternative. The existing three full-time personnel and 110 reservists assigned to the Courcelle USARC would be transferred to a new Armed Forces Reserve Center and Organizational Maintenance Facility in Rutland, Vermont, which is within the ROI.

The economic impacts of disposal and reuse for the Proposed Action were estimated using the Economic Impact Forecast System (EIFS) model, a computer-based economic tool that calculates multipliers to estimate the direct and indirect impacts resulting from a given action. Changes in spending and employment associated with disposal and reuse represent the direct impacts of the action. Based on the input data and calculated multipliers, the model estimates changes in sales volume, income, employment, and population in the ROI, accounting for the direct and indirect impacts of the action. For purposes of this analysis, a change is considered significant if it falls outside the historical range of ROI economic variation. To determine the historical range of economic variation, the EIFS model calculates a rational threshold value (RTV) profile for the ROI. This analytical process uses historical data for the ROI and calculates fluctuations in sales volume, income, employment, and population patterns. The historical extremes for the ROI become the thresholds of significance (i.e., the RTVs) for social and economic change. If the estimated impact of an action falls above the positive RTV or below the negative RTV, the impact is considered to be significant. For this analysis, the ROI is Rutland County, Vermont and a change in local expenditures is not anticipated to be significant. The Preferred Alternative does not include construction, demolition, or renovations to existing structures (Bishop 2011).

Based on the EIFS model, the Preferred Alternative would not generate any direct jobs or indirect jobs in the economic ROI as the City of Rutland Recreation and Parks Department would simply consolidate existing employees, resulting in no increase. To have a significant positive impact, an increase in employment would have to be realized above the positive RTV of 3.54 percent. The Proposed Action would not significantly impact other economic indicators estimated by the EIFS model, including sales volume, regional personal income, and population (0.0 percent change for each of these indicators). The positive RTVs for their respective categories are 13.22 percent, 11.05 percent, and 1.98 percent. The EIFS model output for the proposed BRAC actions at the Courcelle USARC is provided in Appendix D.

No impacts to housing or education facilities are anticipated from the Preferred Alternative. Beneficial direct long-term impacts include use of the facilities for business and recreational purposes. No adverse potential impacts to minority or low-income populations or children have been identified as a result of the proposed disposal and reuse activities.

4.2.3.2.2 Caretaker Status Alternative

Potential socioeconomic impacts from the Caretaker Status Alternative would not be significant. Changes to the existing socioeconomic baseline conditions would be insignificant as a result of operational closure with periodic maintenance and upkeep of the facility. The ROI would not experience any substantial gains or losses in population, employment, or housing. No adverse potential impacts to minority or low-income populations or children have been identified as a result of the Caretaker Status Alternative.

4.2.3.2.3 No Action Alternative

Under the No Action Alternative, there would be no changes to the existing socioeconomic baseline conditions.

4.2.4 TRANSPORTATION

4.2.4.1 Affected Environment

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

4.2.4.1.1 Roadways and Traffic

In general, sufficiency ratings for the Rutland Region indicate that the federal and state highways that serve as principal arterials in the Region are not satisfactory. Traffic volumes in the Region vary widely, from a few vehicles on rural roads to 23,000 vehicles per day traveling on segments of U.S. Route 7 in Rutland. Within the central portion of the Region, traffic congestion is becoming an issue, especially at certain key intersections in the City of Rutland and the Town of Rutland. Traffic models predict a worsening situation in coming years (Rutland Regional Plan 2008). Congested intersections in the Region are primarily found along U.S. Route 7 south of the Courcelle USARC at Woodstock Avenue (0.5 mile) and West Street (0.7 mile) and along Woodstock Avenue east of the USARC at Gleason Road (1.8 miles) and Town line Road (3.0 miles) (Figure 3). The “level of service” of an intersection describes the operational conditions of the intersection at a point in time by comparing capacity to demand as well as delay, speed, and driver’s expectations. The Rutland Regional Plan (2008) identifies these intersections as having a level of service less than acceptable.



USARC United States Army Reserve Center

Data Sources

Map: Vermont Agency of Transportation, Town Highway Maps – City of Rutland
http://www.aot.state.vt.us/planning/MapGIS/Town_Maps1.htm
 Accessed August 29, 2011

Level of Service Information: Rutland Regional Plan. 2008. Rutland Regional Plan,
 adopted by the Rutland Regional Planning Commission, April 2008

Prepared For:

U.S. Army Corps of Engineers,
 Mobile District

Figure 3

Intersection Congestion in the City of Rutland,
 Vermont

Access to the Courcelle USARC is from North Street Extension via one of two paved driveways. The Average Annual Daily Traffic Count, in 2010, on U.S. Route 7 at North Street Extension was 16,800 (VTrans 2011a). The Average Annual Daily Traffic Count, in 2009, on North Street Extension was 2,100 (VTrans 2010). No streets occur within the Property boundary, although paved areas connect MEP and privately-owned vehicle parking areas (USACE Louisville 2007).

4.2.4.1.2 Public Transportation

Public bus service in the City of Rutland, County of Rutland, and in the vicinity of the Courcelle USARC is provided by Marble Valley Regional Transit District, offering a fixed city route running along U.S. Route 7 at the North Street Extension intersection; as well as an extensive regional connector route with stops in surrounding communities (Marble Valley Regional Transit District 2011). The Vermont Rail System serves the City of Rutland and the region providing primarily freight service, however passenger service is available (Vermont Rail Service 2011).

The Rutland Southern Vermont Regional Airport is located approximately 7 miles south of the Courcelle USARC, and supports three outgoing and three incoming commuter flights each day from Boston Logan International Airport (Rutland Southern Vermont Regional Airport 2011).

4.2.4.2 Consequences

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

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

4.2.4.2.1 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential impacts to transportation would not be significant. Depending on the season, approximately 10 to 15 employees and 20 to 50 public users would travel daily Monday through Friday to the Property causing a direct long-term impact to transportation. Although weekday vehicle traffic to the Property as a result of implementing the Preferred Alternative would be greater than the existing vehicle traffic from three workers who currently travel to the Courcelle USARC daily, it still would not be significant when compared to the existing traffic on U.S. Route 7 (one of the most heavily traveled roads in the area) and North Street Extension. Weekend traffic would decrease compared to the 110 reservists who travel to the facility for weekend drills. The level of service at intersections and the existing levels of safety in the Region would not change as the net difference in traffic patterns associated with the Preferred Alternative is not significant when compared to existing traffic patterns. As a result of implementation of the Preferred Alternative, weekday traffic on North Street Extension and U.S. Route 7 at North Street Extension would increase by an estimated 7 percent and 0.9 percent respectively, while weekend traffic on North Street Extension and U.S. Route 7 at North Street Extension would decrease by an estimated 21.5 percent and 2.7 percent respectively as shown in Table 7.

Table 7. Potential Impacts to Traffic on North Street Extension and on U.S. Route 7 at North Street Extension.

Current conditions - Active use by U.S. Army Reserve									
	estimated vehicles	estimated trips ^a	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
full time employees	3	4	12	12	12	12	12	12	12
reservists	110	4	0	0	0	0	0	440	440
Total daily trips			12	12	12	12	12	452	452
Proposed conditions - Preferred Alternative									
	estimated vehicles ^b	estimated trips ^c	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
employees (10-15)	15	4	60	60	60	60	60	0	0
users (20-50)	50	2	100	100	100	100	100	0	0
Total daily trips			160	160	160	160	160	0	0
Impacts to traffic – Percent change in AADT									
North Street Extension									
AADT	2,100 ^d	% change	7.0	7.0	7.0	7.0	7.0	-21.5	-21.5
U.S. Route 7 at North Street Extension:									
AADT	16,800 ^e	% change	0.9	0.9	0.9	0.9	0.9	-2.7	-2.7

AADT annual average daily traffic

a Includes two roundtrip visits to facility daily (work and lunch) for full time employees and reservists (4 trips).

b maximum for estimated range used.

c Includes two roundtrip visits to facility daily (work and lunch) for full time employees (4 trips) and one visit for users (2 trips).

d VTrans 2010

e VTrans 2011a

4.2.4.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternative, the existing three full-time workers who travel to the Courcelle USARC daily and the 110 reservists who travel to the facility on weekends would no longer travel there resulting in a short-term, direct, beneficial impact.

4.2.4.2.3 No Action Alternative

Under the No Action Alternative, no changes or impacts would occur to transportation resources.

4.2.5 HAZARDOUS AND TOXIC SUBSTANCES

4.2.5.1 Affected Environment

This section describes the conditions of hazardous and toxic substances at the Courcelle USARC prior to closure. For the purpose of this analysis, the terms hazardous and toxic substances include substances that, because of their quantity, concentration, or characteristics, may present moderate danger to public health, welfare, or the environment upon being released. Hazardous materials are required to be handled, managed, treated, or stored properly by trained personnel

under federal regulations that include the following: Occupational Safety and Health Administration General Industry, 29 CFR 1910; Department of Transportation, Hazardous Materials, 49 CFR 172; and EPA, Hazardous Waste Management, 40 CFR 260, and Identification and Listing of Hazardous Waste, 40 CFR 261, and Standards Applicable to Generators of Hazardous Waste 40 CFR 262.

4.2.5.1.1 Uses of Hazardous Materials

Use of hazardous materials at the Courcelle USARC was primarily associated with limited operator-level vehicle maintenance activities at the OMS and building maintenance activities (USACE Louisville 2007). Vehicle maintenance and storage activities have not occurred at the USARC since 1984. Two above-ground storage tanks (ASTs), with secondary containment, provide fuel oil storage for both the main building and OMS boilers (AGEISS 2010).

4.2.5.1.2 Storage and Handling Areas

The primary storage locations for hazardous materials and small amounts of petroleum, oil, and lubricant (POL) products are designated areas within the OMS building. The outdoor hazardous material storage shed, located in the MEP area, stores other potentially hazardous materials and POL products. There is no indication that hazardous substances pursuant to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) 101(14) (U.S.C. 9601(14)) were stored at the Property for one year or more in excess of corresponding reportable quantities (USACE Louisville 2007).

4.2.5.1.3 Hazardous Waste Disposal

Onsite disposal of hazardous materials or wastes has not occurred at the Courcelle USARC. No stressed vegetation, stained soil, stained pavement, or noxious or foul odors were noted during site reconnaissance conducted in 2006 and 2010 (USACE Louisville 2007; AGEISS 2010).

4.2.5.1.4 Site Contamination and Cleanup

The *Final Environmental Condition of Property Report Courcelle Brothers U.S. Army Reserve Center (VT005)* categorized the Property as Type 2, indicating “An area or parcel of real property where only the release or disposal of petroleum products or their derivatives has occurred” (USACE Louisville 2007). An oil/water separator located outside the OMS building was removed in 1995 along with an associated 550-gallon waste oil tank, concrete wash rack, and all connecting drains. The VT DEC concurred that no further action is needed regarding the 550-gallon waste oil tank removal. Additionally, a 500-gallon fuel oil underground storage tank (UST) (#1974-1-1-R) and a 4,000-gallon fuel oil UST (#1974-1-R) were removed in 2002; however documentation for no further action or closure is not available. Cleanup of a reportable quantity release of hydraulic fluid (10 gallons) in the MEP lot was completed in May 2000 by removal and offsite treatment of contaminated soil (USACE Louisville 2007). No additional USTs or site contamination are believed to exist on the Property.

4.2.5.1.5 Special Hazards

Both friable and non-friable asbestos-containing materials (ACM) have been identified at the Courcelle USARC. Gray-mudded pipe fitting insulation on fiberglass insulated pipes in the drill hall, hallways, and Room 130 of the main building was the only friable ACM identified at the

facility. Non-friable ACM identified in the main building includes floor tiles and tile mastic, and black perimeter roof flashing. No ACM was identified in the OMS (USACE Louisville 2007).

There is no record of a lead-based paint (LBP) survey performed at the Courcelle USARC, therefore LBP is potentially present in the original administrative and classroom portion of the main building and the OMS as they were constructed prior to 1978. Painted surfaces at the facility were reported to be in good condition at the time of a September 2006 site reconnaissance (USACE Louisville 2007).

There is no record of a polychlorinated biphenyl (PCB) survey for the site. There is no historical record of any activities or storage practices at the Property to suggest PCBs were ever stored or used. No transformers have been or are present at the Property (USACE Louisville 2007).

4.2.5.2 Consequences

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

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

4.2.5.2.1 Preferred Alternative: Traditional Disposal and Reuse

Potential impacts to hazardous and toxic substances would not be significant. Army disposal and reuse of the Property by the City of Rutland Recreation and Parks Department would limit hazardous materials stored and used at the Property to common janitorial cleaning supplies and vehicle maintenance materials such as POL and fuels resulting in a direct and long-term beneficial impact. The existing fuel-oil ASTs would remain in service.

It is expected that the existing ACM and LBP would be left in place and not disturbed. The Property would be transferred with an asbestos covenant and a LBP covenant that will require the transferee manage and if necessary remove ACM and LBP as required by applicable laws. Generation of small amounts of hazardous waste would result from vehicle maintenance activities. Hazardous waste would be accumulated and stored for pickup by commercial hauler for recycling or disposal.

4.2.5.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternative, no changes or impacts would occur to hazardous and toxic substances.

4.2.5.2.3 No Action Alternative

Under the No Action Alternative, no changes or impacts would occur to hazardous and toxic substances.

