

FINAL

**ENVIRONMENTAL ASSESSMENT
FOR BRAC 05 RECOMMENDATIONS FOR
CLOSURE, DISPOSAL, AND REUSE OF THE
1LT HARRY B. COLBORN
UNITED STATES ARMY RESERVE CENTER
FAIRMONT, WEST VIRGINIA**



Prepared for:

U.S. Army Reserve 99th Regional Support Command

Prepared by:

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April 2012

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**FINDING OF NO SIGNIFICANT IMPACT (FNSI) FOR
BRAC 05 RECOMMENDATIONS FOR
CLOSURE, DISPOSAL, AND REUSE OF 1LT HARRY B. COLBORN
UNITED STATES ARMY RESERVE CENTER,
FAIRMONT, WEST VIRGINIA**

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 1LT Harry B. Colborn U.S. Army Reserve Center (Colborn USARC) and realignment of essential missions to other installations. The deactivated Colborn USARC property is excess to Army military need and will be disposed of according to applicable laws and regulations. Pursuant to NEPA and its implementing regulations, the Army has prepared this EA to address the environmental and socioeconomic impacts of disposing of the property and reasonable, foreseeable reuse alternatives.

Description of the Proposed Action. The Proposed Action is the disposal of surplus property made available by the realignment of the Colborn USARC. Redevelopment and reuse of the surplus Colborn USARC property (the "Property") would occur as a secondary action under disposal. Under BRAC law, the Army closed the Colborn 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 transfer the Colborn USARC through a homeless assistance conveyance to the city of Fairmont, West Virginia for use as a shelter for domestic violence and sexual assault victims by HOPE, Inc. The proposed reuse was approved by the LRA on December 19, 2007 and by the Department of Housing and Urban Development on September 22, 2010.

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

No Action Alternative. Under the No Action Alternative, the Army would continue operations at the Colborn 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 Phase I Cultural Resources Survey 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 Colborn USARC or on areas surrounding the property. The U.S. Fish and Wildlife Service, the West Virginia Department of Natural Resources, and the West Virginia Division of Culture and History, Office of State 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 Times West Virginian*, and a regional newspaper, *The Dominion Post*, on March 8, 9, and 10, 2012, 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 Marion County Public Library, 321 Monroe Street, Fairmont, West Virginia and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. One email was received. The Oneida Indian Nation indicated they had reviewed the EA and Draft FNSI and had no comments or concerns.

Date: 10 APR 2012



Jose JOSE E. CEPEDA
COL, EN
DPW Regional Engineer

**ENVIRONMENTAL ASSESSMENT
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CLOSURE, DISPOSAL, AND REUSE OF THE
1LT HARRY B. COLBORN
UNITED STATES ARMY RESERVE CENTER
FAIRMONT, WEST VIRGINIA**

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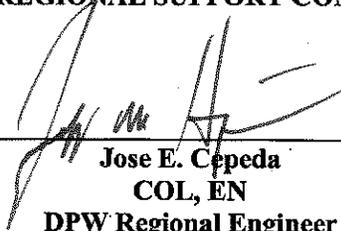
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ENVIRONMENTAL ASSESSMENT

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

TITLE OF PROPOSED ACTION: Closure, Disposal, and Reuse of the 1LT Harry B. Colborn United States Army Reserve Center, City of Fairmont, West Virginia

AFFECTED JURISDICTIONS: City of Fairmont, Marion County, West Virginia

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 1LT Harry B. Colborn United States Army Reserve Center in the city of Fairmont, West Virginia 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 Times West Virginian*, and a regional newspaper, *The Dominion Post*, in Morgantown, West Virginia, on March 8, 9, and 10, 2012, 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 made available during the public review period at the Marion County Public Library – 321 Monroe Street, Fairmont, West Virginia and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. Reviewers were invited to submit comments on the EA and draft FNSI during the 30-day public comment period via mail or e-mail to the following:

Ms. Amanda Murphy
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99th RSC, DPW, Environmental Division
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EXECUTIVE SUMMARY

ES.1 Introduction

This environmental assessment (EA) analyzes the potential environmental impacts associated with the U.S. Army's Proposed Action for closure, disposal, and reuse of the 1LT Harry B. Colborn U.S. Army Reserve Center (Colborn USARC), city of Fairmont, West Virginia 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 Colborn USARC and realignment of essential missions to other installations. The deactivated Colborn USARC property is excess to Army military need and will be disposed of according to applicable laws and regulations. Pursuant to NEPA and its implementing regulations, the Army has prepared this EA to address the environmental and socioeconomic impacts of disposing of the property and reasonable, foreseeable reuse alternatives.

ES.3 Setting

The Colborn USARC occupies 4.25 acres in Marion County, on the south side of the city of Fairmont, West Virginia. Fairmont is the county seat of Marion County and is nestled in the rolling hills of North Central West Virginia along the Monongahela, Tygart, and West Fork Rivers. Fairmont has a population just under 20,000 and is the largest municipality in Marion County.

ES.4 Proposed Action

The Proposed Action is the disposal of surplus property made available by the realignment of the Colborn USARC. Redevelopment and reuse of the surplus Colborn USARC property (the "Property") would occur as a secondary action under disposal. Under BRAC law, the Army closed the Colborn 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 transfer the Colborn USARC through a homeless assistance conveyance to the city of Fairmont, West Virginia for use as a

shelter for domestic violence and sexual assault victims by HOPE, Inc. The proposed reuse was approved by the LRA on December 19, 2007 and by the Department of Housing and Urban Development on September 22, 2010.

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

No Action Alternative. Under the No Action Alternative, the Army would continue operations at the Colborn 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. Since 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, since the LRA did not receive any notices of interest and no other alternatives were recommended by the LRA, no other alternatives are 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 NEPA analysis should reduce or eliminate discussion of minor issues to help focus analyses. To minimize unnecessary analysis, and concentrate on those resources areas potentially affected by the Proposed Action, five resource areas were analyzed in detail in this EA, specifically: land use, air quality, socioeconomics, transportation, and hazardous and toxic substances.

Under the Preferred Alternative, land use of the Colborn USARC would change from a military site to an institutional facility. The Property would be used by HOPE, Inc. for a shelter for domestic violence and sexual assault victims. The facility would provide space for up to 11 adult beds and three infant cribs (predominantly for women with children) per state license and 12 staff members. The facility would be occupied 24 hours per day, seven days per week. The Proposed Action does not include exterior demolition or substantial construction, but minor exterior renovations and landscaping would provide beneficial impacts to aesthetics.

Potential impacts to air quality from disposal and reuse would not be significant. Short-term impacts to air quality would not be significant as only minor remodeling and upgrades to the heating, ventilation, and air conditioning duct system are planned. The small incremental changes in motor vehicle and boiler emissions from the reuse plan would not increase ambient air pollution above the National Ambient Air Quality Standards and would not have a significant long-term impact on air quality. The Preferred Alternative would not have a significant impact on greenhouse gas emissions.

Under the Preferred Alternative, potential socioeconomic impacts from closure, disposal, and reuse would not be significant. Changes to the existing socioeconomic baseline conditions in the region of influence would be insignificant as a result of disposal and reuse of the facility. The existing personnel assigned to the Colborn USARC would be transferred to a new Armed Forces Reserve Center also located in Fairmont, West Virginia, which is within the region of influence. Substantial gains or losses in population or employment would not occur. Property values are also not anticipated to change. Based on the Economic Impact Forecast System model, the Preferred Alternative would generate about one direct and one indirect job. No adverse potential impacts to minority or low income populations or children have been identified as a result of disposal and reuse of the USARC. A beneficial direct long-term impact would be the use of the facilities for assistance to individuals made homeless as a result of abuse.

In the long term, it is likely there would be an increase in traffic resulting from the Preferred Alternative as compared to the three full-time personnel and 39 reservists assigned to the facility; however, the increase in traffic would not result in a significant increase to total vehicle emissions in the region. In addition, current transportation patterns would not be disrupted by the increase in vehicles when compared to existing traffic.

No long-term impacts to hazardous and toxic substances as a result of implementation of the Preferred Alternative would occur. An asbestos survey has been conducted at Colborn USARC, and asbestos-containing materials (ACM) have been confirmed as present in several locations at the facility. Although no lead-based paint (LBP) surveys have been conducted at the Colborn USARC, the buildings on the Property are presumed to contain lead-based paint due to construction dates prior to 1978. Should it be necessary to disturb ACM or LBP during renovations for reuse of the facility, abatement would be accomplished by the city of Fairmont in accordance with appropriate environmental laws, rules, and regulations of the U.S. Department of Defense, U.S. Environmental Protection Agency, and the State of West Virginia.

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

Under the No Action Alternative, the Army would continue to use the Colborn 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. Short-term cumulative impacts to transportation and air quality 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 finite time periods to complete the projects. 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.

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LIST OF ACRONYMS

1LT	First Lieutenant
ACM	asbestos-containing material
AFRC	Armed Forces Reserve Center
BRAC	Base Realignment and Closure
CEQ	Council on Environmental Quality
CFR	<i>Code of Federal Regulations</i>
CO ₂ e	Carbon Dioxide Equivalent
Colborn USARC	1LT Harry B. Colborn United States Army Reserve Center
EA	environmental assessment
ECP	Environmental Condition of Property
EIFS	Economic Impact Forecast System
EPA	U.S. Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FNSI	Finding of No Significant Impact
GHG	greenhouse gas
GWP	Global Warming Potential
HVAC	heating, ventilation, and air conditioning
IT	information technology
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
OWS	oil-water separator
POV	privately owned vehicle
RCRA	Resource Conservation and Recovery Act
ROI	region of influence
RSC	Regional Support Command
RTV	rational threshold value
U.S.	United States
USAR	United States Army Reserve
USARC	United States Army Reserve Center
U.S.C.	United States Code
USFWS	U.S. Fish and Wildlife Service

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1.0 INTRODUCTION

This environmental assessment (EA) analyzes the environmental impacts of the proposed closure, disposal, and reuse of the First Lieutenant (1LT) Harry B. Colborn (Colborn) United States Army Reserve Center (USARC), Fairmont, West Virginia (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. Its purpose is to inform decision makers and the public of the likely environmental consequences of the Proposed Action and alternatives.

1.1 Purpose and Need

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

1.2 Public Involvement

The Army is committed to open decision-making. The collaborative involvement of other agencies, organizations, and individuals in the NEPA process enhances issue identification and problem solving. In preparing this EA, the Army consulted or coordinated with the State Historic Preservation Officer; U.S. Fish and Wildlife Service (USFWS); West Virginia Division of Natural Resources; ten federally recognized Native American Tribes; and the local historical society.

A Notice of Availability (NOA) was published in a local newspaper, *The Times West Virginian*, and a regional newspaper, *The Dominion Post* in Morgantown, West Virginia, on March 8, 9, and 10, 2012, 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 the draft Finding of No Significant Impact (FNSI), and were informed that the EA and draft FNSI were available during the public review period at the Marion County Public Library – 321 Monroe Street, Fairmont, West Virginia, and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. 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,

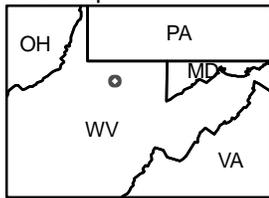
NEPA and Cultural Resources Specialist, 99th RSC, DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640 or by email at amanda.w.murphy.ctr@us.army.mil.

One email was received. The Oneida Indian Nation indicated they had reviewed the EA and draft FNSI and had no comments or concerns. The impacts of the Proposed Action are not significant and the Army will execute the FNSI and the action can proceed immediately. The public may obtain information on the status and progress of the Proposed Action and the EA through the 99th RSC with the contact information provided above.



ESRI World Street Map

Site Map



Legend

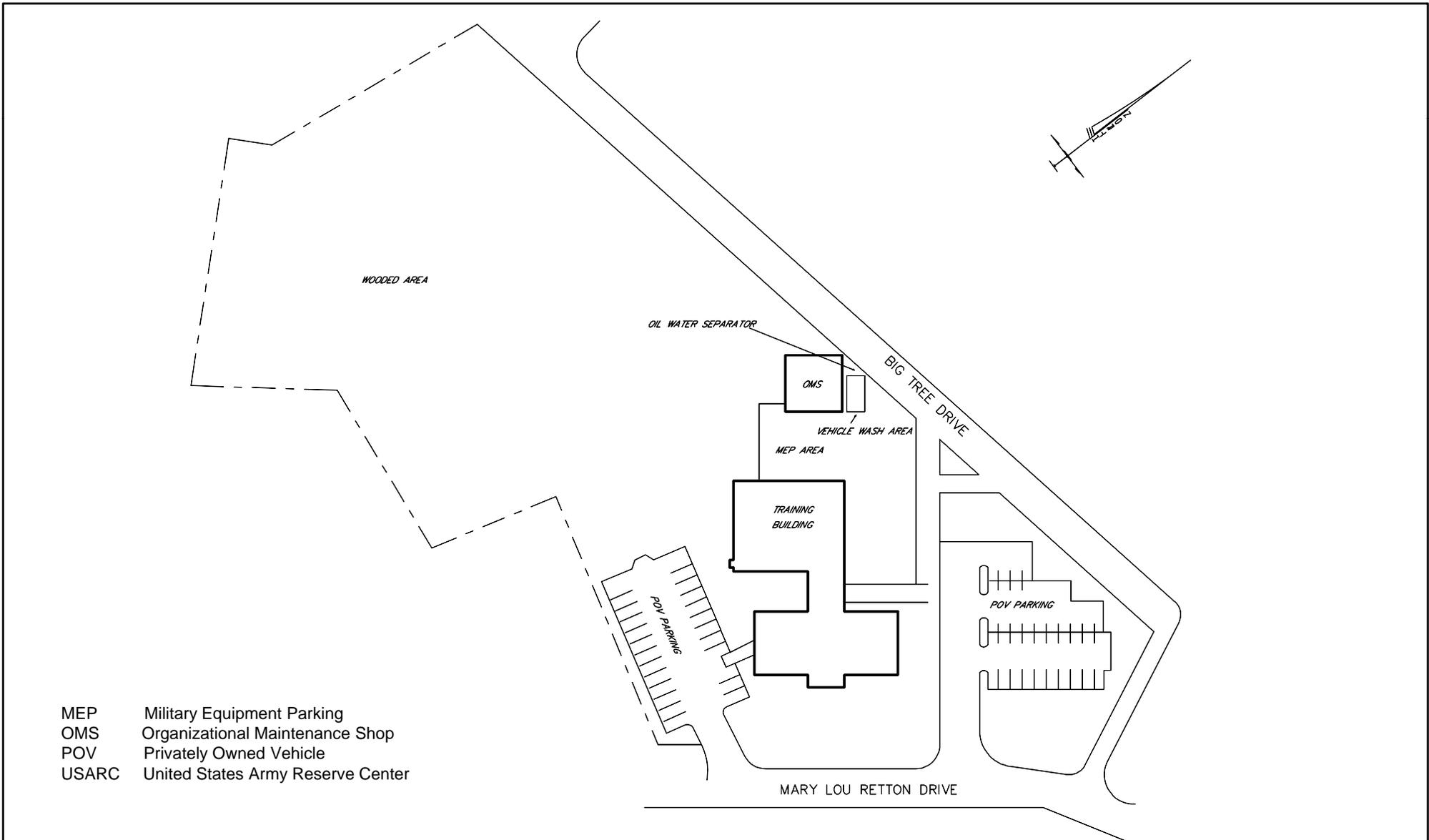
 Colborn USARC Approximate Boundary



USARC United States Army Reserve Center

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

Figure 1
Colborn USARC Location Map



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

Source: 1st LT Harry B. Colborn U.S. Army Reserve Center (WV013), Final Environmental Condition of Property Report, February 2007.

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

Figure 2
 Colborn USARC Site Plan

2.0 DESCRIPTION OF THE PROPOSED ACTION

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

2.1 BRAC Commission’s Recommendation

The BRAC Commission’s recommendation is to:

“Close the 1LT Harry B. Colborn US Army Reserve Center and its supporting Maintenance Shop in Fairmont, WV, and relocate units into a new Armed Forces Reserve Center in the vicinity of Fairmont, WV, if the Army is able to acquire land suitable for the construction of the facilities. The new AFRC shall have the capability to accommodate West Virginia National Guard Units from the Readiness Center in Fairmont, WV 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 (AFRC), including personnel and troop realignments, in the vicinity of Fairmont, West Virginia are analyzed in separate NEPA documentation prepared by the National Guard.

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

In 1958, the U.S. Government purchased 4.25 acres of residential land located at the intersection of Mary Lou Retton Drive and Big Tree Drive, Fairmont, Marion County, West Virginia to construct an Army Reserve Center (USACE Louisville 2007). The Colborn USARC has two permanent structures:

- 13,595-square-foot main administration/training building
- 2,316-square-foot Organizational Maintenance Shop (OMS)



Front Entrance of Administration/Training Building

Figure 2 shows the Colborn USARC site plan (USACE Louisville 2007). The administration building and the OMS were constructed in 1958 and are one-story structures on concrete foundations, and consist of concrete block walls covered with a stucco veneer. In 1981, the footprint of both buildings was expanded and major renovations were completed (USACE Louisville 2007). One military equipment parking (MEP) area and two privately owned vehicle (POV) parking areas are also located on the site, totaling 0.7 acre of parking space. The MEP area and OMS building are enclosed by barbed wire-topped, chain-link security fencing. Approximately 40 percent (1.75 acres) of the Property is covered by asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land, about 2.5 acres, is grassed with a wooded area at the southwestern corner of the Property. The site was most recently used by the 904th Minimal Care Detachment. The mission of this unit is to provide field medical services support. Personnel included three full-time staff that came to the Property daily and a weekend drill strength of 39, and a maximum drill strength of 65 personnel. In addition, four military vehicles and 42 weapons were authorized and stored at the facility.

3.0 ALTERNATIVES

3.1 Preferred Alternative: Traditional Disposal and Reuse as a Shelter by HOPE, Inc.

In accordance with the Local Redevelopment Authority (LRA) reuse plan, the Army proposes to transfer the Colborn USARC through a homeless assistance conveyance to the city of Fairmont, West Virginia for use as a shelter for domestic violence and sexual assault victims by HOPE, Inc. Appendix A contains the *Final Report and Recommendation of the City of Fairmont, West Virginia LRA Concerning the Reuse of the Lt. Harry B Colborn USARC* and the U.S. Department of Housing and Urban Development's approval letter of such reuse.

At a public meeting on April 26, 2006, the city Council of Fairmont, West Virginia, passed a resolution establishing the Fairmont Planning Commission Local Redevelopment Authority (the "LRA") for the purpose of formulating a recommendation for the reuse of the Colborn USARC (City of Fairmont Undated). 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 December 19, 2007, after reviewing one reuse proposal and recommendations and all public comments, the LRA recommended that the property be reused for a shelter for domestic violence and sexual assault victims. The LRA recommendation was approved by the LRA on December 19, 2007 and by the Department of Housing and Urban Development on September 22, 2010.

The facility would provide space for up to 11 adult beds and three infant cribs (predominantly for women with children) per state license and 12 staff members. The facility would be occupied 24 hours per day, seven days per week. Detailed information regarding the proposed reuse is provided in the *Notice of Interest Application for the 1st Lt. Harry B. Colburn^a Army Reserve Property from the Task Force on Domestic Violence, "HOPE, Inc."* (Appendix A).

Major structural renovations would not be required for reuse of the Colborn USARC (HOPE, Inc. 2007). No significant exterior renovations to the facility are planned (HOPE, Inc. 2007). Renovation plans include necessary upgrades and/or changes to meet fire, health, and accessibility codes required for a shelter facility. Administrative offices, training areas, and meeting/counseling areas would be established in a manner generally consistent with the current layout of the main administration/training building. Minor renovations and facility improvements would be made to establish private sleeping quarters for shelter users and one live-in facility case worker, recreational areas, and to upgrade the existing kitchen facilities. Minor improvements

^a The correct spelling of the facility is Colborn. However, some names of reports or documents incorrectly use Colburn. This EA references citations directly which results in having the incorrect spelling of Colborn in some cases.

would include furnishing the center; repainting; providing or updating flooring and carpeting; updating the communications systems in the facility with respect to computers, telephones, and other information technology (IT) needs; and upgrading or modifying other areas to accommodate children and support staff, such as restrooms and faculty areas. Redesign of the heating, ventilation, and air conditioning (HVAC) duct system would be required to prohibit condensation buildup leading to water staining and deterioration of ceiling material. Exterior renovations would include landscaping and the addition of a porch to the main administration building to make the facility look more residential. The proposed reuse of the main administration/training building is depicted in Figures 3 and 4.

Minor renovation to the OMS building would be conducted to provide additional office and counseling areas. The proposed reuse of the OMS is depicted in Figure 5.

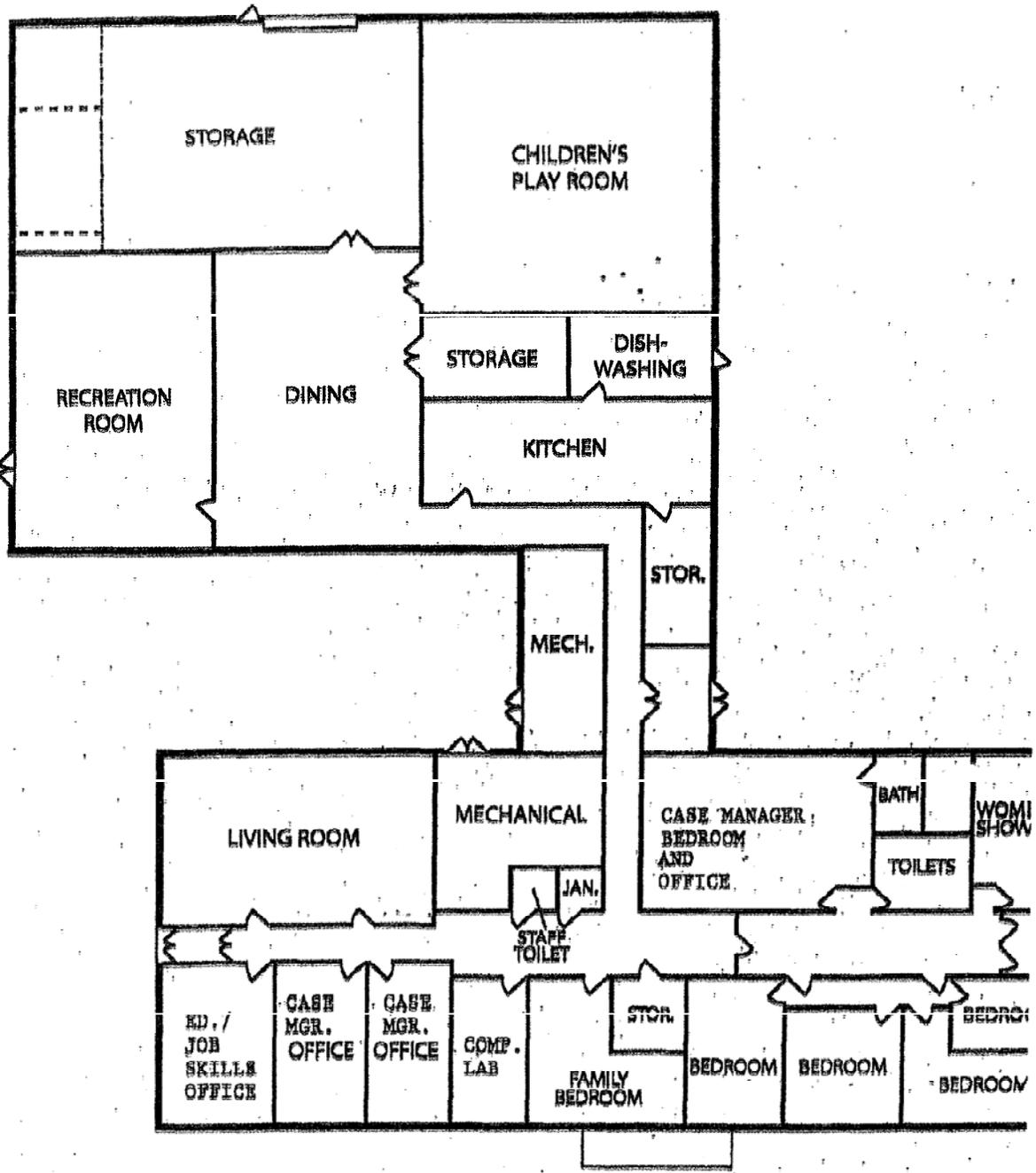
Generalized property reuse intensities were not examined in this EA due to the small size of the Property and since there was a final LRA redevelopment plan upon which to base the NEPA analysis.

3.2 Caretaker Status Alternative

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



Source: Notice of Interest Application for the 1st LT. Harry B. Colburn Army Reserve Property from the Task Force on Domestic Violence, "HOPE, Inc.", October 18, 2007

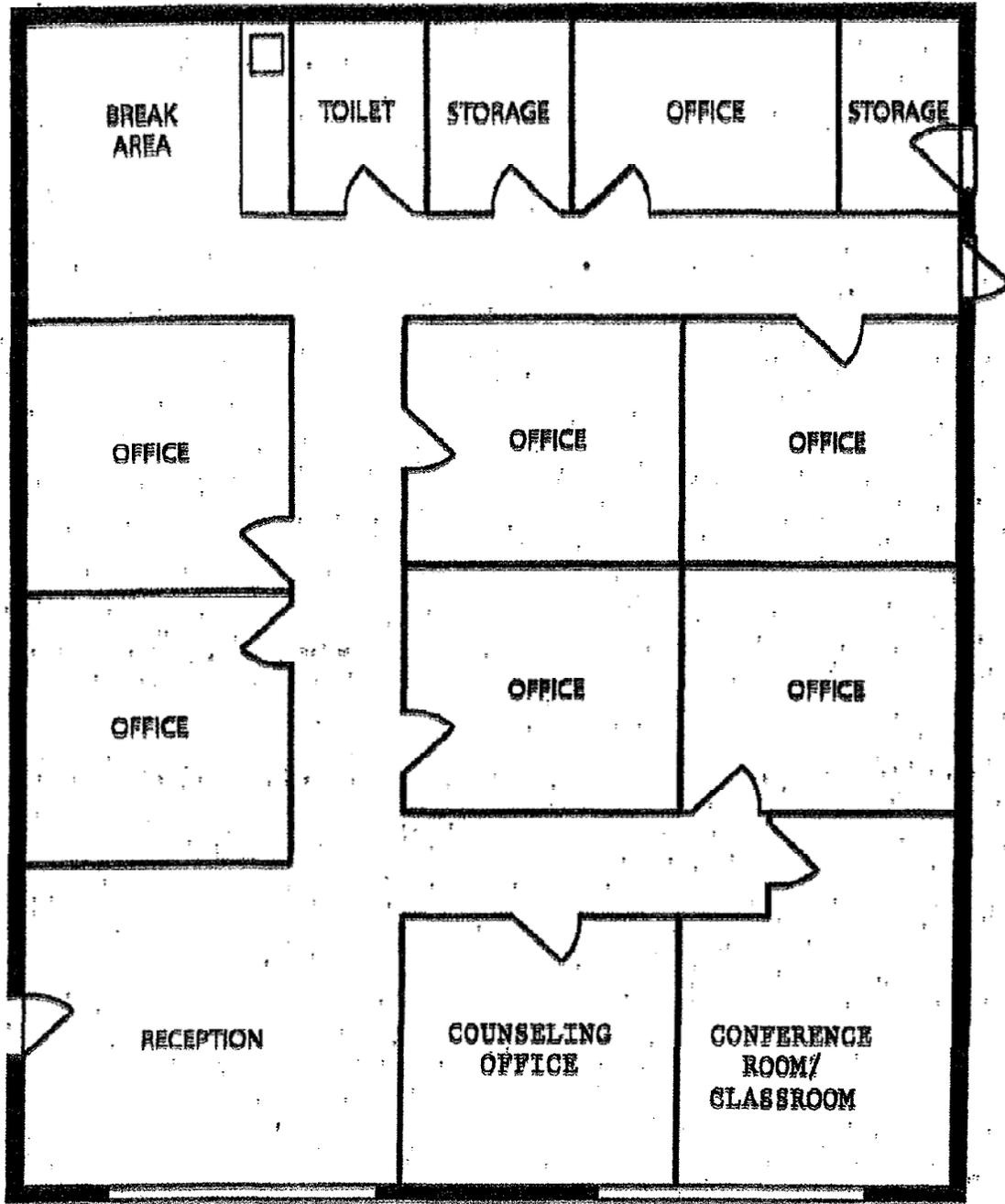
Prepared For:
 U.S. Army Corps of Engineers,
 Mobile District

Figure 3
 Proposed Reuse of the Administration/Training
 Building



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

Figure 4
Colborn USARC – Architect's Rendering of Proposed Reuse



OMS Organizational Maintenance Shop

Source: Notice of Interest Application for the 1st LT. Harry B. Colburn Army Reserve Property from the Task Force on Domestic Violence, "HOPE, Inc.", October 18, 2007

Prepared For:

U.S. Army Corps of Engineers,
Mobile District

Figure 5

Proposed Reuse of the OMS Building

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. 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, and thus, the Property is not a suitable candidate for early transfer.

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 the *Redevelopment and Homeless Assistance Act of 1994*. None of these entities submitted a notice of interest for reusing the Property. No reuses other than a shelter for domestic violence and sexual assault victims were considered by the LRA (City of Fairmont Undated). Since no other notices of interest were submitted and no other alternatives were recommended by the LRA, no other alternatives are 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 Colborn 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 initially 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 Colborn USARC is not prime farmland (USDA NRCS 2011).
- **Floodplains**—According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel 5400990003B, the Property is not located within a 100-year floodplain (FEMA 2011).
- **Coastal Barriers and Zones**—This Property is not in a coastal zone.
- **Federal- and State-Listed Threatened, Endangered, or Candidate Species**—No threatened or endangered species are known to occur in the vicinity of the project location. The USFWS concurred that threatened and endangered species would not be affected by the Proposed Action. West Virginia does not have state threatened and endangered species legislation and rare species are assigned State Ranks based on the species' documented occurrences and distributions but not afforded protection under state laws. See Appendix B.
- **Prime or Unique Wildlife Habitat**—The Property is highly disturbed, lacks natural habitat, and the USFWS has not designated critical habitat on or in the vicinity of the Property. See Appendix B.
- **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 2011). National Wetlands Inventory Maps (USFWS 2011) 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 2011).
- **National and State Parks**—The nearest National Park is Shenandoah National Park, located in Virginia, which is approximately 110 miles southeast of the USARC. The Friendship Hill National Historical Site, in Pennsylvania, is located approximately 24 miles northeast of the Property. The nearest Scenic Trail is the Potomac Heritage National Scenic Trail, which is under development, and is located more than 50 miles north of the Property. The nearest state parks are Valley Falls State Park, located approximately 5.3 miles southeast of the USARC, and Prickett's Fort State Park, located approximately 5.4 miles northeast of the USARC.
- **Wilderness Areas and Wildlife Refuges**—The nearest national wilderness area is the Otter Creek Wilderness Area, which is located approximately 40 miles southeast of the

Property. The Canaan Valley National Wildlife Refuge (47 miles) and the Ohio River Island National Wildlife Refuge (41 miles) are the nearest refuges to the Property.

- **National Wild and Scenic Rivers**—The nearest National Wild and Scenic River is Little Beaver Creek, which is located approximately 83 miles northwest of the Property in Ohio.
- **Cultural, Historic, and Archeological Resources**—The 99th RSC conducted a Phase I cultural resources assessment in March 2011 and July 2011. Records search and field work confirmed that no archaeological or historic resources are present (Appendix C). In a letter dated December 13, 2011, the State Historic Preservation Office concurred that “...the property is not eligible for inclusion in the National Register of Historic Places and that the proposed transfer and reuse will have no effect on historic properties.” The State Historic Preservation Office also concurred with the assessment that “...no archaeological resources will be affected by the project.” (Appendix B)

The 99th RSC also coordinated with the ten Federally-recognized tribes in West Virginia. Letters were sent to the ten tribes; responses were received from three tribes. The 99th RSC followed up with two tribes that were interested in receiving the Phase I Cultural Resources Assessment. The Tribes did not identify any concerns related to traditional religious, cultural, or historic sites. Correspondence is provided in 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 activities are planned that would alter or affect these resources.

- **Surface Water Features**—A small drainage ravine that runs east to west through the unimproved area of the site was observed during the site visit. No other surface waters are located on the Property. The nearest off-site surface water features are the West Fork River, located approximately 2,000 feet north of the Property, and the Tygart Valley River, located approximately 3,000 feet south of the Property.
- **Radon Gas**—Marion 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 2011a). A site-specific radon survey was conducted at the Property during 1991-1992. Based on the sampling results, no sample locations exhibited radon levels above the EPA’s recommended maximum allowable exposure level of 4 picocuries 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. At least seven other earthquakes were felt in West Virginia that originated in other states, with the latest

occurring on August 23, 2011. This earthquake's epicenter was located near Mineral, Virginia and had a magnitude of 5.8 (USGS 2011). No damage to the Colborn USARC was reported.

- **Storm Water Runoff**—Direction and flow would not be altered. Impervious surfaces are not expected to increase.
- **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 IMPACTS WOULD BE MINOR AND DETAILED ANALYSIS IS NOT WARRANTED

4.1.3.1 Aesthetics and Visual Resources

None of the alternatives would have a significant direct, indirect, or cumulative impact on aesthetics or visual resources because no exterior demolition or substantial construction would occur. Under the Preferred Alternative, exterior renovations and landscaping would provide direct, long-term beneficial impacts to aesthetics. Exterior renovations would include landscaping and the addition of a porch to the main administration building to make the facility look more residential. An architect's rendering of the proposed exterior is depicted in Figure 4. No signs would be posted to advertise the purpose of the facility (HOPE, Inc. 2007). Military vehicles would no longer be parked at the site. In addition the four storage containers on the MEP parking lot would be removed. Nighttime lighting for security purposes is expected to remain similar to existing conditions.

Under the Caretaker Status Alternative, impacts to aesthetics would not occur since the Army would provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment.

Under the No Action Alternative, the Army would continue to use the Colborn USARC and no impacts or changes to aesthetics and visual resources would occur.

4.1.3.2 Noise

None of the alternatives would have a significant direct, indirect, or cumulative impact on noise levels. Under the Preferred Alternative, short-term noise impacts could occur from minor exterior renovations and landscaping; however; these direct impacts are not expected to be significant as the Preferred Alternative does not involve any demolition or substantial construction. In the long term, potential direct noise impacts associated with the reuse would mainly be due to traffic. Daily traffic levels to the USARC property would be slightly greater than existing levels but noise from this traffic would not be significant when compared to the existing traffic (Section 4.2.4). Weekend traffic during drill weekends from the 39 reservists (or 65 on a maximum drill weekend) assigned to the USARC would no longer occur. Activities at the proposed temporary homeless shelter would not add to ambient noise levels and would be

compatible with existing activities in the surrounding residential areas. No significant noise impacts would occur to surrounding residences or to the staff members and users of the proposed homeless shelter.

The Property is zoned Neighborhood Mixed Use and can be used for institutional purposes as a conditional use with approval by the Planning Commission. The Planning Commission ensures that conditions in the city of Fairmont zoning regulations would be met, including “Noise shall be of such a nature so as not to interfere with the quiet use and enjoyment of surrounding properties” (City of Fairmont 2007a). No significant noise impacts would occur from the proposed reuse.

