

ABSTRACT

For more than two decades county and regional leaders as organized by the State of Oregon and recognized by the Department of Defense (DoD) as the Umatilla Army Depot Reuse Authority (UMADRA – LRA), have been studying and preparing for the eventual closure of the Umatilla Army Depot. From August 2009 through August 2010 the LRA and its support contractor, Dana Mission Support Team, devoted over 10,000 hours to the development of a Redevelopment Plan, Implementation Strategy, and a Homeless Assistance Plan that fulfills the requirements of the DoD and Department of Housing and Urban Development (HUD) Base Realignment and Closure (BRAC) process.

Closure realignment of the Umatilla Army Depot represents a significant challenge due to a variety of factors. Much of the Depot's infrastructure and buildings are 70 years of age in generally poor condition. Moreover, many of the Depot's structures and land area has been developed for unique military applications not easily converted to civilian use, and in some circumstances represent continuing environmental liabilities. The Depot in 1941 was intentionally located in a remote, desert location and today remains isolated from any large metropolitan population."

The UMADRA - LRA recognized the inherent challenges and balanced three principle land-use categories in the Redevelopment Plan:

- A major training facility for the Oregon National Guard;
- Habitat protection through the creation of a U.S. Fish and Wildlife Refuge;
- And industrial zoning to aide in off-setting the economic impact of base closure to the community.

That *land-use plan*, presented within this document, represents a broad-based consensus among local, regional, and state interests. Upon DoD/HUD acceptance of the plan, the DoD would evaluate LRA recommendations for a variety of land conveyance mechanisms and determine the best utilization for the transfers of the property based on the approved uses for the land.

REPRESENTATION

Approved by the Umatilla Army Depot Reuse Authority on July 29, 2010

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Umatilla Army Depot Reuse Authority

August 2010

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Umatilla Army Depot Reuse Authority

August 2010

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MASTER ACRONYM KEY

Acronym	Definition	Document
A	Agriculture	Redevelopment/Implementation Strategy
AC	asbestos cement (pipe)	Infrastructure Ecosystem
ACM	asbestos containing material	Environmental Assessment
ADA	ammunition disposal area	Facilities Assessment Environmental Assessment Redevelopment/Implementation Strategy
ADSL	Asymmetric Digital Subscriber Line	Infrastructure
AOC	area of concern	Environmental Assessment
AQI	air quality index	Ecosystem
ATSDR	Agency for Toxic Substances and Disease Registry	Ecosystem
B.P.	before present	Ecosystem
BCP	Base Cleanup Plan (U.S. Army, 1995)	Environmental Assessment
BEA	Bureau of Economic Assessment	Market Assessment
bgs	below ground surface	Environmental Assessment
BLM	Bureau of Land Management	Economic Assessment Land Use Redevelopment/Implementation Strategy
BLS	US Bureau of Labor Statistics	Market Assessment
BMCC	Blue Mountain Community College	Economic Assessment
BR&E	Business Retention & Expansion	Economic Assessment
BRAC	Base Realignment and Closure	Economic Assessment Land Use Market Assessment Redevelopment Alternatives Environmental Assessment Homeless Redevelopment/Implementation Strategy Public Outreach Summary
BTEX	benzene, toluene, ethylbenzene, and xylene	Environmental Assessment
BTU	British thermal unit	Facilities Assessment Infrastructure
CAB	Cement Asbestos Board	Facilities Assessment
CAPECO	Community Action Program East Central Oregon	Homeless Redevelopment/Implementation Strategy
CAT	Category	Infrastructure
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act	Environmental Assessment Redevelopment/Implementation Strategy
CERFA	Community Environmental Response Facilitation Act	Environmental Assessment Ecosystem