4.3 Cumulative Effects

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

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

4.3.1 PAST, PRESENT, AND REASONABLY FORESEEABLE ACTIONS

The geographic area analyzed for cumulative effects of past, present, and foreseeable future actions includes the 8.3-square-mile City of Rutland, Vermont and the area immediately adjacent, where reuse impacts would be the greatest.

Present and future actions near the Proposed Action site are assumed to relate to increased development and the redevelopment of existing urbanized sites. Table 8 lists the present and reasonably foreseeable future actions in the City of Rutland, Vermont and immediately north in the Town of Rutland (Rutland Armed Forces Reserve Center).

Table 8. Present and Reasonably Foreseeable Actions in the City of Rutland.

Project Name	Project Description	Distance from Courcelle USARC (approximate)	Status
Business Route 4 / Woodstock Avenue Water Main Replacement (Louras 2011)	Replace 0.50 mile of water main along Business Route 4 / Woodstock Avenue.	0.5 mile	Project under development
VTrans – Business Route 4 / West Street (VTrans 2011b)	Resurface Business Route 4 in City of Rutland, beginning at the Rutland Town/City line and extending easterly 1.942 miles to the Route 7 intersection.	0.7 mile	Project under development
VTrans – Business Route 4 / Woodstock Avenue (VTrans 2011b)	Resurface Business Route 4 in City of Rutland, beginning at the Route 7/Route 4 intersection and extending easterly 1.25 miles to the Rutland Town/City line. Also includes Route 7 beginning at mile marker 0.587 and extending northerly 0.706 mile.	0.7 mile	Project under development
Route 7 South Storm Sewer Replacement (Louras 2011)	Replace 0.25 to 0.50 mile of storm sewer along Route 7 south near Main Street Park.	0.8 mile	Project under development
Center Street Marketplace (Louras 2011)	Construct pedestrian space serving as a destination that enhances the commercial downtown and the City as a whole.	1 mile	Project under development
Rutland Armed Forces Reserve Center (Louras 2011)	Implement BRAC 05 recommendations for construction and operation of new Rutland Armed Forces Reserve Center on Post Road.	1.5 miles	Expected completion date of August-September 2011
Ripley Road Bridge Replacement (Louras 2011)	Replace Ripley Road Bridge in City of Rutland.	2.5 miles	Project under development

4.3.2 CUMULATIVE EFFECTS SUMMARY

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

4.3.2.1 Preferred Alternative: Traditional Disposal and Reuse

The conversion of land resources from use as a USARC to reuse by the City of Rutland Recreation and Parks Department for recreational administrative, programming, and maintenance activities would not cause adverse impacts to land use, aesthetics and visual resources, air quality, geology and soils, water resources, biological resources, cultural resources, socioeconomics, utilities, or hazardous and toxic substances. A slight direct long-term increase in weekday traffic and traffic noise would occur, but this increase would not be significant when compared to existing traffic.

The projects listed in Table 8 would increase traffic during construction for the duration of the individual project construction periods. Because of the physical distance between the projects and the time period to complete the projects, cumulative impacts to transportation would not be

significant. Several of the projects involve upgrading roadways which should improve traffic flow over the long term and reduce traffic impacts.

Utilities projects in Table 8 could cause temporary disturbances to the water distribution and storm sewer systems at the Property as a result of line replacement. However, in the long term increased system reliability and performance as a result of line replacement would be an indirect beneficial impact.

No significant cumulative impacts would result from implementation of the Preferred Alternative and past, present, and reasonably foreseeable future actions.

4.3.2.2 Caretaker Status Alternative

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

4.3.2.3 No Action Alternative

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

4.4 Mitigation Summary

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

5.0 FINDINGS AND CONCLUSIONS

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

6.0 LIST OF PREPARERS

Ms. Katie Roland, NEPA Support Team Project Manager, USACE Louisville
Ms. Amanda Murphy, NEPA and Cultural Resources Specialist, 99th RSC DPW Contractor
Ms. Julie Morgan, Archaeologist, USACE Savannah
Mr. David Minvielle, U.S. Army Environmental Law Division
Mr. C. Lee Major, Jr., Environmental Engineer/Project Manager, AGEISS Inc.
Dr. Wendy Arjo, Wildlife Biologist, AGEISS Inc.
Ms. Tonya Bartels, Technical Editor, AGEISS Inc.
Ms. Cyndi Bell, Environmental Scientist, AGEISS Inc.
Ms. Melissa Russ, Geologist, AGEISS Inc.
Ms. Andrea Linder, Environmental Scientist, AGEISS Inc.
Mr. Leroy Shaser, Environmental Scientist, AGEISS Inc.

7.0 DISTRIBUTION LIST

The following agencies and/or persons were notified when the final EA and draft FNSI were available for review:

Ms. Judith Ehrlich
Director of Operations and Project Review
Vermont Division for Historic Preservation
National Life Drive
Montpelier, VT 05602

Mr. Devin Colman
Historic Preservation Review Coordinator
Vermont Division for Historic Preservation
One National Life Drive, Floor 6
Montpelier, VT 05620-0501

Mr. Robert Chicks
President
Stockbridge-Munsee Community of Wisconsin
N8476 Mo He Co Nuck Road
Bowler, WI 54416

Ms. Sherry White
Tribal Historic Preservation Officer
Stockbridge-Munsee Community of Wisconsin
N8476 Mo He Co Nuck Road
Bowler, WI 54416

Mr. Justin Johnson
Deputy Commissioner
Vermont Agency of Natural Resources
Department of Environmental Conservation
Commissioner's Office
103 South Main Street
1 South Building
Waterbury, VT 05671-0401

Mr. Wayne Laroche
Commissioner
Vermont Fish & Wildlife Department
103 South Main Street
Waterbury, VT 05671-0501

Rutland Historical Society Inc.
96 Center Street
Rutland, VT 05701-4023

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

Rutland Free Library
10 Court Street
Rutland, Vermont 05701

8.0 REFERENCES

- AGEISS (AGEISS Inc.). 2010. Trip Report: NEPA Documentation and Analysis for Base Closure and Disposal Activities in Rutland and Chester, Vermont. Task Order 0014
- Bishop, E. (Superintendent, Rutland Recreation and Parks Department). 2011, August 8. Email communication with C. Lee Major (AGEISS Inc.).
- City of Rutland. 2002, December 16. City Master Plan. Available at http://rutland.govoffice.com/index.asp?Type=B_BASIC&SEC={6961D98F-00A0-46E3-A7B0-B3938485758B}. Accessed June 8, 2011.
- City of Rutland. 2010, April. City of Rutland, VT Zoning Map. Available at http://rutland.govoffice.com/index.asp?Type=B_BASIC&SEC={D44FB12B-108D-4EF1-9CBC-2CAE19E54D87}. Accessed June 8, 2011.
- City of Rutland. 2011, October. City of Rutland Revised Ordinances of Rutland. Available at http://rutland.govoffice.com/vertical/Sites/%7B7B135F7F-3358-43FC-B154-A313EF1F3222%7D/uploads/Rutland_City_Ordinance_4.doc. Accessed October 28, 2011.
- Department of Health and Human Services. 2011. 2009 Federal Poverty Guidelines. Available at <http://aspe.hhs.gov/poverty/09poverty.shtml>. Accessed February 4, 2011.
- DoD (Department of Defense). 2005. *2005 Defense Base Closure and Realignment Commission Report, Volume 2*.
- EPA (U.S. Environmental Protection Agency). 2010. 2009 Annual Report on Air Quality in New England, North Chelmsford, MA: United States EPA, Region 1, New England Regional Laboratory. Available at <http://www.epa.gov/region01/lab/reportsdocuments.html>.
- EPA (U.S. Environmental Protection Agency). 2011. EPA Map of Radon Zones. Retrieved from <http://www.epa.gov/radon/states/vermont.html>. Accessed February 28, 2011.
- Hospital-Data. 2011. Hospital data for the ROI. Available at www.hospital-data.com/hospitals. Accessed June 10, 2011.
- IDcide. 2011. Rutland, VT Weather. Available at <http://www.idcide.com/weather/vt/rutland.htm>. Accessed June 8, 2011.
- Louras, C. (Mayor City of Rutland). 2011, June 17. Personal communication with C. Lee Major (AGEISS Inc.).

- LRA (Courcelle LRA). 2007. *Final Report and Recommendation of the City of Rutland LRA Concerning the Reuse of the Courcelle Brothers Facility North Street, Ext., Rutland, Vermont.*
- Marble Valley Regional Transit District. 2011. Website. Available at <http://www.thebus.com/>. Accessed June 10, 2011.
- NOAA (National Oceanic and Atmospheric Administration). 2008. National Oceanic and Atmospheric Administration website. Available at http://cdo.ncdc.noaa.gov/climatenormals/clim60/states/Clim_VT_01.pdf. Accessed May 8, 2008.
- Private School Review. 2011. Rutland County Private Schools. Available at www.privateschoolreview.com/county_private_schools/stateid/VT/county/50027. Accessed June 10, 2011.
- Public School Review. 2011. Rutland County Private Schools. Available at http://www.publicschoolreview.com/county_schools/stateid/VT/county/5002. Accessed June 10, 2011.
- Rutland Regional Medical Center. 2011. Website. Available at <http://www.rrmc.org>. Accessed June 10, 2011.
- Rutland Regional Plan. 2008. Rutland Regional Plan, adopted by the Rutland Regional Planning Commission, April 2008. Available at <http://www.rutlandrpc.org/rutlandregionalplan.php>. Accessed June 20, 2011.
- Rutland Southern Vermont Regional Airport. Website. Available at <http://www.flyrutlandvt.com/index.php>. Accessed June 10, 2011.
- U.S. Census Bureau. 2010a. 2005-2009 Census Statistics for Rutland County and Vermont. Available at www.census.gov. Accessed February 3, 2011 and June 7, 2011.
- U.S. Census Bureau. 2010b. 2000 Census Statistics for Rutland County and Vermont. Available at www.census.gov. Accessed February 3, 2011 and June 7, 2011.
- USACE Louisville (U.S. Army Corps of Engineers-Louisville District). 2007. *Final Environmental Condition of Property Report Courcelle Brothers U.S. Army Reserve Center (VT005), Rutland, VT.* CH2M Hill.
- USDA-NRCS (U.S. Department of Agriculture, Natural Resources Conservation Service). 2010. Web Soil Survey. Available at <http://websoilsurvey.nrcs.usda.gov/app/>. Accessed 12/7/10.

-
- USFWS (U.S. Fish & Wildlife Service). 2010. Wetlands Mapper. Available at <http://wetlandsfws.er.usgs.gov/wtlnds/launch.html>. Accessed 12/7/10.
- Vermont Rail Service. 2011. Website. Available at <http://www.vermontrailway.com/index.html>. Accessed June 10, 2011.
- VT ANR (Vermont Agency of Natural Resources). 2010. Environmental Interest Locator website available at http://maps.vermont.gov/imf/sites/ANR_NATRESViewer/jsp/launch.jsp. Accessed December 7 and December 20, 2010.
- VTrans (Vermont Agency of Transportation). 2010, April. 2009 (Route Log) AADTs Federal Aid Urban Streets Vermont Agency of Transportation Planning, Outreach & Community Affairs Traffic Research Unit. Available at <http://www.aot.state.vt.us/Planning/Documents/TrafResearch/Publications/2009FAURoutesFinal.pdf>. Accessed June 16, 2011.
- VTrans (Vermont Agency of Transportation). 2011a, May. 2010 (Route Log) AADTs State Highways Vermont Agency of Transportation Policy, Planning And Intermodal Development Division Traffic Research Unit. Available at <http://www.aot.state.vt.us/Planning/Documents/TrafResearch/Publications/2010RouteLogAADTsFinal.pdf>. Accessed June 16, 2011.
- VTrans (Vermont Agency of Transportation). 2011b. VTrans Engineering Project Information, Agency of Transportation – Online Map Center. Available at <http://vtransmap.aot.state.vt.us/website/projectinfo/map.asp>. Accessed June 20, 2011.

9.0 PERSONS CONSULTED

Ms. Judith Ehrlich
Director of Operations and Project Review
Vermont Division for Historic Preservation
National Life Drive
Montpelier, VT 05602

Mr. Devin Colman
Historic Preservation Review Coordinator
Vermont Division for Historic Preservation
One National Life Drive, Floor 6
Montpelier, VT 05620-0501

Mr. Robert Chicks
President
Stockbridge-Munsee Community of Wisconsin
N8476 Mo He Co Nuck Road
Bowler, WI 54416

Ms. Sherry White
Tribal Historic Preservation Officer
Stockbridge-Munsee Community of Wisconsin
N8476 Mo He Co Nuck Road
Bowler, WI 54416

Mr. Justin Johnson
Deputy Commissioner
Vermont Agency of Natural Resources
Department of Environmental Conservation
Commissioner's Office
103 South Main Street
1 South Building
Waterbury, VT 05671-0401

Mr. Wayne Laroche
Commissioner
Vermont Fish & Wildlife Department
103 South Main Street
Waterbury, VT 05671-0501

Mr. Doug Blodgett
Wildlife Biologist
Vermont Fish and Wildlife Dept.
271 N. Main St.
Rutland, VT 07701

Ms. Jeannine McCrumb
Regulatory Planning Analyst
Office of Planning and Legal Affairs
Vermont Agency of Natural Resources
103 South Main St., 3rd Floor
Waterbury, VT 05671-0301

Mr. Chris Louras
Mayor
City of Rutland
PO Box 969
1 Strongs Avenue
Rutland, VT 05701

**APPENDIX A. FINAL REPORT AND RECOMMENDATION OF THE
CITY OF RUTLAND LOCAL REDEVELOPMENT AUTHORITY**

This appendix contains the *Final Report and Recommendation of City of Rutland LRA Concerning the Reuse of the Courcelle Brothers Facility North Street, Ext., Rutland, Vermont.*

**FINAL REPORT AND RECOMMENDATION OF CITY OF RUTLAND LRA
CONCERNING THE REUSE OF THE COURCELLE BROTHERS FACILITY
NORTH STREET, EXT., RUTLAND, VERMONT**

In 2006, the City of Rutland was notified that the Department of the Army was considering closing the Army Reserve Facility (Courcelle Brothers Building) on North Street, Ext., in the City of Rutland, Vermont, in that the facility had been declared surplus and was to be disposed of in accordance with federal regulations.