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

Under the No Action Alternative, the Army would continue to use the Colborn USARC and no new sources of noise or increases in noise levels would result. No new receptors of noise would be located within the Property boundaries.

4.1.3.3 Public Services

None of the alternatives would have a significant direct, indirect, or cumulative impact on these public services, because the providers listed below already provide service to the HOPE, Inc. at their current facility in Fairmont. West Virginia state law mandates that law enforcement transport domestic violence victims to the regional shelter (HOPE, Inc. 2007). Service requirements would be expected to remain relatively stable, just at a new location.

- **Law Enforcement**—Law enforcement is provided by the Fairmont Police Department and the Marion County Sheriff’s Department. The Fairmont Police Department operates 24 hours a day, 7 days a week. It consists of 35 officers and a civilian staff of six individuals (City of Fairmont 2007b). The Marion County Sheriff’s Department is comprised of 28 deputies that are civil service employees and it also operates 24 hours a day, 7 days a week (Marion County 2011b).
- **Fire Protection**—Fire protection services are provided by the Fairmont Fire Department. The fire department has four stations and 41 firefighters and a secretary (City of Fairmont 2007c).

4.1.3.4 Utilities

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

- **Natural Gas**—Hope Gas provides natural gas services to the Property. Dominion Hope (formed by the merging of Hope Gas and Dominion Resources) provides natural gas service to 439 communities in West Virginia in 32 of West Virginia’s 55 counties (e-WV 2011).
- **Electricity**—Allegheny Power provides electric service to the Property (USACE Louisville 2007). Allegheny Power is a subsidiary of Allegheny Energy and in February of 2011 merged with FirstEnergy, the nation’s largest investor-owned electric system that serves 6 million customers in the Midwest and Mid-Atlantic regions (Allegheny Power 2011).
- **Wastewater**—The city of Fairmont provides sanitary sewer service to the Property (USACE Louisville 2007).
- **Potable Water**—The city of Fairmont provides potable water to the Property. The City treats and distributes surface water collected from the Tygart Valley River (City of Fairmont 2011a).

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 Colborn 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; USARC land use; surrounding land use; and land use plans and policies.

4.2.1.1.1 Regional Geographic Setting, Location, and Climate

The Colborn USARC is located in Marion County, on the south side of the city of Fairmont, West Virginia. Fairmont is the county seat of Marion County and is nestled in the rolling hills of North Central West Virginia along the Monongahela, Tygart, and West Fork Rivers. Fairmont has a population just under 20,000 and is the largest municipality in Marion County (City of Fairmont 2005). It is located approximately midway between Morgantown and Clarksburg along Interstate 79.

The Colborn USARC is located on the U.S. Geological Survey 7.5 minute Fairmont West Quadrangle map, at an average elevation of 1,046 feet above mean sea level (National Geodetic

Vertical Datum). The topography is generally flat at the north end, with a decrease in elevation toward the southwest corner of the parcel.

The climate in Fairmont is warm during the summer with temperatures in the 70s and very cold during the winter with temperatures in the 30s. The annual average precipitation is 45.85 inches. Rainfall is fairly evenly distributed throughout the year. July is the wettest month with an average rainfall of 4.92 inches (Idcide 2011).

4.2.1.1.2 USARC Land Use

In 1958, the U.S. Government purchased 4.25 acres of land for construction of the Colborn USARC. Construction of the main administration/training building and OMS occurred in 1958. Expansion of both buildings was completed in 1981. An historical topographic map suggests that the Property was partially developed as a residence prior to Government purchase. The Property has served as a reserve and mobilization center for the USAR since the Government acquired the land in 1958. The Property primarily functioned as an administrative and educational facility, with limited maintenance of military vehicles occurring in the OMS building. The 904th Minimal Care Detachment was the last occupying unit at the USARC. The mission of this unit is to provide field medical services support. Section 2.2 describes the Property, and Figure 2 shows the site plan.

The Property is zoned Neighborhood Mixed Use (City of Fairmont 2006). Other than residential uses, other uses may be permitted as conditional uses including institutional (City of Fairmont 2007a).

4.2.1.1.3 Surrounding Land Use

The Colborn USARC is located at the corner of two 2-lane roads, Mary Lou Retton Drive and Big Tree Drive. It is surrounded by single-family residences to the north, south, east, and west. The property surrounding the USARC is zoned General Residential (City of Fairmont 2006).

4.2.1.1.4 Land Use Plans and Policies

Current and future development in Fairmont is guided by the *City of Fairmont 2005 Comprehensive Plan* (City of Fairmont 2005). The Comprehensive Plan states, “The purpose of this Comprehensive Plan is to give direction to both public and private decision-makers so that the most beneficial arrangement of land uses can be identified and developed in the same manner” (City of Fairmont 2005). With regards to land use, the goal is “to promote logical, efficient, and well-organized land use patterns within the City of Fairmont, to encourage and promote attractive sustainable growth” (City of Fairmont 2005).

4.2.1.2 Consequences

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

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

4.2.1.2.1 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential impacts to land use would not be significant. Land use of the Colborn USARC would change from a military site to an institutional facility, resulting in a direct long-term impact. The Property would be used as a homeless shelter for domestic violence and sexual assault victims. Institutional use can be permitted as a conditional use according to the city of Fairmont zoning regulations but would require approval by the Planning Commission (City of Fairmont 2007a). Use of the Property as a homeless shelter would not interfere with existing surrounding land use. HOPE, Inc. has been operating for 27 years in the city of Fairmont at a different location which is currently next to a school and there has been no expressed opposition to the shelter (HOPE, Inc. 2007).

The Preferred Alternative does not conflict with the city of Fairmont's Comprehensive Plan. The plan includes HOPE, Inc. as an existing homeless/emergency shelter and addresses homelessness in the stated action "Continue assistance to those organizations providing housing to the homeless and disabled."

4.2.1.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternative, potential impacts to land use would not be significant. Land use 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. 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, no land use changes would occur and therefore there would be no impacts to land use.

4.2.2 AIR QUALITY

4.2.2.1 Affected Environment

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

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 West Virginia is the Division of Air Quality, which is part of the West Virginia Department of Environmental Protection. Colborn USARC is

located within Marion County, West Virginia. Marion County's air quality meets the NAAQS and is thus classified as being in attainment for all six criteria pollutants (EPA 2011b).

4.2.2.1.2 Air Pollutant Emissions at Colborn USARC

The Colborn 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. The 904th Minimal Care Detachment most recently occupied the USARC and had an authorized strength of 39 persons to 65 persons on a maximum drill weekend. Emissions from vehicle exhaust from these personnel were not significant.

4.2.2.1.3 Greenhouse Gas Emissions

There is broad scientific consensus that humans are changing the chemical composition of Earth's atmosphere. Activities such as fossil fuel combustion, deforestation, and other changes in land use are resulting in the accumulation of trace greenhouse gases (GHGs), such as carbon dioxide, in our atmosphere. An increase in GHG emissions is said to result in an increase in the Earth's average surface temperature, which is commonly referred to as global warming. Large increases in global temperatures could have considerable detrimental impacts on natural and human environments.

GHGs include water vapor, carbon dioxide, methane, nitrous oxide, ozone, and several hydrocarbons and chlorofluorocarbons. Each GHG has an estimated Global Warming Potential (GWP), which is a function of its atmospheric lifetime and its ability to absorb and radiate infrared energy emitted from the Earth's surface. A gas's GWP provides a relative basis for calculating its Carbon Dioxide Equivalent (CO₂e), which is a metric measure used to compare the emissions from various GHGs based upon their GWP. Carbon dioxide has a GWP of 1, and is therefore the standard to which all other GHGs are measured.

Executive Orders 13423 and 13514 set goals for all federal agencies for the improvement of energy efficiency and the "reduc[tion] of greenhouse gas emissions of the agency, through reduction of energy." The U.S. Army Energy Strategy for Installations also contains strategies to reduce energy waste and improve efficiency.

4.2.2.2 Consequences

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

- Increase ambient air pollution above any NAAQS;
- Contribute to an existing violation of any NAAQS;
- Interfere with or delay timely attainment of NAAQS;
- Impair visibility within any federally mandated Prevention of Significant Deterioration Class I area; or
- Cause direct emissions of 25,000 metric tons of CO₂e or more.

4.2.2.2.1 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential impacts to air quality from the closure, disposal, and reuse would not be significant. The Proposed Action would result in no emissions increase or an increase in emissions that is clearly *de minimis*, as described below.

Minor renovations and facility improvements would result in a direct short-term increase in emissions from construction traffic, but that increase would be temporary and would not increase local air pollution levels. Although the HVAC duct system would be upgraded to eliminate condensation, the air emissions from the system would not significantly change from existing conditions.

Direct long-term air emissions from vehicle traffic from the 12 employees at the proposed shelter and from the families being assisted at the shelter would be slightly greater than from the three passenger vehicles that were at the site each day and from the traffic associated with the 39 to 65 persons of the 904th Minimal Care Detachment. Because West Virginia state law mandates that law enforcement transport domestic violence victims to the regional shelter (HOPE, Inc. 2007), the residents of the facility should not possess vehicles that would add to the vehicle emissions in the area. The small incremental changes in motor vehicle emissions from the proposed reuse would not increase ambient air pollution above the NAAQS and would not contribute to new violations within the existing attainment area.

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 closest Class I area to Colborn USARC is the Otter Creek Wilderness Area, located approximately 40 miles southeast of the facility. The small incremental change in emissions from the proposed reuse would not impair visibility in the area.

Section 176(c)(1) of the *Clean Air Act* requires federal agencies to ensure that their actions conform to applicable implementation plans for the achievement and maintenance of the NAAQS for criteria pollutants. The Clean Air Act Conformity Rule does not apply because the Property is in an attainment area (40 CFR 93.153(e)(2)(x)).

Carbon dioxide would be the predominant GHG generated during reuse activities. The Preferred Alternative is expected to cause direct long-term emissions of about 40 metric tons of CO₂e annually due to the burning of fossil fuels during vehicle use. This is below the recommended screening level for including a quantitative and qualitative assessment of GHG emissions of 25,000 metric tons of CO₂e emissions annually. This estimate of direct CO₂e annual emissions is based on a worst-case assumption of 12 cars at the facility per day, 365 days per year, with each car being driven 20 miles per day.

4.2.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternative, potential impacts to air quality would not be significant. The Army would provide maintenance to preserve and protect the site in an economical manner that facilitates redevelopment. The quantity of air emissions from vehicle traffic would be reduced from existing conditions. The vehicle traffic from the daily three full-time staff and the authorized strength of 39 persons (65 maximum drill weekend) would be eliminated. The number of maintenance workers, and thus the quantity of emissions from vehicle traffic, would be less than existing conditions. Therefore, the impacts to air quality would not be significant.

4.2.2.3 No Action Alternative

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

4.2.3 SOCIOECONOMICS

4.2.3.1 Affected Environment

This section describes the existing socioeconomic conditions for Marion County, the ROI, which would provide the necessary goods and services to future occupants or users of the Colborn USARC 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 West Virginia.

4.2.3.1.1 Economic Development

The U.S. Census Bureau (2010a) reported that the civilian labor force within the state of West Virginia was 817,360 and the total workforce within Marion County was 26,531 for the 2005-2009 census period. Per capita income statistics from this census period indicate that the average per capita income, median household income, and the unemployment rate of Marion County and the state were similar (Table 2).

Table 2. Regional Income Statistics for 2005-2009.

Area	Workforce	Per Capita Income (\$)	Median Household Income (\$)	Unemployment Rate (%)
West Virginia	817,360	20,891	37,356	3.7
Marion County	26,531	19,774	35,209	3.4

SOURCE: U.S. Census Bureau 2010a

The top three industry sectors and occupations within West Virginia and Marion County are the same and are displayed in Table 3.

Table 3. Regional Employment Statistics for 2005-2009.

Area	Top Three Industries (%)	Top Three Occupations (%)
West Virginia	1 – Educational services, and health care and social assistance (24.4) 2 – Retail trade (12.4) 3 – Professional, scientific, and management, and administrative and waste management services (9.2)	1 – Management, professional, and related occupations (29.7) 2 – Sales and office occupations (24.8) 3 – Service occupations (17.9)
Marion County	1 – Educational services, and health care and social assistance (28.5) 2 – Retail trade (12.3) 3 – Professional, scientific, and management, and administrative and waste management services (7.8)	1 – Management, professional, and related occupations (29.3) 2 – Sales and office occupations (27.2) 3 – Service occupations (18.1)

SOURCE: U.S. Census Bureau 2010a

4.2.3.1.2 Demographics

West Virginia experienced a slight increase in population from 2000 to 2009, while Marion County experienced a very small decrease in population during the same period (U.S. Census Bureau 2010b).

According to the 2005-2009 census estimates, West Virginia's percentages of individuals with a high school diploma and with a Bachelor's Degree or higher were lower than Marion County (U.S. Census Bureau 2010a). 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
West Virginia	1,808,344	1,811,403	+0.17	81.6	17.1
Marion County	56,598	56,568	-0.05	85.9	19.7

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

4.2.3.1.3 Housing

Marion County's housing occupancy rates, including owner- and renter-occupied housing, were similar to the state during the 2005-2009 census period (U.S. Census Bureau 2010a). Housing statistics within the region reveal that the median home value and median rent were both higher for the state than Marion County. Selected housing characteristics related to occupancy status, median house value, and median monthly rent are presented in Table 5.

Table 5. Regional Housing Characteristics for 2005-2009.

Area	Number of Housing Units	Occupied Houses (%)	Owner-Occupied (%)	Renter-Occupied (%)	Median Value	Median Contract Rent
West Virginia	885,327	84.3	74.3	25.7	\$91,400	\$534
Marion County	27,220	85.1	73.8	26.2	\$84,500	\$401

SOURCE: U.S. Census Bureau 2010a

4.2.3.1.4 Quality of Life

Schools. Marion County has approximately 300 students attending private schools and over 9,600 students attending public schools (Private School Review 2011; Public School Review 2011). There are three private schools with pre-kindergarten to grade 8, and two high schools with grades 9 through 12. Marion County's public schools consist of 15 elementary schools, five middle schools, and five high schools. Local colleges include Fairmont State University and Pierpont Community and Technical College (Marion County 2011a).

Health. Fairmont General Hospital is a 267-bed facility that serves Marion County and the surrounding area (Hospital-Data 2011). The hospital provides the area with a number of services, including inpatient and outpatient, mental health, surgical, rehabilitation, and wellness services (Fairmont General Hospital 2011).

Recreation. Marion County Parks and Recreation operates two pools, Curtisville Lake, two public youth fishing parks, a skate park, and Mary Lou Retton Youth Park. Mary Lou Retton Youth Park features sports facilities (5 baseball fields, a football field, and an outdoor basketball court), playground and swing sets, and full bathroom facilities. The Parks and Recreation Department also maintains trails, a golf course, and a youth soccer complex. East Marion Park has tennis courts, horseshoes, an outdoor basketball court, softball field, and a mini golf course (Marion County 2011a).

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 Marion County.

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

As indicated in Table 6, according to the 2005-2009 census, the percent of population within Marion County considered to be minority was similar to the state, but significantly lower than the nation (25.5 percent). Residents identifying themselves as Black or African American comprised a majority of the minority population in both the county and state (U.S. Census Bureau 2010a).

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

Area	Minority Population (%)	% Individuals Below Poverty Level	% Below Poverty Level (Under Age 18)	% Below Poverty Level (Over Age 65)
West Virginia	5.8	17.6	23.6	10.8
Marion County	5.4	17.4	23.5	8.7

SOURCE: U.S. Census Bureau 2010a

Poverty rates for individuals and those under age 18 in both Marion County and the state were similar during the 2005–2009 census period (U.S. Census Bureau 2010a). Marion County's percentage of individuals over age 65 below poverty level was lower than the state during that time. Table 6 presents selected regional poverty statistics.

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 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

Under the Preferred Alternative, 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 disposal and reuse of the facility. The personnel assigned to the Colborn USARC have been transferred to a new AFRC also located in Fairmont, West Virginia, 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 Marion County, West Virginia and a change in local expenditures is not anticipated to be significant. The Preferred Alternative includes approximately \$153,000 in renovations to the existing structures.

Based on the EIFS model, this would generate one direct and one indirect job in the economic ROI, resulting in a 0.01 percent increase. To have a significant positive impact, an increase in employment would have to be realized above the positive RTV of 5.41 percent. The Proposed Action would not significantly impact other economic indicators estimated by the EIFS model, including sales volume, regional personal income, and population (0.03 percent, 0.01 percent, and 0.0 percent change for these indicators, respectively). The positive RTVs for their respective categories are 10.41 percent, 7.46 percent, and 2.7 percent. The EIFS model output for the proposed BRAC actions at the Colborn 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 assistance to individuals made homeless as a result of abuse. 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

Under the Caretaker Status Alternative, potential socioeconomic impacts would not be significant. There would be no short- or long-term benefits; changes to the existing socioeconomic baseline conditions would be insignificant as a result of operational closure with periodic maintenance and upkeep of the facility. Marion County would not experience any substantial gains or losses in population, unemployment, or housing.

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 Colborn USARC. Roadways and traffic are discussed first, followed by public transportation.

4.2.4.1.1 Roadways and Traffic

The Colborn USARC is bounded on the east by Mary Lou Retton Drive and on the north by Big Tree Drive. The USARC is approximately 3.2 miles northeast (by driving distance) of the intersection of U.S. Highway 250 and Interstate Highway 79. U.S. Highway 19 is approximately 0.8 mile north of the facility. The 4.25-acre Colborn USARC is accessed from Mary Lou Retton Drive. No major streets occur within the facility's boundary, although minor roads connect Mary Lou Retton Drive with the paved POV and MEP parking areas within the USARC.

Both Mary Lou Retton Drive and Big Tree Drive are residential streets that are in a location not expected to carry large amounts of through-traffic. By comparison, in 2008, U.S. Highway 250

had an average daily traffic count of 16,600 vehicles at a point approximately 0.6 mile south of the USARC and an average daily traffic count of 20,300 vehicles at an intersection about 0.8 mile northeast of the facility (WV DOT 2011). U.S Highway 19 had an average daily traffic count of 7,200 vehicles at a point approximately 0.8 mile north of the Colborn USARC (WV DOT 2011).

4.2.4.1.2 Public Transportation

The Fairmont-Marion County Transit Authority provides bus service for Marion County, West Virginia. A public bus route is located near the Colborn USARC on Mary Lou Retton Drive. In addition, Marion County School District provides bus service from the Colborn USARC area to elementary, middle, and high schools. Both the Fairmont-Marion County Transit Authority and the Mountain Line Transit provide bus service between Fairmont and Morgantown, West Virginia.

4.2.4.2 Consequences

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

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

4.2.4.2.1 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential impacts to transportation from closure, disposal, and reuse would not be significant. A direct short-term increase in vehicular traffic on the local streets would occur during minor renovations and facility improvements at the site due to potential truck traffic and commuting workers. Primary access to the facility is via Mary Lou Retton Drive and traffic would travel through the adjacent residential development.

The Preferred Alternative would cause a slight increase in the daily vehicle usage on neighborhood streets, particularly Mary Lou Retton Drive, but this increase is not expected to alter current transportation patterns or change levels of safety and therefore, would not be significant. Weekend traffic in the area is likely to decrease. West Virginia state law mandates that law enforcement transport domestic violence victims to the regional shelter (HOPE, Inc. 2007), so the residents of facility should not have private vehicles that would add to the traffic count in the area.

4.2.4.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternative, potential impacts to transportation would not be significant. The Army would provide maintenance to preserve and protect the site in an economical manner that facilitates redevelopment. Vehicle traffic would be reduced from the existing conditions. The vehicle traffic from the authorized strength of 39 persons would be

eliminated. The number of maintenance workers, and thus the amount of vehicle traffic, would be less than existing conditions, resulting in a short-term, direct, beneficial impact.

4.2.4.2.3 No Action Alternative

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

4.2.5 HAZARDOUS AND TOXIC SUBSTANCES

4.2.5.1 Affected Environment

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

4.2.5.1.1 Uses of Hazardous Materials

According to the Environmental Condition of Property (ECP) Report, hazardous materials were used and stored in small quantities necessary to support unit-level vehicle and building maintenance activities. At the time of the ECP site visit in 2006, the OMS building contained 11 gallons of battery acid fluid and a flammable materials storage locker containing small amounts of paint. During the site visit conducted for this EA in 2011, only the flammable materials storage locker containing small amounts of paint remained. The ECP classified the Property as a Type 1, which is defined as an area or parcel of real property where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred (including no migration of these substances from adjacent properties).

4.2.5.1.2 Storage and Handling Areas

The primary storage locations for hazardous materials were within a designated storage area inside the OMS building and a janitorial closet in the main administration/training building. Based on the ECP, no underground storage tanks or aboveground storage tanks were currently or formerly located at the Colborn USARC (USACE Louisville 2007).

An oil-water separator (OWS) is located north of the OMS building, and is connected to the OMS wash area drain as well as the building's floor drains. Discharge water from the OWS runs to the sanitary sewer. According to the ECP, the wash area has not been used since 1995 (USACE Louisville 2007).

No uncontrolled releases of hazardous materials have been documented. The Colborn USARC was not listed on the federal oil and hazardous substances release list. It was also not listed on the West Virginia state petroleum spill list (USACE Louisville 2007).

4.2.5.1.3 Hazardous Waste Disposal

The Colborn USARC is a conditionally-exempt small quantity generator of hazardous waste (Kadunce and Hannah 2012). Hazardous waste was accumulated in the designated storage area within the OMS building pending removal by a commercial disposal contractor. According to the ECP, no historical Resource Conservation and Recovery Act violations were associated with the Colborn USARC (USACE Louisville 2007).

4.2.5.1.4 Special Hazards

Asbestos. Asbestos-containing materials (ACM) have been confirmed as present in several locations at the Colborn USARC. A 1995 survey found ACM in the form of pipe insulation in some parts of the main administration/training building. Friable ACM was confirmed in the men's restroom, hallway, training room, and fiberglass insulation. The survey also found non-friable ACM in the form of floor tile and mastic within both the main administration/training building and the OMS. All observed ACM was in good condition (USACE Louisville 2007).

Polychlorinated biphenyls. No transformers are located on the Property (USACE Louisville 2007).

Lead-based paint (LBP). Per the ECP, no LBP surveys have been conducted at the Colborn USARC. All buildings on the Property are presumed to contain LBP due to construction dates prior to 1978. During the August 2006 site survey, painted surfaces were observed to be in relatively good condition with a few areas of chipped or peeling paint (USACE Louisville 2007).

Radiological Materials. According to the ECP, radioactive materials are present in equipment periodically stored at the Colborn USARC. The equipment is believed to contain small, unregulated quantities of radioactive material in sealed containers (USACE Louisville 2007).

Munitions and Explosives. Per the ECP, no records of any munitions or explosives of concern are currently or formerly located within the Colborn USARC (USACE Louisville 2007).

4.2.5.2 Consequences

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

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

4.2.5.2.1 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential impacts from hazardous and toxic substances from closure, disposal, and reuse would not be significant. Closure of the Colborn USARC would not relieve the Army of its responsibility to address and dispose of any hazardous waste or materials remaining at the USARC, including the OWS. No demolition of facilities within the Colborn USARC is anticipated.

Army closure, disposal, and reuse of the Property by HOPE, Inc. for a homeless shelter would limit hazardous materials stored and used at the Property to common janitorial cleaning supplies, resulting in a direct long-term beneficial impact.

The Property would be transferred with an asbestos covenant and an LBP covenant that will require the transferee manage and if necessary remove ACM and LBP as required by applicable laws. As no past or present soil contamination is evident at the Property, no adverse health impacts are expected from exposure to surface or subsurface soil during construction or landscaping activities.

4.2.5.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternative, potential impacts from hazardous and toxic substances would not be significant. Implementation of the Caretaker Status Alternative would result in direct long-term beneficial impacts to hazardous materials and hazardous wastes management similar to that associated with closure as discussed under the Preferred Alternative.

4.2.5.2.3 No Action Alternative

Under the No Action Alternative, there would be no change to hazardous materials or hazardous waste management as operations would continue at present activity levels.

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 7.9 square miles of land in the city of Fairmont, West Virginia, 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 7 lists the present and reasonably foreseeable future actions in the city of Fairmont, West Virginia.

Table 7. Present and Reasonably Foreseeable Actions in the City of Fairmont.

Project Name	Project Description	Distance from Colborn USARC (approximate)	Status
Gateway Connector Project (City of Fairmont 2011b)	Construct 1.5-mile bridge across I-79 as main access to downtown.	2.2 miles	Project construction complete; not open to traffic
Riverfront Master Plan (City of Fairmont 2011c)	Redevelop 50 acres of vacant former industrial property predominantly on the east side of the Monongahela River.	2.25 miles	Project under planning and development
Volcano Island Indoor Water Park and Conference Center (Marion County 2011c)	Construct a 30,000-square-foot conference center and 50,000-square-foot water park on the former Sharon Steel Corporation and Fairmont Coke works site.	3.7 miles	Project under planning and development
St. Peter the Fisherman Church (HOPE, Inc. 2007)	Demolish and/or remodel current church facility to be more accessible to persons with disabilities.	2.25 miles	Project under planning and development
Beltline Development Project (City of Fairmont 2005; Times WV 2009)	Develop the areas between 10 th and 14 th Street and Virginia Avenue to the Monongahela River to upgrade infrastructure and improve quality of life. Upgrades to the East-West Stadium and the 12 th Street pool are complete.	1.1 miles	Phase 1 of project completed, other phases in planning

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 HOPE, Inc. to house families who are homeless because of abuse would not cause adverse impacts to land use, aesthetics and visual resources, 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 7 would increase traffic and air-borne particulates 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 and air quality would not be significant.

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 Colborn 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 Colborn USARC as directed by the BRAC Commission. Traditional disposal followed by property reuse by HOPE, Inc. 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 quality of the human environment as a result of implementation of any of the alternatives. Therefore, the issuance of a Finding of No Significant Impact is warranted, and preparation of an environmental impact statement is not required.

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APPENDIX A. REDEVELOPMENT PLAN

This appendix contains information regarding the proposed reuse from the *Notice of Interest Application for the 1st Lt. Harry B. Colburn Army Reserve Property from the Task Force on Domestic Violence, "HOPE, Inc."* dated October 18, 2007 and the undated *Final Report and Recommendation of the City of Fairmont, West Virginia LRA Concerning the Reuse of the Lt. Harry B. Colborn USARC, Fairmont, WV*. This appendix also contains the letter dated September 22, 2010 from the U.S. Department of Housing and Urban Development approving the reuse.

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A:	Constitution and Articles of Incorporation
B:	Board of Directors
C:	IRS Determination Letter
D:	Annual Report
E:	Resumes
F:	Organizational Chart
G:	Personnel Manual
H:	Letter from St. Peter the Fisherman Parish
I:	Architectural Drawings
J:	Audit and Tax Return 2006-2007
K:	Audit and Tax Return 2005-2006
L:	Initial Contact Report, Residential Housing Contract, House Rules
M:	Service Plan
N:	Financial Policies and Procedures
O:	Safety Plan
P:	Strategic Plan
Q:	Five-Year Project Financial Plan
R:	Letters of Support

ORGANIZATIONAL PROFILE

1. Legal name of government entity or non-profit institution requesting use of buildings or property at the 1st Lt. Harry Colburn Army Reserve Center.

The legal name of this non-profit institution is the "Task Force on Domestic Violence, "HOPE, Inc." hereinafter referred in this proposal as HOPE.

2. Address and telephone number of applicant.

HOPE's mailing address is: P. O. Box 626
Fairmont, WV 26555.

HOPE's physical address is on Jackson Street in Fairmont in a building leased from the Roman Catholic Diocese of Wheeling-Charleston.

HOPE's phone number is (304) 367-1100.

3. Name and title of contact person.

The authorized official contact person is HOPE's Executive Director, Harriet Sutton.

4. Name and title of person(s) authorized to complete purchase, and/or execute any lease or agreements. Attach a copy of the legal authority permitting these persons to complete such transactions.

The Constitution and Articles of Incorporation of the Task Force on Domestic Violence, "HOPE, Inc." authorize the Corporation, its Executive Director and Board of Directors, "to acquire, hold, manage, convey, lease, sell, dispose of, exchange, mortgage, pledge and receive by gift, devise, bequest, or otherwise, all kinds of property, real or personal, to enter into contracts, to borrow money and to incur indebtedness in order to accomplish its purposes, and to do any and all things of any character and kind that may from time to time be necessary in the proper management and administration of the affairs of the Corporation."

The Constitution and Articles of Incorporation are included in Attachment A. The list of the Board of Directors is included in Attachment B. Harriet Sutton is the Executive Director.

5. Statement regarding whether applicant is state, political sub-division of state or private non-profit, tax exempt organization under Section 501(c)(3) of the 1986 Internal Revenue Code. If applicant is a private not-for-profit entity, attach a copy of the IRS recognition of its Section 501(c)(3) exemption status.

The Task Force on Domestic Violence, "HOPE, Inc." is a private, non-profit, tax exempt organization under Section 501(c)(3) of the Internal Revenue Code. A copy of the IRS Determination Letter is attached. (Attachment C)

6. A copy of the document showing statutory or legal authority under which the applicant is authorized by law to acquire and hold title to property or to lease property.

A copy of HOPE's Constitution and Articles of Incorporation are attached. (Attachment A)

7. For applicants other than public agencies:

- a. A description of the organization, year founded and brief history, major accomplishments and organizational goals.

The Task Force on Domestic Violence, "HOPE, Inc.," founded in 1980, is a private, non-profit agency committed to offering protective alternatives to families affected by the potentially lethal problems of domestic abuse and sexual abuse. Created through grassroots effort in the community, HOPE offers shelter, crisis intervention, and confidential supportive services to victims of domestic violence and sexual violence and their families. HOPE is licensed by the State of West Virginia and was designated by the Governor's Committee on Crime, Delinquency and Correction to serve victims of domestic violence and sexual violence in Marion, Harrison, Lewis, Doddridge, and Gilmer counties. HOPE is one of 14 domestic violence shelters and one of 9 rape crisis centers in the state and is the only licensed facility in this region to meet the required standards to provide these critical services. In addition to the shelter facility located in Fairmont which can house eleven women/children and three infants, HOPE operates outreach offices in Clarksburg, Glenville, Weston, and West Union. HOPE's staff of eighteen is supplemented by a committed group of volunteers who provide a variety of services.

HOPE provides comprehensive services to families who are homeless because of abuse. The services are based on needs identified by HOPE's clients and the services are evaluated on an on-going basis. A questionnaire is completed by families when they leave the shelter, and the program undergoes a yearly licensing review authorized by the West Virginia Family Protection Services Board. Results of these surveys and reviews are used to help plan for improved programs and services.

The following are services offered by HOPE in addition to shelter, crisis intervention, and supportive services.

(1) Therapeutic Counseling. Master's Level counselors at HOPE provide counseling to both resident and non-resident clients at no cost.

(2) Volunteer Program. Volunteers are recruited and trained to serve victims in all five counties. Volunteers assist HOPE by operating the hotline at night and on weekends, providing clerical assistance, providing transportation, assisting with the Children's Program and providing pro-bono legal representation. HOPE volunteers are honored in October during Domestic Violence Awareness Month.

(3) Children's Program. The entire third floor of our shelter is designated as our children's area. A Children's Case Manager assesses the needs of each sheltered child and develops an individualized service plan to meet those needs. Counseling, support, advocacy, help with school-related issues, and linking with other agencies for

support are among the services provided to children at HOPE. HOPE operates daily programs for preschool and school-age children. The issues discussed include self-esteem, family, friendships, mutual respect, gender issues, safety issues, and emotions.

(4) Student Placement Program. HOPE provides placement opportunities for area college students. Tasks include case management, criminal justice advocacy, and other supportive services.

(5) Community Education Program/Prevention Programs. Community education programs are provided by HOPE staff promoting public awareness of the problems of domestic violence and sexual violence. These include newspaper interviews, TV interviews, programs for the United Way, churches, schools, colleges, and other community groups and organizations. HOPE also employs Prevention Education Specialists who travel to middle schools and junior high schools to provide instruction on healthy relationships. The instruction focuses on prevention in the following areas: sexual harassment, sexual assault, child sexual assault, and dating violence.

(6) Support Groups. Support groups and house meetings are held by staff to provide group communication for victims. These groups allow victims to share experiences with each other and learn new ways of coping with the traumatic experiences of domestic violence and sexual violence.

A copy of HOPE's annual report for 2006-2007 which highlights recent accomplishments is attached. (Attachment D)

HOPE's primary goal is to provide comprehensive, accessible services to victims of domestic and sexual violence. HOPE works with each client individually to assess their needs and formulate a service plan to assist them in reaching their goals. Although HOPE's vision is to have a community free of violence, in the interim, effective prevention programs and intervention services are measurable objectives toward meeting that goal.

b. A listing of all principals in the organization and any proposed on-site program managers who would participate in management activities of any proposed program. Provide appropriate credentials, as well as a description of previous related experience.

The Task Force on Domestic Violence, "HOPE, Inc." is governed by its Board of Directors. A list of the Board membership is attached. (Attachment B)

The principal administrative positions of the Task Force on Domestic Violence "HOPE, Inc." include the following:

EXECUTIVE DIRECTOR: Harriet Sutton

CHIEF FINANCIAL OFFICER: Dana Riedeman

OUTREACH COORDINATOR: Tina Fowler

CASE MANAGER SPECIALIST: Mary Hall

HOPE's administrative staff all have Master's Degrees and have worked at HOPE for at least 5 years, with two having over 20 years of experience each at the agency. Resumes detailing the credentials and experience of the program managers listed above are attached. (Attachment E)

c. An organizational chart for the organization.

HOPE's organizational chart is attached. (Attachment F)

d. Guidelines of personnel procedures for recruiting, affirmative action and equal opportunity outreach, resident hiring, personnel selection, training, evaluation and discipline.

HOPE's affirmative action/hiring policy states the following:

The Task Force on Domestic Violence, "HOPE, Inc." is an Equal Opportunity Employer that practices Equal Opportunity Employment in all aspects of its operation. "HOPE, Inc." is committed to the goal of filling all staff positions with the best personnel available. All employment decisions shall be based upon qualifications and the ability to perform the duties and responsibilities of the position, regardless of race, color, national origin, ancestry, sex, age, disability, political opinions or political affiliations.

HOPE's recruiting/hiring procedures are as follows:

Any position openings are posted at the agency for existing staff and volunteers, listed with the Employment Office, listed with the placement offices of local colleges and universities, and advertised in local newspapers.

Interviews are conducted by the Executive Director and members of the Personnel Committee. If, after notifying the Personnel Committee, it is determined that no committee member can attend the scheduled interview, then the Director fills the position.

HOPE not only provides training on-site for staff, all employees have access to on-going professional development activities through HOPE's network with the state's domestic violence coalition and state sexual assault coalitions. Free trainings are available throughout the year on a variety of relevant topics. Staff members are encouraged to take advantage of 40 hours of professional development annually.

Annual employee evaluations are conducted by the Executive Director or the employee's immediate supervisor. In the case of the Executive Director, the evaluation is conducted by the Personnel Committee of the Board of Directors. The training, evaluation, and discipline of HOPE's employees are outlined in HOPE's Personnel Manual, which is attached. (Attachment G)

- e. Provide organization's connection to the community and the community interest that will be served.

