

Proposed Action is dictated in part by national security due to the importance of the CDC missions. The Proposed Action is needed to: Facilitate the performance of CDC's National missions. Alleviate overcrowded and substandard space and conditions at the Chamblee Campus, Consolidate CDC Chamblee programs that are currently performed at leased facilities. Accommodate projected growth in CDC programs associated with expanding missions. Provide campus environment that meets building codes and security requirements. Improve internal pedestrian and traffic flow.

C. Alternatives Considered

No-Action Alternative

The No-Action Alternative would maintain the status quo at the Chamblee Campus, perpetuating the use of overcrowded substandard buildings and continued reliance on off-campus leased space to support programs. Under this alternative, construction, renovation, traffic improvements, and other components of the Proposed Action, would not be implemented. The impacts of the No-Action Alternative on the natural and human environment were evaluated based on extrapolations of current traffic, building density, and other conditions for the same 10-year planning period as used to evaluate the Proposed Action.

Chamblee Campus Master Plan Implementation Alternative

Under the Master Plan Implementation Alternative, which is the Government's preferred alternative, CDC would construct eight new buildings, including parking decks and a central utility plant, on the Chamblee Campus and demolish 17 existing obsolete buildings over a 10-year planning period. These activities would be restricted to the existing disturbed areas of the campus comprising 26 acres, except for approximately two acres of upland vegetated area in the southwestern portion of the property and a strip of upland fringe on the eastern side of the developed area. The balance of approximately 20 acres, including 11.4 acres of floodplains and 4.6 acres of jurisdictional wetlands, is currently vegetated and would remain undisturbed during implementation of the Master Plan. Any future activity that would disturb this 20-acre area would require additional NEPA compliance as outlined the EIS.

Evaluation Approach and Future Tiering

The Chamblee Campus Master Plan is intended as a steering document rather than a detailed blueprint. The phasing of actions proposed in the plan must remain flexible due to uncertainties regarding the availability and timing of Federal funds. Therefore, the approach taken in this EIS for the evaluation of the Master Plan Implementation Alternative assumes that the exact locations and configurations of facilities, and activities supported, will be determined after the completion of this EIS. In the event that specific future actions are beyond the information outlined in the Master Plan and the assumptions followed for this EIS, subsequent NEPA documentation will be required consistent with the tiering process outlined in the CEQ regulations (40 CFR 1502.20). Such documentation may consist of Categorical Exclusions (at a minimum), site-specific Environmental Assessments (more likely), or an addendum/amendment to this EIS if appropriate. Chapter II provides specific examples of future actions that would be subject to tiering review.

D. Environmental Consequences to Affected Environment

The environmental consequences of implementing this Proposed Action and mitigation measures identified are summarized below.

Aesthetics

Due to the age and condition of various buildings and structures on site, continuing deterioration of these facilities will occur with the No-Action Alternative and there will be no adverse aesthetic impacts. The Master Plan Alternative would improve the aesthetic quality of the campus by eliminating overcrowded and deteriorating facilities, improving pedestrian and vehicle circulation, and upgrading landscaped areas. Short-termed adverse impacts during construction would be restricted to previously disturbed areas of the campus.

Geophysical Resources

The No-Action Alternative would not affect geologic features or soil conditions on the campus. Demolition and construction activities for the Master Plan Alternative would not significantly affect geologic features or soils on the property. Construction would be limited generally to the previously disturbed areas of the campus, which are underlain by Urban Land soils that have been altered during prior development. Construction for the

Master Plan Alternative will include use of best management practices (BMPs) that generally comply with the Soil Erosion and Sedimentation Control Ordinance of the City of Chamblee (Municipal Code, Part II, Chapter 34, Article IV) and the DeKalb County Code (Chapter 14, Article II, Section 14-38), to reduce soil erosion and sedimentation impacts.

Surface Water Resources

The No-Action Alternative would not alter surface waters, drainage, floodplains, or wetlands on the campus, because there would be no change in existing structures and uses on site. With appropriate uses of BMPs during construction, compliance with the General Storm Water Permit requirements, and implementation of the SWMP, the Master Plan Alternative would be in compliance with state and local regulations and would provide a net benefit over existing water resource conditions.

Biological Resources

There are no critical species or habitats on the Chamblee Campus for any Federally or state-protected rare, threatened or endangered species listed under the Endangered Species Act (1973). The No-Action Alternative would not affect flora and fauna on the campus. The Master Plan Alternative would not have adverse impacts on wildlife or plant species. No Federally or state-protected rare, threatened, or endangered species listed under the Endangered Species Act (1973) will be impacted.

Cultural Resources

Based on consultation with the Georgia State Historic Preservation Officer (SHPO) as documented in Chapter VIII, no archeological resources have been identified on the campus, and none of the structures designated for future demolition are eligible for the National Register of Historic Places (NRHP). Therefore, the Proposed Action would have no impact on cultural resources.

Demographics and Socioeconomic

Under the No-Action Alternative, future operations at the Chamblee Campus would have no effect on population, housing, economic activity, or employment in the city and county. The Master Plan Alternative would not adversely affect population growth in DeKalb county either directly or indirectly. The exposure of local businesses on Buford Highway and the International Village to increasing numbers of employees at the nearby