The City of Rutland is a municipal body operating under a city charter granted pursuant to the laws of the State of Vermont.

The Rutland Redevelopment Authority was designated to serve as the LRA for the purposes of reviewing the site. The duties of this LRA included receiving the necessary public input, supplying information about this site to interested parties, holding public hearings and making a final recommendation concerning the reuse of the property. The letter from the Deputy Assistant Secretary of the Army making that designation is included in the attached Index of References.

On Friday, June 9, 2006, the RLA published a Request for Notice of Interest by agencies serving the needs of homeless people in Vermont. A copy of that notice is included in the attached index of references.

The LRA established a processing time frame, and then requested an extension of that time frame, which request was granted by the Office of Economic Adjustment, Office of the Secretary of Defense, through November 30, 2007.

In the summer of 2006, an LRA representative attended a Restoration and Advisory Board meeting that was held in connection with the processing of this particular site.

On January 23, 2007, the LRA conducted a walk through of the site with Mr. Gary Puryear, Project Manager, attended by members of the LRA and parties interested in discussing the potential reuse of the property. Mr. Puryear is a member of 94th RRC, ARIM Environmental, and reviewed with the LRA and interested parties the procedure and requirements concerning proper LRA screening of this particular property.

The LRA then requested submission in writing, of proposed reuse plans from interested parties, with submissions due no later than 3:00 PM on November 1, 2006. Copies of this request for proposals, and the two submissions received, are on file in the offices of the LRA since the filing deadline, and are included in the attached Index of References.

Subsequent to the filing deadline, one of the interested parties, the City School Department, decided to withdraw its proposal from consideration.

As part of the public notice, the LRA and the Board of Aldermen held a public workshop on August 28, 2007, to provide the public with the opportunity to become familiar with the property in question and to answer any questions from the general public. Representatives of the LRA and the City Recreation Department were in attendance in order to describe the Base Realignment and Closure process, and to describe the proposed reuse plan for the facility.

At the end of the meeting, the consensus among the general public was to support the proposal offered by the City Recreation Department. The aldermanic Community Development Committee voted to recommend to the full Board of Aldermen.

On September 4, 2007, the Rutland Board of Aldermen voted on the committee's recommendation to prepare the documents necessary to submit the Recreation Department's proposal to the Department of the Army, and directed the LRA to prepare these documents.

Discussion of Property:

The LRA has had the opportunity to review the property in question, and to participate in the discussions at public meetings with the general public and the city Board of Aldermen.

The footprint of the facility provides the needed space, and in a layout conducive to the use of the property, as an administrative and maintenance facility for the recreation department, with the flexibility of incorporating some of its program in the class rooms at the site.

Use of the Courcelle Brothers building for these purposes will allow the recreation department to consolidate many of its operations, presently conducted at scattered sites throughout the city, and to benefit from the savings accrued from this consolidation.

Further, the city will participate in the National Parks Service's Federal Lands to Parks program to acquire the Courcelle Brothers Building as surplus federal property. The application for participation in the NPS program was submitted to the Department of the interior on November 28, 2007.

The LRA has reviewed the Final Condition of Property Report filed by the U. S. Army Corps of Engineers - Louisville District in March of 2007, and concurs with the finding that the mitigation efforts of the Department of the Army has left the property with "de minimis conditions that generally do not present material risk of harm to the public health or the environment and that would generally not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies".

The LRA recommends that the property be transferred to the City and acquired by the City, with the property use being limited to recreational programming, administrative offices and maintenance of department equipment. The use of the federal Lands to Parks program under the National Parks Service will ensure the continuation of the recreational use of the property in perpetuity.

The LRA therefore, makes the following recommendation:

RECOMMENDATION

It is the recommendation of the Rutland City LRA that the Courcelle Brothers U. S. Army Reserve Center (VT005) be transferred to the City of Rutland, Vermont, a municipal entity operating under the laws of the State of Vermont, and

Further, that the City of Rutland acquire the land and buildings to be used for recreational administrative, programming and maintenance activities, and

Further, that the City of Rutland apply for status under the Federal Lands to Parks program administered by the National Parks Service,

So that, the residents of the City of Rutland and surrounding communities will benefit in perpetuity from enhanced recreational opportunities resulting from the consolidation of activities and locations from which such activities are presently conducted by the Department of Recreation.

Recommended this _____ day of November, 2007:

Please see the Index of References for the original signed version of this recommendation.

INDEX OF REFERENCES

1. Letter requesting that the Rutland Redevelopment Authority be designated as the LRA
2. Letter designating the Rutland Redevelopment Authority as the RLA.
3. Public Notice regarding offer of site for use by homeless agencies.
4. Request for Extension of Time to Respond to BRAC process.
5. Notice of Extension granted by Department of the Army.
6. Request for Proposals
7. Copy of proposal submitted by City Department of Recreation.
8. List of Attendees at Public Meeting
9. Minutes of Aldermanic Meeting, September 4, 2007.
10. Notice of Final Public Hearing
11. Minutes of LRA Public Hearing, November 13, 2007.
12. Final Recommendation of LRA
13. National Parks Service Application for the Federal Lands to Parks Program.

APPENDIX B. CONSULTATION

This appendix contains the following consultation and coordination documents:

- Letter sent to the Vermont Department of Environmental Conservation
- Letter sent to the Vermont Fish and Wildlife Department
- Scoping letter sent to the Vermont Division for Historic Preservation
- Determination letter sent to the Vermont Division for Historic Preservation
- Letter sent to the Stockbridge Munsee Community of Wisconsin
- Letter response from the U.S. Fish and Wildlife Service, New England Field Office
- Email response from the Vermont Department of Environmental Conservation
- Email response from the Vermont Fish and Wildlife Department
- Email response from the Vermont Agency of Natural Resources
- Email response from the Mohican Nation
- Concurrence from the Vermont Division for Historic Preservation dated 7/26/11

NOTE: The Army sent identical enclosures with each of the letters with the exception of the determination letter to the Vermont Division of Historic Resources. These enclosures are included in this appendix only with the letter sent to the Vermont Department of Environmental Conservation.



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

FEB 03 2011

Mr. Justin Johnson
Commissioner
Vermont Department of Environmental Conservation
Commissioner's Office
103 South Main Street, 1 South Building
Waterbury, VT 05671-0401

Mr. Johnson,

The U.S. Army Reserve 99th Regional Support Command (99th RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Courcelle Brothers United States Army Reserve Center (Courcelle USARC) located in Rutland, Vermont. The EA is being prepared in accordance with the Council on Environmental Quality (CEQ) 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. Your participation in this process is greatly appreciated.

The proposed closure, disposal, and reuse of the Courcelle USARC is consistent with the requirements of the Base Realignment and Closure Act (BRAC). Three alternatives are being analyzed in the EA: 1) Disposal and reuse by the City of Rutland for limited recreational programming, administrative offices, and equipment maintenance (the Army's Preferred Alternative); 2) caretaker status; and 3) no action alternative.

The Courcelle USARC is located on a 5.45-acre parcel in the northern part of Rutland, Vermont and contains two permanent structures and two parking lots (Attachment 1). Construction of the main structure was completed in 1957, and consists of a 158-foot by 48-foot administrative and classroom building and a 72-foot by 52-foot drill hall, located on the south part of the lot. The two buildings are connected by a 20-foot-long corridor. To the south of the main structure is an Organizational Maintenance Shop (OMS) that was built in 1960. The OMS was originally a two-bay, 53-foot by 46-foot structure that was updated in the mid-1980s to include a third bay (5,150 square feet). The Courcelle USARC was historically used by reservists for drill activities on various weekends throughout the year. Today, the Courcelle USARC primarily functions as an administrative, logistical, and educational facility. Vehicle maintenance activities have not occurred at the USARC since the 1984.

The Army is not aware of any resident protected species at the Courcelle USARC. The U.S. Fish and Wildlife Service (USFWS) New England Field Office website was accessed to determine if any Federally-listed species occur in the vicinity of the project location (<http://www.fws.gov/newengland/EndangeredSpec-Consultation.htm>). The stepwise process provided on the USFWS website was followed, including reviewing the information on Vermont's Nongame and Natural Heritage Program

website. In addition, the Vermont Agency of Natural Resources (VANR) Environmental Locator was reviewed for potential species occurrence as well as the presence of significant natural communities. One federally endangered species, the Indiana bat (*Myotis sodalis*), occurs in Rutland County, but has not been documented in the City of Rutland. Based on the VANR Environmental Locator no federally listed species are known to occur at the Courcelle USARC site (Attachment 2). No known Indiana bat hibernacula or summer roosting areas are located within the proposed site. Thirty-seven state endangered and 47 state threatened species are also known to occur in Rutland County; however, the disturbed habitat of the site does not support these listed species. Based on the VANR Environmental Locator no wetlands or federal or state listed species are known to occur at the Courcelle USARC site. Therefore, no impacts to any Federal or State protected species are expected to occur as a result of the Proposed Action.

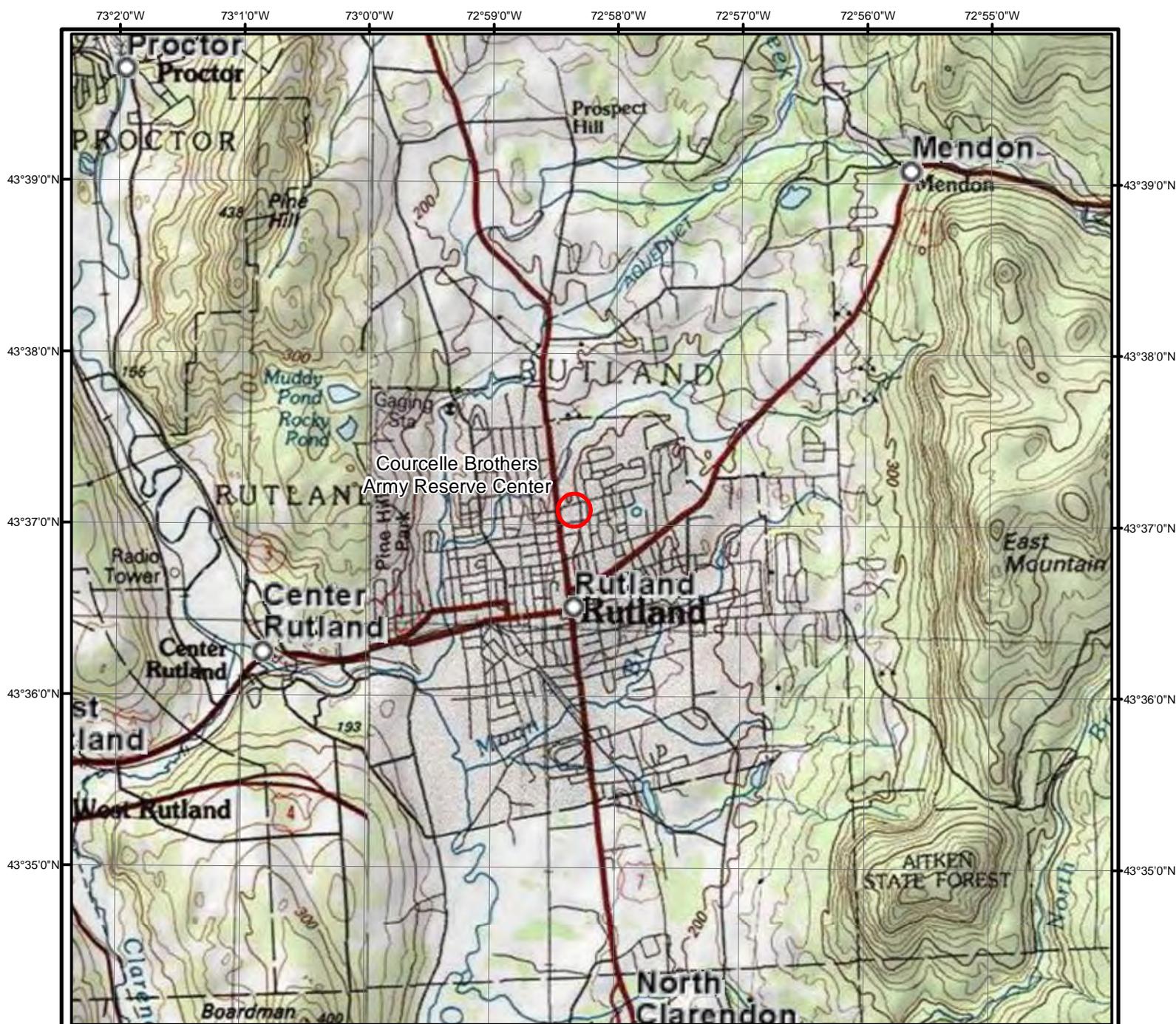
Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Please submit written comments to: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix NJ 08640 or by email at amanda.w.murphy@usar.army.mil. If you have any questions, please contact Ms. Murphy at 609-521-8047.