Acronym	Definition	Document
CFR	Code of Federal Regulations	Environmental Assessment Ecosystem Homeless
cfs	Cubic feet per second	Land Use
CL	confidence limit(s)	Environmental Assessment
CMU	Concrete Masonry Unit	Facilities Assessment
COE	Corp of Engineers	Land Use
CSEPP	Chemical Stockpile Emergency Preparedness Program	Economic Assessment
CTUIR	Confederated Tribes of the Umatilla Indian Reservation	Economic Assessment Land Use Environmental Assessment Ecosystem Homeless Redevelopment/Implementation Strategy
D&D	Decontamination and Decommissioning	Redevelopment/Implementation Strategy
DBP	disinfection by-products	Ecosystem
DEQ	Oregon Department of Environmental Quality	Infrastructure
DMST	Dana Mission Support Team	Economic Assessment Facilities Assessment Market Assessment Redevelopment/Implementation Strategy Public Outreach Summary
DoD	Department of Defense	Redevelopment Alternatives Homeless
DPI	Disposable Personal Income	Market Assessment
DRMO	Defense Reutilization and Marketing Office	Facilities Assessment
ECF	Entry Control Facility	Infrastructure
ECP	Environmental Condition of Property (report)	Environmental Assessment
EFU	exclusive farm use	Land Use
ESD	explanation of significant differences	Environmental Assessment
FAA	Federal Aviation Administration	Economic Assessment
FEMA	Federal Emergency Management Agency	Redevelopment/Implementation Strategy
FICWD	Federal Interagency Committee for Wetlands Delineation	Ecosystem
FOSET	finding of suitability to early transfer	Environmental Assessment
FOSL	finding of suitability to lease	Environmental Assessment
FOST	finding of suitability to transfer	Environmental Assessment
FR2	Farm Residential	Land Use
ft	feet	Environmental Assessment Ecosystem
GAC	granular activated carbon	Environmental Assessment
GDP	Gross Domestic Product	Market Assessment

Acronym	Definition	Document
gpm	gallons per minute	Environmental Assessment Ecosystem
GIS	Geographic Information System	Redevelopment/Implementation Strategy
GWMA	Groundwater Management Area	Environmental Assessment Ecosystem
HC/I	Highway Commercial/Industrial	Redevelopment/Implementation Strategy
HQ/HI	hazard quotient/hazard index	Environmental Assessment
hr	hour	Ecosystem
HSP	Homeless Service Provider	Homeless
HUD	U.S. Department Of Housing And Urban Development	Homeless Redevelopment/Implementation Strategy
HVAC	Heating, ventilating, and air conditioning	Facilities Assessment
I	Industrial	Redevelopment/Implementation Strategy
ILRA	Implementation Local Reuse Authority	Redevelopment/Implementation Strategy
IMPLAN	IMPact Analysis for PLANning	Economic Assessment
INRMP	Integrated Natural Resources Management Plan	Ecosystem
IWW	Institute for Water and Watersheds (at Oregon State University)	Ecosystem
K	Thousand	Infrastructure
KSF	Key Success Factor	Economic Assessment
KVA	Kilovolt-Ampere	Infrastructure
LAN	Local Area Network	Infrastructure
LBA	Legally Binding Agreement	Homeless
LBP	Lead-based Paint	Environmental Assessment
LCDC	Land Conservation and Development Commission	Land Use
LEIC	lifetime excess incidence of cancer	Environmental Assessment
LRA	Local Redevelopment Authority	Market Assessment Redevelopment Alternatives Environmental Assessment Economic Assessment Land Use Homeless Redevelopment/Implementation Strategy Public Outreach Summary
LTC	Lieutenant Colonel	Public Outreach Summary
LTM	long-term monitoring	Environmental Assessment
LUB	Lower Umatilla Basin	Ecosystem
M-COFT	Mobile Conduct of Fire Trainer Pad	Redevelopment/Implementation Strategy
MCL	maximum contaminant level (in drinking water)	Environmental Assessment Ecosystem
MEC	munitions and explosives of concern	Environmental Assessment
mg/L	milligrams per liter (= parts per million)	Environmental Assessment Ecosystem

