

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