Direct Service to the Community

The Task Force on Domestic Violence, "HOPE, Inc." is the regional shelter facility and rape crisis center designated by the state to serve domestic violence and sexual assault victims in Marion, Harrison, Doddridge, Lewis, and Gilmer counties. Therefore, HOPE serves any victim of abuse from any community in that five-county service area. Because this type of shelter must be licensed by the state's Family Protection Board and the state is regionalized for this specialized service, HOPE is the only such shelter serving this five county area. HOPE offers safe, confidential services to women and children who are homeless because of abuse. Because of the nature of the service and the small number of victims who are male, HOPE arranges for alternative housing for any men who are in need of shelter because of abuse.

In addition to shelter, HOPE provides comprehensive support services to these victims with the goal of eliminating the violence in their lives – either by working to create a healthy relationship or by assisting them in becoming self-sufficient.

Benefits to the Community

Domestic violence and sexual assault programs help diminish the individual and community burdens that result from interpersonal violence. HOPE supports victims and provides services that deal with the physical injuries, emotional damage and the cyclical nature of domestic violence and sexual assault. HOPE also recognizes the community burdens of domestic and sexual violence: increased health care costs, reduced productivity, decreased property values, and disrupted social services as it works to diminish the impact of those burdens through the provision of prevention activities.

HOPE's community prevention efforts include awareness activities in our community and on our college campuses. HOPE staff have provided prevention programs during freshman orientation at Fairmont State University, Glenville State College, and Salem International University and have done presentations for college classes and special focus groups. HOPE has implemented a comprehensive program in the middle schools that addresses the issues of healthy relationships, sexual harassment, bullying, and bystander responsibility. HOPE promotes April as Sexual Assault Awareness Month and October as Domestic Violence Awareness Month by hosting special activities such as the annual Candlelight Ceremony at Fairmont State University.

HOPE also provides printed materials to both public and private agencies, issues press releases and public service announcements, participates in health and informational fairs, and offers speakers to community groups.

The benefits of having a crisis shelter are very concrete: in many instances it truly can be a life and death alternative. Prior to having crisis shelters, families suffered in abusive relationships with no options. Because domestic violence can be a learned behavior, crisis shelters help break the cycle of violence by providing families with an alternative to the abuse. Studies show that children

who grow up in abusive homes are at higher risk for teen pregnancy, delinquency and suicide. Communities therefore benefit not only by having safer neighborhoods, but by the preventive measures invested in working with the children from these volatile families.

Fairmont benefits significantly by having the shelter located here. Although HOPE serves a five county area, the shelter is not centrally located in the service area. A disproportionate number of victims are served from this area compared to the rest of the region. Having the facility here enables victims from Fairmont to utilize the services without disrupting their children's school site or, for the victim, their job location.

Additionally, state law mandates that law enforcement transport domestic violence victims to their regional shelter. Having the shelter located here minimizes the burden of that mandate to local law enforcement. Since a large percentage of calls to the police are the result of domestic disputes, having the shelter here provides a convenient resource for law enforcement officials. Again, since domestic situations can be volatile, this shelter can be a life-saving alternative for a victim.

Community Volunteers

Volunteers are an integral part of HOPE's services, and volunteer opportunities give community members an opportunity to provide services that assist both staff and clients at HOPE. Volunteer trainings are held semiannually in April and October.

HOPE operates a specialized pro bono attorney volunteer component to assist victims with criminal justice matters. Volunteers for HOPE's pro bono attorney program are coordinated through HOPE's Case Manager Specialist. Because these are specialized services that are provided, the scheduling of the pro bono volunteers and the coordination of providing the attorneys with the necessary information (i.e. copies of domestic violence petitions and court schedules) are done on a weekly basis.

Volunteer groups (such as Garden Clubs, sororities, school groups, church groups, etc.) frequently assist at the shelter by doing yard work, painting, or participating in special projects. The activities of these groups are managed by the Volunteer Coordinator. Volunteers who provide children's services (such as hosting parties or babysitting) are managed by HOPE's Children's Case Manager.

Community Support

HOPE serves as a site for numerous community volunteer activities, including the United Way's Day of Caring and participates in community networking activities that promote volunteerism, such as Leadership Marion and Child Watch tours. Numerous groups are involved with the families at the shelter for special events and holidays. School, college, and civic groups regularly have projects that benefit the shelter such as adopting a room for refurbishing, cooking special meals for residents, hosting birthday or holiday parties, and helping outfit school children. HOPE also accepts community service students

from local schools and Fairmont State University. HOPE is a recipient of food from both the postal workers' and Boy Scouts' food drives. HOPE participates in various informational and health fairs in the community, in schools, and in churches and participates in activities sponsored by the United Way. HOPE also serves as a site for projects designed to assist disadvantaged women and children that are initiated by service clubs such as the Soroptomist Club and Quota International.

HOPE's collection of cell phones for reprogramming of 911 for abuse victims or recycling has been a success, and the phones are all donated by community members and collected by various businesses and organizations.

HOPE's annual golf tournament, which was initiated by a local country club, continues to see increasing community support.

An additional testimony to the widespread community support HOPE receives is the large number of donations of clothing and household items brought to the shelter on almost a daily basis.

HOPE began as a grassroots effort in the community and that support has not diminished over the 27 years of operation.

Coordination With Community Agencies

HOPE works to access and coordinate services with a variety of community agencies to ensure that victims receive all available services without duplicating services. HOPE works cooperatively with law enforcement, criminal justice systems, school systems, social service agencies, the Department of Health and Human Resources, and other community groups. Additionally, HOPE is a member of the West Virginia Coalition Against Domestic Violence and the West Virginia Foundation for Rape Information and Services – the state's two networks linking similar service programs throughout the state.

8. A copy of current constitution/charter/by-laws or Articles of Incorporation as appropriate.

A copy of the Constitution and Articles of Incorporation of the Task Force on Domestic Violence, "HOPE, Inc." is attached. (Attachment A)

PROPOSED PROGRAM

1. A detailed narrative description of the proposed use of the property or building.

The 1st Lt. Harry B. Colburn Army Reserve Center property and buildings would be used as a facility to house families who are homeless because of abuse. HOPE currently operates such a shelter facility for a five county region out of a building on Jackson Street in downtown Fairmont. The building has been donated for \$1 per year for the past 27 years. However, in 2002 HOPE's landlord, St. Peter the Fisherman Catholic Church on behalf of the Diocese of Wheeling-Charleston, approached HOPE about reclaiming the property for church use. Since that time HOPE's board and staff have been actively seeking a new building site.

HOPE serves victims of domestic violence and sexual assault and their families. It is currently licensed by the state of West Virginia to provide shelter and services to eleven women/children and three infants from these counties. The primary objective of HOPE's shelter program is to provide safe shelter to all victims in HOPE's service area who are in need of a safe environment. Female victims and their children would be housed at the shelter facility; male victims would be housed in motels or other shelter facilities while receiving services from HOPE. Since the shelter is located in Marion County, it is particularly accessible to Marion County residents. Last year, 43% of the victims sheltered at HOPE were from Marion County. Last year in total, HOPE provided 2074 shelter nights to unduplicated 64 women and children who were homeless because of abuse from the five counties served by HOPE. In addition to meeting the basic needs of food, clothing, and shelter, HOPE would also offer a variety of comprehensive services in this facility. Approximately 10 staff would be available and housed in this building for this purpose. Along with emergency shelter, these comprehensive services would include:

- 24-hour crisis hotline
- Professional counseling
- Legal advocacy
- Pro Bono attorney services
- Legal services
- Children's Program
- Personal advocacy
- Support groups
- Information and referral services
- Community education
- Safety planning

HOPE needs a facility from which to continue to provide secure shelter services. Although there are two other homeless shelters in Fairmont (Scott Place and the Union Mission), neither meets the criteria to provide shelter and services to victims who are homeless because of abuse. HOPE is designated and licensed by the state as the sole provider of that specialized service in Marion, Harrison, Doddridge, Lewis and Gilmer counties.

2. A detailed assessment of the need for the proposed program. In the case of homeless assistance programs, include an explanation of what homeless needs in the communities in the vicinity of Fairmont you will be fulfilling.

In the United States, a woman is battered every 15 seconds and approximately 3.3 million children witness violence toward their mothers each year. The main cause of homicide in West Virginia is from domestic disputes. Domestic violence shelters are a community's response to protecting families from such violence. HOPE began from a grassroots effort because of the need for such a facility here. In the late 1970's the Diocese of Wheeling-Charleston had a building in Fairmont that they were willing to 'loan' to the community to meet a pressing need. Their community survey indicated that the primary need was for a domestic violence shelter. Since HOPE's inception in 1980, two additional community surveys have been conducted in Marion County

regarding needed services. These assessments, both conducted by the Marion County United Way, indicated that HOPE fills a priority need in this community.

The Task Force on Domestic Violence, "HOPE, Inc." serves families that are homeless due to abuse. There is no other facility in Fairmont or this region that is secure or licensed by the state to specifically serve victims of abuse. During fiscal year 2006-2007 alone, HOPE served 320 victims from the Marion County population, with 200 of those victims being from Fairmont. In the five counties served by HOPE last year, HOPE provided 2475 hours of crisis intervention services to 978 unduplicated victims. HOPE also assisted 289 victims in filing domestic violence petitions; answered 1020 hotline calls; held 54 group sessions, and provided professional counseling services to 74 victims.

The Task Force on Domestic Violence, "HOPE, Inc." is committed to providing resources and services to victims of domestic violence and sexual violence that ensure safety, encourage self-sufficiency and promote a life free of violence. Our goal is to work with each individual to provide the services they need and to assist them in creating safe and healthy relationships for themselves and their families. Without services and shelter available, these families may have been forced to remain in violent homes. These homes permeate our neighborhoods, creating safety issues not only for those families within the households but also for unsuspecting neighbors. Considering that HOPE served over 200 individuals in crisis from Fairmont last year and has been providing this critical service for over 27 years, thousands of Fairmont residents and tens of thousands of residents in this region have received support and/or shelter from HOPE's services since its doors opened in 1980.

HOPE meets the needs of a specific homeless population: victims of abuse. These needs are specific because of safety issues. The safety issues require strict policies regarding shelter services as well as the types of support services that must be provided. Abuse victims are often in crisis and need 24 hour access to crisis intervention services and a safe and supportive environment in which to live. Children in abusive homes also often need additional services to increase their protective factors and reduce their risk for additional problems that are often associated with volatile home environments such as delinquency, teen pregnancy, and suicide. Through comprehensive services HOPE meets these needs. HOPE provides a continuum of care that begins at the initial crisis for victims and follows through with comprehensive support services.

3. Provide the following:

- a) The need to expand existing facilities.

The availability of 1st Lt. Harry B. Colburn Army Reserve Center property will meet a pressing need for homeless programming in Fairmont and the surrounding vicinity because of HOPE's current shelter situation.

"HOPE, Inc." has been located in a building donated by the Roman Catholic Diocese of Wheeling-Charleston for 27 years. Since 1988 HOPE has had a ten

year lease on the facility. In 2002 the church contacted HOPE to give notice that they were exploring other options for the use of the property – primarily due to the need for handicapped accessibility to their own facility. The church has architectural drawings, which include the demolition of the current shelter facility, that validate their future intentions. Other indications of their plans for HOPE to vacate the building include several meetings with the priest and HOPE's staff/board of directors about their interest in HOPE relocating the shelter, and the two occasions when the priest took HOPE's staff to tour vacated church property to try to find a suitable shelter alternative. A strong indication of their intent to reclaim the property came in September 2005 when the ten year lease for the building was up for renewal and the church would only agree to a renewable lease for one year periods. A letter from the priest verifying their intended future use of the property is attached. (Attachment H)

HOPE's Board has been investigating possible shelter sites for several years. A realtor was contacted. Meetings were held with Fairmont's City Planner to explore possibilities, including the purchase/renovation of the former Heck's property. That property was HOPE's original selection for a new shelter site and HOPE began exploring funding options through HUD and the state's Housing Authority for acquisition of the property. When it was discovered that the City of Fairmont planned to purchase the property for a new Public Safety building, HOPE engaged in discussions with the City regarding the possibility of building a second floor on to that proposed facility to serve as the shelter. When that option was cost prohibitive and would not have provided adequate parking, HOPE considered a proposal to the City of Fairmont for inclusion for funds for a shelter in one of the major grants the City was submitting, but was dissuaded from requesting funds in lieu of other pressing needs and withdrew the proposal from consideration. HOPE's Board of Directors has continued investigating properties and buildings in Fairmont but the cost of acquisition and then renovation has been prohibitive. A proposal was even submitted to the television show, Extreme Home Makeover, in the summer of 2005 in the hope of getting a new facility but no response was received.

HOPE needs a shelter facility and the 1st Lt. Harry B. Colburn Army Reserve Center property is a perfect site to continue services to victims who are homeless because of abuse.

The property would not only enable services to continue to victims in this region, it would also afford space for expansion. Although the current shelter facility has been a wonderful gift to the community from the Diocese for 27 years, HOPE has maxed out the space provided. The facility also has accessibility limitations. The 1st Lt. Harry B. Colburn Army Reserve Center property would provide the space to improve accessibility as well as allow the shelter residents to have more private space. Currently HOPE has four bedrooms to shelter 14 people. It is not unusual for complete strangers to have to share bedrooms. Additionally, the existing facility has one tiny bedroom on the main floor for handicapped accessibility, limiting capacity for that population to one person. If the person with a disability has any children, there is not enough room in that bedroom for them to be housed together. The children's play area is on the third floor of a

facility with no elevator. A child who is physically disabled does not have access to this play area.

Our current kitchen is tiny with very little counter space. Food has to be stored in a different area of the building because of the lack of kitchen storage space. Additionally, due to space constraints, the dining room has a table that seats 8 people. When the shelter is full the residents have to eat in shifts.

The bedrooms have one single door closet each – and each bedroom houses at least 3 people. The expectation that three individuals can have all of their belongings in one room with a single closet is unrealistic, so the 1st Lt. Harry B. Colburn Army Reserve Center property would enable expansion so that shelter residents could have adequate storage.

A critical need that the 1st Lt. Harry B. Colburn Army Reserve Center property would meet is that of an outside playground area. HOPE's current facility has no yard. The residents have access to the Fairmont Catholic School's asphalt 'playground' during the evenings and on weekends during the school year. It is very visible from the main road since it borders on Pennsylvania Avenue and the fence is only a chain link fence. So the uses of the play area are limited, it is not a safe space for families seeking confidentiality, and there is absolutely no playground equipment.

A larger facility will allow space for other needed areas that have been expressed in survey responses from shelter residents: offices that can function as classroom/conference/library/computer rooms, exercise/recreation area, larger bathrooms, as well as a small suite for night time shelter managers.

Although HOPE currently does meet all existing fire and health codes and can provide adaptive handicapped accessibility, the 1st Lt. Harry B. Colburn Army Reserve Center property would provide the space to do more than just meet the bare minimum standards and actually provide a comfortable, fully accessible facility.

- b) Identify any anticipated expansion of services that may result from improvement of facilities for the proposed program, as applicable.

Improvement of the existing facilities would include renovations that would make the outside of the property look less "institutional" and more "homelike" with an emphasis on blending into the residential atmosphere of the area. This would include landscaping and a playground area. Likewise, inside the facility, the area will be divided two ways; one area for offices and the other section for living areas for residents. The detached garage will be used for additional offices.

The physical expansion is only one component, but it is a critical one. The 1st Lt. Harry B. Colburn Army Reserve Center property would enable homeless abuse victims to have some storage space. Several families in the past have lost significant amounts of personal property because they were limited in what they could bring with them. The physical expansion will enable HOPE to

establish an adequate clothing bank for families at the shelter. The community has been wonderful in donating items for our families, but space constraints have limited what could be stored. An expanded service, therefore, would be in assisting victims in transitioning into their own homes by providing them with donations of household items.

Services would be expanded in terms of recreation and exercise opportunities for the families at the shelter. Families come to HOPE under extremely stressful conditions, and the 1st Lt. Harry B. Colburn Army Reserve Center property would provide space for physical activity. The increased private space for families would also result.

In the past HOPE has considered several new programs but did not pursue them due to limited physical space at the shelter. Additional space could allow for a classroom(s), computer lab, and a conference room. In the past there have been funding opportunities for job training programs which HOPE could not pursue due to limited space. A classroom could also be used for the mothers to work on their GED or other job skills. A small computer lab could be utilized by school aged children for their homework or for summer enrichment programs. The mothers could also utilize the lab when seeking jobs and permanent housing.

There are many needs expressed by our homeless residents that could be explored in the future, including a space for housing family pets as well as the potential for providing child care services. Services that are provided by community volunteers, such as haircuts and speech therapy, could now be provided on site and provide the anonymity and safety that our residents are seeking.

- c) Identify whether the need for the proposed program is a result of the requirement to meet or comply with established state standards.

The need for the program is definitely a result of the requirement to meet and comply with established state standards as outlined in chapters 48-26-404, 48-26-1005 of the West Virginia code known as the Domestic Violence Act.

It is important to reiterate that a new facility is needed to continue to provide this service to this region of the state.

- d) Include statement that applicant does not currently possess real estate suitable for the proposed program.

HOPE, Inc. does not currently possess any real estate - suitable or even unsuitable - for the proposed program.

4. In the case of a homeless assistance program, a description of how the program will be coordinated with other homeless assistance programs in the communities in the vicinity of 1st Lt. Harry Colburn Army Reserve Center.

HOPE will continue to coordinate with other homeless assistance programs in the community by accepting housing referrals for victims of domestic violence and sexual assault. The 1st Lt. Harry B. Colburn Army Reserve Center property will enable these services in the community to continue. HOPE differs from the services provided by Scott Place and the Union Mission in that our shelter provides a safe, secure, and confidential environment. Males and females are not housed in the same facility. Families seeking services have 24/7 access to crisis intervention services. HOPE, Scott Place, and the Union Mission have an excellent working relationship in determining which of the homeless assistance programs best meets the needs in each specific situation and in connecting those families with the appropriate resource.

5. A description of the time required to commence the proposed program.

The anticipated time required to transition from HOPE's current facility to the Lt. Harry B. Colburn Army Reserve Center property would be 18-24 months after full acquisition to allow for renovations.

HOPE is confident that the Diocese of Wheeling-Charleston will enthusiastically work within the timeframe that is provided by both the federal government and the City of Fairmont and allow services to continue at the existing facility until that transition. The Diocese has a demonstrated concern and commitment that HOPE's services continue in the community. We believe that as long as there is a transition plan in place, even if the property is not physically available before the federal closure date of 9/15/2011 for the 1st Lt. Harry B. Colburn Army Reserve Center, the Diocese would be flexible with HOPE staying at the current site. The church has been very clear in that they do want the service to continue, just not at the current location. The demolition of the current shelter property was not in Phase I of the church's renovation plans.

BUILDINGS OR PROPERTY NECESSARY TO CARRY OUT PROGRAM

1. A narrative description of requested facilities, land, buildings, improvements, easements and related equipment. (Describe by building number and include an illustrative map). In the case of homeless service providers describe the suitability of the buildings and property for the proposed homeless assistance program and needs of the homeless in the communities in the vicinity of 1st Lt. Harry Colburn Army Reserve Center.

The Task Force on Domestic Violence, "HOPE, Inc." is requesting the 1st Lt. Harry B. Colburn United States Army Reserve Center property and buildings, install number 54565 for use as a shelter for women and children who are homeless because of abuse. A drawing of the proposed changes to the facility needed to accomplish the goals of HOPE's program is attached. (Attachment I)

HOPE currently operates such a shelter facility for a five county region out of a building on Jackson Street in downtown Fairmont. Our lease has been changed from a ten year lease to a year to year lease in preparation of the Diocese retaking possession of

the property in the future. We have been viewing property in Marion County for several years and the 1st Lt. Harry B. Colburn United States Army Reserve Center property meets all of the criteria we have been seeking. It is accessible, has room for expansion of services when appropriate, will require minimum rehabilitation to make it operational for our needs, and has a potential outdoor play area for the children HOPE shelters. It has adequate parking and is a well maintained facility.

The facility will be renovated to provide 5 private bedrooms for residents. It has a huge kitchen (which our current facility does not have) that will allow for food storage. A dining room is planned in which all of the clients can eat together. The plans include an indoor play area for the children, a living room, and an indoor recreational area. The facility already has some functional office space and space for the night staff to stay.

The garage on the property will help in solving the storage problem that many of our clients struggle with at our current location. It will be renovated to provide office space for HOPE's additional direct service and administrative staff.

"HOPE, Inc." provides services to victims of domestic violence and sexual assault. These victims come from all income and educational levels and are non-transient. It is our intent to provide our clients with a veil of privacy because of the discrete nature of the services we provide. The 1st Lt. Harry B. Colburn Army Reserve Center property is in a perfect location for that service: it's located in a quiet (but not isolated) area that is close (within 4/10 of a mile) to many amenities, including child care and an elementary school. It also is accessible to public transportation.

A major factor is that the property will have no purchase cost. The funds HOPE has been saving to purchase a facility can then be invested in the renovations.

2. Is the applicant requesting a deed transfer? Would the applicant agree to the Redevelopment Authority owning the property and building and leasing such properties to the applicant at no cost?

We are requesting a deed transfer. Because of the monies invested in renovating the property, a deed transfer would insure long term access to the facility. HOPE is in the situation of having to leave our current facility because of leasing the property rather than owning it. Our strong preference, therefore, would be to have a deed transfer to provide stability to our services and avoid a similar situation in the future. If, however, the only alternative would be a lease agreement, we would be willing to engage in a discussion with the Redevelopment Authority about that option.

3. Indicate what land use and zoning requirements or entitlements are necessary for the applicant to implement its Proposed Program in and around the buildings and property requested.

The zoning on this property is permitted on a conditional basis; therefore there is no zoning regulation that would prohibit the use of the property for a homeless shelter. In the vicinity of the 1st Lt. Harry B. Colburn Army Reserve Center property (within 4/10 of a mile) there are a variety of different property uses, including a school, four churches, a residential facility for the disabled, several businesses, as well as private homes.

HOPE has been an excellent neighbor for 27 years in our current facility and we anticipate that to continue at the 1st Lt. Harry B. Colburn Army Reserve Center property. Our current property adjoins an elementary school and there is no expressed opposition to having the shelter there. In fact, the school children often collect items for the families at the shelter and the church shares with our shelter residents food from their church dinners and activities. It is important to note that the residents of HOPE are seeking privacy and safety and that they are the victims of the crime – not the perpetrators. If HOPE is granted this request, the buildings and 1st Lt. Harry B. Colburn United States Army Reserve Center property would actually have more of the appearance of a private residence than it now does given facility's current purpose. The property provides more than adequate parking onsite for staff and residents, and military vehicles would no longer be parked on the property! For reasons of confidentiality, there would be no signs to advertise the purpose of this facility. In addition, an effort will be made to ensure the privacy of all involved using landscaping and a privacy fence.

4. Indicate whether existing buildings will be used and describe any new construction or rehabilitation that is anticipated on the requested property necessary for program implementation.

Both the main building and the garage will be used for program implementation. A drawing of the proposed usage is attached. (Attachment I) No new building construction is anticipated.

Rehabilitation plans include basic plans to convert the main building facility to a homeless shelter, with private bedroom space, adequate bathroom and kitchen facilities, and offices for services. Plans include changes to meet fire, health and accessibility codes relevant to a shelter facility. Additionally, security needs will be addressed with the extension of the existing fencing. A safe, private outdoor play area will be developed. The detached garage will be renovated for staff offices and storage.

ORGANIZATIONAL CAPACITY

Evidence that the management team is capable of successfully operating any proposed program will be examined. The applicant must demonstrate a record of past performance and experience with similar programs, viability, and financial and administrative solvency and stability based on the following:

1. A general description of past performance and experience operating similar programs to those proposed.

The Task Force on Domestic Violence, "HOPE, Inc." has operated a shelter facility in Fairmont, West Virginia, since 1980 and operates four outreach offices. HOPE's program is subject to an annual licensing review by the West Virginia Family Protection Services Board that ensures financial and administrative solvency and stability. Programmatically HOPE is one of the 'oldest' shelter programs in the state and one of the most respected. HOPE has provided technical assistance to other communities seeking to provide comprehensive and innovative services to victims of abuse.

We are equally confident in our ability to renovate the property. HOPE began in 1980 with a group of volunteers, a donated building that had previously been a funeral home, and

one grant for reimbursable direct services for about \$23,000. HOPE was able to garner community support to rehabilitate and furnish the shelter and begin providing services in a three month period of time. That was 27 years ago. Since that time HOPE has expanded to having 18 staff positions and offices/services in four additional counties. HOPE serves approximately 1000 unduplicated individuals each year with a budget nearing \$1 million annually.

HOPE is proposing to transition our current services to the 1st Lt. Harry B. Colburn Army Reserve Center property. Not only do we have extensive experience in providing the actual services, we have experience in renovating property for a shelter facility! The one huge advantage in renovating a facility now is that we have additional staff, monies, resources and community support to make the transition. In 1980 nothing was in place (i.e. services, staff, furnishings, funding, etc.). Since 1980 extensive renovations were made to the shelter facility, including addressing minimum accessibility issues and rehabilitating completely unused areas of the facility into useable space. We have annual fire inspections and health department inspections so we are very familiar with code requirements. We are making this proposal with the full understanding, based on experience, of what work, management, and budgetary needs will be involved.

2. A list of all projects/properties owned or managed (as applicable to this request) by the applicant.

HOPE does not own a facility but manages five facilities/offices and the services provided at those facilities. These include a shelter facility in Marion County and outreach offices in Harrison, Lewis, Gilmer, and Doddridge counties. The following information describes the projects managed as part of the Task Force on Domestic Violence, "HOPE, Inc.":

Marion County

Leased Shelter and Administrative Offices

Located at 411 Jackson Street, Fairmont, WV 26554

Mailing Address: P. O. Box 626, Fairmont, WV 26555

Telephone: 304-367-1100

On-site Manager: Harriet Sutton, Executive Director

Years managed: 27

Offices for 9 employees; five bedrooms with bed space for 11 adults/children and 3 infants

Services provided: Emergency shelter, 24-hour hotline, crisis counseling, professional counseling, legal advocacy, personal advocacy, children's program, community education, support groups

Harrison County

Leased Outreach Office

Located in the Wine Press Building, 215 West Main Street, Clarksburg, WV 26301

Telephone: 304-624-9835

On-site Manager: Tina Fowler, Outreach Coordinator

Years Managed: 26

Offices for 4 employees

Services provided: Crisis counseling, 24-hour hotline, professional counseling, legal advocacy, personal advocacy, support groups, community education

Lewis County

Donated outreach office in the Lewis County Courthouse

Mailing Address: P. O. Box 52, Weston, WV 26452

Telephone: 304-269-8233

On-site Manager: Terri Flint

Years Managed: 21

Offices for 2 employees

Services provided: Crisis counseling, 24-hour hotline, legal advocacy, personal advocacy, community education

Gilmer County

Donated outreach office in the Gilmer County Courthouse

Mailing Address: P. O. Box 144, Glenville, WV 26351

Telephone: 304-462-5352

On-site Manager: Beverly Pritt

Years Managed: 15

Office for 1 employee

Services provided: Crisis counseling, 24-hour hotline, legal advocacy, personal advocacy, community education

Doddridge County

Leased outreach office in the Doddridge County Library

Mailing Address: 117-A East Court Street, West Union, WV 26456

Telephone: 304-873-1416

On-site Manager: Chrystie Saab

Years Managed: 10

Office for 1 employee

Services provided: Crisis counseling, 24-hour hotline, legal advocacy, personal advocacy, community education

These programs operate under the financial and administrative management of the Task Force on Domestic Violence "HOPE, Inc." A copy of HOPE's most recent annual audit is enclosed. (Attachment J)

[In the case of homeless service providers, also provide the current number of units or beds assisting the homeless, or government subsidized low and moderate income units owned or managed and detailed information for at least three programs/projects owned and/or managed.]

HOPE is licensed by the state's Family Protection Services Board to provide 11 adult beds and three cribs. The services provided to victims who are homeless because of abuse are provided at the Marion County facility. (More details on that site and each of the sites are listed above.) One shelter facility serves the five county region, with additional support services provided in the remaining four counties. Each site is under the overall supervision of the Executive Director, with immediate supervisors for various programs at each facility/office. Hotline services are accessed 24/7 through the 367-1100 number. A staff member is always available at the shelter facility and staff back-up is also available via the phone. There is no charge for any of the services provided to victims.

3. Plans for the expansion of the organization to meet an increased demand for services from the proposed programs. Identify any organizational adjustments needed for proposed programs including number of employees needed and job descriptions.

At this point, the transition will be one of moving/changing the site of the facility and will not involve a major programmatic change. The new site will, however, provide for an opportunity to expand services. These could include children's services, education and recreation – all which can be managed by our existing children's case manager. Likewise, the expansion of education and parenting classes will be managed using our existing adult case managers. New projects will develop as funding becomes available or as volunteers can be recruited and trained.

We are not anticipating an increase in demand for services or a need for an increase in employees for the initial phase of this project.

HOPE's primary concern is not the expansion of services, but of the total loss of services without having a shelter facility. HOPE's use of the 1st Lt. Harry B. Colburn Army Reserve Center property as a shelter will insure that services for persons who are homeless because of abuse will continue in this region.

4. Provide a list of management functions that will be staffed at the property or in buildings requested and whether those management functions will be provided by the applicant or contracted out to a third party. If contracted out, please provide information regarding the selection process for those management services and how often a site manager will visit the property.

All administration and management functions of the organization will be staffed at the property and in the building we are requesting. These functions will be provided by existing staff and will not be contracted out. In addition to serving as the shelter facility, this site will serve as our central office for the five counties served by HOPE. There will be staff on site at all times.

These administrative/management functions provided onsite will include:

- overall management of the agency (Executive Director)
- management of direct services (Case Manager Specialist)
- financial management (Chief Financial Officer)

5. For other than public agencies, the following information must be provided:
 - a) A full detailed and audited financial statement for the last two years (including, copies of tax returns for the last two fiscal years) of the organization's assets/reserves, liability, balances, make-up of current assets accounts receivable, balance of revenues and expenses and net worth. This report must include a balance sheet and income statement. If the applicant is a partnership or joint venture, individual financial statements must be submitted for each general partner or joint ventures thereof. A full disclosure of whether any of the organization's officers, principals or partners have declared bankruptcy in the last five (5) years.

A Copy of HOPE's Annual Audit for 2006-2007, the 990 Tax Return for 2006, the Annual Audit for 2005-2006, and the 990 Tax Return for 2005 are attached. (Attachments J and K)

To our knowledge none of HOPE's officers has declared bankruptcy in the last five years.

- b) A disclosure as to whether any of the organization's officers, principals or partners have been convicted of a felony in the last five (5) years and the nature of the conviction.

To our knowledge, none of HOPE's officers has been convicted of a felony in the last five years.

- c) A minimum of three (3) business references including names, addresses, telephone numbers and the nature and magnitude of the business association in each instance. These references must be persons or firms with whom you have transacted business during the past five (5) years.

TeleProfessional
PO Box 1225
Fairmont, WV 26555
(304) 366-6360

HOPE has utilized TeleProfessional to assist with our hotline services since 1980.

Adams Office Supply Company
210 Adams Street
Fairmont, WV 26554
(304) 366-0650

HOPE has utilized Adams Office Supply as one of our vendors since 1980.

Pest Management Services Incorporated
167 Middletown Circle
Fairmont, WV 26554
(304) 363-7870

HOPE has utilized Pest Management Services for routine monthly services for over a decade.

- d) A minimum of three (3) financial references including names, addresses and telephone numbers in each instance. It is required that two (2) of the three (3) references be banks or savings and loan institutions; also indicate the type of relationship.

BB & T
James Kisner
120 Fairmont Avenue
Fairmont, WV 26554
(304) 366-2378
Primary Bank – Checking account; credit card

Merrill Lynch
The Hood Group
104 Tolley Drive
Bridgeport, WV 26330
1-800-937-0238
Investment Account

Bennett and Dobbins, CPA
317 Cleveland Avenue
Fairmont, WV 26554
(304) 366-4295
Auditor

6. Homeless providers must attach a management plan demonstrating the experience and ability to manage the programs enumerated in the Notice of Interest.
 - a) Does not apply.
 - b) In the case of emergency shelter programs, applicants shall submit a proposed management plan that includes:
 - 1) A screening procedure for acceptance of individuals into the program including eligibility criteria and disqualifying factors including the requirement for clients to be drug free and sober while in the facility and not previously convicted of assault, battery, possession for sale of controlled substance, burglary or weapon charges and all crimes against persons in last five (5) years.

HOPE's primary criteria for acceptance into the shelter facility is that the individual be homeless because of abuse and is appropriate/able to live in a group living setting. All individuals are screened for admission by shelter staff and must complete and sign a Resident Housing Contract and abide by the House Rules. These rules and forms address such issues as drugs, alcohol and criminal behavior. (See Attached Forms: Initial Contact Report, Resident Housing Contract, and House Rules - Attachment L)

Any victim who is unable to live in a group living setting is still eligible to receive support services from HOPE.

- 2) A typical agreement that would be signed by program client's setting forth standards of conduct and behavior including eviction procedures.

The resident housing contract and house rules are read and signed by each resident

and detail the expected standards of conduct and consequences if those standards are breached. (Attachment L)

- 3) Specific support services to be provided on-site and methods for creating linkages with other existing programs off-site.

A service plan is completed for each resident by the resident and a case manager. The plan identifies services to be provided and linkages with other off site programs. Each client's service plan is written to meet the standards of the West Virginia Department of Health and Human Resources and is an individualized plan reflecting the specific needs of the victim and a plan for meeting those needs. The service plan is reviewed by a case manager at a minimum of every 30 days. If the victim is not progressing toward their goal, the plan is revised to ensure that their needs are being met. (Please see individualized Service Plan - Attachment M.)

Support services provided on site include basic needs (food, clothing, shelter), professional counseling, relocation assistance, parenting skills training, advocacy, crisis intervention, transportation, and the Children's Program. HOPE does link residents with off-site programs when needed and as appropriate, including but not limited to child care, accessing eligibility programs such as DHHR/SSI, medical care, hair cuts, training programs, acquiring necessary clothing/personal items not on site and college classes. HOPE utilizes staff and volunteers to transport and assist residents in accessing these services

- 4) Same submittal requests as identified for transitional housing program in subsection (a) as follows 4), 6), 8), 9), 10), 11), and 12).

- (4) A method for linking specific social services and resources must be established.

As stated in #3 above, HOPE links shelter residents with off-site support services as needed. Case managers are on staff 24/7 to insure that needs are met. All residents have individualized Service Plans (Attachment M) that are continuously monitored. Volunteers are utilized to also assist in transporting residents to needed off-site services. Residents have telephone and Internet access to further assist them in the networking process.

- (6) A procedure for enforcing the rules of the lease and any additional program standards of conduct including an eviction procedure.

HOPE's facility has been and will be staffed 24/7 and monitored by Case Managers. All residents are informed of shelter policies prior to acceptance into the facility and must sign various agreements/forms informing them of the policies and procedures. Those procedures include expected conduct and the repercussions if that standard of conduct is not maintained. (Please see attached Resident Housing Contract, House Rules, etc. - Attachment L).

Regular 'house meetings' are held to assist in monitoring conduct and

prevent problems from arising. If a problem exists and persists, the case managers follow the protocol of trying to work out the issue. If that is not successful and the conduct is of a level that requires eviction, the Executive Director is actively involved in the process. In the rare case of eviction, HOPE works to assist the resident in finding safe, alternative housing.