Sincerely,

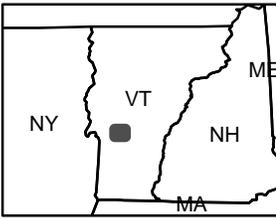


Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures: Attachment 1 – Courcelle, VT Location Map
Attachment 2 – Courcelle, VT VANR Environmental Locator Map



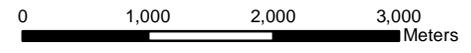
Site Map



Legend

 Courcelle Brothers USARC

USARC United States Army Reserve Center



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

Attachment 1
Site Location

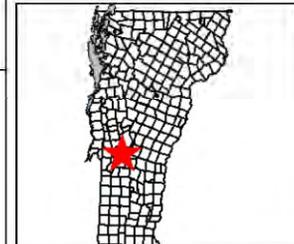




ANR Environmental Interest Locator

Vermont Agency of Natural Resources (ANR)

Courcelle Brothers ARC



Legend

- Roads**
 - US Highway
 - Vermont State Highway
 - Class One
 - Class Two
 - Legal Trail
 - Emergency U-Turn Area
 - Proposed Class Two
 - Proposed Class Three
 - Proposed Vermont State Highway
 - Proposed US Highway
 - Proposed Interstate
 - Discontinued Interstate
 - Class Three
 - Class Four
 - State/National Forest Highway
 - Military Road (No Public Access)
 - Private Road
- Wetland Advisory Layer: Class 3 Wetlands**
- VSWI**
 - Class 1 Wetland
 - Class 2 Wetland
 - Rare, Threatened, and Endangered Species
 - Threatened or Endangered
 - Rare (Not T or E)
 - Significant Natural Communities
 - Palustrine
 - Terrestrial
 - Hydrography Lakes and Ponds (VHD 5k)
 - Hydrography (VHD 5k)
 - VT County Boundary
 - Hydric Soils
 - Hydric Soils
 - VT Town Boundaries (No Fill)
 - NAIP Color Orthophotos 2009
 - VT State Boundary (Fill)

VT State Plane Meters (NAD83)

Scale: 1:3,241

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. VCGI and the State of Vermont make no representations of any kind, including but not limited to the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

Notes: T&E species wetlands
 URL: http://maps.vermont.gov/imf/sites/ANR_NATRESViewer/jsp/launch.jsp

12/20/10



Approximate Site Boundary

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

Attachment 2
 Environmental Locator Map





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

FEB 03 2011

Mr. Wayne Laroache
Commissioner
Vermont Fish & Wildlife Department
103 South Main Street
Waterbury, VT 05671-0501

Mr. Laroache,

The U.S. Army Reserve 99th Regional Support Command (99th RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Courcelle Brothers United States Army Reserve Center (Courcelle USARC) located in Rutland, Vermont. The EA is being prepared in accordance with the Council on Environmental Quality (CEQ) 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. Your participation in this process is greatly appreciated.

The proposed closure, disposal, and reuse of the Courcelle USARC is consistent with the requirements of the Base Realignment and Closure Act (BRAC). Three alternatives are being analyzed in the EA: 1) Disposal and reuse by the City of Rutland for limited recreational programming, administrative offices, and equipment maintenance (the Army's Preferred Alternative); 2) caretaker status; and 3) no action alternative.

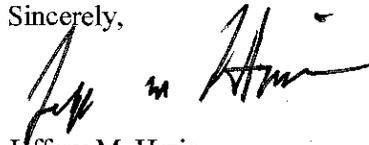
The Courcelle USARC is located on a 5.45-acre parcel in the northern part of Rutland, Vermont and contains two permanent structures and two parking lots (Attachment 1). Construction of the main structure was completed in 1957, and consists of a 158-foot by 48-foot administrative and classroom building and a 72-foot by 52-foot drill hall, located on the south part of the lot. The two buildings are connected by a 20-foot-long corridor. To the south of the main structure is an Organizational Maintenance Shop (OMS) that was built in 1960. The OMS was originally a two-bay, 53-foot by 46-foot structure that was updated in the mid-1980s to include a third bay (5,150 square feet). The Courcelle USARC was historically used by reservists for drill activities on various weekends throughout the year. Today, the Courcelle USARC primarily functions as an administrative, logistical, and educational facility. Vehicle maintenance activities have not occurred at the USARC since the 1984.

The Army is not aware of any resident protected species at the Courcelle USARC. The U.S. Fish and Wildlife Service (USFWS) New England Field Office website was accessed to determine if any Federally-listed species occur in the vicinity of the project location (<http://www.fws.gov/newengland/EndangeredSpec-Consultation.htm>). The stepwise process provided on the USFWS website was followed, including reviewing the information on Vermont's Nongame and Natural Heritage Program website. In addition, the Vermont Agency of Natural Resources (VANR) Environmental Locator was reviewed for potential species occurrence as well as the presence of significant natural communities. One federally endangered species, the Indiana bat (*Myotis sodalis*), occurs in Rutland County, but has not been documented in the City of Rutland. Based on the VANR Environmental Locator no federally listed

species are known to occur at the Courcelle USARC site (Attachment 2). No known Indiana bat hibernacula or summer roosting areas are located within the proposed site. Thirty-seven state endangered and 47 state threatened species are also known to occur in Rutland County; however, the disturbed habitat of the site does not support these listed species. Based on the VANR Environmental Locator no wetlands or federal or state listed species are known to occur at the Courcelle USARC site. Therefore, no impacts to any Federal or State protected species are expected to occur as a result of the Proposed Action.

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. Please submit written comments to: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix NJ 08640 or by email at amanda.w.murphy@usar.army.mil. If you have any questions, please contact Ms. Murphy at 609-521-8047.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures: Attachment 1 – Courcelle, VT Location Map
Attachment 2 – Courcelle, VT VANR Environmental Locator Map

Copy to:
Mr. Douglas Blodgett
Wildlife Biologist
Vermont Fish & Wildlife Department
271 North Main Street Suite 215
Rutland VT 05701



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

FEB 03 2011

Ms. Judith Ehrlich
Director of Operations and Project Review
Vermont Division for Historic Preservation
National Life Drive
Montpelier, VT 05602

Ms. Ehrlich,

In accordance with recommendations of the Base Realignment and Closure Act, the United States Army Reserve 99th Regional Support Command (RSC) is proposing closure, disposal, and reuse of the Courcelle Brothers United States Army Reserve Center (Courcelle USARC) located at 16 North Street Extension, in Rutland, Vermont. The proposed transfer of Federal property to local reuse and development is an undertaking that has the potential to result in an adverse effect on historic resources.

The purpose of this letter is to inform you that the Army intends to comply with the requirements of the National Historic Preservation Act. As part of this effort, the 99th RSC is currently preparing an architectural survey to determine if the property is eligible for the National Register of Historic Places. When the survey is finalized, the 99th RSC will submit it to your agency for review along with a determination of effect.

The Courcelle USARC contains two permanent structures and two parking lots. Construction of the main structure was completed in 1957, and consists of a 158-foot by 48-foot administrative and classroom building and a 72-foot by 52-foot drill hall, located on the south part of the lot. The two buildings are connected by a 20-foot-long corridor. A mid-1980s expansion covered the original front (north) of the main structure with a 190-foot by 16-foot addition. To the south of the main structure is an Organizational Maintenance Shop (OMS) that was built in 1960. The 104-foot by 46-foot OMS was originally a two-bay structure that was updated in the mid-1980s to include a third bay.

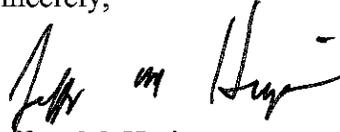
The Courcelle USARC was historically used by reservists for drill activities on various weekends throughout the year. Today, the Courcelle USARC primarily functions as an administrative, logistical, and educational facility, with maintenance of military vehicles occurring in the OMS building. The 368th Engineering Battalion, Company C is the current unit operating at the Courcelle USARC.

Three archeological investigations have been conducted at Courcelle USARC. Results of a 1995 survey found that the site has low archaeological sensitivity due to previous disturbances and that no further archaeological investigations are warranted (Cherau et al. 1997). The Vermont Division for Historic Preservation concurred with these findings.

Architectural historians surveyed all structures on the Courcelle USARC in 1995. As the structures are now over 50 years old, the Army is re-evaluating the resources to determine eligibility for listing in the National Register of Historic Places. The Army respectfully requests any information you can share concerning historical properties, traditional cultural properties, or sacred sites located within the project area to assist us in our decision-making process. We welcome your input on this project.

Your response is requested within 30 calendar days from the date on this letter. Written comments should be submitted to: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640 or by email at amanda.w.murphy.ctr@us.army.mil. If you have any questions, please contact Ms. Murphy at 609-521-8047. We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey M. Hrzic". The signature is written in a cursive style with a horizontal line at the end.

Jeffrey M. Hrzic
Chief, Environmental Division

Enclosure



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

JUN 21 2011

Ms. Judith Ehrlich
Director of Operations and Project Review
Vermont Division for Historic Preservation
National Life Drive
Montpelier, VT 05602

Ms. Ehrlich,

The Defense Base Closure and Realignment (BRAC) Commission has recommended closure of the Courcelle Brothers United States Army Reserve Center (Courcelle USARC), Rutland, Vermont. To implement this recommendation, the United States Army Reserve 99th Regional Support Command (RSC) proposes transfer of the Courcelle USARC property from Federal ownership to the National Parks Service under the Federal Lands to Parks Program for a public benefit conveyance of the entire parcel to the City of Rutland. The Army's proposed transfer of property out of Federal ownership is an undertaking that could have an effect on historic resources. The Army has previously informed your office of this proposed action in correspondence dated February 03, 2011. The purpose of this letter is to provide you with our recently completed Cultural Resources Assessment, seek your concurrence on the Army's determination of no effect, and complete consultation pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended.

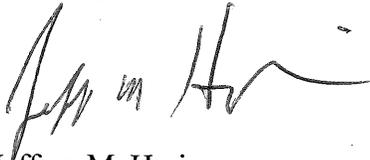
The Courcelle USARC, located on a 5.45-acre parcel in the town of Rutland, VT, contains two permanent structures and two parking lots. Structures on the property include a 190-foot by 48-foot administrative and classroom section with a 72-foot by 52-foot drill hall (main building) and a 104-foot by 46-foot Organizational Maintenance Shop building located immediately south of the main building. Approximately two-thirds of the Property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land is minimally landscaped with grass verges and open lawns around the buildings, and screens of large pines at the edge of the Property.

Archaeological Resources. The Army Reserve 99th RSC Integrated Cultural Resources Management Plan 2009 – 2014, dated September 2009 summarized three previously completed archeological investigations conducted at the Courcelle USARC which concluded that no further archeological investigations are warranted, as results from their 1995 survey confirmed that these properties have low archaeological sensitivity due to previous disturbances (Cherau et al. 1997).

Historic Architecture. The Army Reserve 99th RSC performed a Cultural Resources Assessment in January 2011 to determine the eligibility of the Courcelle USARC for listing in the National Register of Historic Places (NRHP). The Area of Potential Effect (APE), consistent with the proposed action, was limited to the current legal boundary of the Courcelle USARC and all real property. The attached Cultural Resources Assessment is provided for your review.

The Army has determined that no historic properties will be affected by the proposed undertaking as none are located within the APE. The Army respectfully requests concurrence with the determination of no effect within 30 calendar days from the date on this letter. Correspondence and other communication regarding this matter should be directed to: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix NJ 08640, or by email at amanda.w.murphy@usar.army.mil. If you have any questions please contact Ms. Murphy at 609-521-8047.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff M. Hrzic". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jeffrey M. Hrzic
Chief, Environmental Division

Enclosure: *Cultural Resources Assessment for Base Realignment and Closure (BRAC) Actions at the Courcelle Brothers U.S. Army Reserve Center (VT005), Rutland, Vermont.* Brockington and Associates, Inc. May 2011.

cc: Devin Colman, Historic Preservation Review Coordinator



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

FEB 03 2011

Mr. Robert Chicks
President
Stockbridge-Munsee Community of Wisconsin
N8476 Mo He Co Nuck Road
Bowler, WI 54416

Mr. Chicks,

In accordance with recommendations of the Base Realignment and Closure Act, the United States Army Reserve 99th Regional Support Command (RSC) is proposing closure, disposal, and reuse of the Courcelle Brothers United States Army Reserve Center (Courcelle USARC) located at 16 North Street Extension, in Rutland, Vermont. The proposed transfer of Federal property to local reuse and development is an undertaking that has the potential to result in an adverse effect on historic resources. If this action is of interest to you, we would like to initiate consultation pursuant to the requirements of the National Historic Preservation Act.

The Courcelle USARC contains two permanent structures and two parking lots. Construction of the main structure was completed in 1957, and consists of a 158-foot by 48-foot administrative and classroom building and a 72-foot by 52-foot drill hall, located on the south part of the lot. The two buildings are connected by a 20-foot-long corridor. A mid-1980s expansion covered the original front (north) of the main structure with a 190-foot by 16-foot addition. To the south of the main structure is an Organizational Maintenance Shop (OMS) that was built in 1960. The 104-foot by 46-foot OMS was originally a two-bay structure that was updated in the mid-1980s to include a third bay.

