



THE MEMPHIS DEPOT TENNESSEE

ADMINISTRATIVE RECORD COVER SHEET

AR File Number 567

Memphis Depot Restoration Advisory Board

BRAC Environmental Documentation to Support Reuse

August 19, 1999

Restore, Reuse, and Revitalize

- Revitalization is ultimate goal
- For this to occur, the property must be reused as planned by Memphis and Shelby County through the Depot Redevelopment Corporation
- Before property can be reused, it must be determined environmentally suitable for reuse
 - All known environmental historical issues must disclosed to a leasee or buyer
 - Any limitations on the use of the property must be established

Cleanup vs. Reuse

- **Cleanup Program**

- Cleanup program was begun years before closure announcement
- Cleanup program governed by Superfund
- One aspect is the National Priorities List

- **Property Disposal**

- Short Term - Leasing to DRC/Sublet to Tenants
- Long Term (Ultimate) - Transfer

Support Documents

- Documents
 - Finding of Suitability to Lease
 - Finding of Suitability to Transfer

Determining Suitability for Reuse

- Research regarding the historical uses of a property is performed
 - This research is in regards to hazardous materials (storage, spills, or disposal)
- Evaluation of the Environmental Condition of Property
 - evaluation of sample results

Environmental Condition of Property

- Seven Categories
 - Cat. 1. **White** (no storage, release or disposal)
 - Cat. 2. **Blue** (release and/or disposal of Petroleum only)
 - Cat. 3. **Light Green** (release, storage, or disposal not requiring remediation)
 - Cat. 4. **Dark Green** (release, storage or disposal that has been remediated)

Environmental Condition of Property

- Seven Categories (continued)
 - Cat. 5. **Yellow** (remediation is underway, but not complete)
 - Cat. 6. **Red** (remediation or other future action is required, but has not been performed yet)
 - Cat. 7. **Grey** (require further evaluation)

Environmental Condition of Property Review

- Conducted by BRAC Cleanup Team (BCT)
- Data collection began in 1996 and early 1997 when soil sampling performed
- Remedial Investigation, Screening, and BRAC sampling performed
- BCT has reviewed every single parcel to determine which category is appropriate
- Review continues until all property is in a transferable condition

Impact on Reuse

- All category 1 through 7 property may be leased
- Typically Army only finds category 1 through 4 properties suitable for transfer
- Army does have Early Transfer Authority for category 5 or 6 property with EPA approval
- Category 7 property is not transferable

FOSL/FOST Update

- Every parcel on main installation has been found suitable to lease (FOSL's 1-8)
- DLA has initiated the first Finding of Suitability to Transfer (Housing Parcel)
- The Public will have opportunity to comment of the proposed FOST
- No FOSL's or FOST's have been initiated for Dunn field

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