(8) Procedures for complete financial accounting and periodic reports. A formal accounting and financial reporting process will be required through contracting with a Certified Public Accountant whereby monthly financial statements, bank reconciliations, and a review of accounting transactions are provided to the Redevelopment Authority on a monthly basis by an individual separate from program management. An organization must also contract with an independent accountant to provide audited financial statements on an annual basis. The treasurer of each organization shall countersign all check copies on a monthly basis in conjunction with approving the financial Statement. This dual signature must occur after the checks are issued and represent an auditable expenditure review process.

Documented financial controls and procedure policies must also be available/or developed which prescribe the standard methodology used in handling accounting transactions inclusive of cash receipts, accounts payable activities, journal vouchers, and internal bank and investment transfers. Such policies and procedures must acknowledge the scope of financial activities conducted by the organization.

A copy of HOPE's current Financial Policies Manual relevant to financial statements, bank reconciliations, and accounting transactions is attached. (Attachment N) The Task Force on Domestic Violence, "HOPE, Inc." agrees to comply with any formal accounting and financial processes required by the Redevelopment Authority in the event that HOPE becomes part of the redevelopment plan.

Currently HOPE does have a system of internal financial controls in place that is satisfactory to our auditor. It includes the preparation of monthly financial statements and bank reconciliations that are reviewed and signed regularly by HOPE's treasurer and/or president and audited annually by the auditor. HOPE does annually contract with an independent accountant. Checks require two signatures and program management cannot sign their own checks.

HOPE's nearly \$1 million annual budget is comprised of significant state and federal funds and there has never been an issue of the misuse of funds. HOPE is subject to annual routine site reviews from several state funding sources and no financial procedures or inadequacies have been cited. HOPE is required to submit monthly financial reports and documentation to numerous financial sources. HOPE maintains pristine financial records and has a computerized accounting system.

(9) A property maintenance inspection program for buildings and units as applicable and grounds including a capital improvement program, purchasing, and inventory procedures.

HOPE is subject to routine health and fire inspections. HOPE undergoes an annual property inspection for licensing by the Family Protection Services Board – West Virginia’s licensing board for domestic violence shelters. For compliance with the state’s liability insurance program, the Board of Risk and Insurance Management, HOPE maintains a comprehensive safety plan that includes procedures for property inspections. A copy of HOPE’s Safety Plan is attached. (Attachment O)

Because HOPE currently does not own property, no formal capital improvement program is maintained. However, as evidenced by the capital improvements conducted in the past 27 years, HOPE does regularly address maintenance and improvement needs, with an average of over \$4000 annually reinvested in the property. All capital improvement plans are subject to approval by HOPE’s Board of Directors. HOPE will contract with an outside service for weekly, routine maintenance of the 1st Lt. Harry B. Colburn Army Reserve Center property.

Purchasing and inventory procedures are outlined in HOPE’s Financial Policies Manual. (Attachment N). Additional inventory requirements of specific funding sources, including an annual food inventory, are conducted and maintained as required.

(10) Provisions for a security program.

A key component of HOPE’s services is the safety/security of the shelter residents. The current shelter has a security system as well as safety policies in place. A security system and expanded fencing are proposed for this project and the safety procedures will be revised to reflect the new facility. Those procedures address not only the physical facility, but also the process of handling phone inquiries. Security has not been an issue for 27 years – even during the time when HOPE’s location was rather isolated from more populated buildings. (i.e. when the Heck’s building and Salvation Army buildings were vacant and school was not in session). The dynamics of abuse substantiate that perpetrators tend to offend in private. Although HOPE will take all necessary security precautions, we are not anticipating any safety concerns at the 1st Lt. Harry B. Colburn Army Reserve Center property.

(11) A reporting system that will enable the community to evaluate the progress of the program on an annual basis.

HOPE has a Strategic Plan that includes measurable process and impact goals and objectives. (Attachment P). HOPE maintains unduplicated

statistics on all of its major service programs. These statistics are compiled on a monthly basis and reported to the required state and local funding entities (Currently 8 different funding sources require different monthly statistical reports.) Both the Marion and Harrison County United Ways assign liaisons to HOPE to review program activities and HOPE presents an annual review to each of the United Ways.

The Executive Director submits a monthly progress report to the Board of Directors. HOPE includes many of these statistics in its annual report that is presented at its annual meeting for Task Force members and the public in August. (Attachment D)

An additional and important evaluation component is the exit surveys completed by shelter residents to provide feedback on HOPE's services. These anonymous surveys are reviewed by the Executive Director and staff and suggestions are incorporated into program planning.

12) Indicate whether resident support services will be provided both on-site and off-site.

Most resident support services are available on site and referrals are made to other agencies as needed. Follow-up support services will continue to be provided to residents upon their leaving the facility.

As noted in #3 above, a service plan is completed for each resident. The plan identifies services to be provided and linkages with other off site programs. Each client's service plan is written to meet the standards of the West Virginia Department of Health and Human Resources and is an individualized plan reflecting the specific needs of the victim and a plan for meeting those needs. The service plan is reviewed by a case manager at a minimum of every 30 days. If the victim is not progressing toward their goal, the plan is revised so to ensure that their needs are being met. (Please see individualized Service Plan. Attachment M)

Support services provided on site include basic needs (food, clothing, shelter), professional counseling, relocation assistance, parenting skills training, advocacy, crisis intervention, transportation, and the Children's Program. HOPE does link residents with off-site programs when needed and as appropriate, including but not limited to child care, accessing eligibility programs such as DHHR/SSI, medical care, hair cuts, training programs, acquiring necessary clothing/personal items not on site and college classes. HOPE utilizes staff and volunteers to transport and assist residents in accessing these services

c) Does not apply.

FINANCIAL PLAN

Prepare a financial plan for the specific building, property and/or program requested which shall include:

- a) A development proforma and estimated costs associated with ensuring buildings and property that can be used for the proposed program:

Attached are architectural drawings of the proposed renovations (which include meeting accessibility requirements) for the buildings and property to be established as a shelter for women and children who are homeless victims of domestic violence and sexual violence. (Attachment I)

Projected costs are as follows:

Renovation of Main Building	\$38,000
Renovation of Garage	42,000
Renovations to Meet Fire Codes	12,000
Renovations to Meet Health Codes	8,000
Installation of Security System	6,250
Insulation	1,400
Telephone System Update	2,400
Furnishings	10,000
Fencing and Secure Gate	8,000
Moving Costs	10,000
Fees (architectural, title search, survey, etc.)	5,000
Unanticipated Costs	<u>10,000</u>
TOTAL PROJECTED COST	\$153,050

HOPE currently has a building fund that would cover the total cost of the renovations and move. Therefore, no funds financing costs will be incurred.

No significant additional expenses are anticipated for the services that are currently being provided in HOPE's existing shelter facility and the services would continue at least at the current level at the 1st Lt. Harry B. Colburn Army Reserve Center property.

HOPE would be flexible in working with federal and City officials in terms of the occupancy schedule for the property. HOPE anticipates that the renovation of the 1st Lt. Harry B. Colburn Army Reserve Center property would be completed within 18-24 months after full possession of the facility.

- b) A five year projected operating cash-flow analysis for the program:

A five-year projected budget showing revenue and expenses is attached.
(Attachment Q)

- c) Detailed statement of the source of anticipated funding to establish the program operations.

HOPE currently has funding to provide the ongoing services for persons who are homeless because of abuse. There is no anticipation that those basic services/costs will change significantly because of the change in facility sites.

In terms of the anticipated expenses to renovate/rehabilitate the facility, HOPE has projected three sources of revenue/in-kind support. First, in the 1980's HOPE received a bequest that the Board of Directors designated for a building fund in anticipation of the need to own a facility. The monies from this fund will cover the anticipated cost of rehabilitating the 1st Lt. Harry B. Colburn Army Reserve Center property and are available for expenditure for that purpose. Some additional renovations, such as the development of a playground, will be presented to community groups for local support. Any further future renovations will be presented to the WV Housing Development Fund through the Emergency Shelter Grant Program, from which HOPE has received over \$100,000 in renovation funds in the past 21 years.

The attached five-year budget details projected revenue sources. (Attachment Q)

- d) Indicate whether the applicant is receiving federal, state, or local grants or subsidies for programs they provide. If so, what percentage of total organization revenues relies on these grants?

As a private, non-profit agency, the Task Force on Domestic Violence, "HOPE, Inc." receives a number of federal, state, and local grants and subsidies for the programs HOPE provides. Approximately 95% of the agency's total operating revenue relies on these grants and subsidies. The percentage includes United Way funding.

SIGNATURE PAGE

Diana L. Bedell

Diana Bedell, President, Board of Directors

10/17/07

Date

Judy Biafore

Judy Biafore, Secretary, Board of Directors

10/17/07

Date

Harriet Sutton

Harriet Sutton, Executive Director

10-17-07

Date

**FINAL REPORT AND RECOMMENDATION OF THE
CITY OF FAIRMONT, WEST VIRGINIA LRA
CONCERNING THE REUSE OF THE LT. HARRY B COLBORN USARC
FAIRMONT, WEST VIRGINIA
DRAFT**

LRA MEMBERS: David Shaw
William Oliver
Nick Fantasia
Joe Feltz
Norman Kronjaeger
George Gribben
Michael Foy
Matt Delligatti
James Wharton

**FINAL REPORT AND RECOMMENDATION OF THE
1st LT Harry B. Colborn Army Reserve Center**

A. FORMATION OF LRA

In a letter dated May 24, 2006 and signed by Deputy Assistant Secretary of the Army Joseph W. Whetaker, the City of Fairmont Planning Director, Jay Rogers, was informed that the 1LT Harry B. Colborn Army Reserve Center, located in City of Fairmont, had been declared surplus property and was to be disposed of by the Army in accordance with applicable federal law (attachment #1). At a public meeting held on April 25, 2006, the City Council of Fairmont passed a resolution establishing the Fairmont Planning Commission as the Local Redevelopment Authority for the City of Fairmont for the purpose of reviewing the reuse of the site (attachment # 2). The LRA's duties included supplying information about this site to interested parties and the public; receiving public input; holding public hearings; and making a final recommendation concerning the reuse of the property. A copy of the resolution was submitted to the Office of the Secretary of Defense in April 2006, and that office was asked to recognize the City of Fairmont LRA as the official body responsible for preparing the necessary land use plan and recommendation. Subsequently, the City of Fairmont LRA was designated by the Office of Economic Adjustment, Office of the Secretary of Defense, as the recognized agency for reuse planning. The property was listed as Surplus Property and the City of Fairmont Planning Commission was named the LRA in the Federal Register / Vol.71, No 95 / Wednesday, May 17, 2006 / Notices (attachment #3).

Pursuant to this resolution, the Fairmont Planning Commission is the LRA whose members are David Shaw, William Oliver, Nick Fantasia, Joe Feltz, Norman Kronjaeger, George Gribben, Michael Foy, Matt Delligatti, and James Wharton. The political jurisdiction comprising the LRA is Fairmont, West Virginia. Fairmont is a municipal body organized and operating as a Class II City under Chapter 8-1-3 of the West Virginia State Code.

B. PUBLIC WORKSHOP AND SITE TOUR

A tour of the installation was conducted on September 6, 2006 at 5:30 pm, with a workshop was held at the First Floor of the Fairmont Public Safety Building 500 Quincy Street following at 7:00 p.m. All participants were asked to sign in (attachment #4). The Workshop included an overview of the base redevelopment planning process, information on any land use constraints known at the time, and information on the NOI process. Interested parties were required to register for this workshop by 4:30 p.m. September 4, 2006. Attendance at this workshop was not required to submit an NOI, but was highly encouraged. This workshop was advertised locally in the Times West Virginian (attachment #5).

Representatives of HOPE Incorporated and the Members of West Virginia Rescue Ministries representing the Union Mission of Fairmont attended the first public workshop. The LRA assembled a packet of informational material on the property and the NOI process, which was distributed to all participants at the September 6, 2006 workshop and was also available to the general public (attachment #6). This packet was also distributed to any individual or organization requesting a copy.

Hope Incorporated requested a follow up site visit so their Architect could see if the facility would suit their needs. A sign in sheet for this visit is attached (attachment #7).

Prior to the initial public hearing it was determined that the September 2006 Newspaper advertisement was insufficient. The City of Fairmont requested an extension from HUD in writing and ran a new advertisement on August 18, 2007 requesting NOIs from interested organizations. The advertisement set a new deadline for receiving NOIs on October 22, 2007 (attachment #8).

C. HOMELESS ASSISTANCE SUBMISSION

Outreach efforts by the LRA resulted in three homeless providers showing interest in the property including the Union Mission of Fairmont, Hope Incorporated and Volunteers of America.

The Union Mission of Fairmont is a faith-based organization that provides emergency shelter and other services to men, women and children in Fairmont. The Union Mission received the packet of instructions for submitting a NOI, but declined to submit.

HOPE Incorporated is a non-profit organization that provides emergency shelter and services to women who are victims of domestic violence. HOPE Incorporated was the only organization to show interest after the second advertisement.

Volunteers of America is an organization that provides emergency shelter and services to homeless military veterans. Volunteers of America did a windshield survey of the neighborhood surrounding the reserve center then declined to submit a NOI. A letter from Volunteers of America is attached (attachment #9).

1. Information about Homelessness in West Virginia

The following inventory includes facilities providing emergency shelter, transitional housing, supportive services, and permanent supportive housing to homeless families and individuals.

Part II: CoC Housing and Service Needs

H: CoC Services Inventory Chart

(1) Provider Organizations	(2) Prevention					(3) Outreach				(4) Supportive Services								
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
AIDS Network/Eastern Panhandle		X	X	X					X				X	X				X
Appalachian South Folklife Center/Mercer County															X			
Bluefield Union Mission/Bluefield			X									X						X
Caritas House/Mon Valley	X	X	X	X				X					X	X				X
Catholic Community Services – Statewide			X												X		X	
Christian Help/Mon Valley												X						X
Community Action Agencies – Statewide	X	X	X	X				X	X					X	X	X	X	X
Community Networks/Eastern Panhandle	X	X	X	X		X		X					X					X
Congregational-Cooperative Action Program/Eastern Panhandle		X	X															
Connecting Link/Mon Valley		X																
DHHR Emergency Assistance Program – Statewide		X	X	X								X						X
DHHR Low Income Energy Assistance Program – Statewide			X	X														
DHHR Tel-Assistance & Link Up America – Statewide			X															
DHHR 20% Discount Program – Statewide			X															
Domestic Violence Agencies and Outreach Sites – Statewide				X	X			X	X	X				X	X	X		
First Presbyterian Church/Bluefield			X															
Helping Hands of Potomac Highlands/Eastern Panhandle		X	X						X			X						X
Highland Education Project/McDowell County			X											X				
Jefferson County Community Ministries/Eastern Panhandle		X	X	X														
McDowell Missions/McDowell County														X				

(1) Provider Organizations	(2) Prevention				(3) Outreach				(4) Supportive Services									
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Mission Ministries/McDowell County															X			
Mustard Seeds and Mountains/McDowell County															X			
Pocahontas Cooperative Parish/Eastern Panhandle	X	X	X															
Primary Relief Fund of WV, Inc./Southern WV			X										X					
Salvation Army/Mon Valley		X																
Salvation Army/Princeton		X	X										X					
Salvation Army/Eastern Panhandle		X	X	X														X
Sacred Heart Catholic Church/Mercer County			X															
Telamon Corporation/Eastern Panhandle	X	X	X						X		X							
Trinity United Methodist Church/Mercer County		X	X										X					
Greenbrier Valley Medical Center/Greenbrier County																		X
Families, Agencies, Children Enhancing Services (FACES)/McDowell County															X	X		
CASE Housing Counseling Program/Mercer County				X											X		X	X
Consumer Credit Counseling Service/Statewide				X														
Scott Place Shelter/Mon Valley				X					X	X								
SAFE Housing and Economic Development (SHED)/McDowell County		X		X														
Legal Aid of WV - Statewide					X													
Valley Health Care						X			X	X	X	X						
Rock Forge Neighborhood House and Shack Neighborhood House															X			
Home to Home/MOV Region												X						
PS Project Recovery and Support Network/MOV Region				X					X			X			X			X
Department of Veterans Affairs/Statewide						X			X	X	X	X	X	X	X			
Projects for Assistance in Transition from Homelessness (PATH)/Statewide		X	X	X		X			X	X	X							
Northern WV Center for Independent Living				X		X												
Prestera Center for Mental Health				X					X	X	X	X						
Bartlett House									X		X	X	X					

(1) Provider Organizations	(2) Prevention				(3) Outreach			(4) Supportive Services										
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
WV Division of Rehabilitation Services -- Statewide									X							X		
Seneca Mental Health									X			X						
Timberline Health Services									X			X						
Southern Highlands Community Mental Health Center									X	X	X	X	X					
FMRS Community Mental Health Center									X	X	X	X						
United Summit Center/Mon Valley									X	X	X	X						
Valley Health Care									X	X	X	X						
Westbrook Health Services/MOV Region									X	X	X	X						
Wellspring Family Services/Mon Valley									X	X		X						
Bridges, Inc.									X							X		
Coordinated Council for Independent Living									X	X								
Adult Basic Education Classes: The WV WORKS Program/Statewide										X					X			
Union Mission		X	X			X				X	X							
Vintage Day Care/Mon Valley									X	X					X			
Chestnut Ridge Hospital/Mon Valley											X	X						
Fairmont General Hospital/Mon Valley											X	X	X					X
Eastringe/Eastern Panhandle											X	X						
Shenandoah Behavior Health System											X	X						
HIV Consortium/Statewide			X	X					X		X	X	X	X				
WV Coalition for People with HIV/AIDS/Statewide	X	X	X	X					X					X	X			X
Excellence in Youth Promise Program/Mon Valley										X					X			X
Academy of Adult Learning/WORK4WV Career Center															X			
Educational Opportunity Center (EOC)/Mercer County															X			
Literacy Volunteers/Mon Valley															X			
Human Resource Development Foundation/Statewide															X	X		
WV DHHR - Work Incentive/Employment Services/Statewide																X		

(1) Provider Organizations	(2) Prevention				(3) Outreach				(4) Supportive Services									
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Youth Enrichment Services (YES - Workforce Investment Act)/Southern WV																X		
Windy Mountain Learning Center/Mercer County									X						X	X		
Mercer County Opportunity Workshop, Inc.																X		
Potomac Valley Transit Authority																		X
PACE Training and Evaluation Center/Mon Valley																X		
Preston County Sheltered Workshop																X		
WV Job Service Offices/Statewide																X		
Marion County Senior Aides Project																X		
North Central WV Opportunities Industrialization Center (OIC)														X	X	X		
School Day Plus/Taylor County																	X	
Head Start/Early Head Start/Statewide															X	X		
Salvation Army After School Safe Haven/Mercer County																	X	
Childcare Resource Center/Mon Valley																	X	
WV Wheels to Work/Statewide																		X
Disabled American Veterans/Mon Valley																		X
County Health Departments/Statewide												X						
Dental Services for the Homeless/McDowell County												X						
Bland Mission												X						
Mercer Health Right, Inc.									X	X	X	X	X	X	X			
Morgantown Health Right									X	X	X	X	X	X	X	X		
John Manchin Senior Health Care Center												X						
Good Samaritan Free Clinic/Eastern Panhandle												X						
2-1-1	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
WV 55 Public School Districts			X												X			X
WV Mental Health Consumers Association			X									X		X				

D. OUTREACH TO PUBLIC BENEFIT ORGANIZATIONS

Public Benefit Organizations were instructed in the initial advertisement for NOIs to contact their affiliated Federal Agency to learn more about the Agencies PBC Program and to find out if their organization would qualify to property as a public benefit conveyance. The contacts for the Federal Agencies were listed in the advertisement.

E. PUBLIC PLANNING MEETINGS

1. Public Meeting –

The first public meeting was scheduled prior to the discovery of an error in the initial advertisement for NOIs. Due to the flawed advertisement no official action could be taken by the LRA at this meeting so, it was used as an opportunity to give HOPE Incorporated a forum to describe their program and their plans to use the Reserve Center. Speakers for HOPE Incorporated gave detailed descriptions of the types of services that are provided by HOPE. They also described physical constraints of their emergency shelter and the facts about their lease agreement that indicated their need to relocate. The representatives of HOPE Incorporated presented to the LRA letters of support for their NOI from different local citizens and organizations (attachment #10). Following the presentation, LRA members and residents asked questions and offered their comments. Additional comments from residents were received after the meeting.

An additional site visit and work session was held on behalf of the Fairmont LRA on October 3, 2007. Stephanie Brown of the Office of Economic Adjustment gave the LRA an overview of the BRAC Process and answered questions. A sign in sheet is attached.(attachment #11)

F. LRA DECISION ON RECOMMENDATION FOR REUSE

Based on the public outreach process and the NOI submitted by Hope Incorporated the Fairmont LRA has determined the following:

1. HOPE Incorporated is a qualified homeless care provider as determined by the West Virginia Continuum of Care.
2. HOPE Incorporated was the only homeless care provider to submit a timely and complete Notice of Interest.
3. HOPE has the financial wherewithal to maintain and make improvements to the 1st LT Harry B Colborn Army Reserve Center.

Therefore the Fairmont LRA plans to enter into a legally binding agreement with HOPE Incorporated allowing them to use the 1st LT Harry B Colborn Army Reserve Center to provide emergency shelter for women who are victims of domestic violence.

G. PUBLIC PRESENTATION OF DRAFT BASE REUSE PLAN

Public comment on the plan concerned the following issues: *(to be added after November 28, 2007 public meeting)*

H. ENVIRONMENTAL CONSIDERATIONS

All available environmental information was included in the NOI instruction packets that were given to organizations making requests. (Attachment # 12)

Attachments to Base Reuse Plan

Attachment #1 –Letter from Joseph Whitaker to City of Fairmont Advising of the declaration of the 1st LT Harry B Colborn Army Reserve Center as surplus federal property. Dated May 24, 2007

Attachment #2 – Resolution of the Council of City of Fairmont Designating the Fairmont Planning Commission as the Local Redevelopment Authority for the purpose of developing the reuse plan for the 1st LT Harry B. Colborn USARC. Dated April 25, 2006

Attachment #3 - Federal Register Notice of availability of Surplus Property and Recognition of 1st LT Harry B. Colborn Reserve Center LRA. Dated May 17, 2006

Attachment #4 – Sign in sheet For September 6, 2007 Public Workshop.

Attachment #5 – Legal Advertisement for September 6, 2006 Public Workshop.

Attachment #6 – Instruction Packet for submitting NOI.

Attachment #7 – Sign in sheet for November 9, 2006 HOPE Inc site visit.

Attachment #8 – Advertisement for extended Outreach.

Attachment #9 – Letter from Volunteers of America declining to submit NOI.

Attachment #10 – Letters of support for HOPE Inc.

Attachment #11 – Sign in sheet for October 3, Work Session for LRA

Attachment #12 – Environmental Information distributed to interested organizations



OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

SEP 22 2010

The Honorable Matt S. Delligatti
Mayor of Fairmont
1619 Westbrook Drive
Fairmont, WV 26554

Dear Mayor Delligatti:

I am pleased to inform you of the Department of Housing and Urban Development's final determination that *The City of Fairmont Local Redevelopment Authority 1LT Harry B. Colburn USARC Redevelopment Plan* (the Plan), dated February 14, 2008, with supplemental information dated July 7, 2010, and July 15, 2010, complies with the requirements of the Base Closure Community Redevelopment and Homeless Assistance Act (the Act) of 1994, 10 U.S.C. §2687 note, as amended, and its implementing regulations found at 24 CFR Part 586. The City of Fairmont may now move forward with implementing the reuse plan by pursuing a homeless assistance conveyance of real property for homeless assistance use. The basis for HUD's determination is discussed below.

HUD has determined that the plan appropriately balances the need of the City of Fairmont, West Virginia for economic redevelopment and other development with the needs of the homeless in the community. The basis for this determination is the fact that that HUD's review of base closure plans is subject to the expressed interest and requests of representatives of the homeless. Where all Notices of Interest from representatives of the homeless are accommodated, HUD will conclude that a base reuse plan balances in an appropriate manner the needs of the community for economic and other redevelopment with the needs of the homeless in the community.

Congratulations on your success in carrying out the military base reuse planning process. I wish you continued success in implementing the 1LT Harry B. Colburn USARC redevelopment plan. HUD stands ready to assist you in your efforts. If the Department can provide any further service please contact Mr. John Tolbert, Community Planning and Development Director, at HUD's Pittsburgh Field Office, 339 Sixth Avenue, Pittsburgh, Pennsylvania 15222. Mr. Tolbert may also be reached at (412) 644-5846 or John.Tolbert@hud.gov.

Sincerely,

A handwritten signature in black ink that reads "Mark Johnston".

Mark Johnston
Deputy Assistant Secretary
for Special Needs

cc:

Mr. Joseph F. Calcara, DASA (I&H)
Mr. Patrick O'Brien, OEA

APPENDIX B. CONSULTATION

This appendix contains the following consultation and coordination documents:

- Letter sent to the U.S. Fish and Wildlife Service, West Virginia Field Office
- Letter sent to the West Virginia Division of Natural Resources
- Scoping letter sent to the State Historic Preservation Officer, West Virginia Division of Culture and History
- Letter sent to the Marion County Historical Society
- Letter sent to the Eastern Shawnee Tribe of Oklahoma (NOTE: Identical letters were sent to Oneida Indian Nation of Oklahoma, The Delaware Nation, United Keetoowah Band of Cherokee Indians, Cayuga Nation of Indians, Oneida Tribe of Indians of Wisconsin, Eastern Band of Cherokee Indians, Delaware Tribe of Indians, Cherokee Nation, Absentee-Shawnee Tribe of Indians of Oklahoma, and United Keetoowah Band of Cherokee Indians.)
- Letter response from the U.S. Fish and Wildlife Service, West Virginia Field Office
- Record of Conversation with the West Virginia Division of Natural Resources
- Letter response from the Eastern Shawnee Tribe of Oklahoma
- Email response from The Delaware Nation
- Email response from the Oneida Indian Nation
- Phase I Cultural Resources Survey transmittal letter and no potential effect determination sent to the State Historic Preservation Officer, West Virginia Division of Culture and History
- Phase I Cultural Resources Survey transmittal letter sent to the Oneida Indian Nation
- Phase I Cultural Resources Survey transmittal letter sent to the Eastern Shawnee Tribe of Oklahoma
- Letter response (concurrence) on Phase I Cultural Resources Survey from State Historic Preservation Officer, West Virginia Division of Culture and History
- Email response on Phase I Cultural Resources Survey from Eastern Shawnee Tribe of Oklahoma

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



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

MAY 3 2011

Ms. Barbara Douglas
U.S. Fish and Wildlife Service
West Virginia Field Office
Ecological Services
694 Beverly Pike
Elkins, WV 26241

Ms. Douglas,

The U.S. Army Reserve 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of disposal and reuse of the 1LT Harry B. Colborn U.S. Army Reserve Center (Colborn USARC) in Fairmont, West Virginia. 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 action (disposal and reuse of the Colborn USARC) is consistent with the requirements of the Defense Base Closure and Realignment Act. The Colborn USARC is located on a 4.25-acre parcel on the southern side of Fairmont, West Virginia (Attachment 1). The USARC contains two permanent structures and three parking lots. Construction of both the 13,595-square-foot training building and the 2,316-square-foot Organizational Maintenance Shop (OMS) was completed in 1958. The footprints of both buildings were expanded and major renovations were completed in 1981. Approximately one-third of the property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land is grassed with a wooded area at the southwestern corner of the property.

Three alternatives are being analyzed in the EA: 1) No Action Alternative; 2) Caretaker Status Alternative; and 3) Traditional Disposal and Reuse Alternative (the Army's Preferred Alternative). Based on the City of Fairmont Local Redevelopment Authority's recommendation, the Army proposes to dispose of the Colborn USARC as a single parcel through a homeless assistance conveyance to the City of Fairmont. The facility would be owned by the City of Fairmont and leased to Hope, Inc. as a facility to house families who are homeless because of abuse.

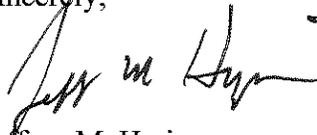
The Army is not aware of any resident protected species at the Colborn USARC site. The U.S. Fish and Wildlife Service (USFWS) Northeast Regional website was accessed to determine if any federally-listed species occur in the vicinity of the project location (http://www.fws.gov/northeast/angered/angered_species_listing.html).

The endangered Indian bat (*Myotis sodalis*) and eastern cougar (*Felis concolor cougar*) both potentially occur in Marion County. No known Indiana bat hibernacula or summer roosting areas are located within the USARC site or in Marion County. Although the cougar potentially may occur throughout the state there have been no documented, verified occurrences in West Virginia in over 100 years. In addition, on March 2, 2011, the USFWS declared the eastern cougar extinct and the Service will begin preparations for a proposal to remove the eastern cougar from the endangered species list (<http://www.fws.gov/northeast/ecougar/newsreleasefinal.html>). No impacts to any Federal or State protected species are expected to occur as a result of the proposed action.

Although no formal delineation of wetlands has been performed on the Colborn USARC site, no jurisdictional wetlands on the property are recorded in the USFWS' National Wetlands Inventory (NWI). Attachment 2 is a map from the NWI website showing the paucity of wetlands in the area. A small, seasonally wet ravine runs west to east through the wooded area southwest of the facility. Common plants in the area include: white oak, American holly, black walnut, and sweetgum.

Comments on the proposed action and the site being considered will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix NJ 08640 or by email at amanda.w.murphy@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,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures: Attachment 1 – Colborn Site Location
Attachment 2 – Colborn Wetlands Inventory

80°11'0"W

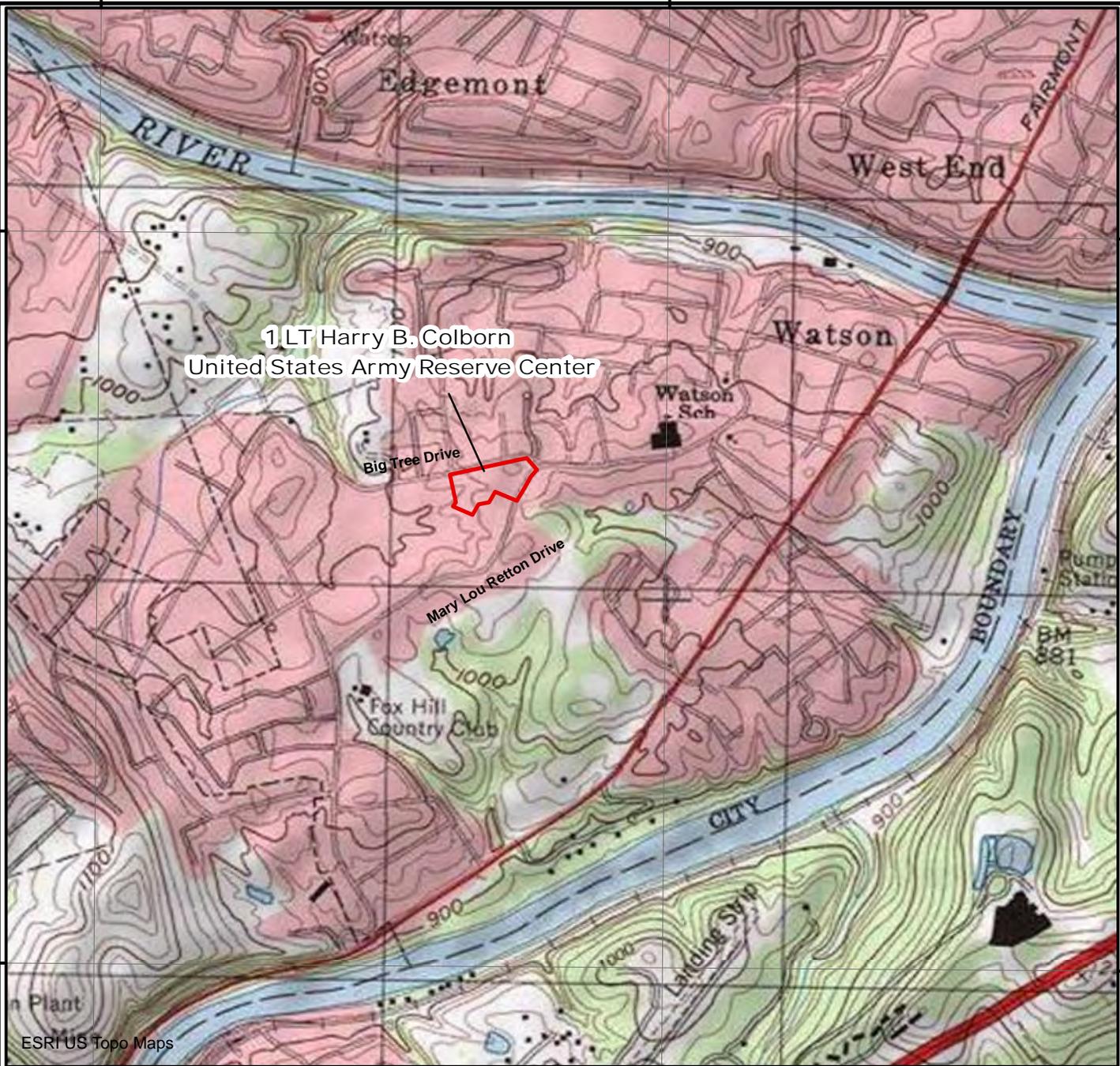
80°10'0"W

39°28'0"N

39°28'0"N

39°27'0"N

39°27'0"N



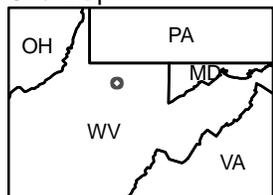
1 LT Harry B. Colborn
United States Army Reserve Center

ESRI US Topo Maps

80°11'0"W

80°10'0"W

Site Map



Legend

 Colborn USARC Approximate Boundary



USARC United States Army Reserve Center

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

Attachment 1
Colborn Site Location





U.S. Fish and Wildlife Service National Wetlands Inventory

Colborn USARC
Site

Mar 2, 2011



Wetlands

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

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

User Remarks:



Approximate Site
Boundary

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

Attachment 2
Colborn Wetlands Inventory





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

MAY 3 2011

Mr. Curtis Taylor
Chief, Wildlife Resources
West Virginia Division of Natural Resources
324 4th Avenue
South Charleston, WV 25303-1228

Mr. Taylor,

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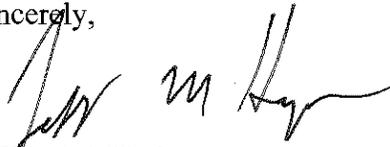
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County. Although the cougar potentially may occur throughout the state there have been no documented, verified occurrences in West Virginia in over 100 years. In addition, on March 2, 2011, the USFWS declared the eastern cougar extinct and the Service will begin preparations for a proposal to remove the eastern cougar from the endangered species list (<http://www.fws.gov/northeast/ecougar/newsreleasefinal.html>). The Army does not anticipate any impacts to any Federal or State protected species as a result of the proposed action.

Although no formal delineation of wetlands has been performed on the Colborn USARC site, no jurisdictional wetlands on the property are recorded in the USFWS' National Wetlands Inventory (NWI). Attachment 2 is a map from the NWI website showing the paucity of wetlands in the area. A small, seasonally wet ravine runs west to east through the wooded area southwest of the facility. Common plants in the area include: white oak, American holly, black walnut, and sweetgum.