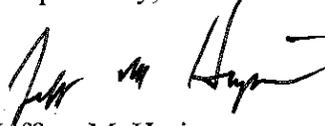
The Courcelle USARC was historically used by reservists for drill activities, on various weekends throughout the year. Today, the Courcelle USARC primarily functions as an administrative, logistical, and educational facility, with maintenance of military vehicles occurring in the OMS building. The 368th Engineering Battalion, Company C is the current unit operating at the Courcelle USARC.

Three archeological investigations have been conducted at Courcelle USARC. Results of a 1995 survey found that the site has low archaeological sensitivity due to previous disturbances and that no further archaeological investigations are warranted (Cherau et al. 1997). The Vermont Division for Historic Preservation concurred with these findings.

This letter is meant to determine your interest in participating in the Section 106 consultation process for this project. At this time, we respectfully request any information you can share concerning traditional cultural properties or sacred sites located within the project area to assist us in our decision-making process. We welcome your input on this project.

Your response is requested within 30 calendar days from the date on this letter. Written comments should be submitted to: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640 or by email at amanda.w.murphy@usar.army.mil. If you have any questions, please contact Ms. Murphy at 609-521-8047. We look forward to working cooperatively with you to make this important project successful for all parties involved.

Respectfully,

A handwritten signature in black ink, appearing to read "Jeff M. Hrzic". The signature is fluid and cursive, with a horizontal line at the end.

Jeffrey M. Hrzic
Chief, Environmental Division

Enclosure



United States Department of the Interior



FISH AND WILDLIFE SERVICE

New England Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5087
<http://www.fws.gov/newengland>

January 4, 2010

To Whom It May Concern:

This project was reviewed for the presence of federally-listed or proposed, threatened or endangered species or critical habitat per instructions provided on the U.S. Fish and Wildlife Service's New England Field Office website:

(<http://www.fws.gov/newengland/EndangeredSpec-Consultation.htm>)

Based on the information currently available, no federally-listed or proposed, threatened or endangered species or critical habitat under the jurisdiction of the U.S. Fish and Wildlife Service (Service) are known to occur in the project area(s). Preparation of a Biological Assessment or further consultation with us under Section 7 of the Endangered Species Act is not required.

This concludes the review of listed species and critical habitat in the project location(s) and environs referenced above. No further Endangered Species Act coordination of this type is necessary for a period of one year from the date of this letter, unless additional information on listed or proposed species becomes available.

Thank you for your cooperation. Please contact Mr. Anthony Tur at 603-223-2541 if we can be of further assistance.

Sincerely yours,

Thomas R. Chapman
Supervisor
New England Field Office



Monday,
January 03, 2011

Endangered Species Reviews/Consultations

ENDANGERED SPECIES

Overview
Consultation
N.E. Listed Species
Species Under Review
Recovery Activities
Habitat Conservation
Images
Biological Opinions

PARTNERS FOR FISH & WILDLIFE

Overview
Restoration Initiatives
Species & Habitats of Special Concern
Accomplishments
How to Participate
Habitat Restoration Links

ENVIRONMENTAL CONTAMINANTS

Overview
BTAG
NRDAR
Special Studies
Oil Spills

FEDERAL ACTIVITIES

Overview
Federal Projects & Permits
Wetland Permits
FERC_ Hydropower Projects
River Flow Protection
Wind Energy Projects

OUTREACH

NH Envirothon
Kids Corner
Let's Go Outside

Staff Directory

Our Location

HOME



Endangered Species Consultation *Project Review for Projects with Federal Involvement (authorizing, funding or carrying out the project)*

The following information is designed to assist applicants or project sponsors in determining whether a federally-listed, proposed and/or candidate species may occur within the proposed project area and whether it is appropriate to contact our office for additional coordination or consultation. We encourage you to print out all materials used in the analyses of effects on listed, proposed or candidate species for your records or submission to the appropriate federal agency or our office.

Step 1. - Determine whether any listed, proposed, or candidate species (T/E species) are likely to occur within the proposed project [action area](#) based on location of the proposed project:

0. Choose your state list below and review for Towns in which federally-listed species occur:

[Connecticut](#) - 12 species (29 KB)
[Massachusetts](#) - 14 species (41 KB)
[New Hampshire](#) - 13 species (31 KB)
[Rhode Island](#) - 8 species (22 KB)
[Vermont](#) - 10 species (25 KB)

A. You should contact your state Natural Heritage Program or Endangered Species Program (see list below) for additional information on federally and state-listed species:

[Rhode Island Natural Heritage Program](#)
[Connecticut Endangered Species Program](#)
[Massachusetts Natural Heritage and Endangered Species Program](#)
[Vermont Non-Game and Natural Heritage](#)
[New Hampshire Fish and Game's Non-game and Endangered Wildlife Program](#)
[New Hampshire Natural Heritage Bureau's Home Page](#)

Please note that these agencies provide information on known occurrences; this information does not replace field surveys, especially for plants, as most project sites have not been previously surveyed specifically for listed species.

B. If the project falls within a Town where the endangered dwarf wedgemussel is known to occur, check the appropriate map to determine whether your project is in the vicinity of its known range.

[Massachusetts - Connecticut River Watershed](#) (912 KB)
[New Hampshire/Vermont - Connecticut River Watershed](#)
[Upper Connecticut River](#) (872 KB)
[Middle Connecticut River](#) (1.07 MB)
[Lower Connecticut River](#) (1.56 MB)
[New Hampshire - Ashuelot River Watershed](#) (886 KB)
[Connecticut - Connecticut River Watershed](#) (2.04 MB)

C. If the project falls within a Town where the endangered northern red-bellied cooter is known to occur, or if the project occurs in Plymouth County, Massachusetts, check the map to determine whether your project is in the vicinity of its known range or critical habitat. [NRBC_MAP](#) (59 KB)

D. If a proposed project occurs in a Town with no known listed, proposed or candidate species present, no further coordination with the Service is needed. You may download a "[no species present](#)" letter (158 KB) stating "no species are known to occur in the project area".

E. If the proposed project occurs in a Town with known occurrences of T/E species, proceed to Step 2.

Step 2. - Determine whether any listed or proposed New England Species are likely to occur within the proposed project area by comparing the habitat present within the proposed project action area with habitat that is suitable for the species.

0. Review the information we have provided on the species list information from the appropriate state agency, and any other sources of information available to you to determine types of habitat the species use. A description of suitable habitat for New England's federally-listed species may be found in [New England Species'](#) profiles and fact sheets.

- A. Determine whether your proposed project action area has any potential for listed species habitat (e.g., are suitable roost trees present? - Indiana bats; are wetlands present? - bog turtles or Northeastern bulrush; will project affect a waterway? – dwarf wedgemussel). After this initial coarse review, determine whether any more detailed surveys may be appropriate (e.g., survey for dwarf wedgemussels).
- B. If your state Natural Heritage Program or Endangered Species Program does not identify any listed species for the proposed project AND there is no potential habitat for any listed species within the action area, no further coordination with the Service is required. You may download a "[no species present](#)" letter (158 KB) stating "no species are known to occur in the project area".
- C. If you have identified that potential listed species habitat is present although the species has not been documented from that specific location, further coordination with our office is recommended. Please send the results of your assessment including any habitat surveys to:

Supervisor
U.S. Fish and Wildlife Service
70 Commercial St., Suite 300
Concord, NH 03301

Include in your letter:

A detailed description of the proposed project, including approximate proposed project construction schedule and project activities (e.g., land clearing, utilities, stormwater management). Site plans are often helpful in our evaluation process.

- o A description of the natural characteristics of the property and surrounding area (e.g., forested areas, freshwater wetlands, open waters, and soils). Photographs are often helpful in assessing the habitat. Additionally, please include a description of surrounding land use (residential, agricultural, or commercial).
- o The location of the above referenced property and extent of any project related activities or discharges clearly indicated on a copy of a USGS 7.5 Minute Topographic Quadrangle (Quad) with the name of the Quad(s) and latitude/longitude clearly labeled.
- o A description of conservation measures to avoid or minimize impacts to listed species.

Why does this matter?- In a case where no habitat is present, a quick and easy determination can be made that further coordination is not necessary. In a case where habitat is present, but you believe that the project activities will not impact listed species, it is important to coordinate with us to ensure that all project activities and all potential effects (direct and indirect) have been considered.

(Please allow 30 days following our receipt of your request for processing.)

Step 3. - Based on the results of the habitat survey and a description of the proposed project (including information as to whether any potential habitat may be directly or indirectly affected), the involved Federal agency may determine:

- o The proposed project will result in no effect to any T/E species and no further coordination or consultation with the Service is required;
- o Additional information (e.g., surveys) is required to determine whether any T/E species are likely to occur within the proposed project area; or
- o The proposed project "may affect" a T/E species and consultation with the Service is required.

Files in PDF format will require Acrobat Reader to access the content. If you do not have a copy, please select the link [or click the image] to take you to the Adobe website where you can download a free copy. [Get Adobe Acrobat Reader](#)

Last updated: January 6, 2010

[U.S. Fish and Wildlife Service Home Page](#) | [Department of the Interior](#) | [USA.gov](#) | [About the U.S. Fish and Wildlife Service](#) | [Accessibility](#) | [Privacy](#) | [Notices](#) | [Disclaimer](#) | [FOIA](#) | [Contact Us](#)|[Home](#)

From: Johnson, Justin [mailto:Justin.Johnson@state.vt.us]
Sent: Thursday, March 24, 2011 12:24 PM
To: 'Wendy Arjo'
Cc: 'C. Lee Major, AGEISS Inc.'
Subject: RE: Courcelle USARC biological consultation (Rutland, VT)

Wendy:

Below are our only comments on this site.

The structure is over 50 years old and given our experience it is likely subject to National Historic Preservation Act, Section 106 review.

There is little information regarding the past uses other than to say that there has not been used for auto maintenance since 1984. This begs the question of what has been done. It does not appear to be on our Hazardous Waste Site list and the location does not suggest it should be - But all of that is determined in a proper due diligence investigation – which, if the City of Rutland is the prospective purchaser, is really their responsibility. The standard of due diligence is not contained in NEPA, but there is no indication of any jurisdiction on the part of DEC Waste Management and Prevention Division since it's not listed and there are no releases disclosed in the letter.

Thanks

Justin

Justin Johnson
Deputy Commissioner
Vermont Agency of Natural Resources
Department of Environmental Conservation

tel. 802 241 3808
email. justin.johnson@state.vt.us

From: Blodgett, Doug [mailto:Doug.Blodgett@state.vt.us]
Sent: Monday, March 21, 2011 8:40 AM
To: 'wendya@ageiss.com'
Subject: Armory - Courcell

Wendy –

I have checked our files on this project - we did review this proposal and found no wildlife issues of concern to us

Thank you

Doug Blodgett - Wildlife Biologist
Vermont Fish and Wildlife Dept.
271 N. Main St.
Rutland, VT 07701
doug.blodgett@state.vt.us
802-786-3861
FAX 802-786-3870

From: McCrumb, Jeannine
Sent: Monday, March 21, 2011 12:19 PM
To: 'wendy@ageiss.com'
Subject: FW: Armory - Courcell

Hi Wendy,

Our office coordinates responses to all federal permit undertakings. We do this so that all Depts / Divisions within the Agency are included in the review. I did not receive any comments relative to this project and did not expect any given location and scope. Due to work load, I have not been replying if we have no concerns. Let me know if you need something different.

Thank you,

Jeannine McCrumb
Regulatory Planning Analyst
Office of Planning and Legal Affairs
Agency of Natural Resources
103 South Main St., 3rd Floor
Waterbury, VT 05671-0301
(802)241-3691

 Please consider the environment before printing this email.

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

From: Sherry White [mailto:sherry.white@mohican-nsn.gov]

Sent: Tuesday, February 08, 2011 12:28 PM

To: amanda.w.murphy@usar.army.mil.

Subject: Courcelle Brothers Reserve Center

Hello Amanda

This e-mail is replying to a letter dated Feb. 3, 2011 from Jeffrey M. Hrzic regarding the Courcelle Brothers United States Army Reserve Center. I am not aware of any historical site of the Mohican people on the Courcelle Brothers Army Reserve. I would not be concerned with any demolition of the building, but should any new construction be planned we may asked that an archeological survey be done in the area of new construction.

Thank for inviting us to be of the Section 106 consultation process.

Sherry White

Tribal Historic Preservation Officer

Mohican Nation

Classification: UNCLASSIFIED

Caveats: NONE



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
6231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08540-5000

JUN 21 2011

Ms. Judith Ehrlich
Director of Operations and Project Review
Vermont Division for Historic Preservation
National Life Drive
Montpelier, VT 05602

Ms. Ehrlich,

The Defense Base Closure and Realignment (BRAC) Commission has recommended closure of the Courcelle Brothers United States Army Reserve Center (Courcelle USARC), Rutland, Vermont. To implement this recommendation, the United States Army Reserve 99th Regional Support Command (RSC) proposes transfer of the Courcelle USARC property from Federal ownership to the National Parks Service under the Federal Lands to Parks Program for a public benefit conveyance of the entire parcel to the City of Rutland. The Army's proposed transfer of property out of Federal ownership is an undertaking that could have an effect on historic resources. The Army has previously informed your office of this proposed action in correspondence dated February 03, 2011. The purpose of this letter is to provide you with our recently completed Cultural Resources Assessment, seek your concurrence on the Army's determination of no effect, and complete consultation pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended.