Acronym	Definition	Document
mph	miles per hour	Ecosystem
MPN	most probable number (of microbes)	Ecosystem
MT	Military Training	Redevelopment/Implementation Strategy
MVA	Million Volt-Amperes	Infrastructure
NAAQS	National Ambient Air Quality Standard	Ecosystem
NEC	National Electrical Code	Facilities Assessment
NEPA	National Environmental Policy Act	Environmental Assessment
NFPA 70	National Fire Protection Association	Facilities Assessment
NOI	Notice of Interest	Market Assessment Redevelopment Alternatives Homeless Redevelopment/Implementation Strategy
NPL	National Priorities List (under CERCLA)	Environmental Assessment
OAR	Oregon Administrative Rules	Environmental Assessment
OB/OD	open burning/open detonation	Environmental Assessment
ODEQ	Oregon Department of Environmental Quality	Environmental Assessment Ecosystem
ODGAMI	Oregon Department of Geology and Mineral Industries	Economic Assessment
ODHS/DWP	Oregon Department of Human Services/Drinking Water Program	Ecosystem
ODOT	Oregon Department of Transportation	Redevelopment Alternatives
OEA	Office of Economic Adjustment	Economic Assessment Homeless Redevelopment/Implementation Strategy
OEDA	Oregon Economic Development Association	Economic Assessment Market Assessment
OHTAC	Oregon Historic Trails Advisory Council	Ecosystem
OMD	Oregon Military Department	Redevelopment Alternatives
ORNG	Oregon National Guard	Land Use Redevelopment Alternatives Environmental Assessment Redevelopment/Implementation Strategy
ONHIC	Oregon Natural Heritage Information Center	Ecosystem
OSHA	Occupational Safety and Health Administration	Facilities Assessment
OSHA	Occupational Safety and Health Act	Redevelopment/Implementation Strategy
OU	operable unit	Environmental Assessment Ecosystem
P.L.	public law	Environmental Assessment
PAH	polyaromatic hydrocarbon	Environmental Assessment
PBC	Public Benefit Conveyance	Homeless
PBC	Public Benefit Conveyance	Redevelopment/Implementation Strategy
pCi/l	pico-Curie/liter	Environmental Assessment

Acronym	Definition	Document
pCi/l	pico-Curie/liter	Ecosystem
PILT	Payment in Lieu of Taxes	Redevelopment/Implementation Strategy
Plan	Redevelopment Plan and Implementation Strategy	Redevelopment/Implementation Strategy
PM10	particulate matter 10 – microns (or less) in diameter	Ecosystem
PM2.5	particulate matter 2.5 – microns (or less) in diameter	Ecosystem
PMB	Personnel and Maintenance Building	Infrastructure
PNNL	Pacific National Laboratory	Redevelopment Alternatives
ppb(m)	parts per billion (million)	Environmental Assessment Ecosystem
PRG	preliminary remediation goals	Environmental Assessment
PSB	Personal Support Building	Infrastructure
PVC	polyvinyl chloride (pipe)	Infrastructure Ecosystem
RA	risk assessment (human health or ecological)	Environmental Assessment
RAC	remedial action complete	Environmental Assessment
RCRA	Resource Conservation and Recovery Act (as amended)	Environmental Assessment Redevelopment/Implementation Strategy
RDX	Royal Demolition Explosive (hexahydro–1,3,5–trinitro–1,3,5–triazine)	Environmental Assessment Ecosystem
RI/FS	remedial investigation/feasibility study	Environmental Assessment
RNC	Remediation Not Complete	Environmental Assessment
RNS	Remediation Not Started	Environmental Assessment
RNU	Remediation Needs Unknown	Environmental Assessment
ROD	Record of Decision	Environmental Assessment Redevelopment/Implementation Strategy
RPIS	Redevelopment Plan and Implementation Strategy	Redevelopment/Implementation Strategy
RR1	Rural Residential	Land Use
RTE	rare, threatened, endangered (plant-animal species)	Ecosystem
RV	Recreational Vehicle	Facilities Assessment
S/S	solidification/stabilization	Environmental Assessment
SAIC	Science Applications International Corporation	Ecosystem
SETH		Facilities Assessment
Sq ft	Square feet	Facilities Assessment
ssp.	subspecies (of a particular species)	Ecosystem
SWRI	Southwest Research Institute	Facilities Assessment
TCLP	toxicity characteristic leach procedure	Environmental Assessment
TCP	Traditional Cultural Properties	Land Use
TCPC	Tank Crew Proficiency Course	Redevelopment/Implementation Strategy
TNT	2,4,6 – trinitrotoluene	Environmental Assessment
TNT 2,4,6 –	trinitrotoluene	Ecosystem
TSCA	Toxic Substances Control Act	Environmental Assessment

