

## Appendix H

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# Closures and Realignments

The following recommendations constitute those required by Title II, P.L. 100-526. An index of affected installations begins on page 82.

### ARMY

#### Fort Dix, New Jersey

The Commission recommends the realignment of Fort Dix to semi-active status and relocation of entry level training functions (Basic Training (BT) and Advanced Individual Training (AIT)) from Fort Dix to other Army training base installations. This decision will consolidate similar training accomplished at various locations and will increase the availability of training areas at Fort Dix to support active and reserve training. This category has excess capacity allowing these consolidations. The net cost of this realignment will be paid back in five years. The Commission expects annual savings to be \$84.5 million.

In reviewing Fort Dix, the Commission noted opportunities to improve overall effectiveness of the training base through the realignment of training. As BT and AIT training are relocated from Fort Dix to other training installations, related adjustments can be made to better distribute, consolidate, and manage training load requirements.

The realignment of Fort Dix to semi-active status will give the Army an improved capability to meet active and reserve component training requirements

in the Northeast. It also will permit expansion of training capability to meet mobilization requirements when needed. The size and location of Fort Dix, which is contiguous to McGuire AFB, will also provide capability to absorb future Army force structure changes resulting from possible adjustments in overseas unit stationing.

Implementation of the realignment will require careful planning. There must be adequate provisions for security and maintenance of retained facilities to meet future expansion and mobilization requirements. Infrastructure to operate residual active facilities, such as Walson Army Hospital, and support for McGuire AFB, Naval Air Engineering Center (NAEC) Lakehurst, and the Fort Dix training area may also be required. In reviewing the overall health care requirements within the Delaware Valley area, the Department of Defense should determine whether the Walson Army Hospital should be retained or downgraded to a clinic.

No negative environmental impacts are anticipated since Fort Dix will remain in semi-active status. Relocation actions

involved with this recommendation will not significantly alter the environmental situations at the gaining installations as comparable training presently exists there.

The realignments will have moderate impact on local employment.

The Commission recommends the following relocations of Basic and Advanced Individual Training:

-- Basic Training at Fort Dix, as follows: approximately 30 percent to Fort Knox, Kentucky, to include Air Base Ground Defense, 20 percent to Fort Leonard Wood, Missouri, and 50 percent to Fort Jackson, South Carolina.

-- Basic Training at Fort Bliss, Texas, to Fort Jackson.

-- Motor Vehicle Operator (88M) Combat Service Support AIT from Fort Dix to be consolidated with other 88M AIT training at Fort Leonard Wood.

-- Light Wheeled Vehicle Mechanic (63B) Combat Service Support AIT from Forts Dix and Leonard Wood to be consolidated with other 63B AIT training at Fort Jackson.

-- Administrative and Legal Specialist (71C/D) Combat Service Support AIT from Fort Benjamin Harrison, Indiana, to be consolidated with other 71C/D AIT training at Fort Jackson.

-- Personnel Specialist (75 D/E) Combat Service Support AIT load and cadre from Fort Jackson to be consolidated with other 75 D/E AIT training at Fort Benjamin Harrison.

-- Supply Specialist (76Y) Combat Service Support AIT from Fort Jackson to

be consolidated with other 76Y AIT training at Fort Lee, Virginia.

-- Food Service Specialist (94B) Combat Service Support AIT from Fort Dix and Fort Jackson to be consolidated with other 94B AIT training at Ft Lee.

The Commission recognizes that the relocations prescribed above may require modification. The Secretary of the Army may modify them if necessary. These modifications must be at no greater cost and payback than currently calculated and follow the stated intent of the Commission to consolidate like AIT training at single installations and to consolidate basic training at fewer installations.

#### **Fort Douglas, Utah**

The Commission recommends Fort Douglas for closure. It is positioned in the center of the University of Utah campus which severely restricts its operational flexibility. Its regional support mission can be relocated to another location. The Reserve Component facilities will be segregated and retained within the Fort. The net cost of closure and relocation will be paid back within six years. The Commission expects annual savings to be \$250 thousand.

The activities assigned to Fort Douglas support the regional Reserve-Component functions and pay actions, and support area recruiting efforts.

Construction potential is also limited by the historical landmark status of the central portion of the installation. The facilities have a high backlog of maintenance and repair, requiring substantial capital investments to upgrade.

Closure of Fort Douglas will result in minor environmental impacts. The closure and subsequent relocation will require the removal of an unknown quantity of PCB transformers, as well as asbestos, from the buildings. Cleanup of these sites is covered under the Defense Environmental Restoration Program. Cleanup is independent of the closure. Additionally, 45 acres of the installation have been designated as a National Landmark. Several of the facilities are listed on the National Register of Historic Places and will require protection or segregation.

The closure will have minimal impact on local employment.

The Commission recommends the following relocations of major activities:

- The Reserve Component Pay Input Station to Fort Carson, Colorado. This realignment will enhance command and control by Headquarters, Sixth Army, its parent activity.

- Segregate and retain on a portion of Fort Douglas the Reserve Component activities.

- Other activities to leased space in Salt Lake City, Utah.

### **Cameron Station, Virginia**

The Commission recommends Cameron Station for closure. It has a substantial administrative-space deficit; the facilities are also old and inefficient with an array of security, maintenance, electrical, health, and safety problems. The major mission and tenants of the installation can be relocated within the National Capital Region (NCR). The net cost of closure and relocation is expected to pay back

within six years, with annual savings estimated to be \$13.3 million.

The Department of Defense missions at Cameron Station include logistical and transportation support to military activities in the Washington area. The Commission also notes that the installation provides morale and welfare-support functions for a significant portion of the military community in the NCR.

Cameron Station's facilities are inadequate in size and quality to support the large administrative organizations resident on the installation. The converted warehouses used for administrative space are a maze of hallways and offices without windows or natural lighting. The quality of the work environment is significantly degraded by overcrowding and health hazards. In addition, Cameron Station is located in a heavily urbanized area of the NCR.

The closure of Cameron Station requires consideration of contaminated sites, PCB transformers, asbestos, and possible leaking underground storage tanks. Cleanup of these sites is covered under the DoD Environmental Restoration Program. Cleanup is independent of the closure.

The closure will have minimal impact on local employment.

The Commission's initial cost evaluation for this closure revealed an eight-year payback, resulting from the standard property value estimated for Cameron Station. The Commission reexamined this value and believes that the property would return considerably more if it were rezoned. The Commission believes there exists sufficient potential for the rezoning to permit estimation of a higher property value. Moreover, the payback period

would decrease markedly if the Army is successful in obtaining special legislation approving the Fort Belvoir Engineer Proving Ground Public-Private Development initiative for NCR leased space which could accommodate relocation of Cameron Station activities.

The Commission recommends that the major activities at Cameron Station be relocated to Fort Belvoir, Virginia, which is within commuting distance. The relocations will enhance administrative operations by providing modern facilities designed for administrative purposes. The activities to be relocated include the Defense Logistics Agency, the Defense Contract Audit Agency, the Engineer Activity Capital Area, and the Joint Personal Property Shipping Office, Washington.

For morale and welfare-support functions, the Commission recommends that some proceeds from the closure be applied to expansion of commissary and post exchange facilities in the NCR to the extent that they are required.

#### **Presidio of San Francisco, California**

The Commission recommends the Presidio of San Francisco, to include Letterman Army Medical Center (LAMC), for closure, primarily because it has no capability to expand, and LAMC is in need of major structural repairs. The Commission believes that it is unlikely that a new hospital will be constructed on the San Francisco side of the Bay Area. The Presidio and LAMC functions can be relocated. The net cost of closure and relocation will be paid back within two years. The Commission expects annual savings to be \$74.1 million.

The Commission notes that the installation has 1416 acres of land under Army control, of which only 36.5 acres can be sold. Public Law 100-80, Section 2331, provides for lease of the salable land to the city of San Francisco for a term of ten years beginning no later than January 1989. The full value of the 36.5 acres could be realized if the legislation on lease of Presidio lands were repealed.