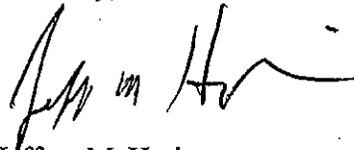
The Courcelle USARC, located on a 5.45-acre parcel in the town of Rutland, VT, contains two permanent structures and two parking lots. Structures on the property include a 190-foot by 48-foot administrative and classroom section with a 72-foot by 52-foot drill hall (main building) and a 104-foot by 46-foot Organizational Maintenance Shop building located immediately south of the main building. Approximately two-thirds of the Property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land is minimally landscaped with grass verges and open lawns around the buildings, and screens of large pines at the edge of the Property.

Archaeological Resources. The Army Reserve 99th RSC Integrated Cultural Resources Management Plan 2009 – 2014, dated September 2009 summarized three previously completed archeological investigations conducted at the Courcelle USARC which concluded that no further archeological investigations are warranted, as results from their 1995 survey confirmed that these properties have low archaeological sensitivity due to previous disturbances (Cherau et al. 1997).

Historic Architecture. The Army Reserve 99th RSC performed a Cultural Resources Assessment in January 2011 to determine the eligibility of the Courcelle USARC for listing in the National Register of Historic Places (NRHP). The Area of Potential Effect (APE), consistent with the proposed action, was limited to the current legal boundary of the Courcelle USARC and all real property. The attached Cultural Resources Assessment is provided for your review.

The Army has determined that no historic properties will be affected by the proposed undertaking as none are located within the APE. The Army respectfully requests concurrence with the determination of no effect within 30 calendar days from the date on this letter. Correspondence and other communication regarding this matter should be directed to: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix NJ 08640, or by email at amanda.w.murphy@usar.army.mil. If you have any questions please contact Ms. Murphy at 609-521-8047.

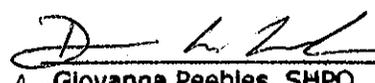
Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosure: *Cultural Resources Assessment for Base Realignment and Closure (BRAC) Actions at the Courcelle Brothers U.S. Army Reserve Center (VT005), Rutland, Vermont. Brockington and Associates, Inc. May 2011.*

cc: Devin Colman, Historic Preservation Review Coordinator

NO HISTORIC PROPERTIES AFFECTED Vermont Division for Historic Preservation	
 Giovanna Peebles, SHPO	<u>7/26/11</u> Date

Devin A. Colman

APPENDIX C. CULTURAL RESOURCES ASSESSMENT

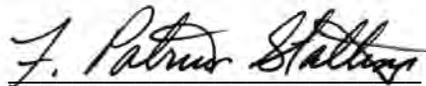
This appendix contains the cultural resources assessment performed as part of this environmental assessment.

**CULTURAL RESOURCES ASSESSMENT for
BASE REALIGNMENT AND CLOSURE ACTIONS at the
COURCELLE BROTHERS
U.S. ARMY RESERVE CENTER (VT005)
RUTLAND, VERMONT**

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

Prepared by:
Benjamin A. Roberts
Historian

Under the direction of:

A handwritten signature in black ink, reading "Patricia Stallings". The signature is written in a cursive style and is positioned above a horizontal line.

Patricia Stallings
Senior Historian

May 2011
Brockington and Associates, Inc.
Norcross, Georgia

EXECUTIVE SUMMARY

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

In conducting this Cultural Resources Assessment, an Area of Potential Effect (APE) consistent with the proposed action was developed. The APE was limited to the current legal boundary of the Courcelle USARC and all real property. Prior to the field assessment, a thorough literature review was conducted to identify previously recorded archaeological sites and historic structures within, or adjacent to, the Courcelle USARC property. There are no previously recorded archaeological sites or historic structures within, or adjacent to, the Courcelle USARC property.

Three systematic archaeological investigations have been conducted at the Courcelle USARC since 1979 with no significant archaeological sites having been recorded as a result of the investigations (USACE 2009: 8.136). In addition, the literature review revealed substantial ground disturbance resulting from the construction of buildings and parking lots during the initial and subsequent construction phases on the Courcelle USARC property. Because of the extent and pattern of these disturbances, the potential for identifying intact cultural deposits is low. Therefore, no additional archaeological investigations were conducted as part of this assessment.

Two permanent buildings located on the Courcelle USARC property were evaluated for historical significance. Although the two permanent buildings, built in 1957 and completed in 1960, meet the 50-year age minimum, neither possesses significant integrity that would render them eligible for inclusion in the National Register of Historic Places (NRHP). Both permanent buildings possess association with the United States Army's Reserve Program and the typical *Sprawling Plan* architectural subtype. During the mid-1980s, both buildings underwent substantial alterations and the original architectural form is no longer recognizable. Additional modifications were made in 2005. Based on a lack of architectural integrity and the lack of significant historical associations, the buildings at the Courcelle USARC are not recommended eligible for inclusion in the NRHP.

1.0 INTRODUCTION and SCOPE OF WORK

On December 14, 2010, Brockington and Associates, Inc. was contracted by AGEISS Inc. to conduct a Cultural Resources Assessment of the Courcelle Brothers United States Army Reserve Center (Courcelle USARC), which falls within the assigned command area of the United States Army (Army) Reserve 99th Regional Support Command (RSC). This assessment has been prepared for the United States Army Corps of Engineers (USACE) and the 99th RSC for proposed Base Closure and Realignment (BRAC) actions. Brockington conducted all contracted objectives of this task order to meet requirements as outlined in Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended. Section 106 of the NHPA requires Federal agencies to consider effects to historic properties prior to an undertaking. The undertaking in this case is the legal transfer of the Courcelle USARC property to a non-federal entity (The City of Rutland, Vermont).

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

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

This letter report is organized as follows:

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

Appendix A: Maps

Appendix B: Photographs

2.0 LITERATURE REVIEW

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

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

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

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

In addition to reviewing the materials above, a review of previously recorded properties and NRHP listings surrounding the Courcelle USARC property was conducted. There are no previously recorded archaeological or architectural properties in the immediate vicinity.

Historic maps, aerial photography, and topographic quadrangles were also reviewed as part of the background research. These materials were available for download from the University of New Hampshire Library Digital Collections Initiative, the Vermont state maps online database, and in the 2007 ECP Report (USACE-Louisville 2007) with project overlays. Copies of selected maps, aeriels, and quadrangles with project overlays are provided in Appendix A, Figures A3-A8.

3.0. SITE DESCRIPTION and PROPERTY HISTORY

3.1 Site Description

The Courcelle USARC is located at 16 North Street Extension in the northern part of the City of Rutland, Rutland County, Vermont. The area is zoned “commercial,” with residential properties surrounding the property on all sides. The property is bounded to the north by North Street Extension and residential homes are found to the east, west, and south of the property. The Courcelle USARC property consists of approximately 5.45 acres of land. Approximately two-thirds of the property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints (Figures A-7 to A-8). There are also several small containerized shipping trailers (connexes) located on the property. The standing structures located on the Courcelle USARC property are described in further detail in Section 4.0. Figure A-2 provides a site map of the property.

The property is open at the front, and paved walks lead to the front entrance. The property is open at the North Street Extension (north) and east sides, and fenced off beyond the northwest and southeast corners of the building. A gated driveway to the west of the building leads to a paved parking area, and to the Organizational Maintenance Shop (OMS). The remaining land is landscaped minimally with grass verges and open lawns around the building, and screens of large pines at the edge of the property (USACE 2007: 2.3).

3.2 Property History

Historic and topographic maps dating as early as 1893 show the Courcelle USARC property at the edge of the town of Rutland as open fields, most likely used for agricultural production prior to Federal land acquisition in 1956. Those maps, located in Appendix A, show no pre-military structures present on the property.

In 1956, the Federal Government purchased 5.45 acres of land for construction of the Courcelle USARC. The property was cited as the *Army Reserve Training Center, Rutland, Vermont* and consisted of two tracts of land, one 3.7 acres and the other 1.75 acres, consolidating the current size of the property of 5.45 acres (USACE 2007: Appendix C). Construction of the main building was completed in 1957 and the OMS was completed in 1960. Both the main building and the OMS were expanded to their current size during the 1980s, with small brick enclosures added to their east elevations in 2005 (USACE-Louisville 2007: 3.2).

Based on a review of aerial photographs dating back to 1957, the property and its surrounding properties have not changed appreciably from 1957 to 1994. The property primarily functioned as an administrative, logistical, and educational facility, with maintenance of military vehicles occurring in the OMS building. The Courcelle USARC property was historically used by reservists for drill activities, on various weekends

throughout the year. The 368th Engineering Battalion, Company C, is the current unit operating at the Courcelle USARC (USACE-Louisville 2007: 3.2).

4.0 CULTURAL RESOURCES RECONNAISSANCE and EVALUATION

4.1 Site Visit

During the morning of January 25, 2011, a pedestrian reconnaissance of the 5.45 acre Courcelle USARC property was conducted. The pedestrian reconnaissance included inspecting the ground cover where available, landforms, exposed surfaces, as well as all standing structures. Because the Section 106 action consists of transfer of the property to the City of Rutland, the Cultural Resources Assessment was limited to the existing legal property boundary for both archaeology and historic architecture. Appendix B provides photographs of the Courcelle USARC property and standing structures.

4.2 Archaeology

There have been several systematic archaeological investigations for 99th RSC properties in Vermont. As of 1997, all of the 99th RSC-owned Vermont facilities have been subjected to archaeological evaluation, including three systematic investigations at the Courcelle USARC. These efforts were largely focused on compliance with obligations under Section 110 of the NHPA. The Army Reserve 99th RSC Integrated Cultural Resources Management Plan 2009 – 2014, dated September 2009, summarized three previously completed archeological investigations conducted at Courcelle Brothers USARC which concluded that no further archaeological investigations are warranted. The results from a 1995 survey confirmed that these properties have low archaeological sensitivity due to previous disturbances (Cherau et al. 1997). Therefore, no additional archaeological investigations were conducted as part of this assessment.

4.3 Historic Architecture

4.3.1 Overview

In 1956, the Federal Government purchased the land for the Courcelle USARC. There are no structures or components from the property's pre-government owned period existing on the Courcelle USARC property. There is no indication in the archival or historic image record that any buildings or structures existed on the Courcelle USARC property prior to Federal acquisition. The only permanent buildings existing on the Courcelle USARC property are the main building and the OMS, as listed in the table below. Property photographs are provided in Appendix B. Figure B-1 contains a photo key.

Permanent Buildings	Date(s) of Construction	Dimensions, feet	NRHP Recommendation
main building	1957/mid-1980s/2005	158 x 48	Not Eligible
OMS	1960/mid-1980s/2005	104 x 46	Not Eligible
Temporary Structures			
Small Connexes	Unknown	5 x 15	Not Eligible

The Courcelle USARC contains two permanent structures consisting of a 16,200 square foot main building (administrative and classroom building, including modern additions) and a 5,150 square foot OMS located south of the main building.

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

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

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

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

Chapter 3 of *Blueprints for the Citizen Soldier* also notes that constructing the original classroom block first allowed the Army a lower up-front cost and to use the facility for smaller units. As membership in the Army Reserve grew, the ability to add on to the existing structure to accommodate larger units could be accomplished affordably and efficiently since the extensions were already designed (Moore, et al. 2008: 156).

4.3.3 Courcelle USARC: Architectural Description

The footprint of the Courcelle USARC main building as constructed in 1957 resembles the *Sprawling Plan* subtype of Army Reserve Centers constructed during the Cold War. According to original drawings, it was constructed as a 200-man USARC. The main building consists of an L-shaped 158-foot by 48-foot main building structure and a 72-foot by 52-foot assembly wing, located on the south part of the lot. The two structures are connected by an enclosed 20-foot-long connecting corridor, or 'hyphen'.

The main building is used primarily for offices, classrooms, and drill activities, and it presently contains 16,200 square feet of floor space. The main building is a concrete block structure with a brick bonding exterior. The front portion of the main building (representing a mid-1980s modification) has wide concrete coping at the roofline above its brick bonding, along with a ribbon of single-light windows wrapping around the northwest corner. The main building's façade (or north elevation) contains vertical windows, with an asymmetrically placed recessed entryway with additional vertical lights and modern doors. The original 1957 classroom block is buried behind the 1980s alteration and is clearly differentiated with a darker brick color, larger window lights, and a slim band of metal coping at the roofline. The rear (south) elevation of this block retains its original window fenestration and concrete sills, although the windows themselves have been replaced with modern materials. The row of windows on this elevation of the main building features square-shaped windows, as opposed to the vertically oriented lights on the façade. The west elevation of the original block has an altered window fenestration, with large window blocks of three fixed lights each.

Building finishes on the interior include plaster walls and ceilings in bathrooms, and suspended ceilings throughout most of the building. Floor finishes are vinyl and ceramic tiles and vinyl baseboards. The mid-1980s expansion of the USARC (Figure A-9) altered the original front (north) elevation of the main building with a 190-foot by 16-foot addition comprised of similar building materials (brick) as the original structure. While the 1980s addition has similar brick bonding, it can be clearly differentiated from the original 1957 sections of the main building. The modern additions have wide concrete coping at the roofline and vertical window lights, along with a much lighter color of brick.

