

Chamblee Campus may have a favorable impact on local services and retail commerce. The potential increase in trade opportunities for local businesses may have a small impact on the demand for local housing. The increase in jobs at the campus would provide a net favorable effect on employment for the City of Chamblee but have no impact on countywide employment, because relocations by significant numbers of existing CDC employees would not be expected. Nearby leased space to be vacated by CDC in conjunction with the Master Plan would be absorbed by the regional commercial real estate market without measurable effect over the 10-year planning period.

#### *Environmental Justice (EJ)*

Under the No-Action Alternative, existing operations would continue at Chamblee Campus and at offsite, leased facilities without environmental Justice consequences. However, because there would be no change in the number of employees on site, there would be no potential for local economic stimulus from CDC actions. The Master Plan Alternative would not adversely and disproportionately affect minority and low-income groups who live near the Chamblee Campus. As indicated in Chapter 4, the distributions of minorities and low-income groups in the immediate vicinity of the campus are not substantially greater than in the broader local community. Also, the campus would perform essentially the same programs it currently performs without any change in bio-safety level (currently BSL 2) for laboratories onsite. All Master Plan activities would occur on existing Federal property; hence, the Federal government would not purchase any additional land for the Proposed Action, and there would be no impact on the tax base. The improvements would add over 3,000 more employees to the Chamblee Campus, which would add to the local employment base. Through potential increased patronage by greater numbers of employees on the campus, the Master Plan Alternative may also benefit nearby businesses, such as restaurants, shops, and service establishments that employ higher proportions of minorities and the economically disadvantaged. In this way, the Master Plan Alternative—would potentially support the economic development plans of the City of Chamblee and DeKalb County for the nearby DeKalb International Corridor.

#### *Community Services*

After the events of September 11, 2001, CDC assessed security at the Chamblee Campus to insure the

appropriate level of protection for facilities, staff, and the surrounding community. CDC has also improved the coordination of emergency response activities with the DeKalb Homeland Security Office and the Governors Office for Homeland Security. Under the No-Action Alternative, future operations at the Chamblee Campus would not affect responsibilities of the Chamblee Police Department, the DeKalb Fire Services Bureau, regional medical facilities, the DeKalb County Public School System, or park authorities in the city and county. However, the No-Action Alternative also would not resolve potential existing deficiencies in water distribution on campus to provide adequate fire response, as indicated by CDC's engineering consultant. The increase in facilities and staff operations at the Chamblee Campus envisioned in the Master Plan Alternative will emphasize the needs for security and emergency coordination by CDC. The size of the campus and extent of developed area will remain unchanged within the existing perimeter. Therefore, the Master Plan alternative would not have adverse impacts on the operations and responsibilities of the Chamblee Police Department, DeKalb Fire Services Bureau, and regional medical facilities. Also, because the Proposed Action would not influence population growth in DeKalb County, the Master Plan Alternative would not affect service providers, the school system, or recreational resources adversely.

#### *Land Use and Planning*

The No-Action Alternative would not affect local land use. Because the Master Plan Alternative would affect future development only of the existing property and would not require additional property acquisition, it would have no impact on local zoning or land use plans. GSA and CDC have consulted with planning authorities of both the City of Chamblee and DeKalb County regarding this Proposed Action, and the current land use on the Chamblee Campus is consistent with the classification for the site in the DeKalb County Comprehensive Plan. The proposed development under the Master Plan Alternative would also be compatible with adjacent land uses, zoning districts, and future plans of the City of Chamblee and DeKalb County.

#### *Transportation*

Prior traffic studies as summarized in Chapter IV and discussed in Appendix A have indicated that the levels of service at intersections in the vicinity of Chamblee Campus would remain unchanged over the 10-year planning

period without the Proposed Action except at the intersection of Buford Highway and Chamblee-Tucker Road. The level of service at that intersection was projected to deteriorate by one category. The No-Action Alternative would not affect other means of transportation in the area; however, it also would not address existing pedestrian safety issues on Buford Highway adjacent to the campus. For the Master Plan Alternative, the traffic evaluations of this EIS in association with the prior traffic studies in the vicinity of the campus have indicated a potential for significant adverse impacts on levels of service at nearby intersections. Therefore, an updated traffic study should be performed after the two replacement buildings currently under construction (#103 and #109) are completed and occupied. The Master Plan Alternative would improve pedestrian safety on campus by separating vehicle and pedestrian routes. Also, to help mitigate problems associated with existing pedestrian traffic adjacent to the campus, consideration of a sidewalk along the entire CDC frontage on Buford Highway has been requested by the county. Additionally, the Master Plan alternative would increase the use of Marta by CDC Chamblee Campus employees due to the proximity of the Campus to the Chamblee Marta Station. This would reduce the total number of vehicle trips and be a positive impact that would result from the Master Plan alternative.

#### *Utilities and Services*

The Chamblee Campus is located within established grids of typical urban infrastructure, and all required utilities are available. Existing suppliers are meeting all current demands for utilities. Under the No-Action Alternative, future operations at the Chamblee Campus would not affect current utilities consumption rates or infrastructure capacities.

However, based on a review of the water distribution system map for the Chamblee Campus, the CDC's engineering consultant recommended the testing of fire hydrants, because the campus may not have adequate service for fire protection. The No-Action Alternative would not address this issue. For the Master Plan Alternative, CDC's design consultant would develop the projected demands on all utilities as part of the project development design phase. Because of the long lead time (10-year planning period), it is expected that all local utilities suppliers would be capable of adjusting system capacities to satisfy the demands of the facilities