Presidio is the headquarters for Sixth Army, which provides command and control of regional Reserve-Component forces. LAMC provides medical care for the Bay Area military community, serves as an Army graduate medical training facility, and houses the Letterman Army Medical Institute of Research.

The Presidio has no excess administrative-space capacity. Statutory restrictions preclude new construction. Reconstruction is allowed only if the replacement facility is the same size as the existing structure, regardless of mission. Demolition of a like amount of square footage is required for all reconstruction. The status of the Presidio as a federally registered landmark, with approximately 300 historical structures, will affect any future development plans.

The LAMC does not meet seismic standards and upgrading would be very costly. In addition, the Secretary of Defense has recently assigned regional medical responsibility in this area to the Navy. The Navy operates a similar hospital at Oak Knoll on the east side of the Bay Area.

Closure of Presidio will require action with regard to contaminated sites, PCB transformers, asbestos, and possible underground storage tank leaks. Cleanup of these sites is covered by the Defense

Environmental Restoration Program. Cleanup is independent of the closure. Maintenance of historic sites and the existing agreement with the Golden Gate Recreational Committee will affect property disposal. Adverse environmental impacts are not anticipated for those installations receiving transfers from this action, since comparable activities presently exist there.

The closure will have minimal impact on local employment.

The Commission recommends the following relocations of major units:

-- Headquarters, Sixth Army to Fort Carson, Colorado. This will reduce the high base-operating costs currently experienced at Presidio and place the Sixth Army on a multi-mission installation.

-- The medical assets of LAMC to be distributed throughout the Army medical force structure to improve health care at other bases with large active-duty populations, and to reduce costs.

-- Recurring health-care requirements normally handled by Letterman to be accommodated by other Service medical facilities in the Bay Area or through CHAMPUS.

-- Letterman Army Institute of Research to be relocated to Fort Detrick, Maryland. The realignment will provide new facilities and consolidate research functions.

#### **Coosa River Annex, Alabama**

The Commission recommends Coosa River Annex for closure. It has limited military value because it has been essentially inactive for several years, with

only a minimal ammunition storage mission. There are no mobilization requirements for this property. The net cost of closure will be paid back immediately upon sale of the land. The Commission expects annual savings to be \$100 thousand.

Coosa River has only limited ammunition storage capability. The ammunition can be either demilitarized or relocated. Inadequate facilities limit any additional ammunition-related functions at the site.

Coosa River has significant environmental cleanup problems. The hazardous waste problems include asbestos, PCBs in transformers, and other forms of contamination. Cleanup of these sites is covered by the Defense Environmental Restoration Program. Cleanup is independent of the closure.

The closure will have no impact on local employment.

The Commission recommends relocating the ammunition storage mission to Anniston Army Depot, Alabama.

#### **Navajo Depot Activity, Arizona**

The Commission recommends Navajo for closure and anticipates its eventual transfer to the Arizona National Guard. The military value of the installation is lower than others in the same category. The Army does not exercise operational control of the depot and the ammunition mission and tenants of the installation can be relocated. The net cost of closure and relocation will be paid back within four years. The Commission expects annual savings to be \$3.1 million.

Navajo stores and demilitarizes conventional ammunition. It also operates a reserve-storage depot, which provides care, preservation, minor maintenance, and limited receiving and shipping of assigned commodities. The ammunition and supply functions can be more effectively managed at less cost at another location. No significant environmental problems exist at the Depot.

The closure will have minimal impact on local employment.

The Commission recommends relocating the ammunition-mission stocks, equipment, and personnel to Hawthorne Army Ammunition Plant, Nevada.

#### **Fort Wingate Ammunition Storage Depot, New Mexico**

The Commission recommends Fort Wingate for closure. Its military value is lower than the other installations in the same category, primarily because Fort Wingate is a small, single-mission facility. Its mission can be relocated. The net cost of closure and relocation will be paid back within one year. The Commission expects annual savings to be \$5.2 million.

Fort Wingate ships, receives, renovates, and stores ammunition and components and is responsible for the disposition of unserviceable ammunition.

Sufficient storage capacity is available at other depots to accept the ammunition mission from Fort Wingate. This realignment will eliminate current excess capacity and equipment problems.

Closure of Fort Wingate will require the cleanup of environmental hazards before the facility can be considered for

unrestricted land use. The major environmental problems are asbestos and contaminated sites. Cleanup of these sites is covered by the Defense Environmental Restoration Program. Cleanup is independent of the closure. Potential issues also exist with the archaeological sites at the installation.

The closure will have minimal impact on local employment.

The Commission recommends that the activities at Fort Wingate be relocated to Hawthorne Army Ammunition Plant, Nevada.

#### **Lexington - Bluegrass Army Depot, Kentucky**

The Commission recommends closure of the Lexington portion of the Lexington-Bluegrass Army Depot. The military value of this installation is lower than others in the same category, primarily due to the condition of facilities and to limited storage capacity. The Bluegrass Storage facility, however, has higher military value. The net cost of closure and relocation will be paid back within six years. The Commission expects annual savings to be \$6.7 million.

The Lexington - Bluegrass Army Depot consists of two separate facilities, one located in Lexington, which is the headquarters for the complex, and the other an ammunition storage facility (Bluegrass) at Richmond, Kentucky. The Lexington facility also performs the overhaul of communications security equipment and assembles communications-electronics materiel.

Consolidation of the communications-electronics maintenance function from

Lexington to Tobyhanna Army Depot, Pennsylvania, will enable Tobyhanna and its western region counterpart, the Sacramento Army Depot, California, to provide responsive communications-electronics support to customers in either region. Since Lexington's mission is not site specific, and Tobyhanna has excess capacity to absorb additional missions, the consolidation will improve operational efficiency, management effectiveness, and command and control over these activities. The two major tenants at Lexington, the Material Readiness Support Activity and the Central Test Measurement and Diagnostic Equipment Activity, can also be relocated to Redstone Arsenal, Alabama, and Letterkenny Army Depot, Pennsylvania. This will combine functions, improve management effectiveness and efficiency of the entire operation, as well as improve command and control.

The cleanup requirements to qualify Lexington for unrestricted land use are minimal with minor environmental impacts. Major adverse environmental impacts are not anticipated at those facilities receiving activities from this action as comparable activities are presently performed there.

The closure will have minimal impact on local employment.

The Commission recommends the following relocations:

-- The transfer of the supply and material-readiness missions to Letterkenny.

-- The transfer of the communications-electronics mission to Tobyhanna.

-- The transfer the central test management mission to Redstone Arsenal.

## **Pontiac Storage Facility, Michigan**

The Commission recommends Pontiac Storage Facility for closure. The military value of the installation is lower than other installations in the same category, primarily because it is a small, single-mission facility, with a high backlog of military construction. The mission can be relocated. The net cost of closure and relocation will be paid back within six years. The Commission expects annual savings to be \$500 thousand.

Pontiac receives, stores, maintains, and ships industrial plant equipment for various types of production functions in support of mobilization requirements.

Pontiac's mission of supporting industrial plant requirements is not cost effective. Small, single-mission storage facilities such as this should be combined to achieve overhead savings.

Closure of Pontiac storage will result in minor environmental impacts, specifically in the areas of hazardous wastes and pollution control. Major adverse environmental impacts are not expected at those facilities receiving transfers resulting from the closure since comparable activities are presently performed there.

The closure will have minimal impact on local employment.

The Commission recommends relocating all stocks to the Seneca Army Depot, New York. Equipment presently in storage should be surveyed to determine its continued utility. No costs for new construction are required to accommodate the transferred supplies.

### **Alabama Ammunition Plant, Alabama**

The Commission recommends Alabama Ammunition Plant for closure. The military value of the installation is lower than other installations in the same category, primarily because it has been in an inactive status since 1954, pending disposal. No capability to manufacture propellants and explosives remains at Alabama due to the fact that all production equipment has been removed. No mission or tenants need to be relocated. This closure will be paid back immediately. The Commission expects annual savings to be \$27 thousand.