The assembly wing on the southern end of the main building consists of a drill hall and former rifle range. It is connected to the main building with a one-story hyphen. The assembly wing, taller than the main building, is a 22-foot-high structure, with a flat, built-up roof, sloping away slightly from a discrete center ridge for drainage. The west wall of the drill hall contains a roll-type door for vehicle access and a personnel door. The floor area of the drill hall has a thick concrete floor to support heavy military vehicles and equipment. A one-story, windowless, 38-foot by 20-foot, brick kitchen addition was also added to the south wall of the drill hall during the 1980s. The three firing-position former rifle range had served as an indoor firing range for various small-arms since it was constructed in 1957. The work to renovate the former firing range for

use as a non-lead work area was completed in the mid-1990s, but does not significantly alter the interior space or the structures as a whole (USACE-Louisville 2007: Appendix D). In 2005, a one story, 38-foot by 16-foot brick enclosure housing a 4000 gallon fuel-oil tank was added along the east wall of the assembly wing. The 2005 addition is comprised of a flat, built-up roof with a slight slope to the east. The addition is constructed of concrete masonry units with a brick façade similar in color to the mid-1980s additions and contains a personnel door opening to the north and metal roll-up door opening to the south.

To the south of the main building is the OMS. Completed in 1960, it was originally a two-bay, 53-foot by 46-foot structure. The building was updated in the mid-1980s to include a third bay on its west end and an office space along the east end. Currently, the OMS is a 104-foot by 46-foot building with 5,150 square feet of space. The building is a one-story, three-bay, brick vehicle garage with a slightly pitched, side-gabled, built-up roof that slightly overhangs the three roll-type bay doors. The office, located at the east end, contains a corner slit window and personnel door. In 2005, a small, 25-foot by 16-foot brick enclosure housing a 2000 gallon fuel-oil tank was added along the eastern wall at the southeast corner. The 2005 addition is comprised of a flat, built-up roof with a slight slope to the east and a metal roll-up door on the north elevation. The addition is constructed of concrete masonry units with a brick façade similar in color to the mid-1980s additions.

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

4.3.4 NRHP Evaluation of the Courcelle USARC

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

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

Army Reserve Centers that fall under the Sprawling Plan subtype may be eligible for listing in the NRHP under Criterion A in the area of military history for their

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

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

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

Historic-age maintenance shop, if original	Yes
Integrity of setting intact	Yes
DETERMINATION OF NRHP ELIGIBILITY	NOT ELIGIBLE

* Adapted from Moore, et al. (2008: 179)

Only the permanent Courcelle USARC buildings (main building and the OMS) meet the basic age criteria, 50 years, to be considered for inclusion in the NRHP.

With the 1980s additions and modifications, the main building is missing several key character defining features and, therefore, no longer retains its historic integrity. These absent features include the original entry door, original windows and fenestration along the façade, original clerestory windows in the assembly wing, and the original flat roof form over the classrooms. Because these features have been removed, the main building no longer conveys the design of the *Sprawling Plan* subtype of U.S. Army Reserve Center design. Therefore, the main building is not eligible for inclusion in the NRHP.

Although the age of the OMS qualifies it for consideration for inclusion in the NRHP under the minimum age requirement, the building lacks integrity due to significant additions made in the 1980s that alter the original design. Further, the 2008 Historic Context Study states, “Resources within this property type [support building] are not likely to be eligible for the NRHP on an individual basis because they lack historical and/or architectural significance to meet any National Register Criteria. If the associated Reserve Center lacks significance or integrity to be eligible for the NRHP, support buildings and structures likewise are not eligible for the NRHP.” (p. 193). Because the main building at the Courcelle USARC is not eligible, neither are the support buildings inclusive of the OMS building.

A review of the available literature outlined in Section 2.0 did not identify any additional significant national, state, or local associations with the main building, the OMS, or any of the remaining support buildings. The Courcelle USARC does not possess military significance at the state or local level under Criterion A. It was established as part of a national federally-funded program that resulted in the construction of individual reserve centers in communities throughout the country. In addition, unlike the National Guard, the Army Reserve does not have a local or state mission. Reservists respond only in times of international crisis. Additionally, the Courcelle USARC was built to accommodate 200 reservists at a time and the Historic Context Study (Moore, et al 2008) mentions that USARC locations were chosen mainly for proximity to major transportation corridors for easy access by reservists. The Courcelle USARC would have employed existing reservists in the area and most of the activity would have been limited to the weekends. For these reasons, the Courcelle USARC would not have contributed significantly to economic growth or planned community development of the Rutland area. Under Criterion B, a USARC must be associated with an individual that

was instrumental in the Army Reserve within that state (Moore et al. 2008). Merely naming a USARC after a significant individual does not render it NRHP eligible. As in the case of the Courcelle USARC, many USAR facilities are named after local fallen heroes.

Based on its lack of architectural integrity and the lack of significant historical associations, the buildings and structures at the Courcelle USARC are not eligible for inclusion in the NRHP.

5.0 REFERENCES

Cherau, Suzanne G., Kerrylynn Boire, Paul A. Russo, Kathleen Wheeler, Beth P. Miller, Holly Herbster and Edna Feighner

1997 *Archaeological Inventory Survey of Army Reserve Facilities Throughout New England under the 94th Regional Support Command (94th RSC)*. Public Archaeology Laboratory, Inc. Submitted to the U.S. Army Corps of Engineers, New England Division, Waltham, Massachusetts.

Department of Defense

2006 Department of Defense's Base Redevelopment and Realignment Manual, DoD 4146.77-M (BRRM)

Google Earth

2011 Internet Online; accessed: February, 2011;
<http://www.google.com/earth/index.html>

Local Redevelopment Authority (LRA), City of Rutland, Vermont

2010 *Final Report and Recommendation of City of Rutland LRA Concerning the Reuse of the Courcelle Brothers Facility*. Prepared by the City of Rutland Local Redevelopment Authority for the Department of Defense.

Moore, David W., Jr., Justin B. Edgington, and Emily T. Payne

2008 *Blueprints for the Citizen Soldier: A Nationwide Historic Context Study of United States Army Reserve Centers*. HHM, Inc., Austin, TX; prepared for Legacy Resource Management Program, U.S. Department of Defense

Sherfy, Marcella and W. Ray Luce

n.d. *National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties That Have Achieved Significance in the Last Fifty Years*. US Department of the Interior, Park Service, Interagency Resources Division, Washington, DC.

University of New Hampshire Library Digital Collections Initiative

n.d. *Historic USGS Maps of New England & NY*. Internet online
<http://docs.unh.edu/nhtopos/nhtopos.htm>

U.S. Army Corps of Engineers, Baltimore District

2009 *Draft U.S. Army Reserve 99th Regional Support Command Integrated Cultural Resources Management Plan, 2009-2014*.

U.S. Army Corps of Engineers, Louisville District

2007 *Environmental Condition of Property Report of the Courcelle Brothers U.S. Army Reserve Center (VT005)*. Prepared by CH2M Hill for the U.S. Army Corps of Engineers, Louisville District.

U.S. Army

2007 *AR 200-1 Environmental Protection and Enhancement*. U.S. Army Regulation

APPENDIX A
MAPS

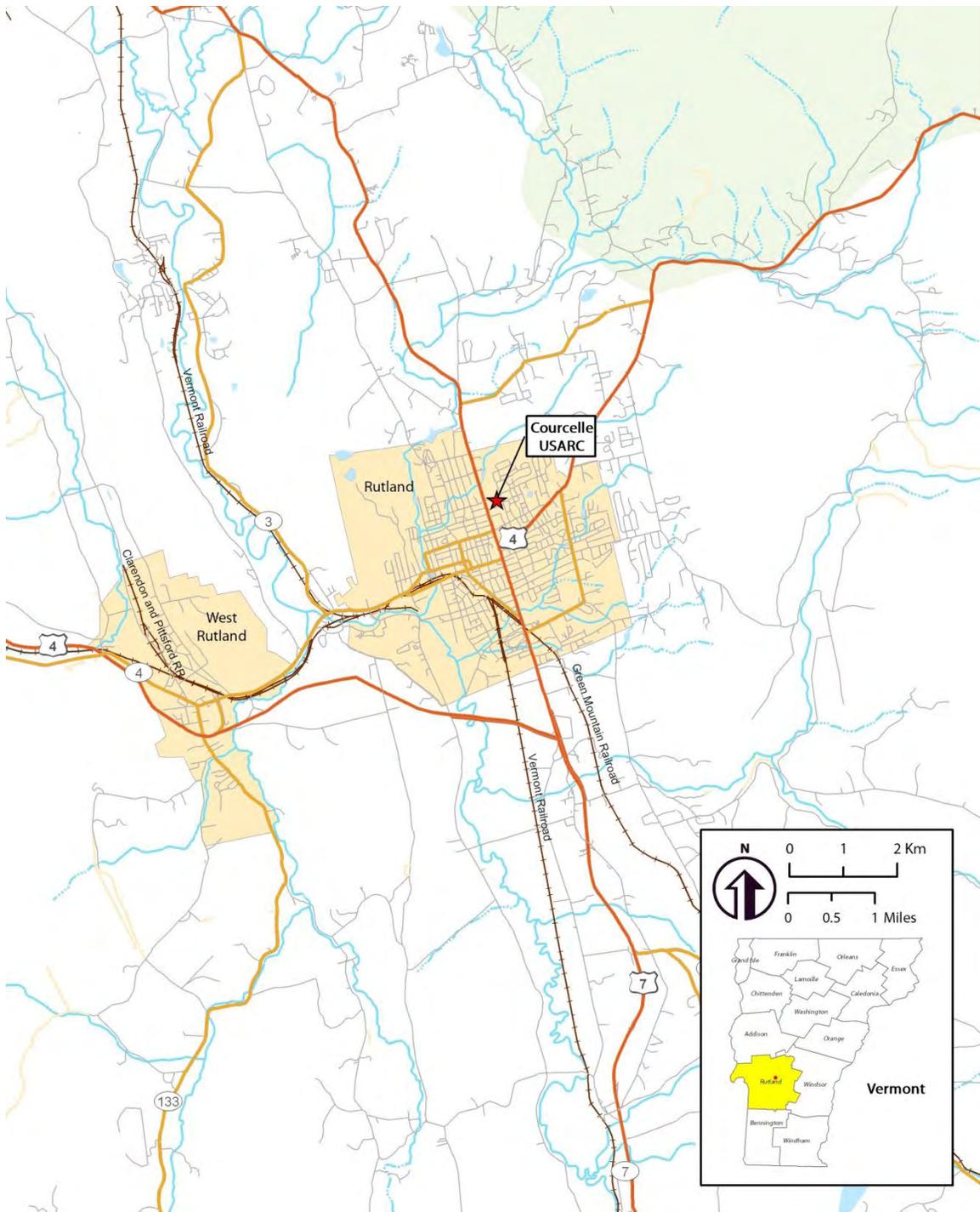


Figure A-1. Courcelle USARC location map.

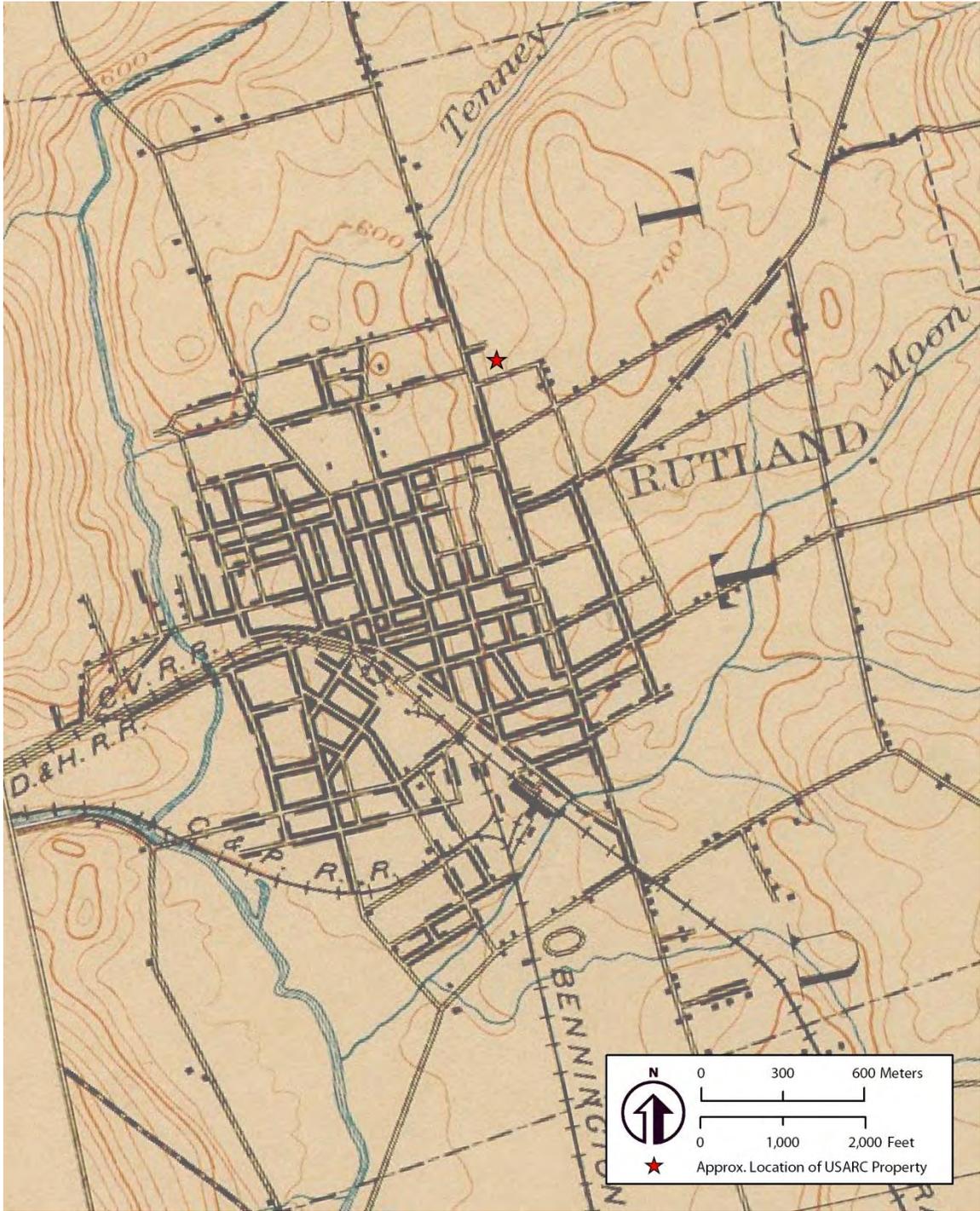


Figure A-3. Courcelle USARC location on 1893 Rutland 15 minute series USGS Topographic Quadrangle.