Acronym	Definition	Document
TCSA	Toxic Substances Control Act	Redevelopment/Implementation Strategy
TSDf	treatment, storage, or disposal facility	Environmental Assessment
U.S.C.	United States Code	Environmental Assessment Ecosystem
UADTZ	Umatilla Army Depot Transition Zone	Land Use
UEC	Umatilla Electrical Cooperative	Economic Assessment Infrastructure
UFSG	Unhealthy for Sensitive Groups	Ecosystem
UGB	Urban Growth Boundary	Land Use
UMADRA	Umatilla Army Depot Reuse Authority	Market Assessment Redevelopment Alternatives Homeless Redevelopment/Implementation Strategy Public Outreach Summary
UMCD	Umatilla Chemical Depot	Facilities Assessment Infrastructure Market Assessment Redevelopment Alternatives Environmental Assessment Economic Assessment Land Use Ecosystem Homeless Public Outreach Summary
UMCDF	Umatilla Chemical Disposal Facility or Umatilla Chemical Agent Disposal Facility	Facilities Assessment Infrastructure Redevelopment Alternatives Environmental Assessment Economic Assessment Ecosystem Redevelopment/Implementation Strategy
UPRR	Union Pacific Railroad	Infrastructure
USACE	United States Army Corp of Engineers	Land Use Environmental Assessment Ecosystem
USDoD	United States Department of Defense	Environmental Assessment
USEPA	United States Environmental Protection Agency	Land Use Environmental Assessment Ecosystem
USFS	United States Forest Service	Land Use Ecosystem
USFWS	United States Fish and Wildlife Service	Redevelopment Alternatives

Acronym	Definition	Document
		Ecosystem
		Redevelopment/Implementation Strategy
UXO	unexploded ordnance	Environmental Assessment
		Redevelopment/Implementation Strategy
V	Volt	Infrastructure
VA	Volt-Ampere	Infrastructure
VAT	Vinyl asbestos tile	Facilities Assessment
WDC-URS	Washington Demilitarization Company-URS Corp	Facilities Assessment
WGI	Washington Group International	Facilities Assessment
WR	Wildlife Refuge	Redevelopment/Implementation Strategy
µg/L	micrograms per liter (= parts per billion)	Environmental Assessment
		Ecosystem
µg/m ³	micrograms per dry standard cubic meter	Environmental Assessment
		Ecosystem

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SECTION A: REDEVELOPMENT PLAN

The purpose of Section A: The Umatilla Army Depot Reuse Authority (UMADRA or LRA) has developed this Redevelopment Plan for the U.S. Army Umatilla Chemical Depot (UMCD). The Depot, which is approximately 17,000 acres in size exclusive of restrictive easements, is located in Northern Morrow and Umatilla counties in northeastern Oregon. Originally listed in the 1988 Base Realignment and Closure (BRAC) process, the Department of Defense ultimately recommended closure of UMCD during the 2005 BRAC round of announcements. The chemical demilitarization operation at UMCD is anticipated to culminate in 2012 (or later).

Part I of the Redevelopment Plan identifies the planning process, land use, and implementation strategy used and developed by UMADRA for the UMCD.

Parts II - III of the Redevelopment Plan include supporting documentation and assessments used in assisting the UMADRA to develop the final plan. The reports provided in these sections were delivered to UMADRA by the LRA support contractor Dana Mission Support Team.

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A: Part I: Redevelopment Plan and Implementation Strategy	Tab Section A_PI
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The purpose of Part 1: Redevelopment Plan and Implementation Strategy - makes a series of recommendations to the US Department of the Army for the reuse of the Umatilla Chemical Depot in order to create jobs, preserve the environment, and foster the development of a training facility for the Oregon National Guard. It includes an *Overview of the Planning Process*, the *Redevelopment (Land Use) Plan*, and the *Implementation Strategy (Action Plan)*

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The purpose of Section B: In accordance with 24 CFR 586 the Umatilla Army Depot Reuse Authority (UMADRA or LRA) has developed this Homeless Assistance Plan for the U.S. Army Umatilla Chemical Depot (UMCD). The Base Closure Community Redevelopment and Homeless Assistance Act, as amended (10 U.S.C 2687 note) instituted a community-based process for addressing the needs of the homeless at BRAC sites. The UMADRA followed this process to identify how it could support the homeless needs in the communities surrounding the UMCD.

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SECTION C: PUBLIC OUTREACH

The purpose of Section C: In accordance with both BRAC closure guidelines and HUD Homeless Assistance Plan guides, the UMADRA has summarized the Public Outreach used throughout the Umatilla Chemical Depot redevelopment planning process. In-depth details for the Homeless Outreach program are detailed in Section B: HUD Homeless Assistance Plan. This summary includes overview descriptions of:

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