Comments on the proposed action and the site being considered will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix NJ 08640 or by email at amanda.w.murphy@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,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures: Attachment 1 – Colborn Site Location
Attachment 2 – Colborn Wetlands Inventory



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

APR 21 2011

Ms. Susan Pierce
Director and Deputy State Historic Preservation Officer
West Virginia Division of Culture and History
The Culture Center
Capitol Complex
1900 Kanawha Boulevard East
Charleston, WV 25305-0300

Ms. Pierce,

The U.S. Army Reserve 99th Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of disposal and reuse of the 1LT Harry B. Colborn United States Army Reserve Center (Colborn USARC) located in Fairmont, West Virginia. The Army proposes transfer of this property from Government ownership for local reuse and development after closure. The EA is being prepared in accordance with the National Environmental Policy Act of 1969 (NEPA). Per regulations for implementing NEPA (40 Code of Federal Regulations Parts 1500-1508), the preparation of the EA is coordinated with required compliance and consultation for the National Historic Preservation Act (NHPA) of 1966. As part of this effort, the 99th RSC has scheduled a cultural resources survey and will work to prepare a determination of effect.

The proposed disposal and reuse of the Colborn USARC is consistent with the requirements of the Base Realignment and Closure (BRAC) Act. The USARC is located on an approximate 4.25-acre parcel located on the south side of Fairmont, Marion County, West Virginia and contains two permanent structures and three parking lots (Attachment 1). Construction of the 13,595-square-foot training building and the 2,316-square-foot two-bay Organizational Maintenance Shop (OMS) building was completed in 1958. The footprint of both buildings was expanded and major renovations were completed in 1981. Attachments 2, 3, and 4 provide an aerial photograph of the area of potential effect (standard 1/4 mile surrounding the site was used), an aerial photograph of the structures at the site, and photographs of the structures, respectively. A military equipment parking (MEP) area and two privately owned vehicle (POV) parking areas also are contained within the property. Approximately one-third of the property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land is grassed with a wooded area at the southwestern corner of the Property. The 676th Medical Company is the current occupying unit at the Colborn USARC. The mission of this unit is to provide field medical services. On average, there are approximately 25 full-time personnel present during the weekdays and approximately 200 personnel during the drill weekends.

The U.S. Army Reserve 99th RSC Integrated Cultural Resources Management Plan 2009 – 2014, dated September 2009, summarized that there is no documentation that the property has been evaluated for its architectural or archaeological potential.

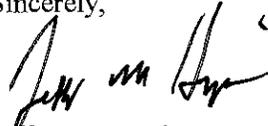
The Colborn USARC was not evaluated for its architectural resources for the ICRMP. As the structures are now over 50 years old, the Army is evaluating the resource to determine eligibility for listing on the National Register of Historic Places. As discussed above, the 99th RSC will perform an architectural survey and is working to prepare a determination of effect. The final report will be available in the

coming weeks and will include the West Virginia Historic Property Inventory Form since the Colborn USARC contains structures over 50 years of age. The Army respectfully requests any information you can share concerning historic 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.

Three alternatives are being analyzed in the EA: 1) No Action Alternative; 2) Caretaker Status Alternative; and 3) Traditional Disposal and Reuse Alternative (the Army's Preferred Alternative). The Local Redevelopment Authority's (LRA) recommendation is for the Task Force on Domestic Violence "HOPE" to lease the property from the City of Fairmont. They would plan to remodel and use the property to house families that are homeless due to abuse. This facility is needed to replace their current facility in downtown Fairmont that they have leased for \$1/year for 27 years. The landlord is interested in reclaiming their property. Both the main building and OMS would be used for the program implementation. No demolition or new construction is expected. Rehabilitation plans include basic plans to convert the main building into a homeless shelter, with private bedroom space, adequate bathroom and kitchen facilities, and offices for services. Security needs would be addressed with extension of existing fencing. Outside remodeling and landscaping would make the building look less institutional and more residential. The OMS would be renovated for staff offices and storage.

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.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures: Attachment 1 – Colborn USARC Location Map
Attachment 2 – Colborn USARC Aerial Photograph - Area of Potential Effect
Attachment 3 – Colborn USARC Aerial Photograph - Structures
Attachment 4 – Colborn USARC – Photos of Structures
Attachment 5 – Colborn USARC Proposed Reuse Rendering

80°11'0"W

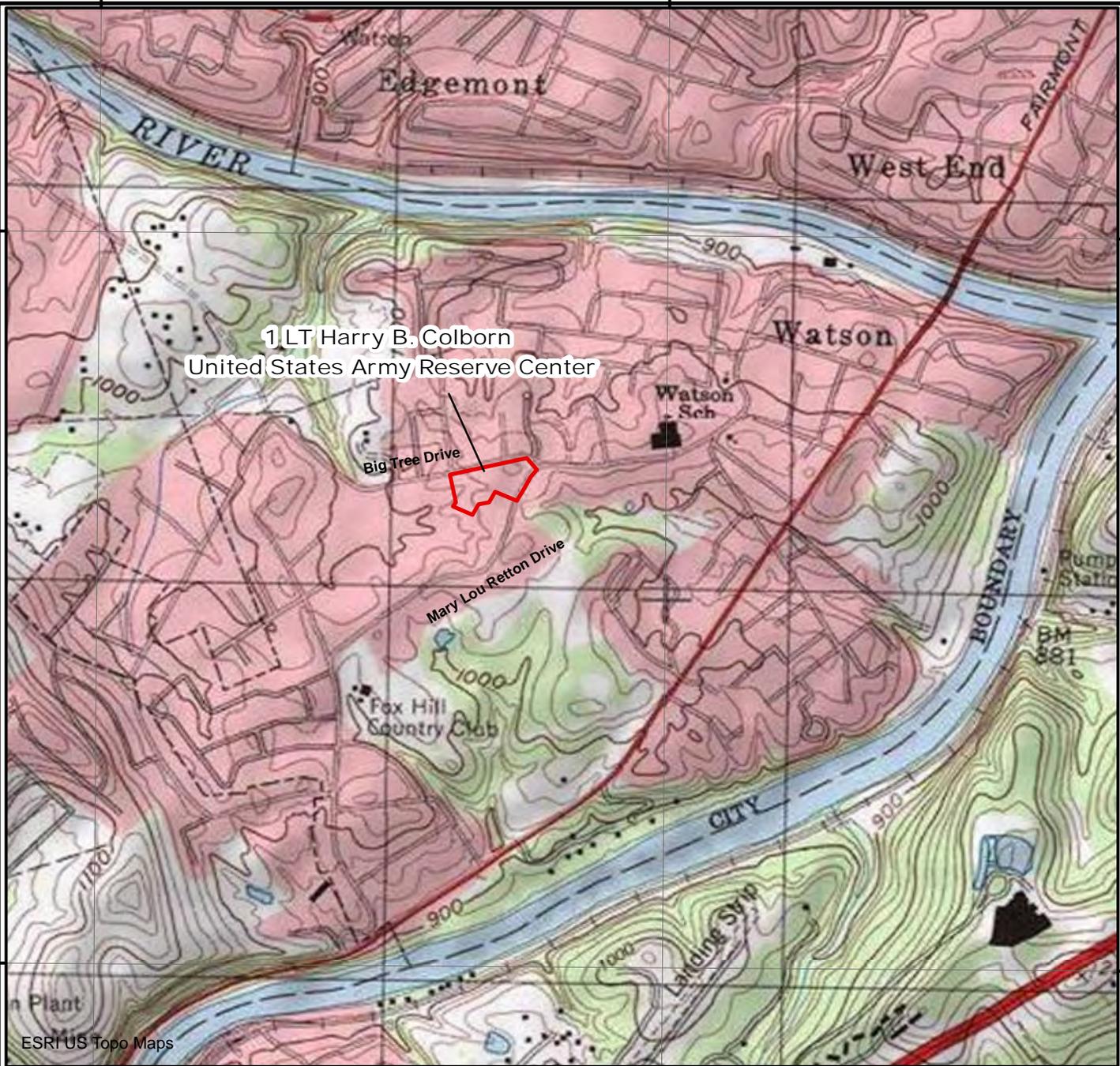
80°10'0"W

39°28'0"N

39°28'0"N

39°27'0"N

39°27'0"N

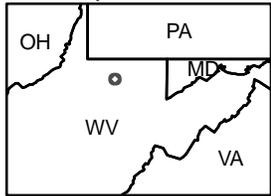


ESRI US Topo Maps

80°11'0"W

80°10'0"W

Site Map



Legend

 Colborn USARC Approximate Boundary



0 500 1,000 1,500 2,000 Feet

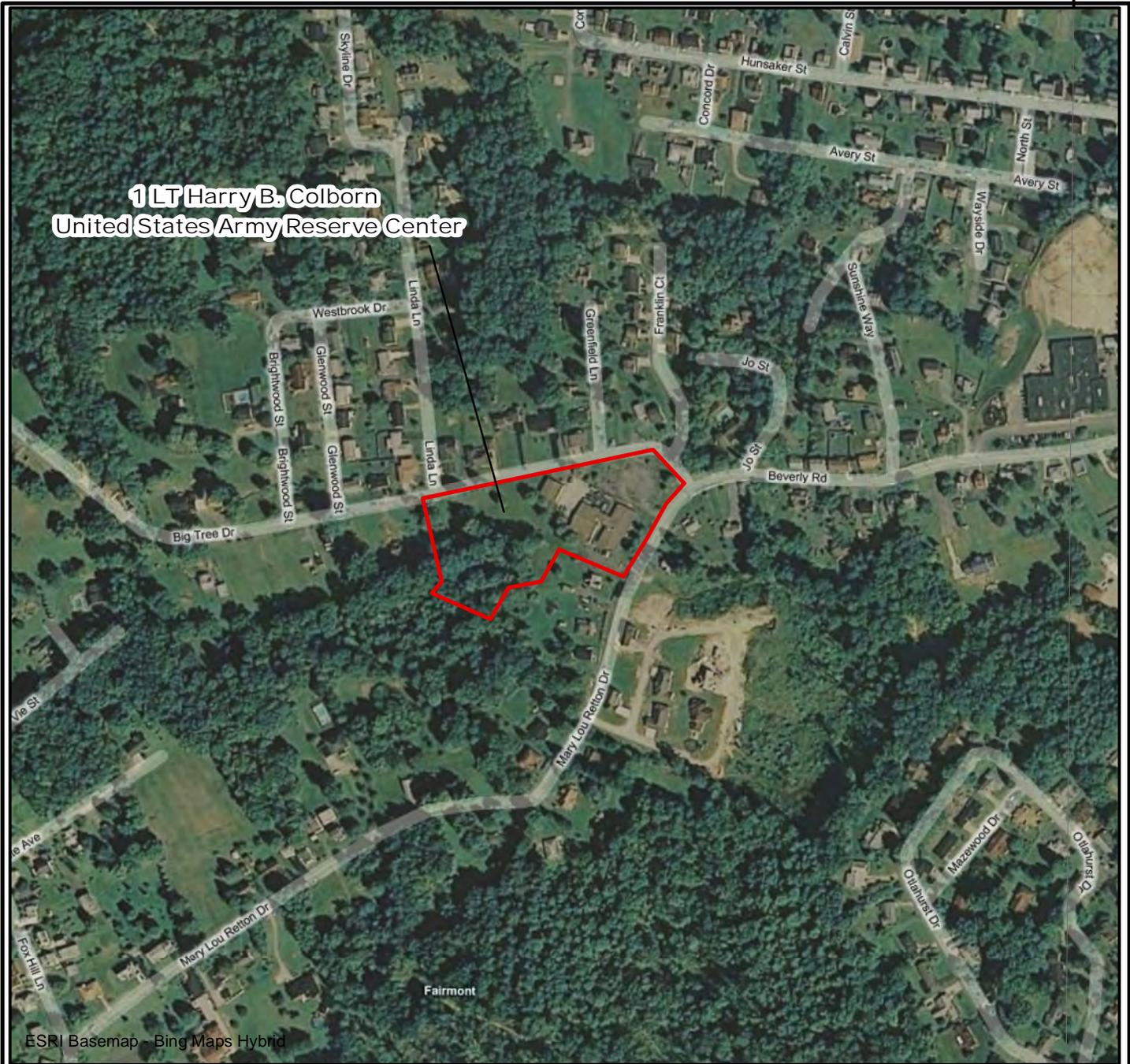
0 150 300 450 600 Meters

USARC United States Army Reserve Center

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

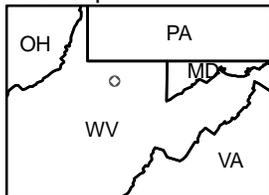
Attachment 1
Colborn USARC Location Map





ESRI Basemap - Bing Maps Hybrid

Site Map



Legend

 Colborn USARC Approximate Boundary



USARC United States Army Reserve Center

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

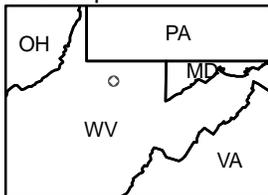
Attachment 2
 Colborn USARC Aerial Photograph -
 Area of Potential Effect





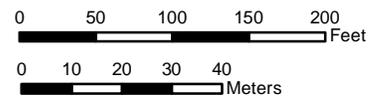
ESRI World Imagery

Site Map



Legend

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



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

Attachment 3
Colborn USARC Aerial Photograph - Structures



Attachment 4. Colborn USARC – Photos of Structures



Photo 1 of 3

Showing the front and side of the Colborn USARC Administration building – 13,595 square feet – Built in 1958



Photo 2 of 3

Showing the Organizational Maintenance Shop (OMS) - 2,316 square feet – Built in 1958



Photo 3 of 3

Showing the Military Equipment Parking (impervious surface) between the Administration Building and the OMS.



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

Attachment 5
Colborn USARC – Architect's Rendering of Proposed Reuse





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

APR 22 2011

Marion County Historical Society
P.O. Box 1636
Fairmont, WV 26555-1636

Dear Interested Party,

The U.S. Army Reserve 99th Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of disposal and reuse of the 1LT Harry B. Colborn United States Army Reserve Center (Colborn USARC) located in Fairmont, West Virginia. The Army proposes transfer of this property from Government ownership for local reuse and development after closure. The EA is being prepared in accordance with the National Environmental Policy Act of 1969 (NEPA). Per regulations for implementing NEPA (40 Code of Federal Regulations Parts 1500-1508), the preparation of the EA is coordinated with required compliance and consultation for the National Historic Preservation Act (NHPA) of 1966. As part of this effort, the 99th RSC has scheduled a cultural resources survey and will forward to your office upon its completion.

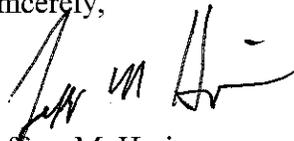
The proposed disposal and reuse of the Colborn USARC is consistent with the requirements of the Base Realignment and Closure (BRAC) Act. The USARC is located on an approximate 4.25-acre parcel located on the south side of Fairmont, Marion County, West Virginia and contains two permanent structures and three parking lots (Attachment 1). Construction of the 13,595-square-foot training building and the 2,316-square-foot two-bay Organizational Maintenance Shop (OMS) building was completed in 1958. The footprint of both buildings was expanded and major renovations were completed in 1981. Attachments 2, 3, and 4 provide an aerial photograph of the area of potential effect (standard 1/4 mile surrounding the site was used), an aerial photograph of the structures at the site, and photographs of the structures, respectively. A military equipment parking (MEP) area and two privately owned vehicle (POV) parking areas also are contained within the property. Approximately one-third of the property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land is grassed with a wooded area at the southwestern corner of the Property.

The U.S. Army Reserve 99th RSC Integrated Cultural Resources Management Plan 2009 – 2014, dated September 2009, summarized that there is no documentation that the property has been evaluated for its architectural or archaeological potential. The Colborn USARC is over 50 years old, and the Army is now evaluating the resource to determine eligibility for listing on the National Register of Historic Places. The 99th RSC will perform an architectural survey and will forward the results to your office upon its completion. The Army respectfully requests any information you can share concerning historic 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.

Three alternatives are being analyzed in the EA: 1) No Action Alternative; 2) Caretaker Status Alternative; and 3) Traditional Disposal and Reuse Alternative (the Army's Preferred Alternative). The Local Redevelopment Authority's (LRA) recommendation is for the Task Force on Domestic Violence "HOPE" to lease the property from the City of Fairmont. They would plan to remodel and use the property to house families that are homeless due to abuse. This facility is needed to replace their current facility in downtown Fairmont that they have leased for \$1/year for 27 years. The landlord is interested in reclaiming their property. Both the main building and OMS would be used for the program implementation. No demolition or new construction is expected. Rehabilitation plans include basic plans to convert the main building into a homeless shelter, with private bedroom space, adequate bathroom and kitchen facilities, and offices for services. Security needs would be addressed with extension of existing fencing. Outside remodeling and landscaping would make the building look less institutional and more residential. The OMS would be renovated for staff offices and storage. Attachment 5 provides an architect's rendering of the building for the proposed reuse.

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,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures: Attachment 1 – Colborn USARC Location Map
Attachment 2 – Colborn USARC Aerial Photograph - Area of Potential Effect
Attachment 3 – Colborn USARC Aerial Photograph - Structures
Attachment 4 – Colborn USARC – Photos of Structures
Attachment 5 – Colborn USACR – Architect's Rendering of Proposed Reuse



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

APR 21 2011

Chief Charles E. Enyart
Eastern Shawnee Tribe of Oklahoma
P.O. Box 350
Seneca, MO 64865

Chief Enyart,

The U.S. Army Reserve 99th Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of disposal and reuse of the 1LT Harry B. Colborn United States Army Reserve Center (Colborn USARC) located in Fairmont, West Virginia. The Army proposes transfer of this property from Government ownership for local reuse and development after closure. The EA is being prepared in accordance with the National Environmental Policy Act of 1969 (NEPA). Per regulations for implementing NEPA (40 Code of Federal Regulations Parts 1500-1508), the preparation of the EA is coordinated with required compliance and consultation for the National Historic Preservation Act (NHPA) of 1966. If this action is of interest to you, we would like to initiate consultation pursuant to Section 106 of the NHPA.

The purpose and need of the proposed action (disposal and reuse of the Colborn USARC) is to meet the requirements of the Defense Base Closure and Realignment Act. The USARC is located on a 4.25-acre parcel on the south side of Fairmont, Marion County, West Virginia and contains two permanent structures and three parking lots (Attachment 1). Construction of the 13,595-square-foot training building and the 2,316-square-foot two-bay Organizational Maintenance Shop (OMS) building was completed in 1958 and subsequently renovated in 1981. Attachment 2 provides an aerial photograph of the area of potential effect (standard 1/4 mile surrounding the site was used). A military equipment parking (MEP) area and two privately owned vehicle (POV) parking area also are contained within the property. Approximately one-third of the property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land is grassed with a wooded area at the southwestern corner of the Property. The 676th Medical Company is the current occupying unit at the Colborn USARC. The mission of this unit is to provide field medical services. On average, there are approximately 25 full-time personnel present during the weekdays and approximately 200 personnel during the drill weekends.

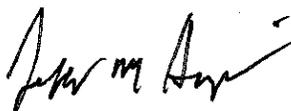
The U.S. Army Reserve 99th RSC Integrated Cultural Resources Management Plan 2009 – 2014, dated September 2009, summarized that there is no documentation that the property has been evaluated for its archaeological potential. As part of the EA effort, the 99th RSC has scheduled a cultural resources survey and will work to prepare a determination of effect.

The Army takes seriously its obligation to consult with the Eastern Shawnee Tribe of Oklahoma. This letter is meant to determine your interest in participating in the Section 106 consultation process for this project. At this time, the Army respectfully requests 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. Pertinent information received during this time will be used in preparation of the EA. Written comments should be submitted to: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix NJ 08640 or by email at amanda.w.inurphy@usar.army.mil. If you have any questions, please contact Ms. Murphy at 609-521-8047. We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,

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

Jeffrey M. Hrzic
Chief, Environmental Division

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



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

RECEIVED

MAY 04 2011

WVFO

MAY 3 2011

Ms. Barbara Douglas
 U.S. Fish and Wildlife Service
 West Virginia Field Office
 Ecological Services
 694 Beverly Pike
 Elkins, WV 26241

Ms. Douglas,

The U.S. Army Reserve 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of disposal and reuse of the 1LT Harry B. Colborn U.S. Army Reserve Center (Colborn USARC) in Fairmont, West Virginia. 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 action (disposal and reuse of the Colborn USARC) is consistent with the requirements of the Defense Base Closure and Realignment Act. The Colborn USARC is located



United States Department of the Interior

FISH AND WILDLIFE SERVICE

West Virginia Field Office
 694 Beverly Pike
 Elkins, West Virginia 26241



In response to your letter above, we have made a "no effect" determination that the project will not affect federally-listed endangered or threatened species. Therefore no biological assessment or further section 7 consultation under the Endangered Species Act is required with the Fish and Wildlife Service. Should project plans change, or if additional information on listed and proposed species becomes available, this determination may be reconsidered.

Definitive determinations of the presence of waters of the United States, including wetlands, in the project area and the need for permits, if any, are made by the U.S. Army Corps of Engineers. They may be contacted at: Pittsburgh District, Regulatory Branch, William S. Moorhead Federal Building, 1000 Liberty Avenue, Pittsburgh, Pennsylvania 15222-4188, telephone (412) 395-7152.

Domenica S. Squel
 Reviewer's signature and date
 04/23/2011

Robert Cart 6/23/2011
 Field Supervisor's signature and date

RECORD OF CONVERSATION

Separate Conversation with: Curtis Taylor, Chief-
Wildlife Resources

Date: 23 June 2011

Time: 0936

Company/Agency: West Virginia DNR

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

Address:

324 4th Ave

DCC No.:

South Charleston, WV 25303-1228

Phone Number: (304)558-2771

Personnel Present: Wendy Arjo

SUBJECT: WV DNR CONSULTATION FOR THE COLBORN USARC

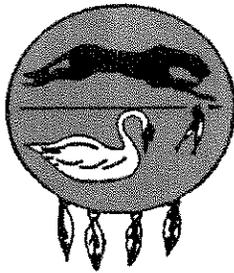
SUMMARY

Dr. Arjo left a phone message for Mr. Curtis Taylor as a follow-up to the Colborn USARC consultation letter sent to the DNR in May 2011. Mr. Taylor returned the phone call and mentioned that he forwards all consultation requests to a Mr. Roger Anderson in the Elkins office for review now. Mr. Taylor stated that the DNR will not respond to the consultation letter if they do not find any issues with the proposed action which is likely the case for the Colborn USARC. Mr. Taylor offered Mr. Anderson's phone number (304-637-0245) to follow up with him about the consultation. Dr. Arjo called Mr. Anderson, but as of 28 June still had not heard from him.

Wendy M. Arjo

23 JUNE 2011

DATE



EASTERN SHAWNEE TRIBE

CULTURAL PRESERVATION DEPARTMENT

P.O. Box 350, Seneca, MO 64865

918-666-2435 ext 247

culturalpreservation@estoo.net

May 3, 2011

Department of the Army
Att.: Amanda W. Murphy
Headquarters, 99th RSC DPW
5231 South Scott Plaza
Fort Dix, NJ 08640-5000

Dear Amanda W. Murphy;

The Eastern Shawnee Tribe of Oklahoma has received the correspondence regarding the disposal and reuse of the Colburn USARC located in Fairmont, Marion County, West Virginia. The Eastern Shawnee Tribe values its relationship with the United States Army and appreciates the opportunity to comment on this important decision.

We are not currently aware of existing documentation directly linking Shawnee religious, cultural or historic sites to Marion County, West Virginia. We would be interested in the cultural resources survey and determination of effect when it becomes available.

If you need further assistance, please do not hesitate to contact us at the above listed email or telephone number. Thank you for the opportunity to comment.

Best Regards,

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

Robin Dushane
Eastern Shawnee Tribe of Oklahoma
Cultural Preservation Department'

Cc/jh

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

From: Jason Ross [mailto:JRoss@delawarenation.com]
Sent: Monday, May 23, 2011 4:59 PM
To: amanda.w.murphy.ctr@us.army.mil
Subject: re: 1LT Harry B. Colborn US Army Reserve Center

Hello Ms. Murphy,

The Delaware Nation received your letter regarding the project below.

U.S. Army Reserve 99th Regional Support Command (RSC) preparing an Environmental Assessment (EA) for the proposed action of disposal and reuse of the 1LT Harry B. Colborn United States Army Reserve Center (Colborn USARC) located within Fairmont, West Virginia. The Delaware Nation Cultural Preservation Director, Ms. Tamara Francis has reviewed the information provided and has cross referenced the project with our files and has determined the sites of interest will not be affected and to please continue with the project as planned.

If you have any questions please do not hesitate in contacting our office and thank you again for taking the time and effort to properly consult with the Delaware Nation.

Best Regards,

Jason Ross

Museum/Section 106 Assistant
Cultural Preservation Department
The Delaware Nation
P.O. Box 825
Anadarko, OK 73005
PH# 405) 247-2448
FAX# 405) 247-8905

www.delawarenation.com <blockedhttp://www.delawarenation.com>

Classification: UNCLASSIFIED
Caveats: NONE

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

From: Jesse Bergevin [mailto:jbergevin@oneida-nation.org]

Sent: Thursday, May 19, 2011 10:28 AM

To: Murphy, Amanda W Ms CTR 99TH RSC ARIM

Subject: Environmental Assessment for the proposed action of disposal and reuse of the 1LT Harry B. Colborn United States Army Reserve Center

Thank you for notifying the Oneida Indian Nation (Nation) of the U.S. Army Reserve 99th Regional Support Command's intent to prepare an Environmental Assessment for the proposed action of disposal and reuse of the 1LT Harry B. Colborn United States Army Reserve Center in Fairmont, West Virginia. The Nation is not aware of an specific historic resources at this location.

The Nation requests to be apprised of the results of the planned cultural resources survey. The Nation also requests notification in the event of the inadvertent discovery of human remains or if Native cultural materials are encountered during any later phases of the project.

Thank you,

Jesse Bergevin

Historic Resources Specialist

Telephone: (315) 829-8463

Facsimile: (315) 829-8473

E-mail: jbergevin@oneida-nation.org <<mailto:jbergevin@oneida-nation.org>>

Classification: UNCLASSIFIED

Caveats: NONE



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

Ms. Susan Pierce
Director and Deputy State Historic Preservation Officer
West Virginia Division of Culture and History
The Culture Center
Capitol Complex
1900 Kanawha Boulevard East
Charleston, WV 25305-0300

NOV 12 2011

Ms. Pierce,

The Defense Base Closure and Realignment (BRAC) Commission has recommended closure of the 1LT Harry B. Colborn United States Army Reserve Center (Colborn USARC) located at the corner of Big Tree Drive and Mary Lou Retton Drive in Fairmont, West Virginia. Under BRAC law, the Army was required to close the Colborn USARC no later than September 15, 2011. To implement this recommendation, the Colborn USARC has been closed, and the U.S. Army Reserve 99th Regional Support Command (RSC) is proposing to dispose of the USARC to a non-Federal entity. The Army's proposed transfer of property out of Federal ownership is an undertaking that could have an effect on historic resources. The Army initially notified you of this action on April 21, 2011. The purpose of this letter is to provide you with our recently completed Phase I Cultural Resources Survey, seek your concurrence on the Army's determination of no effect on historic properties, and complete consultation pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended.

Background Information. The Colborn USARC is located on a 4.25-acre parcel on the south side of Fairmont, Marion County, West Virginia. The USARC property consists of two permanent structures and parking lots. Construction of the 13,595-square-foot administration building and 2,316-square-foot two-bay Organizational Maintenance Shop (OMS) building was completed in 1958 with significant renovations in 1981. One military equipment parking (MEP) area and two privately owned vehicle (POV) parking areas are also contained within the property. Approximately 40 percent of the property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land is grassed with a wooded area at the southwestern corner of the Property.

In accordance with the BRAC process, a Local Redevelopment Authority (LRA) was established to identify a suitable reuse for the property and associated buildings. The LRA's recommendation is for the Task Force on Domestic Violence "HOPE" to lease the property from the City of Fairmont. They would plan to use the property to house families that are homeless due to abuse. Both the administration building and OMS would be used for the program implementation. No major demolition or construction activity is proposed at this time. HOPE plans to make interior renovations to convert the main building into a homeless shelter with private bedroom space, adequate bathroom and kitchen facilities, and offices for services. Exterior renovations to the administration building include the addition of a porch at one of the entrances and landscaping to make the building look less institutional and more residential. The OMS would be renovated for staff offices and storage. Security needs would be addressed with extension of existing fencing.

Efforts to Identify Historic Properties and Archaeological Resources. The 99th RSC Integrated Cultural Resources Management Plan 2009-2014, dated September 2009, summarized that no previous archaeological surveys have been performed. Archaeological field investigations within the Colborn

USARC property were conducted on July 26, 2011. Twenty-eight shovel tests were excavated at systematic 15-meter intervals throughout the entirety of the USARC footprint. None of the excavated shovel tests yielded cultural material or indicated any subsurface features. In addition, no aboveground features or surface artifacts were recovered. Since no previously recorded or unrecorded resources have been identified, the Army has determined that there would be no effect on archaeological resources as a result of the proposed undertaking.

Historic Architecture. An architectural survey was conducted in March 2011 to determine eligibility of the Colborn USARC for listing in the National Register of Historic Places (NRHP). During the course of the survey, the administration building and OMS were evaluated for historical significance. Both buildings possess historic association with the Army Reserve building program during the Cold War and the typical Sprawling Plan architectural subtype. The two buildings, each constructed in 1958, underwent significant modification in 1981 and their original architectural forms are no longer recognizable. Based on a lack of integrity, the buildings at the Colborn USARC are not eligible for the NRHP. The Army has determined that there would be no effect to architectural resources as a result of the proposed undertaking.

Identification of Interested Parties and Federally Recognized Tribes. On April 21, 2011, the Army informed the Marion County Historical Society of the proposed action, and requested they respond within 30 days if they had any information about the site or if they wished to participate in consultation. The Army did not receive any responses from the Marion County Historical Society on these matters. The Army also initiated consultation on April 21, 2011 with 10 Federally-Recognized Tribes. To date, the Army has received responses from the Oneida Indian Nation, The Delaware Nation, and The Eastern Shawnee Tribe of Oklahoma. The Oneida Indian Nation and the Eastern Shawnee Tribe of Oklahoma requested a copy of the Phase I Cultural Resources Survey. The Delaware Nation determined the proposed action would not affect any of their sites of interest. A copy of the completed Phase I Cultural Resources Survey was sent to the interested tribes.

Notification to the Public. An Environmental Assessment (EA), which is being prepared for the proposed action in accordance with the National Environmental Policy Act of 1969, will provide the public an opportunity to comment on the proposed action. Public notices will appear in local newspapers and a copy of the Final EA will be available online and at local libraries within the next several months.

The 99th RSC requests concurrence with our determination of no effect to historic properties within 30 calendar days from the date of this letter. Correspondence regarding this matter should be directed to: Amanda Murphy, 99th RSC DPW ENV, 5231 South Scott Plaza, Fort Dix, NJ 05640 or by email at amanda.w.murphy@usar.army.mil. If you have any questions, please contact Ms. Murphy at 609-521-8047. We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:

Phase I Cultural Resources Survey of the 1LT Harry B. Colborn US Army Reserve Center, 2011



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

Mr. Ray Halbritter
Representative
Oneida Indian Nation of Oklahoma
Genesse Street, Ames Plaza
Oneida, NY 13421

NOV 12 2011

Dear Mr. Halbritter:

On behalf of the U.S. Army Reserve, 99th Regional Support Command (RSC) and in response to your Tribe's May 3, 2011 request, enclosed is a copy of the recently completed Phase I Cultural Resources Survey of the 1LT Harry B. Colborn U.S. Army Reserve Center in Fairmont, West Virginia.

I would like to thank you in advance for your efforts, and would greatly appreciate a response within thirty (30) days on our conclusions and determinations. Correspondence and other communications 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. 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", is written over a horizontal line.

JEFFREY M. HRZIC
Chief, Environmental Division

Enclosure: *Phase I Cultural Resources Survey of the 1LT Harry B. Colborn US Army Reserve Center, Fairmont, West Virginia.* Brockington and Associates, Inc., October 2011

CC: Jesse Bergevin, Historic Resources Specialist



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

Mr. Charles E. Enyart
Chief
Eastern Shawnee Tribe of Oklahoma
P.O. Box 350
Seneca, MO 64865

NOV 12 2011

Chief Enyart,

On behalf of the U.S. Army Reserve, 99th Regional Support Command (RSC) and in response to your Tribe's May 3, 2011 request, enclosed is a copy of the recently completed Phase I Cultural Resources Survey of the 1LT Harry B. Colborn U.S. Army Reserve Center in Fairmont, West Virginia.

I would like to thank you in advance for your efforts, and would greatly appreciate a response within thirty (30) days on our conclusions and determinations. Correspondence and other communications 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. 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", is positioned above the typed name.

JEFFREY M. HRZIC
Chief, Environmental Division

Enclosure: *Phase I Cultural Resources Survey of the 1LT Harry B. Colborn US Army Reserve Center, Fairmont, West Virginia.* Brockington and Associates, Inc., October 2011

CC: Robin Dushane, Cultural Preservation Department



The Culture Center
1900 Kanawha Blvd., E.
Charleston, WV 25305-0300

Randall Reid-Smith, Commissioner

Phone 304.558.0220 • www.wvculture.org
Fax 304.558.2779 • TDD 304.558.3562

EEO/AA Employer

December 13, 2011

Mr. Jeffery Hrzic
Chief, Environmental Division
Headquarters, 99th Regional Support Command
5231 South Scott Plaza
Fort Dix, NJ 08640-5000

RE: Defense Base Closure-Colburn USARC
FR#: 12-117-MA

Dear Mr. Hrzic:

We have reviewed the above referenced project to determine its effects on cultural resources. As required by Section 106 of the National Historic Preservation Act, as amended, and its implementing regulations, 36 CFR 800: "Protection of Historic Properties," we submit our comments.

According to the submitted report titled *A Phase I Cultural Resources Survey of the 1LT Harry B. Colborn US Army Reserve Center*, the Department of the Army is proposing to dispose of the Reserve Center and property to a non-Federal entity. It is the recommendation of the Local Redevelopment Authority for City of Fairmont to lease the property to the Task Force on Domestic Violence or "HOPE".

Architectural Resources

The report indicates that it is your opinion the Harry B. Colborn US Army Reserve Center (USARC) is not eligible for inclusion in the National Register of Historic Places due to a lack of integrity. The report states that both buildings underwent a significant renovation in the early 1980s. After a search of our survey files and review of the report and photographs, we concur with this assessment. It is our opinion the property is not eligible for inclusion in the National Register of Historic Places and the proposed transfer and reuse will have no effect on historic resources. No further consultation regarding architecture is necessary; however, we do ask that you contact our office if your project should change.

Archeological Resources

Thank you for providing the above referenced technical report for the USARC property. According to the report a total of 28 STPs were excavated within the project area. No cultural material was identified during the survey and no further archaeological investigations were recommended. We concur with this determination. In our opinion, there are no archaeological resources in the project area listed on or eligible for inclusion in the National Register of Historic Places. No further consultation is necessary with regard to archaeological resources for the above referenced project.