The plant has significant environmental cleanup problems. The installation is on the national priority list for hazardous-waste cleanup. It has numerous contaminated sites and asbestos in several facilities.

The closure will have minimal impact on local employment.

There are no realignments of units required for the closure.

### **New Orleans Military Ocean Terminal, Louisiana**

The Commission recommends New Orleans Military Ocean Terminal for closure. The military value of the installation is lower than other installations in the same category, primarily because its facilities and piers cannot meet its mission to process and embark a combat force. Its peacetime mission is the temporary storage of privately owned vehicles and household goods. This mission can be eliminated.

There are no costs of closure and relocation; thus, there is an immediate

payback. The Commission expects annual savings to be \$1.0 million.

Poor wharf configuration, inadequate piers, and low accessibility of loading areas disqualify the site for continued military use. The facilities are the only property under Army control and ownership. All other property, including the land, belongs to the city of New Orleans.

The substation and transformers on the wharf need to be surveyed for asbestos, PCB's, and underground storage-tank contamination before property transfer. The closure will have minimal impact on local employment.

There are no relocations of units necessary.

### **Fort Sheridan, Illinois**

The Commission recommends Fort Sheridan for closure primarily because it is located in a heavily urbanized, high-cost area with minimal potential for future growth. Its mission and tenants can be relocated. The net cost of closure and relocation will be paid back within one year. The Commission expects annual savings to be \$40.8 million.

Fort Sheridan is the operations base for Headquarters, Fourth United States Army, and the United States Army Recruiting Command. Missions include command and control of reserve units in the area; recruiting functions for the Army; and area support for Reserve Component units and recruiting operations. Its relocation outside of the Chicago vicinity will reduce operating costs for the Army. Approximately 60 acres containing reserve support facilities should be retained. The Commission anticipates the cemetery will

be transferred to the Veterans Administration.

Fort Sheridan is located on high-value property. The installation can be easily relocated. The only stipulation is that the relocation of the Fourth Army Headquarters must be within its seven-state area. The Recruiting Command needs to be centrally located due to its nationwide mission. Both activities require accessibility to an adequate transportation network.

This closure will have minimal environmental impact. Concerns that need to be addressed during implementation include historical buildings, a contaminated munitions burning site, various landfills, PCB transformers, and possible leaking underground storage tanks. Cleanup of contamination on these sites is covered under the DoD Environmental Restoration Program. Cleanup is independent of the closure.

The closure will have minimal impact on local employment.

The Commission recommends the following relocations of major units:

-- The Headquarters, Fourth Army, and Headquarters, United States Army Recruiting Command to Fort Benjamin Harrison, Indiana.

-- The United States Army Recruiting Battalion Chicago, Illinois, and the United States Army Recruiting Brigade Midwest to leased space in Chicago.

#### **Army Material Technology Laboratory (AMTL), Massachusetts**

The Commission recommends Army

Material Technology Laboratory (AMTL) for closure primarily due to the condition of its facilities and infrastructure. The laboratory's mission of developing new materials to enhance the effectiveness and warfighting capability of the Army can be performed at other Army installations. Relocating that mission will take advantage of existing Army property, reduce base operations costs, and combine research groups with those working on similar technologies. The net cost of closure will be paid back within one year. The Commission expects annual savings to be \$7.1 million.

Army Material Technology Laboratory supports other laboratories in the area of material-development research. It provides advice, technical assistance, and support to other Army laboratories. It also performs failure analyses on developmental and fielded systems.

AMTL facilities need major renovation or replacement, the laboratory can be relocated and the construction avoided. The facilities are located on high-value property that can be sold to offset realignment costs.

The laboratory is currently hampered in performing its mission by the condition of the facilities and the supporting utility systems. Major renovation or complete replacement of the facilities at AMTL would be costly but necessary to overcome all the operational deficiencies. Closure avoids major renovation costs and enables the research functions to be performed more efficiently elsewhere.

Closure of AMTL will require consideration of hazardous-materials sites, asbestos, PCBs, and historically significant areas. Cleanup of these sites is covered by the Defense Environmental Restoration

Program. Cleanup is independent of the closure.

The closure will have minimal impact on local employment.

The Commission recommends the following relocations:

-- The ceramics and related research functions to the U.S. Tank-Automotive Research, Development, and Engineering Center at Detroit Arsenal, Michigan. This relocation will consolidate the ceramics and related research functions with similar activities now being performed at Detroit Arsenal.

-- The metal and metal-related research functions to the U.S. Army Armament Research, Development, and Engineering Center at Picatinny Arsenal, New Jersey. This relocation will consolidate the metal and metal-related research functions with similar activities now being performed at Picatinny Arsenal.

-- The corrosion prevention and control related research to the Belvoir Research, Development, and Engineering Center at Fort Belvoir, Virginia. This relocation will consolidate the corrosion prevention and control research functions with similar activities now being performed at Fort Belvoir.

#### **Various Stand-Alone Housing Installations**

The Commission recommends fifty-two stand-alone housing installations (see list below) for closure. Cost analyses have indicated that these installations are not economically efficient to operate. There are no construction costs associated with the closure of these installations. Closures will result in immediate paybacks, with

annual savings expected to total \$4.9 million for all sites.

Stand-alone housing installations provide family housing for military personnel and their dependents in locations separate from their place of duty. These sites are generally remote from the major installations that provide their support, and are dedicated to support service members stationed in the geographic area in which the housing is located.

These housing areas were in most cases constructed in the early 1950s and are either approaching or have gone beyond their useful economic life. Annual operating costs for these housing units are double the Army average. The cost of housing allowances for personnel now residing in the houses will be less than half of the Army's actual cost to operate and maintain them.

Other factors that affect the housing sites include their deterioration and long distance to their parent military installations. The mission requirements that led to the construction of these facilities have either changed or no longer exist. Overall analysis indicates closure of all 52 areas recommended is the most prudent option except where another service may request transfer of ownership. Also, adequate housing may exist at other nearby military installations, and stand-alone housing may represent excess capacity.

Closure of these sites will have no environmental impact.

The Commission recommends that during closure the Department of Defense allow for continued occupancy of the units by the personnel currently housed in the units, until their rotation to new duty

assignments.

Various Stand-Alone Family Housing installations recommended for closure are as follows:

1. FH Manchester CT 25
2. FH Ansonia CT 04
3. FH Orange CT 15
4. FH Milford CT 17
5. FH Fairfield CT 65
6. FH Westport CT 73
7. FH Shelton CT 74
8. FH New Britain CT 74
9. FH E Windsor CT 08
10. FH Portland CT 36
11. FH Plainville CT 67
12. FH Middletown CT 48
13. Worth Family Housing (IL)
14. USARC Addison Housing (IL)
15. NIKE Washington-Baltimore (MD)
16. FH Burlington (MA) 84
17. FH Nahant MA 17
18. FH Wakefield MA 03
19. FH Beverly MA 15
20. FH Hull MA 36
21. FH Randolph MA 55
22. FH Bedford MA 85
23. FH Swansea MA 29
24. FH Topsfield MA 05
25. ST. Louis Area Support Ctr  
Wherry Housing (MO)
26. NIKE NY 54 Housing (NJ)
27. NIKE NY 60 Housing (NJ)
28. NIKE NY 79 80 (NJ)
29. NIKE NY 93 94 (NJ)
30. Dry Hill Family Housing (NY)
31. Manhattan Beach Housing (NY)
32. NIKE NY 01 Housing (NY)
33. NIKE NY 25 (NY)
34. NIKE NY 99 Housing (NY)
35. Irwin Support Detachment  
Annex (PA)
36. Pitt 02 Family Housing (PA)
37. Pitt 03 Family Housing (PA)
38. Pitt 25 Family Housing (PA)
39. Pitt 37 Family Housing (PA)

40. Pitt 42 Family Housing (PA)
41. Pitt 43 Family Housing (PA)
42. Pitt 52 Family Housing (PA)
43. Coraopolis Family Housing  
Site 71 (PA)
44. Coraopolis Family Housing  
Site 72 (PA)
45. Family Housing Davisville  
(RI)
46. FH N Smithfield RI 99
47. Manassas Family Housing (VA)
48. NIKE Norfolk 85 Housing (VA)
49. Woodbridge Housing Site (VA)
50. Youngs Lake Housing Site (WA)
51. Midway Housing Site (WA)
52. Sun Prairie Family Housing (WI)

### **Kapalama Military Reservation Phase III, Hawaii**

The Commission recommends Kapalama Military Reservation Phase III for closure. The military value of the installation is lower than other installations in the same category primarily because Kapalama is separated from its primary customers, Schofield Barracks and Fort Shafter. The major mission and tenants of the installation can be relocated to Schofield Barracks. The cost of new construction, including required non-appropriated fund facilities and warehouse space, along with the relocation of functions, will be paid back immediately upon sale of the land. There are no annual savings associated with this closure.

