



DEPARTMENT OF THE ARMY
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To: James E. Briggs
Chief, Operations Branch
Base Realignment and Closure

From: Joan G. Hutton
BRAC Environmental Coordinator

Subject: Recertification of Environmental Condition of Property (ECP) for Parcels 060092 00045 and 060092 00047 on the Main Installation, Former Defense Depot Memphis Tennessee (DDMT)

1. The ECP was valid at the time of the previous transfer and in the time since that transfer, the Depot Redevelopment Corporation for Memphis and Shelby County (City of Memphis) has had possession of the property.
2. The Main Installation Record of Decision (2001) called for remedial action in the form of institutional controls (ICs) to prevent the use of groundwater and to prevent residential or daycare operations reuse on the parcels. In 2003, the BRAC Cleanup Team concurred that the parcels be designated Category 4 based on implementation of the ICs.
3. Per the 2004 Finding of Suitability to Transfer (FOST), a determination of the environmental condition of the property was made based on the Environmental Baseline Survey (EBS) (1996), among other historical reports. The condition category for the parcels in the FOST was Category 4.
4. On March 23, 2020, HDR senior environmental analyst, Denise Cooper, performed a visual inspection of Parcels 060092 00045 and 060092 00047 on the Main Installation at DDMT in accordance with Section 11 – Visual and Physical Inspections of ASTM D 6008 96, Standard Practice for Conducting Environmental Baseline Surveys. Ms. Cooper's relevant experience includes working on the DDMT National Priorities List (NPL) site cleanup since it began in 1992 as well as the Base Realignment and Closure property transfer that began in 1995. She provided contractor oversight for the DDMT 1996 EBS and was involved in preparation of all DDMT Findings of Suitability to Lease and FOSTs.
5. Neither parcel is currently being used. There were no indications of past hazardous substance or petroleum product storage, handling, spills or disposal observed during the inspection. There were no pits, ponds, lagoons, stained soil or pavement, stressed vegetation, evidence of solid waste disposal, septic systems, above- or below-ground storage tanks, potable water supply, or sewage disposal system observed on either parcel.
6. Parcel 060092 00045 is located on the south side of DDMT. It consists of a flat concrete parking area that is not currently in use surrounded by grass and a slight rise topped with trees on the south. The parcel is bounded by WE Freeman Drive on the east with no paved entrance

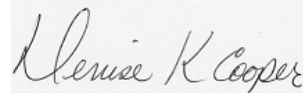
to the parcel. A fence separates the parcel from surrounding property on the remaining three sides with Amido Avenue on the north, Ball Road on the south, and Barnhart Crane property on the west. There are no structures on the parcel.

7. Parcel 060092 00047 is located on the north side of DDMT. It consists of a large grassed area that is higher on the north side gently sloping down to the south and is currently not in use. The parcel includes one structure, Building 727, a one-room building currently not in use. The parcel is bounded by WE Freeman Drive on the west, Heyde Drive on the south, the property fence and Dunn Road on the north, and the Memphis Depot Industrial Park storm water retention pond on the east. An unnamed gravel/paved one lane road runs along the northern boundary and ends east of the retention pond. A storm drain system beginning on the west side of the parcel runs along the south side of the parcel discharging into the retention pond. Markers for buried fiber optic line(s) are located on the north side of the parcel. One fire hydrant was observed on the north side of the parcel; three fire hydrants were observed on the south side of the parcel. Five groundwater monitoring wells installed as part of the NPL cleanup are located on the parcel.

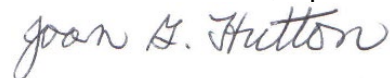
8. According to the EBS, Building 727 was constructed in 1994 as a sentry station. It was vacant during 1996 EBS visual inspections and was vacant during the 2020 visual inspection. The building is not used for hazardous substance or petroleum product storage, handling, spills or disposal.

9. Please contact Joan Hutton, BRAC Environmental Coordinator, at (571) 403-3333 or joan.hutton@calibresys.com if you require further information.

Prepared by:



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Approved by:

James E. Briggs, Chief
Operations Branch
Base Realignment & Closure

References

CH2M Hill, 2001, *Memphis Depot Main Installation Record of Decision*, Revision 2, February

CH2M Hill, 2004, *Defense Distribution Center (Memphis) Main Installation Finding of Suitability to Transfer (FOST)*, Revision 4, June

Woodward-Clyde Federal Services, 1996, *Environmental Baseline Survey for Defense Distribution Depot Memphis, Tennessee*

Encl 1: ECP Visual Inspection Photolog

ENCLOSURE 1
Environmental Condition of Property Visual Inspection
Parcel 060092 00047
03/23/2020



Southwest corner of parcel at corner of WE Freeman Drive running north to south and Heyde Avenue running east to west.



From WE Freeman Drive looking east along an unnamed paved road spur connected by a gravel road to a paved road on northern side of parcel.



On WE Freeman Drive at road spur looking south along western edge of parcel.



On WE Freeman Drive at road spur looking north.



From end of road spur looking east. Typical warehouses on right. Building 210 shown in distance.



Northeast corner of parcel looking south. Edge of retention pond shown on left. The 1940-era typical warehouses shown in distance.

ENCLOSURE 1
Environmental Condition of Property Visual Inspection
Parcel 060092 00047
03/23/2020



From corner of WE Freeman Drive and Heyde Drive looking east along southern parcel line. Building 727 shown in distance.



Building 727 is not currently in use.



From Heyde Drive near southeastern corner of parcel looking north. Storm water drain and fire hydrant water line run parallel to Heyde Drive.

ENCLOSURE 1
Environmental Condition of Property Visual Inspection
Parcel 060092 00045
03/23/2020



Parcel located near corner of WE Freeman Drive running north to south and Ball Road running east to west.



Southeast corner of parcel from WE Freeman Drive looking west.



From WE Freeman Drive looking north at northeast corner of parcel.



From southern boundary looking north towards Amido Avenue that runs east to west along the northern parcel line.



Looking east from the western parcel line.