We appreciate the opportunity to be of service. *If you have questions regarding our comments or the Section 106 process, please contact Aubrey Von Lindern, Historian, or Kristin D. Scarr, Archaeologist, in the Historic Preservation Office at (304) 558-0240.*

Sincerely,

Susan Pierce
Deputy State Historic Preservation Officer

SMP/ACV/KDS

From: [Murphy, Amanda W Ms CTR 99TH RSC ARIM](mailto:Murphy_Amanda.W.Ms.CTR.99TH.RSC.ARIM)
To: melissar@ageiss.com
Subject: FW: CR Survey, Phase I (UNCLASSIFIED)
Date: Wednesday, December 28, 2011 9:36:56 AM

Classification: UNCLASSIFIED
Caveats: NONE

Response from Eastern Shawnee on Colborn Phase I

Amanda Murphy
Program Coordinator
NEPA and Cultural Resources
99th RSC DPW Contractor
Fort Dix, NJ
Phone: 609-521-8047

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

From: Robin Dushane [<mailto:RDushane@estoo.net>]
Sent: Wednesday, December 28, 2011 11:35 AM
To: Murphy, Amanda W Ms CTR 99TH RSC ARIM
Subject: CR Survey, Phase I

Dear Ms. Murphy,

Our office has reviewed the published study referenced above for the Reserve Center in Fairmont, WV.

We are in agreement with Brockington's summary and conclusion of no sites present within the study area.

Understanding that this survey was initiated due to a BRAC, we are pleased such a study was accomplished.

Best regards,

Robin Dushane

Eastern Shawnee Tribe

Cultural Preservation Director

12705 S. 705 Rd.

Wyandotte, OK 74370

918 666 2435 ext 247 wk

918 533 4104 cell

Classification: UNCLASSIFIED
Caveats: NONE

APPENDIX C. CULTURAL RESOURCES ASSESSMENT

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



A Phase I Cultural Resources Survey of the 1LT Harry B. Colborn US Army Reserve Center

MARION COUNTY,
WEST VIRGINIA

August 2011

A Phase I Cultural Resources Survey of the 1LT Harry B. Colborn US Army
Reserve Center
Marion County, West Virginia

Prepared For:

US Army Corps of Engineers

and the

US Army Reserve, 99th Regional Support Command

Prepared By:

Andrew A. Pappas
Archaeologist

and

Benjamin A. Roberts
Historian



Andrew A. Pappas
Principal Investigator

August 2011

MANAGEMENT SUMMARY

In March and July 2011, Brockington and Associates, Inc. completed a Cultural Resources Survey of the First Lieutenant (1LT) Harry B. Colborn United States Army Reserve Center (Colborn USARC) in Marion County, West Virginia. The Department of Defense Base Realignment and Closure (BRAC) proposes to close and transfer the Army Reserve Center and all real property out of federal ownership to a non-federal, municipal entity. This survey was conducted in compliance with Section 106 of the National Historic Preservation Act of 1966 (as amended), and 36 CFR Part 800 (*Protection of Historic Properties*)

In conducting this cultural resources survey, an Area of Potential Effects (APE) consistent with the proposed undertaking of closure and transfer of the property to a non-federal entity was developed. For the archaeological and historic portions of the survey, the APE was defined as being the footprint, or the current legal boundary of the Colborn USARC and all real property. Prior to the cultural resources survey, a thorough literature review was conducted to identify previously recorded archaeological sites and historic structures within, or adjacent to, the Colborn USARC property. Background research revealed no previously recorded archaeological sites or historic structures within, or adjacent to, the APE.

A significant portion of the Colborn USARC property (approximately two acres) consists of undeveloped land, which has never been subjected to any form of archaeological testing (USACE 2009: 8.13.1). Due to the undisturbed nature of this portion of the Colborn USARC property, it was determined that intact subsurface cultural deposits may exist.

Archaeological field investigations within the Colborn USARC property were conducted on July 26, 2011. Twenty-eight shovel tests were excavated at systematic 15-meter intervals throughout the entirety of the USARC footprint. None of the excavated shovel tests yielded cultural material or indicated any subsurface features. In addition, no aboveground features or surface artifacts were recovered.

Two permanent buildings (an Administration Building and Organizational Maintenance Shop) located

on the Colborn USARC property were evaluated for historical significance. Both buildings possess historic association with the United States Army's Reserve Program and the typical *Sprawling Plan* architectural subtype. The two buildings, constructed in 1958, do not possess the integrity that would render them eligible for the NRHP. In 1981, both buildings were substantially modified and their original architectural forms are no longer recognizable. Based on this lack of integrity, the buildings at the Colborn USARC are not recommended eligible for the NRHP.

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1.0 INTRODUCTION

In March and July 2011, Brockington and Associates, Inc. (Brockington) conducted a Phase I cultural resources survey of the 1LT Harry B. Colborn United States Army Reserve Center (Colborn USARC) located in Marion County, West Virginia (Figures 1.1 and 1.2). The Colborn USARC covers an area approximately 4.25-acres in size and is located at the corner of Big Tree Drive and Mary Lou Retton Drive, within the city limits of Fairmont, West Virginia. This Phase I cultural resources survey was conducted for AGEISS Inc. in support of the United States Army (Army) Reserve 99th Regional Support Command (RSC) plans to close the Colborn USARC under BRAC actions. The proposed undertaking in this case is the legal transfer of the Colborn USARC property out of federal control to the City of Fairmont, West Virginia. The intended reuse is as a shelter for domestic violence and sexual assault victims.

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.

1.1 PROJECT SCOPE AND EFFECT

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 West Virginia Division of Culture and History were reviewed and utilized. To meet this objective, work conducted for this project included:

- Literature review and record search of the tract prior to completion of field investigations;
- 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 Colborn USARC; and
- Archaeological field investigation of the tract footprint; the entire tract was subject to a subsurface (where possible) survey of shovel tests placed at 15-m intervals.
- Phase I survey report, including a review of previously recorded cultural resources in proximity to the tract; and
- Cultural resource management recommendations, as appropriate.

For this project, the APE was defined as all areas located within the real property boundaries of the Colborn USARC. For the purposes of this report, the defined APE of the Colborn USARC will be referred to as the footprint.

No properties within the area of potential effect are listed on the National Register of Historic Places (NRHP) or have been designated as National Historic Landmarks (NHL). The entirety of the Colborn USARC has never been examined in regards to the potential for containing significant historical or archaeological resources. To this end, the established project goals include the location and evaluation of historical and archaeological resources located within the footprint of the Colborn USARC. No archaeological sites and two architectural resources were identified during the field investigations. Two permanent buildings (an Administration Building and Organizational Maintenance Shop) were evaluated per 36 CFR 60.4, which presents four broad evaluative criteria for assessing the significance of a particular resource and its eligibility for the NRHP. These criteria will be reviewed below in Section 2.3.

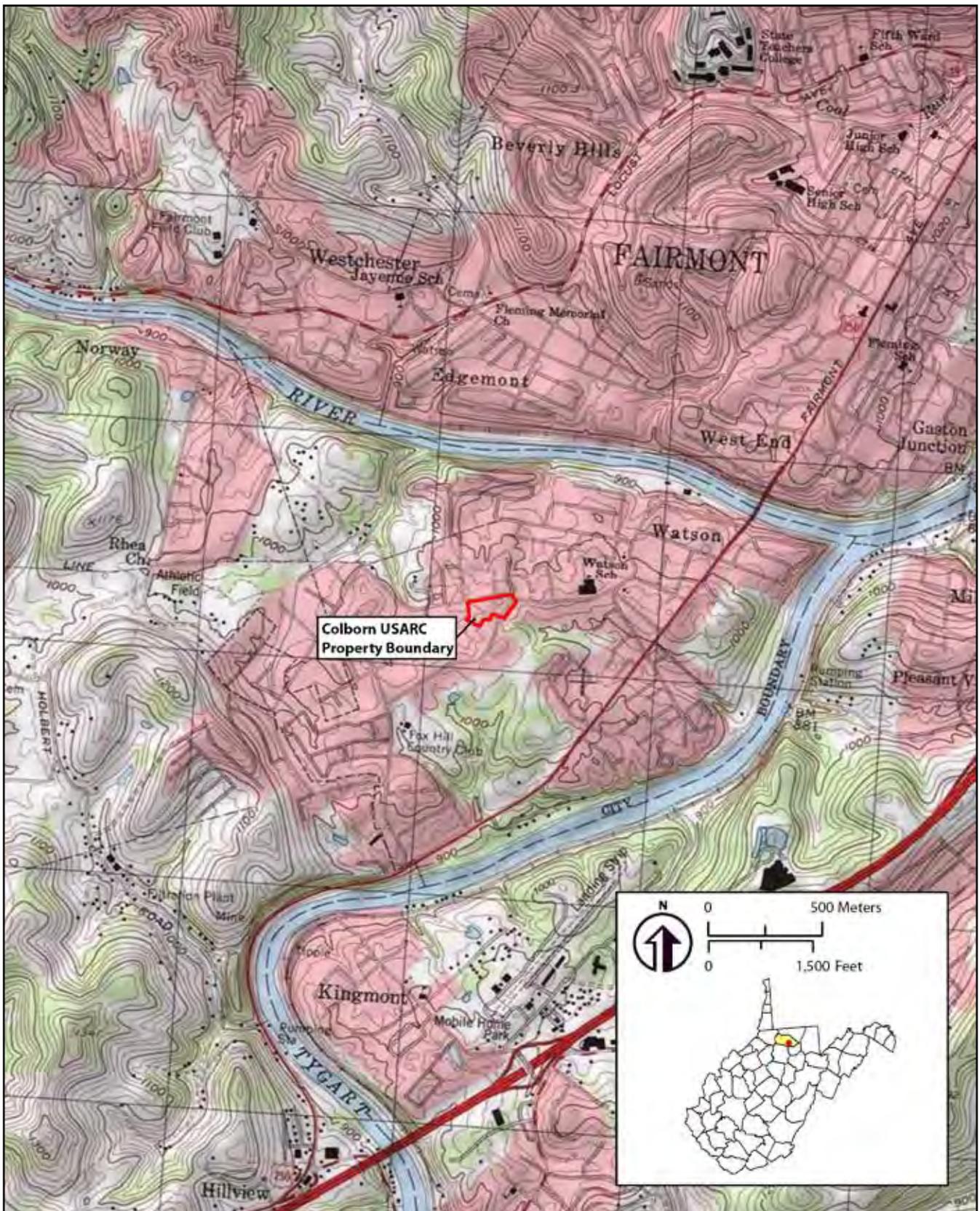


Figure 1.1 Project location map of the 1LT Harry B. Colborn United States Army Reserve Center, Marion County, West Virginia, shown on the 1997 Fairmont West, WV 15 minute series USGS topographic quadrangle.

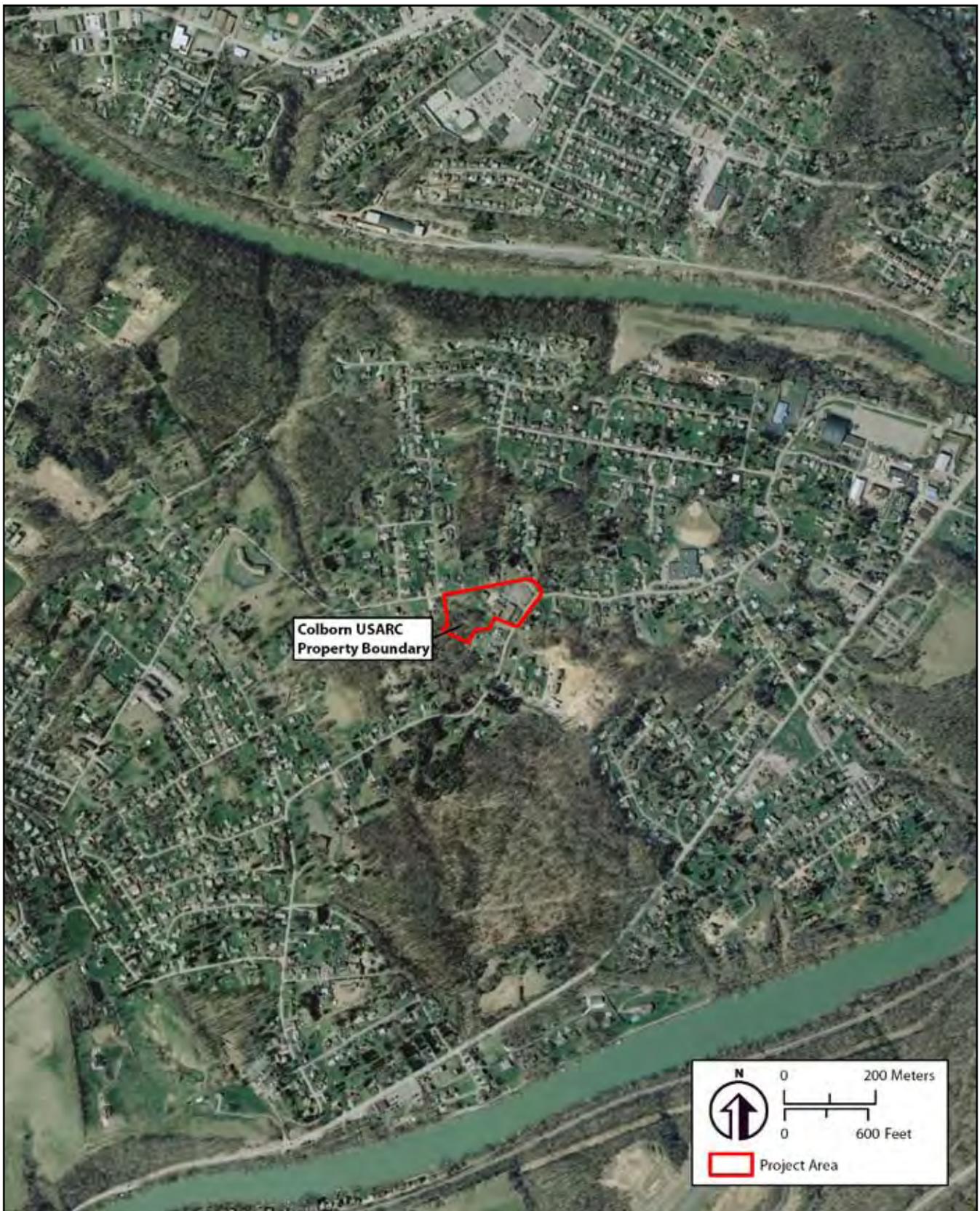


Figure 1.2 Aerial view of the 1LT Harry B. Colborn United States Army Reserve Center, Marion County, West Virginia.

2.0 METHODS OF INVESTIGATION

2.1 RESEARCH DESIGN

The project tract was evaluated for its potential to contain significant prehistoric or historic archaeological resources by first defining the environmental and cultural contexts. We analyzed environmental variables known to be associated with prehistoric and early historic settlement (i.e., soil drainage, proximity to water or wetland resources, relative elevation, and historic settlement patterns).

Comparing the environmental variables of the Colborn USARC tract to those of resources previously recorded in the surrounding area, we expected that any prehistoric sites encountered would be most likely found on elevated and well-drained areas near exploitable resources. Because of the tract's topographic locus, and the low number of previously recorded archaeological resources within a 0.5-mile radius around the USARC, we determined that the Colborn USARC tract had a low potential for containing either prehistoric or historic archaeological resources.

Archaeological Background research was conducted at the West Virginia Department of Culture and History, Division of Historic Preservation in Charleston. The literature search included a review of the NRHP, the Marion County archaeological site inventory files and maps, the historic structures inventory files at the WVDCH, and county histories.

2.1.1 Archaeological Field Investigations

Archaeologists systematically inspected the entire 4.25-acre Colborn USARC property through the pedestrian walkover of nine transects. Brockington excavated shovel tests at 15-meter intervals along these transects, which were spaced 15 meters (50 ft) apart, across the property. Shovel testing did not occur in wetland areas (or in areas of standing water), areas demonstrating steep slopes (areas with slopes greater than 20 percent), and developed areas. Archaeologists excavated 28 shovel tests within the footprint of the Colborn USARC. Shovel tests were augmented by visual inspection of the surrounding area.

Shovel tests measured approximately 50 cm (20 in) in diameter and were excavated into sterile subsoil (i.e.,

clay). Fill from the shovel tests was screened through ¼-mesh hardware cloth. Records of each shovel test were kept in field notebooks, including information on content (e.g., presence or absence of artifacts, artifacts descriptions) and stratigraphic contexts (i.e., soil colors and texture descriptions, depth of definable levels, observed features). All shovel tests were backfilled on completion.

We followed the *Guidelines for Phase I, II, and III Archaeological Investigations and Technical Report Preparation* (Trader 1996) to complete the archaeological field survey. An archaeological site is defined as an area containing three or more artifacts of a possible single occupation in a 15 meter or less diameter of surface exposure; or where at least two shovel tests within five to 15 meters (16-50 ft) are positive (containing one or more artifacts); or where surface or subsurface cultural features are present. Artifacts of recent age (less than 50 years) would typically not define a site without a compelling research or management justification. Less than three artifacts in close proximity are categorized as isolated finds.

Generally, if a site were to be encountered, the site boundaries would be established by the absence of artifacts or features moving outward in cardinal directions from the defined site center. In areas demonstrating poor surface visibility, two negative shovel tests excavated at short intervals (five or 10 meters) would be used to establish a site boundary. The definition of site boundaries also takes into account natural features and/or boundaries (e.g., streams, bluffs, swamps). No archaeological sites were identified during the course of field investigations. A complete map of all shovel test locations excavated within the Colborn USARC can be found below in Figure 2.1.

2.1.2 Architectural Survey

Prior to conducting field investigations, real property data and available literature were searched to identify all extant architectural resources for inclusion in the survey. Using current maps and Geographic Information

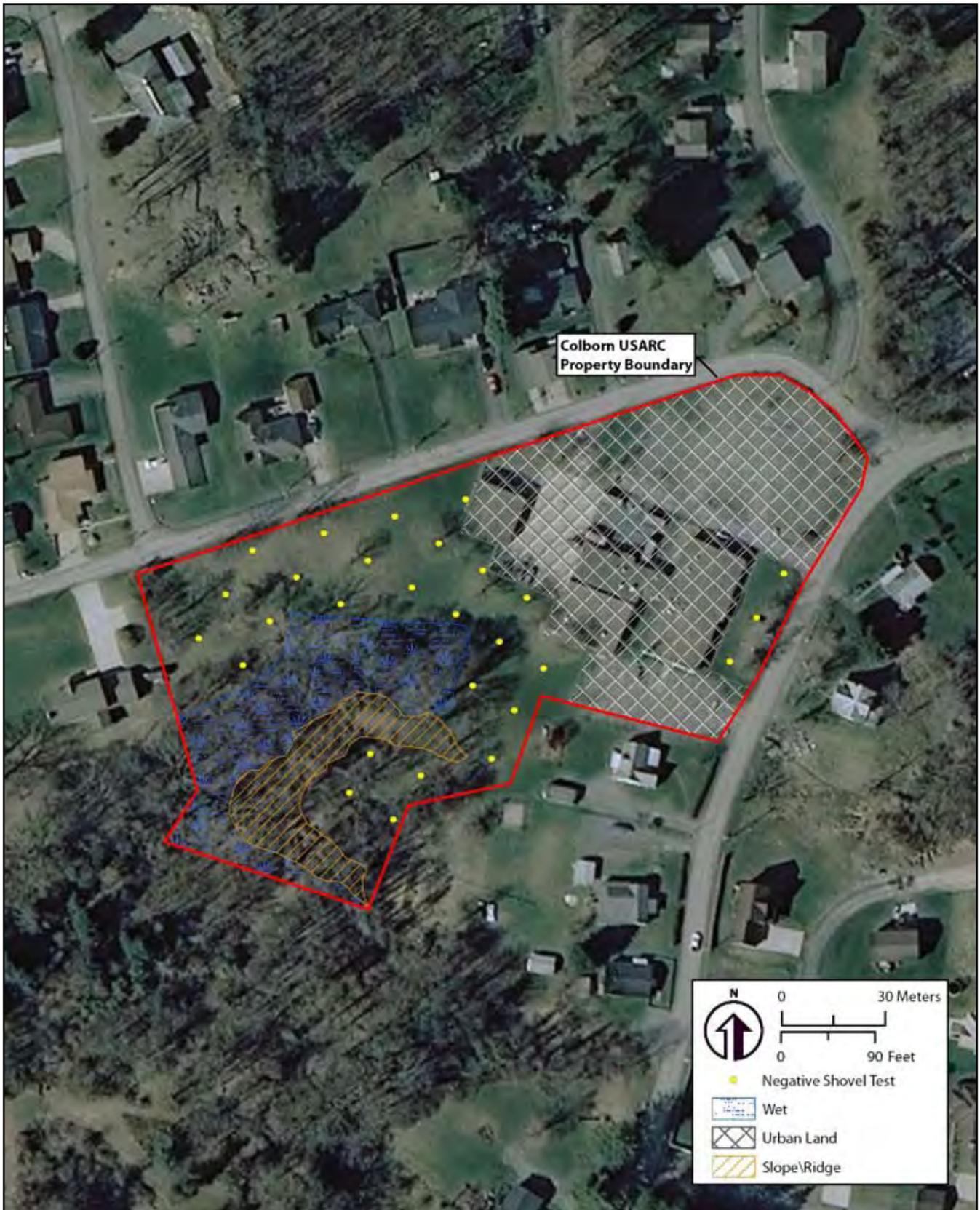


Figure 2.1 Shovel test locations excavated during Phase I investigations at the 1LT Harry B. Colborn United States Army Reserve Center, Marion County, West Virginia.

Systems (GIS), the project historian charted and implemented a survey plan. The architectural historian conducted a pedestrian inspection of each building, structure, or other architectural feature encountered, including suspected former locations of demolished buildings. As historic buildings, structures, and other features were encountered, they were plotted on aerial field maps. Digital photographs were taken of each resource with a 10-megapixel camera.

All photographs of resources were recorded on photograph log sheets notating the resource number, location, and cardinal direction of the photograph. Additional notes were made of each inventoried resource including its observed condition, building and or structure detail, visible alterations or additions, estimated construction date ranges, and any other pertinent information that would aid in NRHP eligibility evaluations and recommendations.

During the field survey, two aboveground architectural resources were identified and recorded. These resources are identified in this report by their official building designation and discussed in further detail in Section 4.3.

2.2 LABORATORY ANALYSIS AND CURATION

No artifacts were recovered during our field investigations (see Section 4.2, Results of Investigations). All field notes, maps, and photographs were transported to the Norcross, Georgia laboratory facilities of Brockington and Associates, Inc., where they were logged, and cataloged. All research materials (field notes, photographs, and maps) associated with this project are also currently stored at the Norcross, Georgia, office of Brockington and Associates, Inc.

Upon acceptance of the final report, Brockington will submit a curation package (consisting of field notes, photos, and final report) to the federally approved Archaeological Collections Facility of West Virginia in Moundsville. This facility meets the standards defined in 36 CFR Part 79, Curation of Federally-Owned and Administered Archeological Collections; Final Rule.

2.3 ASSESSING NRHP ELIGIBILITY

A primary goal of this investigation was to provide an accurate inventory of cultural resources within the project corridor and to provide sufficient data to determine if these sites are significant (i.e., eligible for the NRHP). Archaeological sites and architectural resources were evaluated based on the criteria for eligibility to the NRHP, as specified in the Department of Interior Regulations 36 CFR Part 60: *National Register of Historic Places*. According to 36 CFR Part 60.4 (Criteria for Evaluation), cultural resources (referred to as properties in the regulations) can be defined as significant if they:

- A. Are associated with events that have made a significant contribution to the broad pattern of history;
- B. Are associated with the lives of persons significant in the past;
- C. Embody the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic value, or represents a significant and distinguishable entity whose components may lack individual distinction; or,
- D. Have yielded, or is likely to yield, information important to history or prehistory.

A resource may be eligible under one or more of these criteria. Criteria A, B, and C are most frequently applied to historic buildings, structures, objects, districts, or non-archaeological sites (e.g., battlefields, natural features, designed landscapes, or cemeteries). The eligibility of archaeological sites is most frequently considered with respect to Criterion D. Also, a general guide of 50 years of age is employed to define “historic” in the NRHP evaluation process. That is, all resources greater than 50 years of age may be considered. Resources that have not reached 50 years of age are typically excluded from eligibility for listing on the NRHP because they have not developed sufficient time to accrue historical perspective, although those that display “exceptional” importance or significance may be considered under Criterion C (Sherfy and Luce 1996).

Following *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Savage and Pope 1998), evaluation of any resource requires a two-fold process. First, the resource must be associated with an important historic context. If this association is demonstrated, the integrity of the resource must be evaluated to ensure that it conveys the significance of its context. The applications of both of these steps are discussed in more detail below.

Determining the association of a resource with a historic context involves five steps (Savage and Pope 1998). First, the resource must be associated with a particular facet of local, regional (state), or national history. Secondly, one must determine the significance of the identified historical facet/context with respect to the resource under evaluation. Any particular historical facet/context becomes significant for the development of the project area only if the project area contains resources that were constructed or gained their significance during that time. For example, an antebellum historic context would be significant for the development of a project area only if the project area contained buildings that were either built or gained their significance during the early nineteenth century. Similarly, the use of contexts associated with the pre-contact Native American use of a region would require the presence of pre-contact archaeological sites within the survey universe.

The third step is to demonstrate the ability of a particular resource to illustrate the context. A resource should be a component of the locales and features created or used during the historical period in question. For example, early-nineteenth-century farmhouses, the ruins of African American slave settlements from the 1820s, and/or field systems associated with particular antebellum plantations in the region, would illustrate various aspects of the agricultural development of a region prior to the Civil War. Conversely, contemporary churches or road networks may have been used during this period but do not reflect the agricultural practices suggested by the other kinds of resources.

The fourth step is to determine the specific association of a resource with aspects of the significant historic context. Savage and Pope (1998) define how one should consider a resource under each of the four criteria of significance. Under Criterion A, a resource

must have existed at the time that a particular event or pattern of events occurred and activities associated with the event(s) must have occurred at the site. In addition, this association must be of a significant nature, not just a casual occurrence (Savage and Pope 1998). Under Criterion B, the resource must be associated with historically important individuals. Again, this association must relate to the period or events that convey historical significance to the individual, not just that this person was present at this locale (Savage and Pope 1998). Under Criterion C, a resource must possess physical features or traits that reflect a style, type, period, or method of construction; display high artistic value; or, represent the work of a master (an individual whose work can be distinguished from others and possesses recognizable greatness [Savage and Pope 1998]). Under Criterion D, a resource must possess sources of information that can address specific important research questions (Savage and Pope 1998). These questions must generate information that is important in reconstructing or interpreting the past. For archaeological sites, recoverable data must be able to address specific research questions.

After a resource is specifically associated with a significant historic context, one must determine which physical features of the resource are necessary to reflect its significance. One should consider the types of resources that may be associated with the context, how these resources represent the theme, and which aspects of integrity apply to the resource in question (Savage and Pope 1998). As in the example given above, a variety of resources may reflect the antebellum context (farmhouses, ruins of slave settlements, field systems, etc.). One must demonstrate how these resources reflect the context. The farmhouses represent the residences of the landowners who implemented the agricultural practices during the antebellum era. The slave settlements housed the workers who did the daily tasks necessary to plant, harvest, process, and market crops.

Once the above steps are completed and association with a historically significant context is demonstrated, one must consider the aspects of integrity applicable to a resource. Integrity is defined in seven aspects of a resource; one or more may be applicable depending on the nature of the resource under evaluation. These aspects

are *location, design, setting, materials, workmanship, feeling, and association* (36 CFR 60.4; Savage and Pope 1998). If a resource does not possess integrity with respect to these aspects, it cannot adequately reflect or represent its associated historically significant context. Therefore, it cannot be eligible for the NRHP. To be considered eligible under Criteria A and B, a resource must retain its essential physical characteristics that were present during the event(s) with which it is associated. Under Criterion C, a resource must retain enough of its physical characteristics to reflect the style, type, etc., or work of the artisan that it represents.

Typically, the most applicable criterion for evaluating archaeological properties is Criterion D. For a site to be considered eligible for the NRHP under Criterion D, it must possess information bearing on an important research question (Savage and Pope 1998:21). Important research questions commonly involve testing new or former hypotheses regarding important topics in the natural sciences and/or addressing important aspects of the cultural chronology of a region. This information must be evaluated within the framework of an historic context; meaning, the researcher must be able to address how the information contained within the resource is likely to affect current understanding of a particular period.

If an archaeological resource is considered significant, it must also retain integrity. The aspects of integrity include location, design, setting, materials, workmanship, feeling, and association. For a property to be considered eligible for the NRHP, it must retain many of these aspects. The integrity of an archaeological site is commonly related to the aspects of location, design, materials, workmanship, and association. While disturbed sites can still be eligible if their undisturbed portions contain significant information potential, sites that have lost their stratigraphic context due to land alteration are commonly considered to have lost integrity of location (Savage and Pope 1998:23-49).

Archaeological resources were evaluated within local and regional prehistoric and historic contexts. These evaluations have been balanced through application of Glassow's attributes (Glassow 1977) to provide assessment of the resource's potential to address regional research issues. That is, a site's potential to

contribute to local or regional research will determine that site's NRHP eligibility. A site's potential to provide data was evaluated explicitly as research potential beyond the present archaeological resources survey project. For example, every site with culturally or temporally diagnostic material has the potential to contribute to the reconstruction of settlement patterns through time. However, in many cases, this potential can be realized through recognition and detailed documentation at the survey level of investigation.

3.0 ENVIRONMENTAL AND CULTURAL CONTEXT

3.1 ENVIRONMENTAL OVERVIEW

Both human adaptation and the natural environment in the areas we now know as Pennsylvania have changed through time. While the physical environment provides humans with the materials necessary for maintaining life, the combination of physical and cultural events and processes presents limitations and/or opportunities for exploitation and adaptation to any given region (cf. Nicholas 1988, WVGES 2011). This chapter presents a brief overview of the natural setting in the project area.

3.1.1 *Physiography*

The Colborn USARC is located within the Allegheny Mountain section of the Appalachian Plateau physiographic province. This portion of the plateau surface has been deeply dissected by stream erosion and down cutting. The topography in this area is characterized by flat ridges and steep hill sides, broken by a series of benches. Elevations encountered within the Colborn USARC tract ranged from 1000 to 980 feet (305 to 298 meters) above mean sea level (amsl).

The Colborn USARC is located within the watershed of the Monongahela River. The Monongahela consists of numerous tributaries and other streamlets which in turn watershed into the Allegheny River and, ultimately, the Ohio River. The Colborn USARC is situated within a developed residential subdivision. The western portion of the tract is largely wooded and undeveloped, while the eastern portion is developed. Mixed hardwoods within the western portion of the tract are comprised of oaks, and maple. There has been some degree of disturbance to the tract due to grading, clearing, and development of the USARC. General views of the current environment can be seen in Figures 3.1 – 3.3 below.



Figure 3.1 General environmental view of the Colborn USARC, southern portion of the property, facing north.



Figure 3.2 General environmental view of the Colborn USARC, western portion of the property showing streamlet/drainage, facing northwest.



Figure 3.3 General environmental view of the Colborn USARC, central portion of the property, facing north.

3.1.2 *Climate and Soils*

Marion County, West Virginia has a continental climate, with varying temperatures precipitation. Temperatures range from an average high of about 84 degrees Fahrenheit (F) in summer and to an average low of 26 degrees F in winter. Annual precipitation averages around 38 to 46 inches. Comparatively, today's temperature and rainfall ranges are quite close to those of the Middle to Late Archaic past. However, we would expect there to have been slightly warmer average temperatures, perhaps only by a degree or two. But rainfall may have been less abundant or some degree, less seasonal.

According to the Marion County soil survey (USDA 2011), soils across most of the Colborn USARC tract are comprised of Urban Land (UdC) and Zoar silt loam (ZoC) (Figure 3.4). The eastern region of the tract is comprised of Urban Land. Urban soil in this section of the tract is well drained and demonstrates three to 15 percent slopes. The western portion of the tract is comprised of Zoar silt loam. This soil is typically well drained and demonstrates eight to 15 percent slopes. A map showing the location of these soil series within the Colborn USARC tract can be seen below.

3.2 CULTURAL OVERVIEW

The cultural background of the northern West Virginian area is best seen as a series of both gradual and dramatic changes in social stratification, subsistence, settlement patterning, and economic relationships. Technological innovations have mirrored social developments, in that they tend to arise out of changing economic conditions and become preserved or passed on in what have been termed horizon styles or cultural traditions.

The summary which follows will address each of the pertinent prehistoric period designations with a brief discussion of the subsistence, settlement and lifestyle patterns which are evidenced for the period, which technological or social innovations are generally used as their markers in the Monongahela River Basin, and why they are considered stylistically, ethnically or socially distinct from other periods.

3.3 PREHISTORIC BACKGROUND

3.3.1 *Paleoindian Period (ca. 14,000-10,500 BP)*

Human occupation of the northeast began at the end of the Pleistocene with the retreat of the Wisconsin Glacier. The first human populations in the valley, known as Paleoindians, occupied a tundra environment to the south of the receding glacial margin from circa 12,500 to 10,000 BP (Funk et al. 1969). Paleoindians, recognized by their distinctive fluted projectile points, were highly mobile hunter-gatherers, who appear to have specialized in large game, including caribou and the now-extinct mastodon. Paleoindian subsistence patterns also included hunting a variety of smaller game, as well as fishing and the exploitation of available plant foods.

Paleoindian groups in general maintained a lifestyle that focused on the acquisition of locally available wild resources (hunting and gathering). The focus on such resources selected for a social structure that emphasized small mobile groups who intensively exploited a given area for their preferred resources. During times of economic stress, secondary resources could be relied upon, along with increased mobilization and trade with neighboring groups, to supplement the diet. The principle faunal component of the diet was, at least during the early stages, now-extinct megafauna. Mammoths and mastodons as well as extant and extinct forms of caribou, bison, elk, camelids, sloths, and a wide variety of smaller game were pursued. Paleoindian tools are typically made from cryptocrystalline stone materials. It has been suggested sources of suitable stone were an important variable that determined Paleoindian settlement location (Gardner 1974; Goodyear 1979). Because of the small group size and high mobility of Paleoindian populations, their sites tend to be small and the preserved tool kits rather simple.

3.3.2 *Archaic Period (10,500-3200 BP)*

Environmental changes associated with the end of the Pleistocene, circa 10,000 BP, included climatic warming, an increase in vegetational density, faunal migrations and extinctions, and a rise in sea levels (Sirkin 1977). The Archaic period is defined by the changes in subsistence and technology that occurred in response to these environmental changes. The transition from



Figure 3.4 Soil map of the Colborn USARC Tract, Marion County, West Virginia.

Paleoindian to Archaic lifeways included a greater reliance on small game and plant foods (Cleland 1976). These changes were accompanied by new technologies and tool types.

The Archaic period is distinguished from the preceding Paleoindian period based on the onset of technological change from large fluted projectile points to non-fluted, smaller and more diverse points. In general, the non-projectile point Early Archaic tool kit was virtually indistinguishable from the Paleoindian. However, as the Pleistocene megafauna began to disappear, the hunting focus shifted towards smaller non-migratory species (such as white-tailed deer).

The development of barbed or corner-notched points may indicate a change from “lancing” large prey species individuals to a strategy in which the spear is more frequently thrown at the animal. The barbs provide a more secure anchor into the flesh, a means of increasing the effectiveness of the wound, and easier retrieval of the weapon. The smaller size of the projectile points reflects the same shift towards throwing ability and accuracy.