The Kapalama Military Reservation provides warehouse and maintenance facilities, along with administrative areas, in support of Army missions located in Hawaii. Kapalama Military Reservation is located several miles from the installation it supports. This property is considered high-value real estate, and is located in an important industrially zoned

area near major highways and commercial ports.

Replacement construction required to execute the sale of Kapalama Phase III includes replacement warehousing for the Army and Air Force Exchange System.

No significant environmental impacts are anticipated for the closure. Consideration will have to be given to any PCB transformers or asbestos in the buildings. Cleanup of these sites is covered by the Defense Environmental Restoration Program. Cleanup is independent of the closure.

Personnel assigned to Kapalama Military Reservation Phase III, will be reassigned locally, and no employment impacts are anticipated.

#### **Tacony Warehouse, Pennsylvania**

The Commission recommends Tacony Warehouse for closure since it will have no current mission after additional construction at the New Cumberland Army Depot (NCAD), Pennsylvania is completed. There are no personnel assigned to Tacony and there will be no construction or relocation costs. The closure costs will be paid back immediately upon sale of the land. There are no annual savings associated with this closure.

The Tacony Warehouse complex, consisting of 11 buildings located on 14.2 acres in Philadelphia provides interim storage for the New Cumberland Army Depot. There is new construction underway at NCAD that will eliminate the requirement for the use of Tacony as a warehouse.

The closure will have minimal

environmental impact.

The closure will have no impact on local employment.

#### **Hamilton Army Airfield, California**

The Commission recommends Hamilton Army Airfield for closure. The military value of the installation is lower than other installations in the same category, primarily because of the high flood-control-system repair costs. The major mission and tenants of the installation can be relocated. The net cost of closure and relocation will be paid back immediately. The Commission expects annual savings to be \$150 thousand.

Hamilton Army Airfield serves as an airfield for the Presidio of San Francisco and as a training center for Reserve aviation and medical units.

Hamilton Army Airfield is located below sea level and requires a series of pumps, levees, and culverts to remain dry. No major repairs to the airfield have been made since the Air Force turned the property over to the Army in 1976, and facilities have since deteriorated.

The airfield lighting system is no longer operational, and a backlog in runway and related repairs has accumulated. The limited number of aircraft assigned, combined with the mission utilization, does not justify the expenditure of funds to make the airfield operational, especially in view of the Commission recommendation to close the Presidio. The future utility of the installation is limited to use as a Reserve training facility.

The closure of Hamilton Army Airfield will involve only a limited number of

contaminated sites. Cleanup of these sites is covered by the Defense Environmental Restoration Program. Cleanup is independent of the closure. Transfer of units from Hamilton Army Airfield is expected to relieve civilian noise pollution concerns.

The closure will have minimal impact on local employment.

The Commission recommends the following relocations of major activities:

-- Approximately 695 acres not required by the Army Reserve are recommended for closure and disposal. Facilities are to be constructed on the remaining acres to consolidate the Headquarters, 3/12 Special Forces Group and the 3/12 Service Company; the Headquarters, 2/91 Division Training; the 6253rd USA Hospital; and all Reserve units. This move will enhance Reserve training capabilities, since it will consolidate units and provide adequate facilities.

-- The 91st Division Aviation Detachment and the 343rd Medical Detachment, both reserve units, to leased space at a local airfield. No personnel are expected to be affected, since these moves will be local.

-- The Sixth Army Aviation Detachment, a reserve unit in support of the Sixth Army Headquarters, to be realigned as part of the Sixth Army relocation to Fort Carson, Colorado.

#### **Jefferson Proving Ground, Indiana**

The Commission recommends Jefferson Proving Ground for closure. Its mission of evaluating ammunition produced for the Army can be located at another

installation. This move will increase utilization and reduce base-operating costs. The net cost of closure and relocation will be paid back within six years. The Commission expects annual savings to be \$6.6 million.

Jefferson Proving Ground has the mission of conducting, analyzing, and reporting on tests of ammunition and ammunition components.

The closure of Jefferson Proving Ground will result in significant environmental impacts. The closure will require consideration of 26 buildings with a range of herbicides, metals, explosives, PCBs and possible asbestos contamination. Cleanup of these sites is covered by the Defense Environmental Restoration Program. Cleanup is independent of the closure. A serious ordnance problem also exists. Adverse environmental impacts are not anticipated for the receiving installation as comparable operations are presently performed there.

The closure will have minimal impact on local employment.

The Commission recommends relocating Jefferson Proving Ground activities to Yuma Proving Ground, Arizona.

#### **Nike Philadelphia 41/43, New Jersey**

The Commission recommends closure of Nike Philadelphia 41/43 which is located in New Jersey near Philadelphia, Pennsylvania. This property consists of housing capacity excess to Army needs. The payback for this closure is immediate as there are no associated relocation or construction costs.

Nike Philadelphia is a stand-alone

housing installation that has in the past provided family housing for Army and other Service members and their dependents at locations separate from their duty stations.

This housing site was previously offered to the local community for possible housing for the homeless. Negotiations for its development were unsuccessful, however, and it was returned to the Army for disposal. The housing site represents excess capacity and is not needed to fulfill Army missions.

No significant environmental impacts are anticipated for closure of these housing units.

The closure will have no impact on local employment due to the fact that no personnel are assigned to or housed on Nike Philadelphia 41/43.

#### **Nike Kansas City 30, Missouri**

The Commission recommends closure of Nike Kansas City 30. This property represents excess capacity to the Army and is not required for any current or future Army mission. The payback for this closure is immediate as there are no associated relocation or construction costs.

Nike Kansas City 30 facilities consist of two barracks, a mess hall, and an administration building. The facility was made available to the Missouri Army National Guard, but the agreement has expired and will not be renewed.

No significant environmental impacts are anticipated for closure of this installation.

The closure will have minimal impact

on local employment due to the fact that no personnel are assigned to Nike Kansas City.

#### **Cape St. George, Florida**

The Commission recommends closure of Cape St. George. This property is excess to the Army's needs as it is not required for any current or future Army mission. The payback for this closure is immediate since there are no associated relocation or construction costs.

The Cape St. George property consists primarily of a helipad that is in a state of disrepair and is unusable. There is no current or future anticipated Army mission for the installation.

No significant environmental impacts are anticipated for closure of this site.

The closure will have minimal impact on local employment due to the fact that no personnel are assigned to Cape St. George.

#### **Umatilla Army Depot, Oregon**

The Commission recommends Umatilla Army Depot for realignment. The military value of the installation was lower than other installations in the same category, primarily because it is a small single-mission installation. The facilities at Umatilla also require upgrading. The mission and tenants of the installation can be relocated. The net cost of realignment will be paid back within six years. The Commission expects annual savings to be \$6.3 million.

Umatilla performs the mission of reserve storage and demilitarization of

conventional and chemical munitions.

Umatilla's mission can be managed more effectively in another location by consolidating functions in multi-mission operations.