ES082000013MKE Figure_3_1957 Aerial Photograph_v2 - Rubave N. 9-27-06.mxd

FIGURE 3
1957 Aerial Photograph
Phase I ECP Report

CH2MHILL

Figure A-4. Courcelle USARC location overlay on a 1957 Aerial Photograph (From ECP Report [USACE-Louisville 2007: Appendix A]).



ES03206013M62 Figure 4_1976 Aerial Photograph_v2 - Robert N. 9-27-20m

FIGURE 4
1976 Aerial Photograph
Phase I ECP Report

CH2MHILL

Figure A-5. Courcelle USARC location overlay on a 1976 Aerial Photograph (From ECP Report [USACE-Louisville 2007: Appendix A]).



E:\02\000131\KKE - Figure_5_1994 Aerial Photograph_v2 - R\000131_9-27-06.mxd

FIGURE 5
1994 Aerial Photograph
Phase I ECP Report

CH2MHILL

Figure A-6. Courcelle USARC location overlay on a 1994 Aerial Photograph (From ECP Report [USACE-Louisville 2007: Appendix A]).



Figure A-7. Courcelle USARC Property Boundary overlay on 1994 Aerial Photograph (Google Earth).



Figure A-8. Courcelle USARC Property Boundary overlay on recent Aerial Photograph (ArcGIS Online).

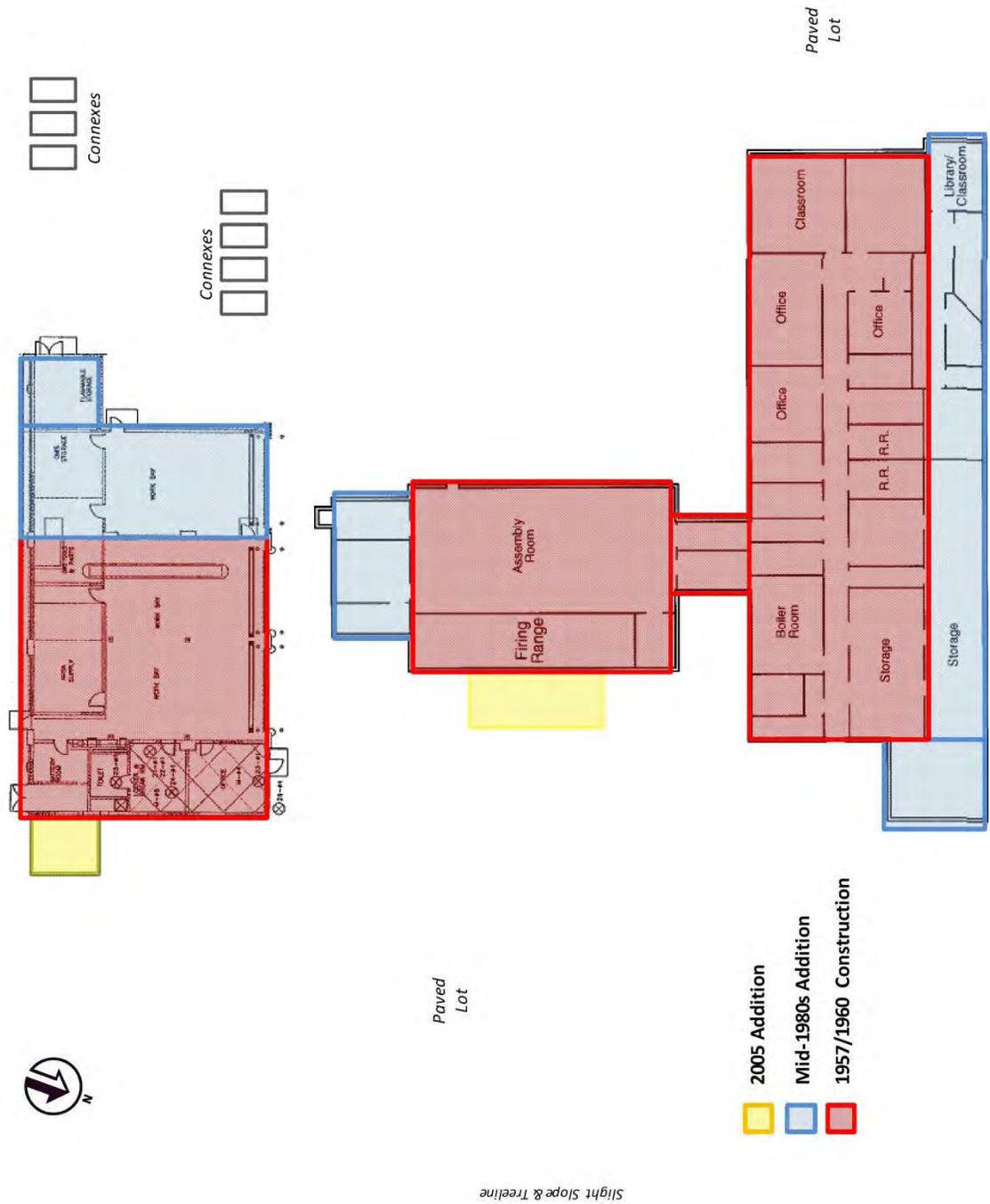


Figure A-9. Courcelle USARC, current architectural floor plan of Main Building (altered from ECP [not to scale]).

**APPENDIX B
PHOTOGRAPHS**

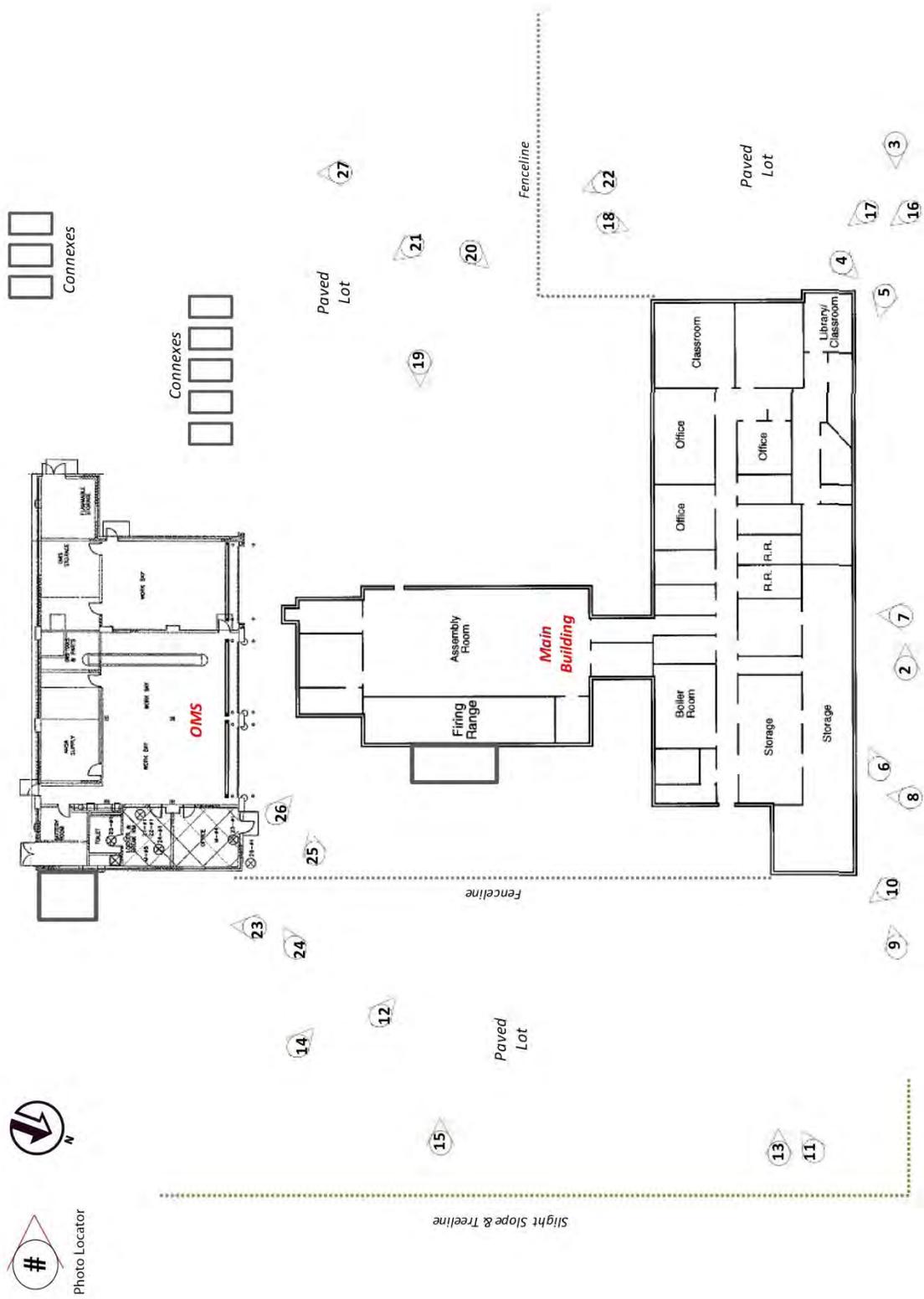


Figure B-1. Key to Appendix B photographs.



Figure B-2. Facing west toward sign in front of main building on north end of USARC property.



Figure B-3. Facing east across north end of property along North Street Extension from northwest corner of USARC property.



Figure B-4. Facing northeast from northwest corner of main building.



Figure B-5. Facing east-southeast toward north (front) elevation of main building. This portion of the USARC main building is the 1980s addition. Note vertical windows and corner wraparound windows.



Figure B-6. Sign on east end of north (front) elevation of main building.



Figure B-7. Facing south toward north (front) elevation of main building.



Figure B-8. Facing south toward east half of north (front) elevation of main building.



Figure B-9. Facing west-southwest toward north (front) elevation of main building.



Figure B-10. Facing southeast toward parking lot and property boundary from northeast corner of main building.



Figure B-11. Facing west-southwest towards east elevation of main building, from northeast corner of parking lot.



Figure B-12. Facing northwest toward rear of north half of main building.



Figure B-13. Facing west toward east elevation of north end of main building from east edge of property, showing original main building (center) and 1980s addition (right).



Figure B-14. Facing west toward east elevation of south end main building (drill hall) from southeast corner of USARC property. The 2005 addition is in the foreground.



Figure B-15. Facing west toward east elevation of south end of main building (drill hall) from east edge of USARC property. Photograph shows mid-1980s addition on the rear of the drill hall (far left) and the 2005 addition (center foreground).



Figure B-16. Facing southeast toward northwest corner of main building from northwest corner of property, showing mid-1980s addition (left) to the façade of the original building (far right).



Figure B-17. Facing southeast toward west elevation of north end of main building. Photograph shows mid-1980s addition (left) and original building west elevation (right).



Figure B-18. Facing north-northeast toward west elevation of north end of main building.



Figure B-19. Facing east toward west elevation of south end of main building (drill hall) from west edge of property.



Figure B-20. Facing northeast toward rear of north half of main building.



Figure B-21. Facing southeast towards OMS from west end of parking lot.



Figure B-22. Facing south-southeast through gate into parking lot on west side of main building.



Figure B-23. Facing south towards east elevation of OMS, showing 2005 addition (left).



Figure B-24. Facing southwest toward northeast corner of OMS.



Figure B-25. Facing west-southwest toward north (front) elevation of OMS, showing 1980s addition (far right).



Figure B-26. Facing northwest toward south end (rear) of drill hall and 1980s kitchen addition (left) to main building.



Figure B-27. Facing south across parking lot toward south end of property and connexes from west end of USARC property.

APPENDIX D. ECONOMIC IMPACT FORECAST SYSTEM

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



EIFS REPORT

PROJECT NAME

Courcelle Brothers USARC EA

STUDY AREA

50021 Rutland, VT

FORECAST INPUT

Change In Local Expenditures	\$0
Change In Civilian Employment	0
Average Income of Affected Civilian	\$24,987
Percent Expected to Relocate	0
Change In Military Employment	0
Average Income of Affected Military	\$24,987
Percent of Military Living On-post	0

FORECAST OUTPUT

Employment Multiplier	2.64
Income Multiplier	2.64
Sales Volume - Direct	\$0
Sales Volume - Induced	\$0
Sales Volume - Total	\$0 0%
Income - Direct	\$0
Income - Induced	\$0
Income - Total(place of work)	\$0 0%
Employment - Direct	0
Employment - Induced	0
Employment - Total	0 0%
Local Population	0
Local Off-base Population	0 0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	13.22 %	11.05 %	3.54 %	1.98 %
Negative RTV	-4.83 %	-4.43 %	-2.63 %	-0.48 %

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