Although the onset of the technology began during the Early Archaic, and there are clear functional implications involved in the stylistic design of weapons, it is not clear whether historians consider the changes as reflective of a wholesale population replacement during the Late Paleoindian/Early Archaic boundary. The similarity of the Paleoindian and Early Archaic tool kits indicate definite “genetic” relationships, suggesting an in-place development of at least some lithic technological characteristics. A likely scenario is that frequent contact is maintained by Early Archaic groups in adjacent valleys. They might often share perishable and non-perishable trade goods, plus marrying-age adults and genetic material. Hunting strategies and technological innovations would naturally be exchanged as well. Therefore, diffusion of ideas would probably occur much more rapidly than diffusion of populations into new territories.

During the Archaic period, projectile point styles further evolve into smaller, more finely-crafted and more numerous types. The point styles may reflect increasing ethnic diversity, more complex trade relationships, and/or changing tool functionality. Site

locations and artifact assemblages reflect an increased utilization of coastal and riverine resources, possibly in response to environmental stabilization. Ground stone food processing tools are more common, reflecting a more intense utilization of plant resources.

Artifactual components from later Archaic contexts tend to include larger numbers of features (indicating larger family or unit sizes, and more permanent habitations); a greater diversity of seasonal faunal debris (more frequent occupation of single sites during different seasons); greater diversity of projectile point styles (including Big Sandy II, Brewerton, Hansford, Perkiomen, Morrow Mountain II, and Savannah River styles); increased midden sizes; and larger numbers of carved stone artifacts such as steatite and soapstone vessels.

3.3.3 *Woodland Period (3200-320 BP)*

The transition from a seasonal round settlement system wherein small hunting camps were keyed to larger yet still transitory base camps, to a system where base camps became occupied for greater and greater periods, laid the groundwork for the Woodland period (cf. Hart and Reith 2002). Extended occupation of the same site allowed an increased investment in craft and occupational specialization, social differentiation, development of extended trade relationships, intense exploitation of both hunted and gathered local resources, and the elaboration of technological change (most notably the adoption of ceramic containers for cooking and curation). Even though we begin to see evidence of most of these traits during the Woodland periods, they clearly have very deep roots in the Archaic.

By the end of the Archaic period, it is fairly clear that pottery was being utilized. Increased sedentism made utilitarian ceramics economically feasible. The early grit-tempered, thick-sided, flat-bottomed vessel forms can be seen as derivative from the numerous carved steatite and sandstone bowls of the Late Archaic. Later variously-tempered, textile or cordage-impressed vessels are perhaps more indicative of the influences of the ceramic industries to the south.

The more intensive exploitation of local resources resulting from increased sedentism and more constricted territorial arrangements, forced a higher

reliance on gathered plant resources. This is reflected in the archaeological record by increased numbers of seed and plant processing tools (ground stone implements). A higher reliance on gathered resources implied a greater economic stability, if those resources could be managed properly.

In association with the arrival of agriculture as a primary subsistence mode, we begin to see direct evidence of ceremonialism, mound architecture, differential burial practices, and more elaborate stylistic embellishments of ceramics. Indirect evidence of social inequality, increasing complexity in ritualistic beliefs, craft specialization, political factionation, and more intense forms of economic relationships seem to develop. These complex traits do not appear overnight, but it is unclear in what manner they are causally linked. In all likelihood, they are interrelated but cannot be isolated in a cause-and-effect chain of influence. Rather, they develop gradually in the context of one another, but without time-dependency.

By the end of the Early Woodland, stone burial mounds begin to appear in Pennsylvania. These small, usually individual graves are filled with earth and cobbles and covered by more earth and cobbles. One of the earliest dated stone mounds (2450 BP ± 90) is Kimsey Run Mound (46HY126) located overlooking the Lost River, in Hardy County (Anderson and Gardner 1991:7). Many of these sites can be seen to cluster along large river bluffs or terraces.

Elaboration of ceramics occurs throughout this period as well, with sand and pulverized rock-tempered, net, cord, and plaited-dowel impressed varieties common. Settlement patterning appears to shift towards the back channels and sloughs of major riverways. Gardner (1986:73) suggests this indicates a subsistence shift towards wetland resources, including some cultivation of marsh-tolerant domesticates (such as *chenopodium*). Evidence for the suggestion, however, is yet forthcoming (Johnson et al. 1994).

During the later phase of the Woodland period (ca. 1000 BP), settlement apparently returns to the outer floodplain levees as the result of the introduction of more efficient horticultural techniques (Gardner 1986:77-78; Johnson et al. 1994; Walker and Miller 1992:165). Outer levee soils are more easily tilled and provide a better

agricultural-support base. In addition, populations begin to rise. The rise in populations is postulated based on the increase in numbers of small hamlet sites throughout the region. The causal relationship between population rise and more effective agricultural production, however, is tenuous. The introduction of the bow and arrow is likely to have occurred during this general period as well, and may have led to a renewed focus on inter-riverine uplands small game hunting.

By the end of the Woodland Period, habitation sites have evolved from the small hamlets characteristic of the early portions of the period, to ones that are characterized as nucleated and palisaded villages (Johnson et al. 1994). This pattern indicates a shift towards defensive modes of settlement. Palisaded villages provide protection to related or ethnic groups. Presumably, territorial relationships are such that outsiders are beginning to take a toll on the welfare of the resident populations. It is unclear whether this is concomitant with in situ population rise and a subsequent decline in available territory, or whether outside groups are impinging on the stable territories already extant.

What is usually identified as the Protohistoric period occurs at the end of the Woodland between 370 and 320 years ago (AD 1580 - 1630). It is often given its own period designation based almost entirely on the continuation of Woodland patterns but with the added intrusion of European trade goods. It cannot be considered an uninterrupted in-situ development due to the influences of European trade, disease, and population pressure principally from the east and north. All periods post 320 years ago (AD 1630) are described under the historic background.

3.4 HISTORIC BACKGROUND OF THE COLBORN USARC PROPERTY

West Virginia, including the present-day Marion County, was closed to settlement at the end of the French and Indian War in 1763 by the British government. The only Euroamericans who entered the area previous to this time were French explorers and fur traders, Jesuits and Moravian missionaries, and Indian captives who followed the aboriginal trail network. This area

was opened to settlement following the American Revolution, when the Treaty of Paris recognized the United States territory as extending all the way to the Mississippi River.

The majority of early settlers were of Anglo-Celtic descent, which is evident from the traditional music and other customs of their descendants in the region. The earliest pioneers in the area did not establish permanent farmsteads or settlements. Rather, the typical pattern was to clear an area, farm it for several years and then move on to new ground, much like the aboriginal pattern.

The Colborn USARC was originally located within the boundaries of Harrison County until 1842, when Harrison and Monongalia counties were sectioned to form the new Marion County. Permanent settlers, however, had been living in the area of Fairmont since the early 1770s. These early settlers resided primarily around the confluence of Pricketts Creek and the Monongahela River.

The city of Fairmont started as two hamlets on either side of the Monongahela River. The eastern side was settled by Jacob Paulesey around 1793. By 1819, the town had been incorporated as Middletown after the Morgantown to Clarksburg road that ran through the city. By 1843, the town of Middletown was re-incorporated as Fairmont (MCHS 1985).

The railroad came to Fairmont by 1843 and as a result, the city experienced its first commercial and population boom. In conjunction with the railroad, the Monongahela River provided new markets and transportation from Pittsburgh. This vitalization spurred further infrastructure growth near Fairmont in the form of three turnpike roads by the late 1840s. The booming transportation network allowed the development of the coal industry. By the end of the nineteenth century, the coal industry had grown and allowed the development of oil and gas commodities. The transportation system of Fairmont, especially the rail center continued to be an integral economic mainstay in the region.

The land where the Colborn USARC now stands was originally owned by Jackwell G. Morgan, who sold the property in January of 1897 to Calvin Tarleton. Calvin Tarleton's widow, Mary C. Tarleton, and son, Arban C. Tarleton, received title to the property from his estate in February of 1948. In July 1958, the Federal

Government purchased the land from the Tarletons for the sole purpose of constructing a USARC on the site (USACE-Louisville 2007: 3.1-3.2).

Historic and topographic maps dating as early as 1923 show the Colborn USARC property as undeveloped land along the western two-thirds of the property and light residential along the eastern third of the property prior to Federal ownership. Those maps, located in Appendix A, reveal the possibility of a residential structure in existence in the 1950s (since demolished) and are discussed in further detail in Section 4.3.1. The remaining historic and topographic maps show no other pre-military structures present on the property.

Land use at adjacent properties does not appear to have changed significantly over the years, based on a review of available aerial photographs. The properties to the north, east, and west were developed prior to 1953 consisting of residential land use. By 1967, the property to the south also contained residential development. The 1981, 1990, 1996, and 2003 aerial photographs indicated little change in the adjacent property land use (USACE-Louisville 2007: 4.2).

The Colborn USARC property has served as a reserve and mobilization center since Federal acquisition of the land in 1958 and several tenant units have used the space since then. The 904th Minimal Care Detachment currently uses the facility for classroom medical training to maintain readiness for their mission of field medical service. Limited vehicle maintenance and storage activities are conducted on the property (USACE-Louisville 2007).

4.0 RESULTS OF INVESTIGATIONS

4.1 ARCHIVAL RESEARCH RESULTS

Based on results of the background research conducted at the West Virginia Department of Culture and History, Division of Historic Preservation in Charleston prior to and concurrent with the field assessment, a thorough literature review of materials related to the Colborn USARC was conducted. In conducting this work, an APE consistent with the proposed undertaking was developed. The APE was limited to the current legal boundary of the Colborn USARC and all real property. The literature review and associated research encompassed the APE and a 0.5 mile radius in all directions.

The research was designed to identify previous surveys, previously recorded archaeological sites and historic structures within, or adjacent to, the Colborn USARC property. The purpose of this research was to evaluate site types and landscapes within a 0.5 mile radius of the USARC to better understand the potential for cultural resources in the APE (Appendix A, Figures A.1 and A.2).

Background research has revealed that only one archaeological survey has been conducted within the literature review area of 0.5 miles. The survey, located to the southeast of the Colborn USARC was conducted by Thunderbird Archaeological Associates, Inc. in support of the new Fairmont High School (Anderson n.d.).

All relevant documentation concerning the Colborn USARC facility was provided by both AGEISS Inc. and the Army. This literature was reviewed. This documentation included the following:

- February 2007, Final Environmental Conditions of Property (ECP) Report. [*Documents existing environmental condition of all transferable property for the Army's decision-making in the disposal process; provides the relevant information to the public and provides information on any necessary remedial and corrective actions*]
- September 2009, 99th RSC, Draft Integrated Cultural Resources Management Plan. [*Provides a five-year implementation plan and guidance for the management of historic properties within the jurisdiction of the 99th RSC*]
- May 1958, facility blueprints and 1981 'as-built' architectural drawings of the Colborn USARC
- 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 Colborn USARC*]

In addition to reviewing the materials listed above, a review of previously recorded historic properties and NRHP listings surrounding the Colborn USARC property was conducted. There are no previously recorded archaeological or NRHP listed architectural properties located within a 0.5 mile radius of the Colborn USARC property.

Historic maps and topographic quadrangles were also reviewed as part of the background research. These materials were available in the 2007 ECP Report (USACE-Louisville) with project overlays. Copies of selected maps, aerials, and quadrangles with project overlays are provided in Appendix A, Figures A.3 through A.14.

4.2 ARCHAEOLOGICAL SURVEY RESULTS

Archaeological field survey was conducted on July 26, 2011. Because the proposed undertaking includes the transfer of property to a non-Federal entity, the APE was limited to the property boundary for both archaeology and historic architecture. Twenty-eight shovel tests were excavated within the footprint of the Colborn USARC property. Soils encountered were generally well-drained loams. In the undeveloped areas of the property footprint, shovel testing was generally characterized by a stratum of dark grayish brown (10YR 4/2) loam from 0 to 15 cmbs, underlain by mottled yellowish brown (10YR5/4) clay from 15 to 100 cmbs (Figure 4.1).

Due to the urban nature of some sections of the property, some shovel tests contained gravel and evidence of disturbance. All excavated shovel tests were negative for cultural material and field investigators did not identify any previously unrecorded archaeological during the survey.



Figure 4.1 Typical shovel test profile excavated during field survey at the Colborn USARC property, Marion County, West Virginia.

4.3 ARCHITECTURAL FIELD SURVEY RESULTS

During the morning of March 15, 2011, a pedestrian reconnaissance of the Colborn USARC property was conducted with representatives from Brockington, AGEISS Inc., the 99th RSC, and the Local Redevelopment Authority. Specific inquiries were made about areas of historical or cultural significance in the immediate area, but none were identified. The pedestrian reconnaissance included an inspection of the ground cover where available, landforms, exposed surfaces, as well as all standing structures. Appendix B, Figures B.2 – B.22 provide photographs of the Colborn USARC property and standing structures; Figure B-1 contains a photo key.

4.3.1 Overview

In July 1958, the Federal Government purchased the land that the Colborn USARC would be constructed on from the Tarleton family. There are no structures or components from the property’s pre-government owned period existing on the Colborn USARC property. A review of historic maps and images reveals the possibility that a small, most likely residential, structure once existed on the upper northeastern edge of the property (Appendix A, Figures A.4 and A.7). The structure is not visible on the 1923 topographic map, although it is faintly visible in the 1953 aerial and marked as a black dot on the 1958 topographic map. No written record of the structure exists in the archival record. This structure was likely demolished just prior to, or during, the initial construction of the Colborn USARC. Archaeological evidence of this structure was sought but no material was recovered.

The area surrounding the Colborn USARC property, named for former Fairmont resident and posthumously awarded World War II Distinguished Service Cross and Silver Star recipient Harry B. Colborn,

is zoned primarily as “Neighborhood Mixed Use.” The USARC is surrounded on all sides by residential properties. The residential properties range in age from early to mid-twentieth-century structures (Table 4.1).

The Colborn USARC property consists of approximately 4.25 acres of land with two permanent structures, including an Administration Building and an Organizational Maintenance Shop (OMS), several small containerized shipping trailers (connexes), and three paved parking lots (two Privately Owned Vehicle [POV] lots and one Military Equipment Parking [MEP] lot). The two permanent structures are described in further detail in Section 4.3.3. Figure A.2 in Appendix A provides an overview of the built environment on the property.

Approximately one-half of the Colborn USARC property (two to 2.25 acres) is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The property is open at the front (east) and on both sides and paved walks lead to the side entrances from the POV lots. The property is open toward Mary Lou Retton Drive (to the east) and along the north and south sides. The property is fenced around the OMS and MEP lot beyond the northeast and west corners of the administration building with a gate opening to the northeast of the POV lot near Big Tree Drive. Minimally landscaped terrain with mowed lawns and small trees surround the administration building and OMS along the north, east, and south of the property. The property also contains approximately two acres of undeveloped, lightly forested land along the western half of the property. This wooded area contains a mix of deciduous and non-deciduous trees and a light understory.

Table 4.1 List of Architectural Resources at the Colborn USARC.

Permanent Buildings	Date(s) of Construction	Dimensions (feet)	NRHP Recommendation
Administration Building	1958/1981	144 x 135	Not Eligible
OMS	1958/1981	48 x 48	Not Eligible
Temporary Structures			
Small Connexes	Unknown	5 x 15	Not Eligible

4.3.2 US 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 Colborn USARC is an example of the Sprawling Plan subtype of Army Reserve Centers constructed during the Cold War. The Sprawling Subtype is described 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 “expandable” 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 expandable 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 “expandable” nature of the design. This plan was deliberately designed to respond to the specific functional needs of an Army Reserve Center by separating the assembly space from areas where arms and technological equipment was stored” (Moore et al. 2008: 169).

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

4.3.3 Colborn USARC: Architectural Description

According to the original architectural drawings of the administration and OMS outbuildings, the Colborn USARC was constructed to accommodate 25 active service members (25-man). The facility was later expanded in 1981 to accommodate 100 individuals (100-man) (Appendix A, Figure A.14). The Historic Context Study (Moore et al. 2008) does not mention a “25-man” model of USARC design. Based on the field observations and footprint of the Colborn USARC, the administration building was likely designed as the half-unit (100-man) “pilot” model of the *Sprawling Plan* subtype of USARCs (Moore et al. 200 8:91).

Building the administration building first, with the option to expand to include an attached assembly wing at a later date, is exactly the intent of the *Sprawling Plan* subtype of USARCs that Moore and colleagues describe. The “pilot” model was part of the revised standardized plans developed in 1956, to allow for construction of a smaller, less expensive USARC in less populated areas, with the ability to expand the center as area populations grew and the USAR gained more membership in its ranks.

The administration building is an irregular shaped, 144-foot by 135-foot structure, currently comprised of a one-story administrative and classroom block, with

an assembly wing attached to the rear (northwest). The classroom block is protected by a moderate pitch side-gabled roof, projecting slightly over the block's north and south elevations. The administration building is used primarily for offices, classrooms, and assembly area and contains 13,595 square feet of floor space protected by a broken pitch, cantilevered roof sloping along a north-south oriented ridgeline to the east and west. The roof's western half rises slightly above the eastern half along its ridgeline.

The administration building has a poured concrete foundation, with cinder block (load-bearing) masonry walls covered in bonded brick with an exterior insulation finishing system (EIFS), or "synthetic stucco" running the entire length of each wall. Each elevation of the original wing of the administration

building features blast proof replacement casement type windows with replacement metal double doors on the west elevation and two replacement metal doors on the east elevation (Figure 4.2). The building façade (south elevation, Figure 4.3) contains a small, projecting covered porch containing no doors or windows; this represents the administration building's original entry, discussed in further detail below. The drill hall portion of the assembly wing is essentially windowless with a thick concrete floor to support heavy military vehicles and equipment and a large roll-type vehicle access door flanked by a metal personnel access door located in the north wall.

Interior features in the original portion of the administration building include administrative offices, locker rooms, an arms vault, and classrooms arranged



Figure 4.2 Facing southwest across POV lot on east end of USARC property toward east elevation of administration building.



Figure 4.3 Facing north toward south elevation (original front façade) and original entrance of administration building from Mary Lou Retton Drive.

along a double-loaded corridor. The large classroom at the east end is accessed by two doors and can be divided by a sliding, accordion-type wall. What appear to be original blackboards are located in the classroom.

The structural modifications made to the site in 1981 included the addition of the assembly wing portion of the administration building (Figure 4.4). This addition consisted of a drill hall, an enclosed connecting corridor, storage areas, and a kitchen area. These additions more than doubled the original footprint of the administration building, and along with the covering and enclosure of the original entrance to the administration building on the south elevation with EIFS, the modifications completely re-configured the

original floor plan. The main, or formal, entrance to the building is now located on the northeastern opening of the connecting corridor between the two portions of the administration building and is comprised of a modern metal and glass double-door with glass transom lights and flanked on either side by full-length glass side lights leading to an enclosed foyer with painted floor tiles depicting the US Army Medical Corps insignia.

The original flat roof over the classroom block portion of the administration building was replaced in 1981 with the moderate pitch side gabled roof seen today. The original entrance on the south elevation of the administration building was enclosed in 1981 with brick and covered in EIFS, but the protective gabled



Figure 4.4 Facing south across MEP toward connexes and assembly wing along the north elevation of administration building.

overhang is still visible and creates a recess with curtain walls enclosing the entry on two sides. The original “US ARMY RESERVE” lettering still adorns the top of the former entrance (Figure 4.5).

The OMS, located to the northwest of the drill hall and constructed in 1958, is a 48-foot by 48-foot building with 2,316 square feet of space (Appendix A, Figure A.14) (Figures 4.6-4.8). The building is a one-story, two-bay, brick vehicle garage with a slightly pitched, side-gabled, built-up roof constructed of load-bearing concrete masonry unit walls covered by EIFS. The original footprint of the building consisted only of the northeastern half of the current building and just one bay with a metal roll-up door opening to the east

toward the administration building and two personnel doors on the north wall. The second half, located at southwest end of the building, was added on in 1981 and contains a second bay with a metal roll-up door and a personnel door on the south wall.

Multiple small shipping containers, known as connexes, are located along the northeastern edge of the rear parking lot of the Colborn USARC Property between the administration building and the OMS. These structures are small and mobile, and are used for temporary storage.



Figure 4.5 Facing west-southwest toward south elevation (original front façade) and original entrance of administration building.



Figure 4.6 Facing west-northwest toward front façade (south elevation) and southeastern corner of OMS.



Figure 4.7 Facing east toward west elevation of OMS.



Figure 4.8 Facing east-southeast toward rear (north) elevation of OMS.

4.3.4 NRHP Evaluation of Architectural Resources at the Colborn USARC

Chapter 4 of *Blueprints for the Citizen Soldier* (Moore et al. 2008) provides a framework for evaluating the 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 Colborn USARC eligible for the NRHP for its association with the *Sprawling Plan* subcategory of USARC construction under Criteria A, B, or C (Table 4.2). These character-defining features were developed in *Blueprints for the Citizen Soldier* (Moore et al. 2009).

With the 1981 modifications, the administration building is missing several key character defining features and, therefore, no longer retains its historic integrity. These absent features include the original entryway and door, the original flat roof form over the classrooms, original fenestration pattern (south elevation), the original interior lobby and hallway configuration, the original exposed masonry units or historically appropriate stucco veneer, and compatible replacement doors and windows. Because features have been removed and its original footprint substantially altered, the administration building no longer conveys the design of the *Sprawling Plan* subtype of Army Reserve Center design. Therefore, the administration 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, its associations with the *Sprawling Plan* subtype of USARC construction is limited to its relationship with the administration building. 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

Table 4.2 Character Defining Architectural Features of the Colborn USARC.

ALL CHARACTER DEFINING FEATURES MUST BE INTACT FOR NRHP ELIGIBILITY	
Character Defining Feature	Intact at Colborn 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	N/A
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	No
Original doors and windows or compatible replacement doors and windows that meet the Secretary of Interior’s Standards for Rehabilitation	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	Yes
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

eligible for the NRHP, support buildings and structures likewise are not eligible for the NRHP” (Moore et al. 2008: 193). Because the administration building at the Colborn USARC is not eligible, neither are the support buildings inclusive of the OMS.

Archival research did not identify any significant national, state, or local associations with the administration building or the OMS. The Colborn 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 Colborn

USARC was originally built to accommodate 25 reservists (expanded to 100 with the 1981 modifications) 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 Colborn 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 Colborn USARC would not have contributed significantly to economic growth or planned community development of the Colborn area.

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

5.0 SUMMARY AND CONCLUSIONS

This report presents the findings of a Phase I cultural resource survey of the First Lieutenant (1LT) Harry B. Colborn USARC in Marion County, West Virginia. Due to the undisturbed nature of some areas of the Colborn USARC property, it was determined that intact subsurface cultural deposits may exist. The purpose of this survey, therefore, was to identify any cultural resources within the footprint of the Colborn USARC footprint and to evaluate those identified resources as to their potential for NRHP inclusion.

Background research did not identify any archaeological or cultural resources located within 0.5 of a mile of the property. One previous cultural resources survey has been conducted within 0.5 of a mile of the Colborn USARC, but did not identify any previously unrecorded historic or archaeological resource.

Archaeological field investigations within the Colborn USARC property were conducted on July 26, 2011. Twenty-eight shovel tests were excavated at systematic 15-meter intervals throughout the entirety of the USARC footprint. None of the excavated shovel tests yielded cultural material or indicated any subsurface features. In addition, no aboveground features or surface artifacts were recovered.

An architectural survey was conducted on March 15, 2011. During the course of survey, two permanent buildings, (an Administration Building and Organizational Maintenance Shop) located on the Colborn USARC property, were evaluated for historical significance. Both buildings possess historic association with the United States Army's Reserve Program and the typical *Sprawling Plan* architectural subtype. The two buildings, each constructed in 1958, however, do not possess the integrity that would render them eligible for the NRHP. In 1981, both buildings were substantially modified and their original architectural forms are no longer recognizable. Based on a lack of integrity, the buildings at the Colborn USARC are not recommended eligible for the NRHP.

In summation, the results of the survey do not warrant further cultural resource study as no previously recorded or unrecorded resource has been

identified. Brockington recommends that no further cultural resource work is necessary in regard to the Colborn USARC.

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APPENDIX A: HISTORIC BACKGROUND RESEARCH FIGURES

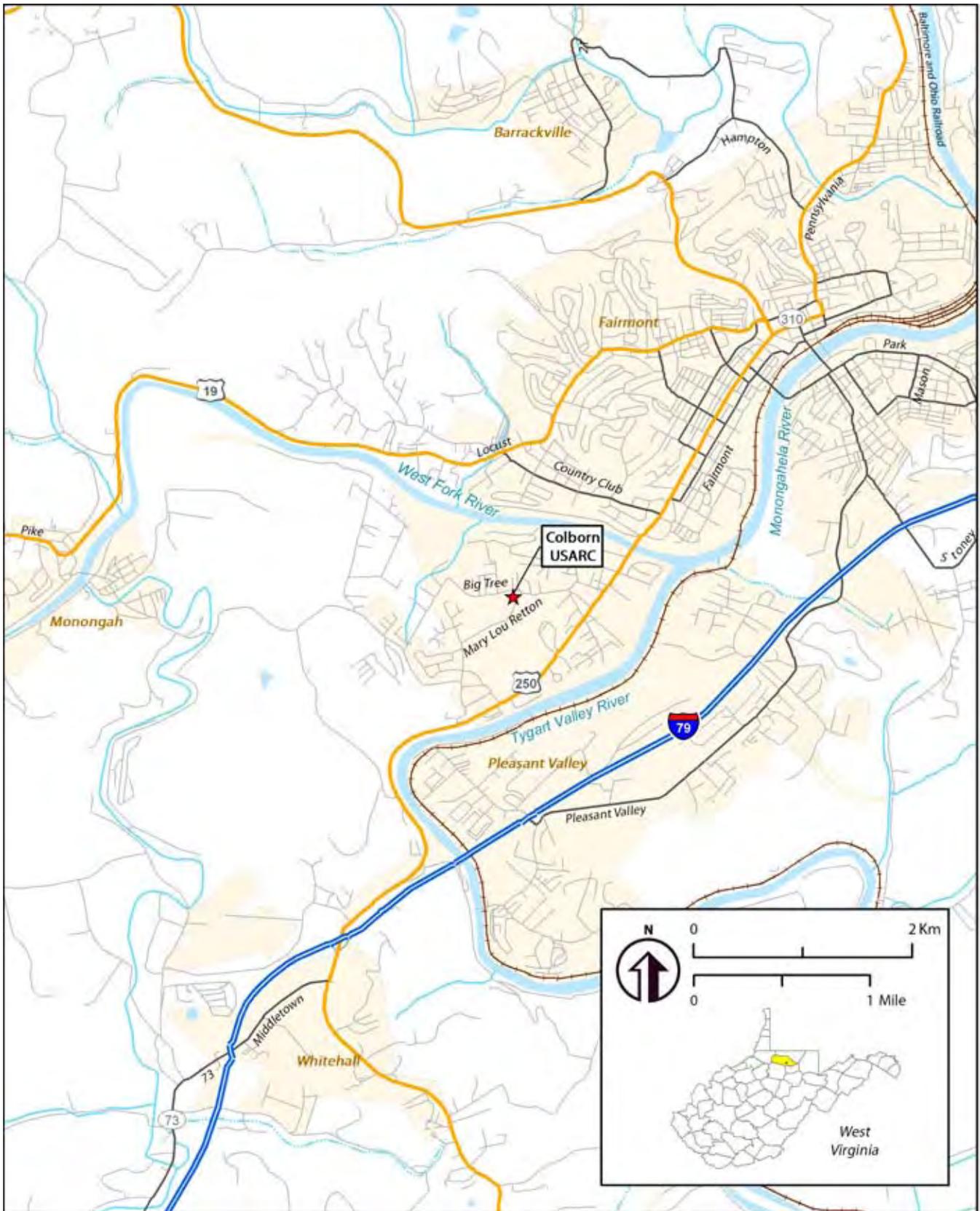


Figure A.1 Colborn USARC location map.

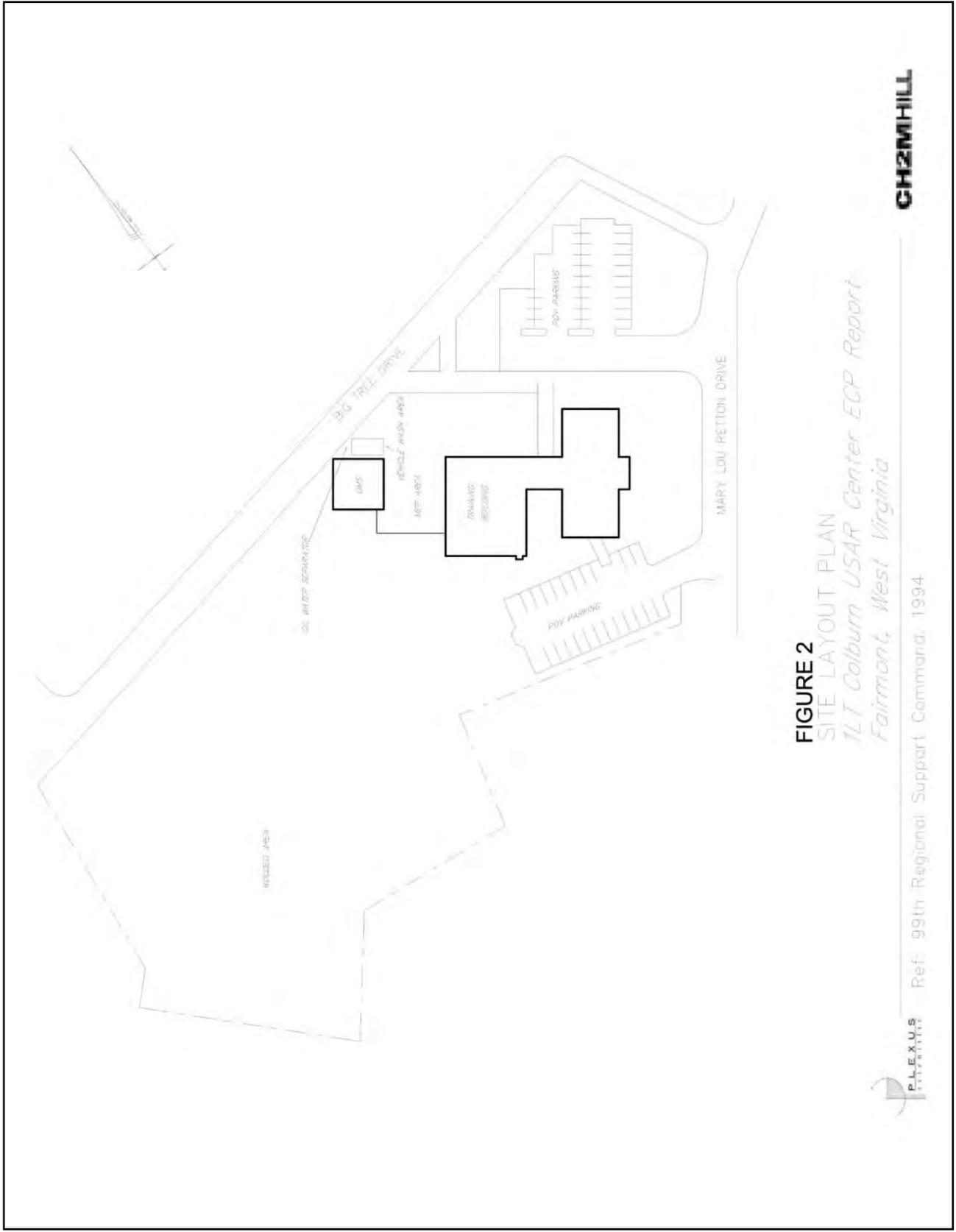


FIGURE 2
 SITE LAYOUT PLAN
 111 Colburn USAR Center ECP Report
 Fairmont, West Virginia



Ref: 99th Regional Support Command, 1994

CH2MHILL

Figure A.2 Colborn USARC property layout [not to scale] (from ECP [USACE Louisville-2007: Appendix A]).

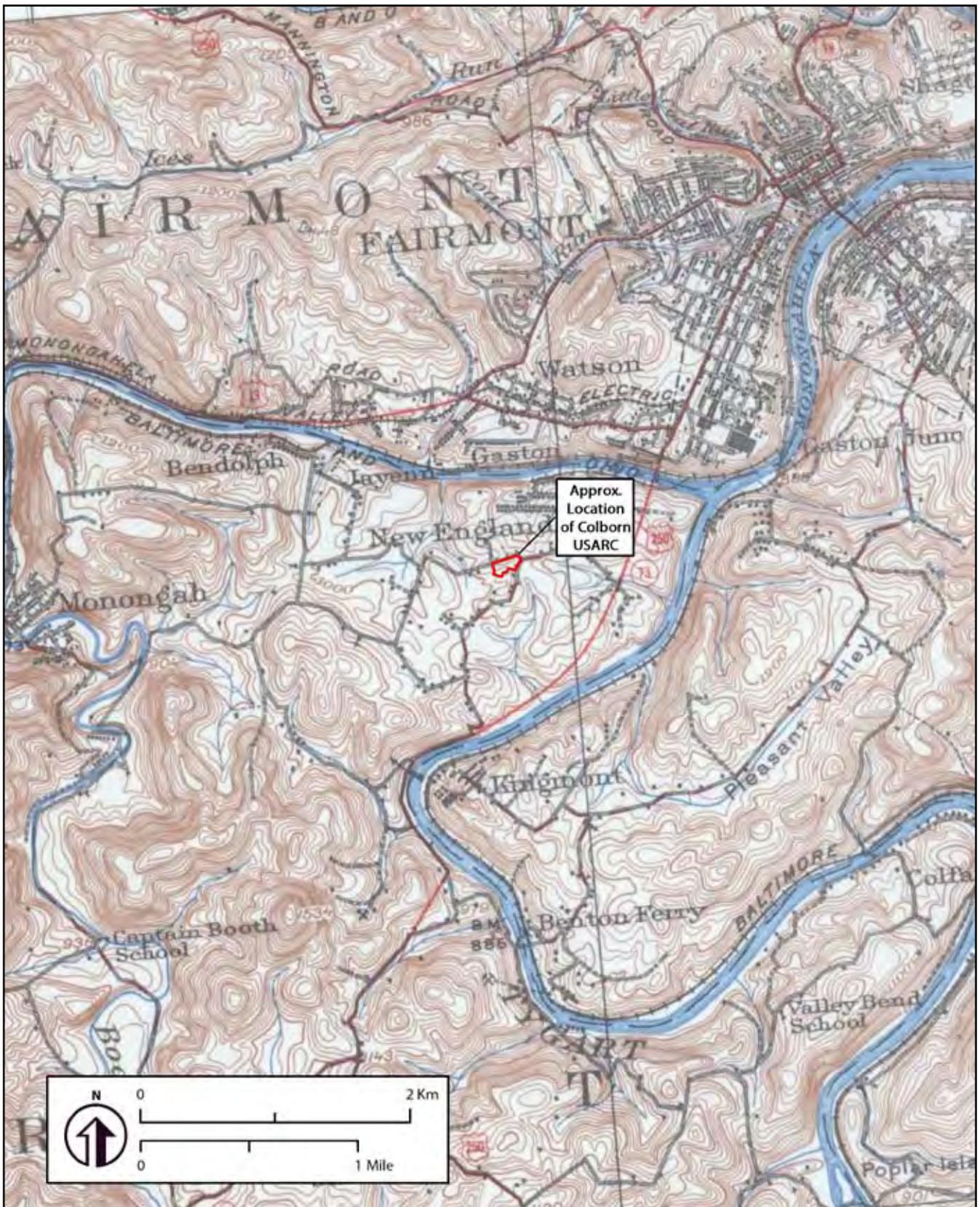


Figure A.3 Location of Colborn USARC overlay on 1923 Fairmont, West Virginia 15 minute series USGS topographic quadrangle (modified in ArcGIS).