The Commission was prevented from closing Umatilla because of the ongoing chemical demilitarization (CHEM DEMIL) mission. CHEM DEMIL prevented closure because the Army cannot begin on-site destruction of chemical munitions until 1994 with an expected completion date of 1996, which falls outside of the Commission's allowed timeframe for completing closures.

The installation will be realigned to the maximum extent possible in order to facilitate closure as soon as the CHEM DEMIL mission is complete.

Umatilla is on the National Priority List for hazardous wastes cleanup. Confirmed ground water contamination exists as well as other forms of pollution. Transfer of the conventional ammunition mission to Hawthorne Army Ammunition Plant, Nevada, could have minor impact on existing hazardous waste management conditions there.

The realignment will have minimal impact on local employment.

The Commission recommends relocating the conventional ammunition mission to Hawthorne Army Ammunition Plant. Approximately 75 civilians will remain at Umatilla to perform environmental monitoring of ammunition-storage igloos, munitions handling, munitions transport quality control activities, and security escort duties. Additionally, personnel will be needed to support the increased depot workload for such activities as storage site

monitoring, laundry operations, and vehicle and road maintenance. CHEM DEMIL will be performed by contract augmentation.

### **Pueblo Army Depot, Colorado**

The Commission recommends Pueblo Army Depot for realignment. The military value of the installation was lower than the others in the same category, primarily because of its substandard mission facilities and the elimination of the Pershing missile maintenance mission which creates unused capacity. Additionally, the reduction in maintenance function will cause a 20 percent decline in supply stocks. The major missions and tenants of the installation can be relocated. The net cost of realignment will be paid back within three years. The Commission expects annual savings to be \$15.5 million.

Pueblo Army Depot stores, demilitarizes, and renovates ammunition, as well as storing chemical munitions and performing maintenance on assigned commodities of equipment and components.

The depot's maintenance program is to be eliminated as a result of the mandated destruction of the Pershing missile system components. Pueblo also lacks modern facilities and does not have the necessary technology to automate its material handling system.

The Commission was prevented from closing Pueblo because of the ongoing chemical demilitarization (CHEM DEMIL) mission. CHEM DEMIL prevented closure because the Army is scheduled to begin on-site destruction of chemical munitions in 1995. The demilitarization operation is scheduled to be completed in 1997 which is outside of the Commission's allowed

timeframe to complete closures. Consequently, the installation should be realigned to the maximum extent possible in order to facilitate closure as soon as demilitarization is complete.

Moderate environmental problems are anticipated with the realignment of Pueblo Army Depot. Cleanup of hazardous wastes, asbestos, PCBs, underground storage tank problems, and contaminated sites will be required. Cleanup of these sites is covered by the Defense Environmental Restoration Program. Cleanup is independent of the realignment. Major adverse environmental impacts are not expected at those facilities receiving activities resulting from this action since comparable activities are presently performed there.

The Commission recommends relocation of the following major missions:

-- The supply mission to Tooele Army Depot, Utah.

-- The ammunition mission to Red River Army Depot, Texas.

-- Approximately 75 civilians will remain at Pueblo to perform environmental monitoring of ammunition-storage igloos, munitions handling, munitions transport quality control activities, and security escort duties. Additionally, personnel will be needed to support the increased depot workload for such activities as storage site monitoring, laundry operations, and vehicle and road maintenance. CHEM DEMIL will be performed by contract augmentation.

### **Former Nike Site at Aberdeen Proving Ground, Maryland**

The Commission recommends the former Nike site at the northwestern edge of Aberdeen Proving Ground for closure. This property, consisting of approximately 100 acres, represents excess capacity to the Army and is not required for any current or future Army mission. The payback for this closure is immediate since there are no associated relocation or construction costs.

The land is licensed to the State of Maryland for the use of the Army National Guard and is used for training and support of the Field Operating Activity (FOA) of the National Guard Bureau. The FOA is relocating to new facilities to be completed in 1991. After the National Guard relocates there will be no requirement for this property. Significant environmental impacts are expected as a result of this closure. Closure and disposal of the Former Nike Site Area requires consideration of contamination sites, PCB transformers, and asbestos. Cleanup of these sites is covered by the Defense Environmental Restoration Program. Cleanup is independent of the closure.

The closure will have minimal impact on local employment.

### **Fort Meade, Maryland Fort Holabird, Maryland Fort Devens, Massachusetts**

The Commission recommends the partial closure and realignment of Fort Meade and

Fort Holabird, and the realignment of Fort Devens. The effect of these closures and realignments will be to consolidate a number of commands and activities whose operations are currently separated, thereby improving mission effectiveness, efficiency, and command and control. The net cost of these realignments will be paid back within one year. The Commission expects annual savings to be \$21 million.

**Fort Meade:** At Fort Meade, the range and training areas, including the airfield (approximately 9,000 acres generally south of Maryland Route 198, extended, and the existing power-line right of way), are recommended for closure and disposal. This action is taken in order to realign Fort Meade from an active Army post to an administrative center in the extended National Capital Region (NCR), an increasingly encroached urban area.

The activities of the Criminal Investigation Command (CIDC) currently located at Fort Meade and at Fort Holabird will be realigned to Fort Belvoir, Virginia, utilizing space vacated by the Information Systems Engineering Command (ISEC) of the Information Systems Command (ISC), which will relocate to Fort Devens, Massachusetts (see below). Realigning the CIDC to Fort Belvoir will avoid significant programmed construction at Fort Meade.

The primary tenant of this new administrative center at Fort Meade will be the National Security Agency (NSA). NSA leases a significant amount of space in the NCR. The other major tenant will be the Headquarters, First Army. The administrative center should be placed under the administrative and operational control of the Military District of Washington or other similar command.

The Commission encourages the Department of Defense to explore the opportunities for government or public-private development on the remaining portion of Fort Meade, along the lines being pursued at Fort Belvoir and the Belvoir Engineer Proving Ground.

**Fort Holabird:** The Commission recommends the closure of the portion of Fort Holabird occupied by the Criminal Records Center (CRC) of the Criminal Investigation Command (CIDC). As detailed above, this relocation of CRC to Fort Belvoir will consolidate split functions, thereby improving mission effectiveness and efficiency.

The current facilities are inadequate for the criminal-records mission. The Defense Investigative Service, which is adequately housed in another portion of the Fort, and the Wherry Housing Project, which has a long term, non-termination lease, will both remain.

**Fort Devens:** The Commission recommends realignment of Fort Devens in order to consolidate the split Intelligence School training function and the Information Systems Command (ISC). Consolidation of the school and the command will improve the mission effectiveness and efficiency of both functions.

The Intelligence School, currently located at Fort Devens, will relocate to Fort Huachuca, Arizona, to consolidate with the Intelligence School training operations at Fort Huachuca. Fort Huachuca is the more suitable location for conduct of the school curriculum.

The Headquarters, ISC will relocate from Fort Huachuca to Fort Devens to consolidate the command in one location

which is well suited for a national command such as ISC. Other ISC activities from Fort Belvoir (see above) and from Fort Monmouth, New Jersey, and Fort McPherson, Georgia, will also relocate to Fort Devens.

The partial closures and realignments of Forts Meade, Holabird, and Devens will

result in minor environmental impacts. Fort Meade however, will require some environmental restoration, including cleanup of the impact area. The realignments will have minimal impact on local employment.

## NAVY

### **Naval Station New York (Brooklyn), New York**

The Commission recommends Naval Station New York (Brooklyn) for closure, primarily because the support functions located there can be more efficiently and effectively performed at Naval Station New York (Staten Island). The net cost of closure and relocation will be paid back immediately. The Commission expects annual savings to be \$4.2 million.

The primary mission of the site at Brooklyn is to provide administrative, housing, supply, medical, and recreational support to activities at Staten Island. In addition, Brooklyn provides logistical support for Navy tenants.

The Brooklyn site is located on the east shore of the East River, north of the Brooklyn Bridge, on the site of the former Brooklyn Naval Shipyard. Since the site at Brooklyn has no waterfront facilities, its mission is predominantly administrative.

Staten Island, which is the site for the homeport of the Northeast Battleship Battlegroup, is located 20 city-driving miles across the Verrazano Narrows Bridge from the Brooklyn site. Management of these two sites is difficult and costly because of the distance separating them and traffic congestion. This affects the quality of support provided to assigned personnel, and reduces the installation's military value.

Closure of the Brooklyn site will not adversely affect the environment. There are plans to remove underground storage tanks and PCB transformers. Some buildings built before 1977 may contain

asbestos. Cleanup of the site is covered by the Defense Environment Restoration Program. Cleanup is independent of the closure. The movement of activities to Staten Island will not alter the environmental situation there, since comparable activities are currently planned for the area.

The closure will have minimal impact on local employment.

The Commission recommends that all units and activities located at Brooklyn be relocated to Staten Island.

### **Naval Station Puget Sound (Sand Point), Washington**

The Commission recommends closing the portion of Naval Station Puget Sound (Sand Point) whose mission is to serve fleet units at Naval Station Puget Sound (Everett). These support functions can be performed more efficiently from a site much closer to Everett. The net cost of closure and relocation of those activities will be paid back within five years. The Commission expects annual savings to be \$5.6 million.

The primary mission of Sand Point is to provide administrative, supply, medical, recreational, and housing support to Everett. Sand Point also provides logistical support for Navy and other U.S. Government tenants.

The Naval Station at Sand Point is located on Lake Washington at the site of

the former Naval Air Station Seattle. Since Sand Point has no waterfront facilities and must lease pier space, its mission is predominantly administrative. The site for the homeport of the Pacific Northwest Carrier Battlegroup, consisting of an aircraft carrier, two cruisers, and eight destroyers and frigates, is Everett, 35 driving miles from Sand Point. This distance reduces the military value of Sand Point, makes management of the two sites difficult and costly, and decreases the quality of support provided to personnel at Everett. By relocating those activities supporting Everett, but currently located at Sand Point, the overall military value of the Naval Station Puget Sound will be enhanced. Approximately 40 acres of land are required to be purchased near Everett in order to accomplish this relocation.

Closure of a portion of Naval Station Puget Sound at Sand Point will not adversely affect the environment. The National Wetlands Inventory of the Department of the Interior indicates that Sand Point may be classified as wetlands. Plans for investigation and action include cleanup of leaking underground storage tanks, and investigation and remedial action regarding an oil-spill site. Buildings at Sand Point that were built before 1977 may contain asbestos. Cleanup of the site is covered by the Defense Environmental Restoration Program. Cleanup is independent of the closure. The movement of activities to Everett will not alter its environmental situation, since comparable activities are currently planned for the area.

The closure will have minimal impact on local employment.

The Commission recommends that those Naval Station activities, whose mission is to serve fleet units at Everett, and the

Navy exchange be relocated to Everett.

#### **Naval Station San Francisco (Hunters Point), California**

The Commission recommends that the proposed Strategic Homeport Program construction for Hunters Point not be executed. Instead, comparable construction should be accomplished at Pearl Harbor, Hawaii, and Long Beach and San Diego, California. The net cost of this realignment will be paid back immediately. The Commission expects annual savings to be \$8.0 million.

Hunters Point is located in San Francisco on the shores of San Francisco Bay. Contractor repair and overhaul of Navy ships is performed using the Navy's drydock at Hunters Point. The drydock is also used for unscheduled repairs on nuclear-powered ships, including aircraft carriers. There is also an existing ship intermediate-maintenance activity that supports frigates. Consequently, the Commission recommends retaining Hunters Point as currently configured.

Hunters Point had been designated as a homeport for one battleship, four cruisers, two destroyers, and two frigates. The maritime mission of these ships is to protect the sea lines of communication in the Pacific, support amphibious operations, and provide deterrence through visible peacetime power projection.

Relocating the battleship battlegroup to Pearl Harbor, Long Beach and San Diego will not alter the environmental situation at those bases, since comparable operations are presently under way there.

The realignment will have minimal impact on local employment.

The Commission recommends relocating the battleship, and two cruisers from Hunters Point to Pearl Harbor; one cruiser, two destroyers, and two frigates to San Diego; and one cruiser to Long Beach.

#### **Naval Hospital Philadelphia, Pennsylvania**

The Commission recommends the closure of Naval Hospital Philadelphia. The hospital facilities are unsafe and inadequate to support modern health care. Because of its deteriorated condition and outmoded configuration, the existing hospital cannot be modernized.

The mission of the Naval Hospital is to provide comprehensive emergency, outpatient, and inpatient health-care services to eligible personnel. Additionally, the hospital participates as an element of the Tri-Service Regional Health Care System within the Delaware Valley area. The mission requires that the hospital maintain quality health-care standards to ensure accreditation and recognition by appropriate governmental and civilian agencies and commissions, to include the Joint Commission on Accreditation of Hospitals.

The hospital configuration makes renovation to meet minimum requirements for a primary-care inpatient facility impossible. This 50-year-old facility has deteriorated to the point where the only usable components for a new facility would be the exterior masonry and the structure.

As early as 1973, the condition of the facilities was reported unsafe by the Navy. Since then, safety problems have been documented by the Navy, in engineering evaluations and fire-protection survey reports, and by the General Accounting Office, and the Joint Commission on

Accreditation of Hospitals. Among the unsafe conditions are a substandard electrical system and inadequate fire protection.

The closure of Naval Hospital Philadelphia will have no detrimental impact on the environment. Closure and demolition will require removal of asbestos from the hospital buildings. Cleanup of the site is covered by the Defense Environmental Restoration Program. Cleanup is independent of the closure.

The closure of the hospital will have minimal impact on local employment.

The Department of Defense should explore various cost-effective health-care alternatives, including the use of Walson Army Hospital at Fort Dix, New Jersey, to meet the current Naval Hospital Philadelphia workload. In light of the need for further study, the Commission recommends retention of the Naval Hospital Philadelphia land until a final decision on overall health care in the region is reached.

The Naval Ship Systems Engineering Station, a tenant on the hospital grounds, should remain in the Philadelphia area.

#### **Naval Station Galveston, Texas**

The Commission recommends that the Strategic Homeport Program construction for Naval Station Galveston not be completed and the installation be closed. Instead, comparable construction should be accomplished at Ingleside, Texas. The net cost of closure and relocation, including repayment of local contributions, will be paid back immediately. The Commission expects annual savings to be \$2.5 million.

Galveston had been designated a homeport for two frigates and two mine-warfare ships, which are part of a battleship battlegroup planned primarily for location at Ingleside, Texas. Relocating the Galveston ships will improve battlegroup integrity, reduce costs, and improve command and control.

The relocation of the homeport from Galveston to Ingleside will not adversely affect the environment, since there are comparable operations and construction currently planned for Ingleside.

The closure will have minimal impact on local employment.

The Commission recommends relocating the two frigates and two mine-warfare ships from Galveston to Ingleside.

#### **Naval Station Lake Charles, Louisiana**

The Commission recommends that the Strategic Homeport Program construction for Naval Station Lake Charles not be completed and the installation be closed.

Instead, comparable construction should be accomplished at Ingleside, Texas. The net cost of closure and relocation, including repayment of local contributions, will be paid back immediately. The Commission expects annual savings to be \$1.2 million.

Lake Charles had been designated a homeport for one oiler which is part of a battleship battlegroup planned primarily for location at Ingleside, Texas. Also, Lake Charles is inland, reducing access to open waters. Relocating the Lake Charles ship will improve battlegroup integrity, reduce costs of operation and improve command and control.

The relocation of the homeport at Lake Charles to Ingleside will not adversely affect the environment, since there are comparable operations and construction currently planned for Ingleside.

The closure will have minimal impact on local employment.

The Commission recommends relocating the oiler from Lake Charles to Ingleside.