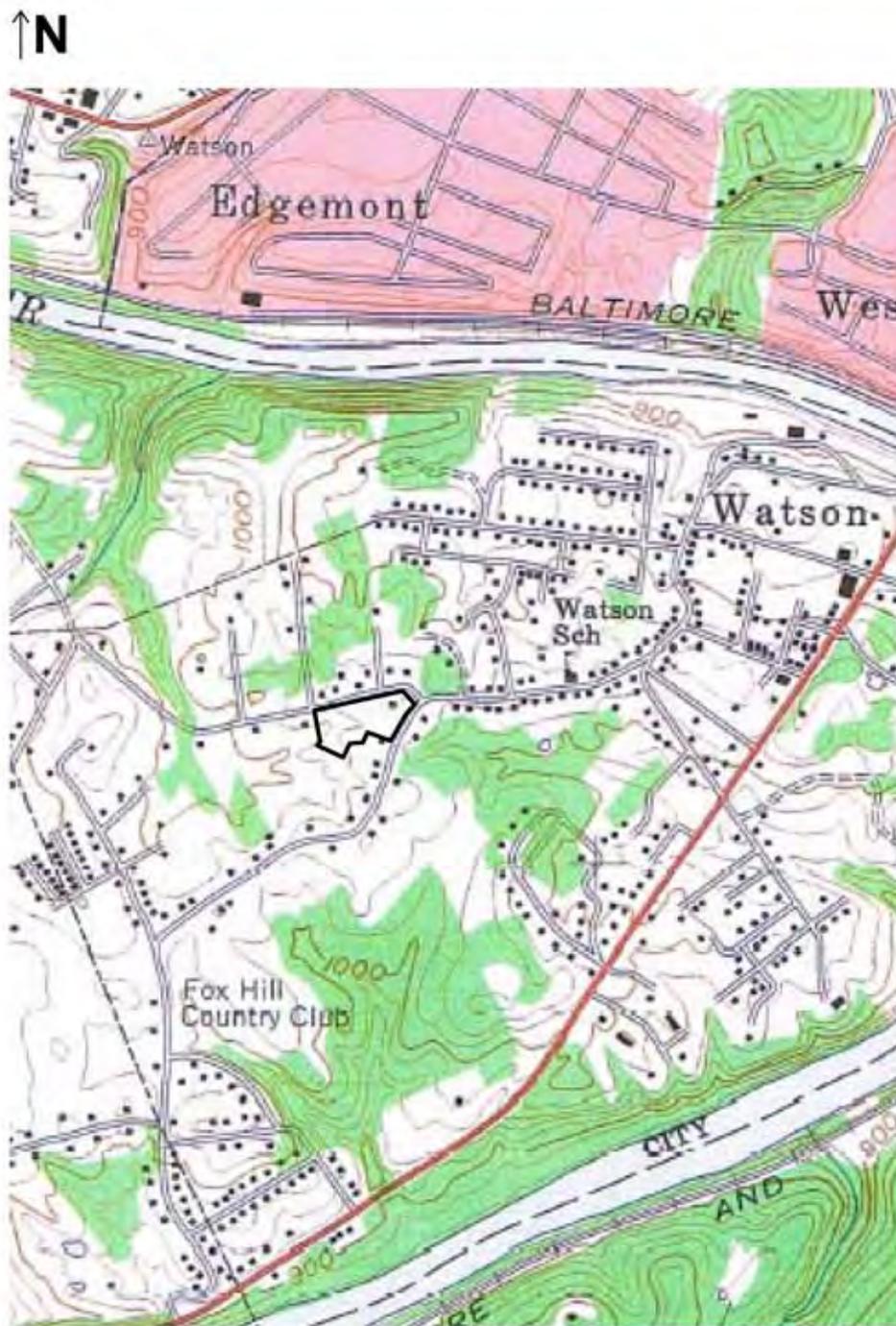


FIGURE 5
 1958 USGS 7.5 Minute, Topographic Map, Fairmont West, WV
 1LT Colborn USARC Center ECP Report
 Fairmont, West Virginia



Figure A.4 Location of Colborn USARC overlay on 1958 USGS topographic map [not to scale] (From ECP Report [USACE Louisville-2007: Appendix A]).

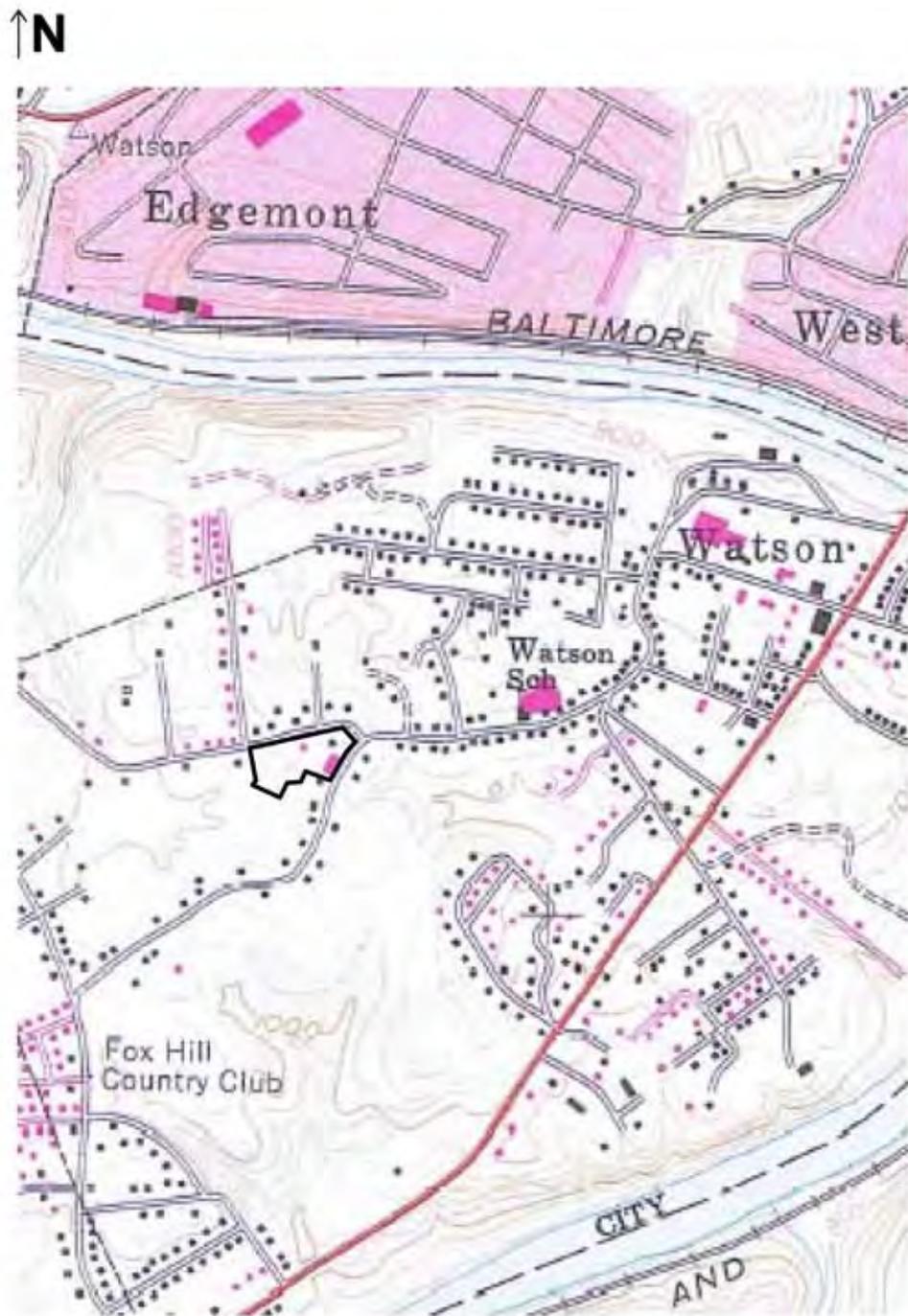


FIGURE 7
 1976 USGS 7.5 Minute, Topographic Map, Fairmont West, WV
 1LT Colborn USAR Center ECP Report
 Fairmont, West Virginia

— = 1100'
 Source: EDR



Figure A.5 Location of Colborn USARC overlay on 1976 USGS topographic map [not to scale] (From ECP Report [USACE Louisville-2007: Appendix A]).

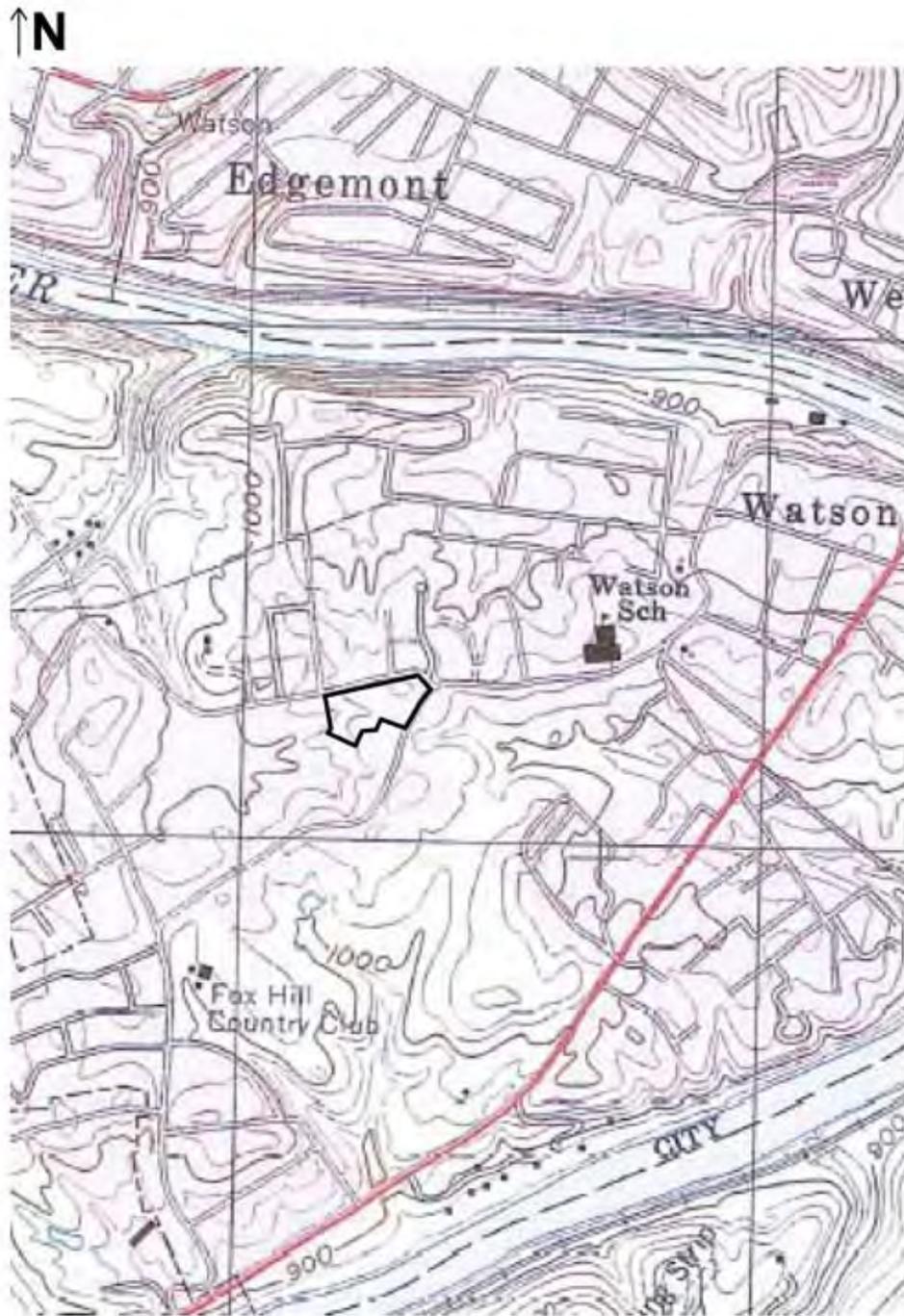


FIGURE 3
 1997 USGS 7.5 Minute, Topographic Map, Fairmont West, WV
 1LT Colborn USAR Center ECP Report
 Fairmont, West Virginia



Figure A.6 Location of Colborn USARC overlay on 1997 USGS topographic map [not to scale] (From ECP Report [USACE Louisville-2007: Appendix A]).

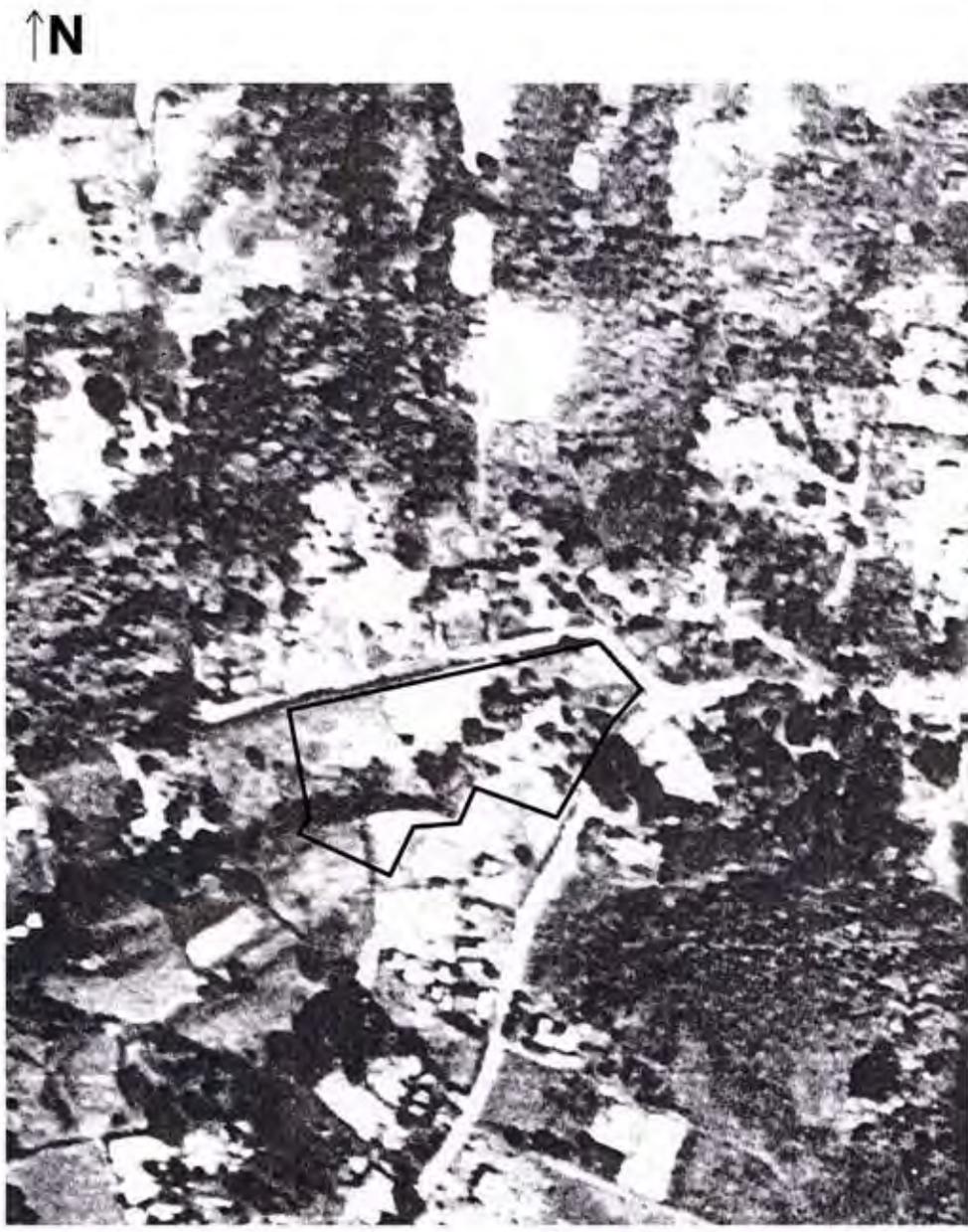


FIGURE 4
1953 Aerial Photograph
1LT Colborn USAR Center ECP Report
Fairmont, West Virginia

Source: NRCS
= 250'



Figure A.7 Location of Colborn USARC overlay on 1953 aerial photograph [not to scale] (From ECP Report [USACE Louisville-2007: Appendix A]).



— = 200'
Source: NRCS

FIGURE 6
1967 Aerial Photograph
1LT Colborn USAR Center ECP Report
Fairmont, West Virginia



Figure A.8 Location of Colborn USARC overlay on 1967 aerial photograph [not to scale] (From ECP Report [USACE Louisville-2007: Appendix A]).

↑ N



— = 350'
Source: NRCS

FIGURE 8
1981 Aerial Photograph
1LT Colborn USAR Center ECP Report
Fairmont, West Virginia



CH2MHILL

Figure A.9 Location of Colborn USARC overlay on 1981 aerial photograph [not to scale] (From ECP Report [USACE Louisville-2007: Appendix A]).



— = 200'
Source: NRCS

FIGURE 9
1990 Aerial Photograph
1LT Colborn USAR Center ECP Report
Fairmont, West Virginia



Figure A.10 Location of Colborn USARC overlay on 1990 aerial photograph [not to scale] (From ECP Report [USACE Louisville-2007: Appendix A]).

↑ N



— = 250'
Source: West Virginia GIS Technical Center

FIGURE 10
1996 Aerial Photograph
1LT Colborn USAR Center ECP Report
Fairmont, West Virginia



CH2MHILL

Figure A.11 Location of Colborn USARC overlay on 1996 aerial photograph [not to scale] (From ECP Report [USACE Louisville-2007: Appendix A]).

↑ N



— = 300'
Source: West Virginia GIS Technical Center

FIGURE 11
2003 Aerial Photograph
1LT Colborn USAR Center ECP Report
Fairmont, West Virginia



CH2MHILL

Figure A.12 Location of Colborn USARC overlay on 2003 aerial photograph [not to scale] (From ECP Report [USACE Louisville-2007: Appendix A]).



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

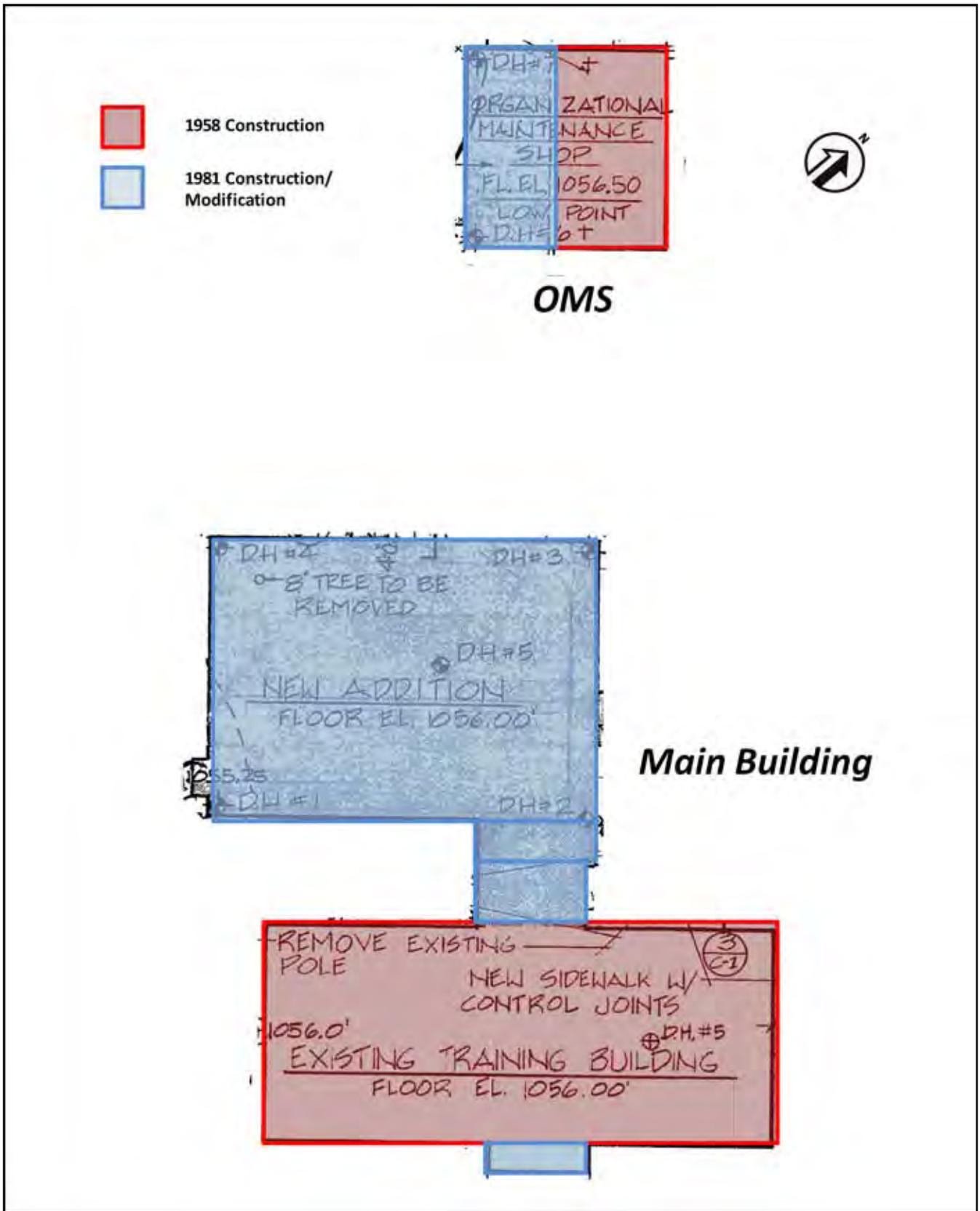


Figure A.14 Colborn USARC, current architectural footprint of the main building and OMS (altered from ECP [not to scale]).

APPENDIX B: ARCHITECTURAL SURVEY PHOTOGRAPHS



Figure B.2 Plaque memorializing World War Two Distinguished Service Cross and Silver Star recipient First Lieutenant Harry B. Colborn (formerly set in wall of main building).



Figure B.3 Painting depicting US Army Combat Medical Badge award (found on wall of main building facing main entrance [east]).



Figure B.4 Painting depicting US Army Medical Corps insignia (adorning floor tiles in foyer of main entryway [east]).



Figure B.5 Photo of plaque set in wall in foyer area of main building.



Figure B.6 Memorial to Staff Sergeant Carl E. Longwell (found on wall of main building near main entrance).



Figure B.7 Banner depicting current occupant unit (found in storage area of assembly wing of main building).



Figure B.8 Facing northeast toward sign along Mary Lou Retton Drive on east end of USARC property.



Figure B.9 Facing north toward south elevation (original front façade) and original entrance of main building from Mary Lou Retton Drive.



Figure B.10 Facing north-northeast toward south elevation (original front façade) and original entrance of main building.



Figure B.11 Facing northwest toward south elevation (original front façade) of main building from Mary Lou Retton Drive.



Figure B.12 Facing north-northwest toward original entrance on south elevation (original front façade) of main building.



Figure B.13 Facing west-southwest toward south elevation (original front façade) and original entrance of main building.



Figure B.14 Facing west-northwest toward southeast corner of classroom block of main building from POV lot on east of USARC property.



Figure B.15 Facing west toward east elevation of classroom block of main building from POV lot on east of USARC property.



Figure B.16 Facing southwest across POV lot on east end of USARC property toward east elevation of main building.



Figure B.17 Facing southwest toward east elevation of classroom block of main building from POV lot on east of USARC property.



Figure B.18 Facing south-southeast toward northeast corner of classroom block of main building from POV lot on east of USARC property.



Figure B.19 Facing southwest toward east elevation of main building and main entrance.



Figure B.20 Facing southwest toward main entryway on east elevation of main building.



Figure B.21 Looking through glass doorway into foyer of main entryway on east elevation of main building (note painting depicting US Army Medical Corps insignia on floor tiles).



Figure B.22 Facing west-northwest through fenceline toward MEP lot and connexes on east side of main building.



Figure B.23 Facing southwest toward east elevation of assembly wing of main building and doorway into kitchen area.



Figure B.24 Facing south across MEP lot toward connexes on east side of main building.



Figure B.25 Facing southeast along fenceline from MEP lot and connexes on east side of main building.



Figure B.26 Facing south across MEP lot toward connexes and north elevation of main building.



Figure B.27 Facing east toward rear (north) elevation of assembly wing of main building.



Figure B.28 Facing south-southeast toward rear (north) elevation of assembly wing of main building.



Figure B.29 Interior of assembly wing of main building.



Figure B.30 Facing north-northwest toward west elevation of assembly wing of main building.



Figure B.31 Facing northeast toward west elevation of connecting corridor between assembly wing and classroom block of main building.



Figure B.32 Facing east toward west elevation of classroom block of main building.



Figure B.33 Facing northeast toward west elevation of classroom block of main building.



Figure B.34 Facing north toward southwestern corner of classroom block of main building.



Figure B.35 Facing northwest toward front (south) elevation of OMS.



Figure B.36 Facing west-northwest toward southeastern corner of OMS.



Figure B.37 Facing west-southwest along front (south) elevation of OMS.



Figure B.38 Facing northwest from MEP lot along fenceline on east side of property toward Big Tree Drive.



Figure B-39 Facing west-northwest along east elevation of OMS.



Figure B.40 Facing west-southwest toward east elevation of OMS.



Figure B.41 Facing south-southeast along east elevation of OMS.



Figure B.42 Facing northeast from OMS through fenceline on east side of property toward Big Tree Drive.



Figure B.43 Facing east toward west elevation of OMS.



Figure B.44 Facing east-southeast toward rear (north) elevation of OMS.



Figure B.45 Facing east-southeast toward north elevations of OMS (in foreground) and main building (in background).



Figure B.46 Facing north-northwest toward west elevation of OMS.



Figure B.47 Facing north-northwest across MEP lot from northwestern corner of assembly wing of main building toward front (south) elevation of OMS.



Figure B.48 Facing north-northwest toward front (south) elevation of OMS.



Figure B.49 Facing northwest from MEP lot through fenceline toward wooded area along southwestern portion of USARC property.



Figure B.50 Facing northwest from POV lot on west side of main building toward wooded area along southwestern portion of USARC property.



Figure B.51 Facing north-northwest from POV lot on west side of main building toward wooded area along southwestern portion of USARC property.



Figure B.52 Facing east-northeast from west end of USARC property toward west elevation of main building.



Figure B.53 Facing northeast from west end of USARC property toward west elevations of main building and OMS.



Figure B.54 Facing north through wooded area toward west elevation of OMS from southwest side of USARC property.



Figure B.55 Facing southeast from northwest end of USARC property toward north elevation of main building and adjacent properties.



Figure B.56 Facing south from Big Tree Drive toward wooded area along southwestern portion of USARC property.



Figure B.57 Facing east from northwest end of USARC property toward northwest corner of OMS (in foreground) and north elevation of main building (in background).



Figure B.58 Facing southeast from wooded area toward west elevation of OMS (on left) and north elevation of main building (center).



Figure B.59 Facing west from center of USARC property toward wooded area on southwestern portion of USARC property.



Figure B.60 Facing east-southeast along slight ridgeline in wooded area on southwestern portion of USARC property from west corner of USARC property.



Figure B.61 Facing west-northwest along slight ridgeline in wooded area on southwestern portion of USARC property from southwest corner of USARC property.



Figure B.62 Close-up of exterior insulation finishing system (EIFS) used throughout the exteriors of main building and OMS (note brick and mortar below outer coating).

APPENDIX C: RESUME OF KEY PERSONNEL

ANDREW A. PAPPAS

PROJECT MANAGER/

PRINCIPAL INVESTIGATOR

EDUCATION

M.A. Archaeology (2004) Florida State University

B.A. Anthropology (2000) University of Florida

AREAS OF SPECIALIZATION

Cultural Resources Management

Archaeological Investigations and Documentation

Historic Period and Contact Era

Subterranean Archaeology and Hydrology

PROFESSIONAL SOCIETY MEMBERSHIP

Register of Professional Archaeologists

American Anthropological Association

Georgia Council for Professional Archaeologists

Society for Historical Archaeology

PROFESSIONAL POSITION [2004 - PRESENT]

Project Archaeologist, Project Manager, Principal Investigator

EXPERIENCE

- 2009 Project Manager, A Class I Inventory Record of 22 USDI Bureau of Land Management Surface Tracts, Baxter, Cleburne, Crawford, Fulton, Pike, Searcy, Sharp, and Van Buren Counties, Arkansas
- 2008 Principal Investigator, A Phase I Archaeological Resources Survey of the 25 Acre Volunteer Army Ammunitions Plant Tract, Hamilton County, Tennessee
- 2008 Principal Investigator, A Phase I Cultural Resources Survey of the 19.13-Acre San Marcos Tract, Hays County, Texas
- 2008 Principal Investigator, A Phase I Cultural Resources Survey of the 17-Acre Round Rock Tract, Williamson County, Texas
- 2008 Principal Investigator, Technical Memorandum for Record of No Significant Archaeological Findings; Phase I Archaeological Survey of the Nebo – New Georgia 115 kV Transmission Line, Paulding County, Georgia. Project #: P76630; Contr. #:602027 (GTC-13-CB-88)
- 2008 Principal Investigator, Phase II Archaeological Evaluation of Site 40MI213, Chicago Bridge and Iron, Nuclear Fabrication Facility Tract, Marion County, Tennessee
- 2008 Principal Investigator, Phase I Cultural Resources Survey of the Big Shanty Road Tract, Cobb County, Georgia.
- 2008 Principal Investigator, A Phase I Archaeological Resources Survey of the Howard Road Tract, Hall County, Georgia.
- 2008 Principal Investigator, Phase I Cultural Resources Survey of the Crossgate Road Property, Chatham County, Georgia.
- 2008 Principal Investigator, Phase I Archaeological Resources Survey of the GPC Hancock County Tract, Hancock County, Georgia.
- 2008 Principal Investigator, Phase I Cultural Resources Survey of the Riverside Parkway Relocation Tract, Floyd County, Georgia.
- 2008 Project Manager, A Phase I Archaeological Resources Survey of the Proposed Windy Hill / Macland Road Connector, Cobb County, Georgia.

- 2007 Principal Investigator, A Phase I Archaeological Resources Survey of the Fox Creek High School, Edgefield County, South Carolina.
- 2007 Principal Investigator, A Phase I Archaeological Resources Survey of the Imerys Mine (Burren Tanner Tract), Washington County, Georgia.
- 2007 Principal Investigator, Phase I Archaeological Resources Survey of the I-20 Post Office Drive Property, Dekalb County, Georgia.
- 2007 Principal Investigator, Phase I Archaeological Resources at the Chattooga Creek Banks, Walker County, Georgia.
- 2007 Principal Investigator, Human Skeletal Recovery and Investigation at the Bartow County Tract, Bartow County, Georgia.
- 2007 Principal Investigator, Archaeological Survey and Testing of the A.E. Harris and Wimberly Tracts, Houston County, Georgia.
- 2007 Principal Investigator, Phase I Archaeological Resources Survey of the Bowater Tract, Cherokee County, Georgia.
- 2007 Principal Investigator, Phase I Archaeological Resources Survey of the Komatsu Tracts I and II, Bartow County, Georgia.
- 2006 Principal Investigator, Phase I Survey and Site Evaluation of the Fowler Road Tract, Forsyth County, Georgia.
- 2006 Principal Investigator, Phase I Archaeological Resource Survey of the Little Sandy Creek Bank Mitigation, Butts County, Georgia.
- 2006 Principal Investigator, Phase I Cultural Resource Survey and Site Evaluation of the Komatsu Site 1 Property, Bartow County, Georgia.
- 2005 Project Manager, Phase II Cultural Resource Assessment of the Twin Creeks DRI Property, St. Johns County, Florida.
- 2005 Project Manager, Phase II Cultural Resource Assessment of the Jacksonville Multi-Modal Transportation Center, Duval County, Florida.
- 2005 Project Manager, Phase I Cultural Resource Assessment Survey of State Road (SR) 715 Sidewalk from SW Avenue E to the Everglades Farm Equipment Property North of the SFCO Lateral I-2 Canal, Palm Beach County, Florida.

PROJECTS, PUBLICATIONS, AND PAPERS

- 2006 A Cultural Resource Overview Survey for Thirty-four (34) Proposed Stormwater Pond/Treatment Locations Along SR 200 (SR A1A) from the West Yulee City Limits to the Vicinity of Clements Road in Nassau County, Florida.
- 2005 Reconnaissance Survey of the Monserrate Property, Orange County, Florida. Report submitted by Southeastern Archaeological Research, Inc. to Bio-Tech Consulting, Inc., Orlando, Florida.
- 2005 Cultural Resource Survey of the Florida Gas Transmission (FGT) Phase VII Expansion Loop J, K, and G; Compressor Station 16, 24, 26, 27; FPC-Hines Meter Station, Lawtey Regulator Station, CFG-Suwannee Meter Station, Cypress Pipeline Tie-In Point, and Five Contractor and Pipe Storage Yards, Gilchrist, Levy, Hernando, Bradford, Citrus, Hillsborough, Polk, Suwannee, Clay, and Pasco Counties, Florida. Report submitted by Southeastern Archaeological Research, Inc. to The Florida Gas Transmission Company, Houston, Texas.
- 2005 Cultural Resource Assessment Survey of State Road 21 (Blanding Boulevard) From South of Argyle Forest Road to North of Wilson Boulevard, Duval County, Florida. Report submitted by Southeastern Archaeological Research, Inc. to The Florida Department of Transportation, District 2, Lake City, Florida.

APPENDIX D. ECONOMIC IMPACT FORECAST SYSTEM

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

Economic Impact Forecast System US Army Corps of Engineers Mobile District				
EIFS REPORT				
PROJECT NAME				
Colburn USARC EA				
STUDY AREA				
54049 Marion, WV				
FORECAST INPUT				
Change In Local Expenditures		\$153,050		
Change In Civilian Employment		0		
Average Income of Affected Civilian		\$19,774		
Percent Expected to Relocate		0		
Change In Military Employment		0		
Average Income of Affected Military		\$19,774		
Percent of Militart Living On-post		0		
FORECAST OUTPUT				
Employment Multiplier		2.53		
Income Multiplier		2.53		
Sales Volume - Direct		\$153,050		
Sales Volume - Induced		\$234,166		
Sales Volume - Total		\$387,216	0.03%	
Income - Direct		\$31,571		
Income - Induced)		\$48,303		
Income - Total(place of work)		\$79,874	0.01%	
Employment - Direct		1		
Employment - Induced		1		
Employment - Total		2	0.01%	
Local Population		0		
Local Off-base Population		0	0%	
RTV SUMMARY				
	Sales Volume	Income	Employment	Population
Positive RTV	10.41 %	7.46 %	5.41 %	2.7 %
Negative RTV	-7.25 %	-7.73 %	-3.47 %	-1.28 %

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