## AIR FORCE

### Chanute Air Force Base, Illinois

The Commission recommends Chanute Air Force Base for closure primarily due to reduced mission effectiveness caused by lower quality and limited availability of facilities, and because of excess capacity within the category. The net cost of closure and relocation will be paid back within three years. The Commission expects annual savings to be \$68.7 million.

Chanute AFB is lower in military value than other technical-training centers because the facilities significantly detract from its mission effectiveness.

Chanute AFB is one of five Air Training Command Technical Training Centers providing specialized training for officers, airmen, and civilians of the Air Force, and for other Department of Defense agencies. Major training courses include fire fighting, aircraft and missile maintenance, and fuel contamination and inspection training. The base also prepares extension and career-development courses, specialty-training standards, and training manuals. In addition, Chanute provides on-the-job training advisory services and reviews field training courses.

Chanute AFB can be closed without degrading the overall capability of the Air Force to provide technical training. Shortcomings of this installation include a shortage of buildings for training and administration purposes, maintenance, and warehousing. The quality of life for assigned personnel is affected by a shortage of family housing units, bachelor housing, recreational amenities, and medical and dental facilities.

This closure will have no negative impact on the local environment. The cleanup of hazardous materials and waste contamination at Chanute AFB is covered by the Defense Environmental Restoration Program. Cleanup is independent of the closure. The movement of the units currently assigned to Chanute will not significantly alter the environmental situation at the gaining bases, since comparable training is presently conducted at those locations.

This closure will have moderate impact on local employment.

The Commission recommends the following relocations of major units and related support activities of the 3330th Technical Training Wing to existing technical training wings at Sheppard, Keesler, Lowry, and Goodfellow AFBs. Some examples of the types of training to be relocated are:

-- Sheppard AFB, Texas will absorb 52 courses including aircraft engine, propulsion, maintenance, and aircrew life-support training.

-- Keesler AFB, Mississippi will absorb 22 courses including avionics and weather-equipment maintenance, weather-satellite system, and photo-interpretation training.

-- Lowry AFB, Colorado will absorb 45 courses including missile support-equipment maintenance, intercontinental ballistic missile maintenance-officer, and cryogenic-operations training.

-- Goodfellow AFB, Texas will absorb

25 courses including fire fighting, fire truck operation and maintenance, and fuel-inspection training.

These relocations will consolidate similar courses and improve training.

#### **George Air Force Base, California**

The Commission recommends George Air Force Base for closure primarily due to degraded training effectiveness, air traffic congestion, and because of excess capacity within the category. The net cost of closure and relocation will be paid back immediately. The Commission expects annual savings to be \$70.2 million.

The military value of George AFB is lower than other tactical-fighter installations due to its distance to specialized training ranges and the increasing air-traffic congestion in the vicinity of the base.

Training for George's defense suppression units is hampered by a distance of over 150 nautical miles to an electronic-combat training range. This results in a considerable waste of time and money flying to and from the range. All flight operations are constrained by increasing air traffic congestion in the greater Los Angeles area.

Other shortcomings of the installation include a shortage of facilities for operation and maintenance purposes. The water supply system is presently inadequate, and is scheduled for replacement in FY 1991. There are other deficiencies at George in the area of quality of life, the most prominent being a severe shortage of bachelor housing. The installation also has difficulty hiring civilian workers due to the demand for technically qualified workers

in other industries within the civilian community.

George AFB is one of 11 Tactical Air Command tactical-fighter bases. The wings assigned there have the wartime mission of providing conventional tactical air support primarily in the defense-suppression role as well as close air support, air interdiction, and counterair. The early retirement of the F-4 fighter aircraft from George, caused by a recent Air Force budget reduction, enabled the Commission to consolidate similar units. There is sufficient capacity within the tactical-fighter category to absorb the remaining units at other locations.

This closure will have no negative impact on the local environment. Cleanup of hazardous materials and waste contamination at George is covered by the Defense Environmental Restoration Program. Cleanup is independent of the closure. The movement of units currently assigned to George should not significantly alter the environmental situation at the gaining bases. There will, however, be a requirement for increased storage of hazardous waste at Mountain Home AFB, Idaho, and Cannon AFB, New Mexico. The Commission has been advised that these bases will have no difficulty providing the appropriate, conforming storage facilities required for the relocations.

This closure will have minimal impact on local employment.

The Commission recommends the following relocations of major units and related support activities:

-- The 35th Tactical Training Wing and the 37th Tactical Fighter Wing (F-4E/G aircraft) to Mountain Home AFB. This move will enhance command and control

by consolidating functions with EF-111 air defense suppression aircraft. The recent expansion of the electronic-combat and weapons ranges in the Mountain Home area provides the capability to relocate operational and training assets, which will increase efficiency and enhance mission effectiveness. To accommodate the move of the F-4E/G into Mountain Home, it will be necessary to move part of the 366th Tactical Fighter Wing (F-111E and F-111A aircraft) from Mountain Home to Cannon AFB. This will collocate all U.S.-based F-111 aircraft with a similar mission at a single base, improving command and control while enhancing mission effectiveness at a reduced cost.

-- The 27th Tactical Air Support Squadron (OV-10 aircraft) will relocate to Davis-Monthan AFB, Arizona. OV-10 aircraft are already stationed at Davis-Monthan, and consolidation of OV-10 aircraft there will improve command and control, and provide increased efficiency while enhancing mission effectiveness. To accommodate the additional OV-10 aircraft at Davis-Monthan, it will be necessary to move the 41st Electronic Combat Squadron (EC-130H aircraft) from Davis-Monthan to Bergstrom AFB, Texas. This relocation will absorb excess capacity and enhance the implementation of the tactical ground-surveillance mission of the EC-130H at Bergstrom, AFB, provide increased efficiency, improve command and control, and reduce operating costs.

#### **Mather Air Force Base, California**

The Commission recommends Mather AFB for closure primarily due to its deficiencies in the quality and availability of facilities and excess capacity within the category. The net cost of closure and relocation will be paid back within one

year. The Commission expects annual savings to be \$78.7 million.

The military value of Mather AFB is lower than other flying-training installations. Mather has a shortage of buildings for operational and training purposes, and a shortage of maintenance and administrative facilities. Additionally, the availability of vehicle pavements is less than required. The installation has also had difficulty in hiring civilian workers in the area, due to the demand for technically qualified workers by other industries within the civilian community.

While Mather AFB has a hospital, the base requires additional medical and dental facilities. The closure of Mather will save construction costs for these facilities.

Mather AFB is one of eight Air Training Command flying-training bases. Mather conducts undergraduate navigator training for the Air Force, Navy, and Marine Corps, as well as foreign countries. The base also conducts advanced and tactical navigation, electronic-warfare, instructor, and other training. The B-52 bombers at Mather are programmed to retire, which will leave only the navigator training mission and an Air Force Reserve KC-135 unit. These missions can be relocated within the immediate vicinity to provide improved multi-Service training capability in a more cost-effective manner.

This closure will have no negative impact on the local environment. Cleanup of hazardous materials and waste contamination at Mather is covered by the Defense Environmental Restoration Program. Cleanup is independent of the closure. The relocation of the units currently assigned to Mather will not significantly alter the environmental situation at the gaining bases because

comparable operations are presently underway at those bases.

This closure will have minimal impact on local employment.

The Commission recommends the following relocations of major units and related support activities:

-- The 323rd Flying Training Wing to Beale AFB, California. This move will take advantage of force-structure drawdown at Beale and improve multi-Service training.

-- The 940th Air Refueling Group (Air Force Reserve) to McClellan AFB, California if local authorities do not elect to operate the Mather facility as an airport. McClellan is only 10 miles from Mather and has the capacity to absorb the unit. Additional savings could be realized if this reserve unit could remain at the Mather facility.

#### **Norton Air Force Base, California**

The Commission recommends Norton AFB for closure primarily because of air traffic congestion, inadequate facilities, and because of excess capacity within the category. The net cost of closure and relocation will be paid back within two years. The Commission expects annual savings to be \$67.9 million.

The military value of Norton AFB is lower than other strategic-airlift installations because of a combination of increasing air-traffic congestion, outdated facilities, and increasing competition for skilled personnel.

Norton AFB is currently one of six Military Airlift Command strategic-airlift

bases that provide airlift for troops and military cargo. The wing at Norton supports US Army and Marine Corps airlift requirements and participates in other airlift operations. Flight operations at Norton have become constrained because of increasing air traffic congestion in the Los Angeles area.

Norton AFB has a number of large warehouses of generally poor quality. Only the relatively temperate climate allows their use, but deterioration continues. There is also a shortage of weapons storage facilities. Utilities and most other facilities need a general upgrading to meet today's technological standards. Because of the poor quality of facilities, higher than normal expenditures are required for maintenance, repair, and periodic replacement.

There are also deficiencies at Norton AFB in the area of quality of life. The most prominent include a shortage of family housing units and inadequate medical, dental, and recreational facilities. The installation also has difficulty meeting civilian hiring requirements due to the demand for technically qualified workers by other industries within the civilian sector.

This closure will have no negative impact on the local environment. Cleanup of hazardous materials and waste contamination at Norton is covered by the Defense Environmental Restoration Program. Cleanup is independent of the closure. The movement of the units currently assigned to Norton will not adversely affect the environmental situation at gaining bases since comparable operations are already underway there.

This closure will have minimal impact on local employment.

The Commission recommends the following relocations of major units and related support activities:

-- Three Squadrons of the 63rd Military Airlift Wing and the 445th Military Airlift Wing (AFRES) (C-141, C-21 and C-12 aircraft) to March AFB, California. The remaining squadron (C-141 aircraft) to McChord AFB, Washington. These moves will enhance command and control, and reduce the cost of operations while still providing for three strategic-airlift installations on the West Coast.

-- The Air Force Inspection and Safety Center to Kirtland AFB, New Mexico, to be consolidated with the Nuclear Safety and Inspection Center.

-- The Air Force Audit Agency to March AFB. This provides new, modern facilities for this unit within the same local region.

The Commission notes the Air Force is exploring other alternatives for accomplishing the Air Force Audio Visual Service Center mission and therefore recommends that the Air Force be given the option of moving this unit to March AFB or retaining it in its present location at Norton. The annual savings reflect the movement to March.

Because of the high cost of relocation and the functional requirement for the Ballistic Missile Office to remain in the local area, the Commission recommends it remain at Norton AFB. In order to reduce the shortage of family housing in the local area, the Commission further recommends that Norton AFB family housing be retained for use by personnel assigned to March AFB.

### **Pease Air Force Base, New Hampshire**

The Commission recommends Pease Air Force Base for closure primarily due to quality and availability of facilities, and because of excess capacity within the category. The net cost of closure and relocation will be paid back immediately. The Commission expects annual savings to be \$95.7 million.

Pease AFB has a shortage of buildings for operational, training, and maintenance purposes. In addition, the military family housing is inadequate and requires upgrading. There are also deficiencies in the area of quality of life, the most prominent being a shortage in recreational facilities.

Pease AFB is currently one of 12 Strategic Air Command bomber bases. An Air National Guard Unit with a peacetime and wartime refueling mission is also assigned to Pease.

Pease's FB-111 bombers are programmed to be transferred to the Tactical Air Forces now that the B-1 bomber aircraft is operational. This will leave the base with only the 509th Air Refueling Squadron. There is sufficient capacity within the strategic-bomber category to absorb the remaining units at other locations at minimum cost.

The military value of Pease AFB is also lower than other strategic-bomber bases because of low pre-launch survivability from submarine-launched ballistic missiles. Pease's location provides less warning time for aircraft to launch during times of increased tension or international conflict.

This closure will have no negative impact on the environment. The cleanup of hazardous materials and waste contamination at Pease AFB is covered by the Defense Environmental Restoration Program. Cleanup is independent of the closure. The movement of units currently assigned to Pease will not significantly alter the environmental situation at gaining bases since comparable operations are presently under way at those locations.

This closure will have minimal impact on local employment.

The Commission recommends the following relocations of major units and related support activities:

-- The 509th Air Refueling Squadron (KC-135 aircraft) to Wurtsmith AFB, Michigan; Plattsburgh AFB, New York; Eaker AFB, Arkansas; Carswell AFB, Texas; and Fairchild AFB, Washington.

These relocations will improve the efficiency of strategic-bomber operations by linking tankers with bombers, thus avoiding military construction by utilizing facilities that already exist at those locations.

-- The 132nd Air Refueling Squadron, (Air National Guard (ANG) KC-135 aircraft) assigned to Pease to remain within its current cantonment area. The transfer of property ownership should include a memorandum of agreement that will permit the continued presence of the ANG and provide for the unit's future requirements. If local authorities do not elect to operate the facility as an airport, the ANG unit must be relocated. The Commission is aware that Pease is high on the Federal Aviation Administration's list of military bases with potential for civil use and believes that the ANG unit will likely be allowed to remain at Pease.

## MISCELLANEOUS PROPERTIES

The Commission recommends the Defense Mapping Agency (DMA) site in Herndon, Virginia for closure. Implementation of the Global Positioning System will eliminate the need for these facilities and property. There are no relocation costs associated with the closure as reassignment of personnel to the DMA Hydrographic-Topographic Center in Brookmont, MD is in the local commuting area. Payback will be immediate. The Commission expects annual savings to be \$70 thousand. There are no negative socioeconomic or environmental impacts associated with this closure.

The Commission reviewed a number of Service properties that had been recently surveyed by the General Services Administration (GSA). GSA survey report findings were compared to the Services' evaluation of the properties for consistencies and discrepancies. Four of these properties are recommended for closure by the Commission and two are recommended for partial closure:

-- The Commission recommends the Bennett Army National Guard Facility, Arapahoe County, Colorado for closure. There is no longer any military mission supported at this location and no personnel are assigned to the facility. There are no closure or relocation costs associated with this recommendation. The underground storage tanks at the Bennett facility require cleanup and are the only known environmental problem.

-- The Commission recommends the Army Reserve Center, Gaithersburg, Maryland for closure. The Army Reserve has relocated to a new site and there is no longer any military mission supported

at the location or personnel assigned to the facility. There are no closure or relocation costs associated with this recommendation. At present, there are no environmental problems known to exist at this site.

-- The Commission recommends the Salton Sea Test Base, Imperial County, California for closure. There is no longer any military mission supported at this location and no personnel are assigned to the facility. There are no closure or relocation costs associated with this recommendation. There are contaminated areas at Salton Sea Test Base that must be cleaned up. Examples of contamination are PCB, asbestos, expended small-arms ammunition, a landfill site where batteries were discarded, and 20 underground storage tanks. Cleanup is expected to require significant costs and take at least three years. Cleanup, which is independent of the closure, is covered by the Defense Environmental Restoration Program.

-- The Commission recommends the Naval Reserve Center (Coconut Grove) Miami, Florida for closure. A new facility is currently under construction for the Reserves at another site. Once this construction is complete, there will no longer be any military mission supported at this location. Relocation costs will be minimal and there are no environmental problems anticipated.

-- The Commission recommends Fort Des Moines, Iowa for partial closure. Approximately 56 acres in the south portion of Fort Des Moines, as identified in GSA survey report of December 2, 1983 (GSA Inventory Control Number 2100-20264), are recommended for closure. Fort Des Moines is on the National Register of

Historic Places and the Defense Department should coordinate with the State Historic Preservation Office and the Advisory Council on Historic Preservation to develop appropriate preservation guidelines. There are no relocation costs associated with this recommendation. One building and some of the land are contaminated with pesticides and other contaminants, possibly asbestos and PCB. Cleanup of these sites is covered by the Defense Environmental Restoration Program. Cleanup is independent of the

closure action.

-- The Commission recommends the closure. Approximately 900 acres on the north side of the installation that do not support any military mission are recommended for closure. There are no relocation costs associated with this recommendation since no personnel are assigned in this area. No significant environmental problems are anticipated from the closure.

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