DEPARTMENT OF THE NAVY
BASE REALIGNMENT AND CLOSURE
PROGRAM MANAGEMENT OFFICE WEST
1455 FRAZEE RD, SUITE 900
SAN DIEGO, CA 92108-4310

11011
Ser BPMOW.pjm/0380
April 8, 2008

Allyson Brooks, Ph.D.
State Historic Preservation Officer
Department of Archaeology & Historic Preservation
1063 S. Capitol Way
Suite 106
Olympia, WA 98501

Dear Dr. Brooks:

The Department of the Navy (DoN) Base Realignment and Closure Program Management Office (BRAC PMO) intends to close the Naval and Marine Corps Reserve Center (NMCRC) Tacoma, and to dispose of the property in accordance with applicable Federal regulations. NMCRC Tacoma consists of approximately 9.03 acres of improved land located at the 1100 Alexander Avenue, Tacoma, WA 98241-4198. The entire NMCRC Tacoma site has been determined to be surplus to Federal requirements, and will be conveyed out of Federal ownership. Therefore, the entire site is considered to be the Area of Potential Effect.

This matter is submitted to your office with the following information in support of our determination that there are no buildings or structures on this property that are eligible for listing in the National Register of Historic Places. Your concurrence in our determination is requested.

NMCRC Tacoma was approved for closure by Congress under the 2005 Amendment to the Defense Base Closure & Realignment Act of 1990. The property is located within an industrially-zoned area predominately owned and utilized by the Port of Tacoma for its marine terminal operations. The property is approximately 5 miles north of downtown Tacoma in Pierce County, Washington. The westerly portion of the NMCRC Tacoma site contains berthing facilities located on the Hylebos Waterway

The Reserves first occupied the site in 1947 using renovated buildings originally constructed for the shipbuilding industry. However, with minor exceptions those buildings were demolished and replaced in 1963 when Federal funding was received to establish a permanent reserve facility.

At the time NMCRC Tacoma was designated for closure, it was in use primarily as a training and administrative facility for approximately 450 Navy reservists. The primary

reserve units were Navy Cargo Handling Battalion (NCHB) #5, Naval Mobile Construction Battalion (NCMB 18 DET 0218), and Naval Reserve Hospital (NR NH Brem DET 1). The Navy also hosted various tenants at the facility including the United States Coast Guard Port Security Unit #313. As of this date, all reserve units and tenants have relocated except NCHB-5 and the Coast Guard unit.

As required by Defense Base Closure and Realignment Act [Pub. L. No. 101-510, § 2905(b)(7)(K)(ii)], a redevelopment plan for the closed military installation (as prepared by a Department of Defense (DOD) designated Local Redevelopment Authority) shall be treated as part of the proposed Federal disposal action. With the approval of the DOD, the Port of Tacoma formed a Local Redevelopment Authority (LRA) for the NMCRC Tacoma site. The LRA was composed of representatives from multiple jurisdictions including the City of Tacoma, Pierce County and the Port. The LRA proceeded in accordance with applicable regulations to complete and adopt a Redevelopment Plan for the property on October 31, 2007.

In general, the Redevelopment Plan concludes that the highest and best use of the NMCRC Tacoma site is for incorporation into the Port of Tacoma's comprehensive master redevelopment program for expansion of its Blair Peninsula marine terminal facilities. Under the program, the Blair Peninsula will be transformed from its existing industrial and commercial landscape into primarily international and domestic marine terminal facilities. The development vision includes road, rail and utility infrastructure to support the marine terminals. In an area including the NMCRC Tacoma site itself, the Port of Tacoma anticipates a new international container terminal. This terminal, referred to as Yusen Terminals Tacoma Inc (YTTI), is planned to be a two-berth facility of approximately 168 acres, including on-dock intermodal rail, truck gates, and container yards consistent with contemporary terminal design functions.

The NMCRC Tacoma site is located near the functional center of the envisioned 168-acre YTTI terminal. Elements of the planned YTTI Terminal's container yard, intermodal rail yard, truck gate, and a new public roadway (including overhead and underground utility infrastructure) are within the site's 9.03-acre footprint. The terminal plan would result in the demolition of all existing buildings and structures on the NMCRC Tacoma site with the possible exception of berthing wharf on westerly portion of the property on the Hylebos Waterway.

The immediate area in which the NMCRC Tacoma site is located has been subject to dredging and fill activity, and to extensive industrial development, over an extended period of time. The site itself is situated on fill that was placed in the area to build the Tacoma shipping lanes. Chapter 4 of the LRA's Redevelopment Plan dated October 2007 addressed the potential for cultural resources on the NMCRC Tacoma site:

> *"The general area of the Commencement Bay tideflats is of historic and cultural interest due to historic use of the general area by local Native American peoples and over 150 years of post-settlement development actions, including tremendous physical landscape alterations associated with fill actions.*
>
> *In August 2005, Northwest Archaeological Associates, Inc. (NWAA) prepared a cultural resources assessment for the Port of Tacoma's Blair Waterway Infrastructure Improvements Project and Gog-le-hi-te II Mitigation Action Area. The Area of Potential Effects (APE) for that project was comprised of four locations south of Commencement Bay in Tacoma, WA. One of the four locations was the Blair Bridge Reach Widening Area. NWAA reported that the APE located at the Blair Bridge Reach exhibited an extensive build-up of fill. They further cited an archaeological investigation conducted in 1981 indicating that at least 7.5 feet of fill rested on top of alluvial deposits at that study property. NWAA concluded: "...the landscape has been substantially altered due to dredging, fill placement, and extensive industrial development. The cutback in this area will take place entirely within the artificially created landscape and there is a low probability for encountering significant cultural resources."*
>
> *The NMRC Tacoma property is located just northeast of the Blair Bridge Reach Widening Area assessed by NWAA. The location of the Reserve Center was previously a mudflat. Fill dredged from the surrounding waterways was spread over the mudflat, followed by upland material to build up the landscape. Thus, the history of the NMRC Tacoma site is nearly identical to the Blair Bridge Reach property where it was concluded that there was low probability for encountering significant cultural resources. Due to the close proximity of these two locations, as well as the similar history, it is concluded that the probability of significant cultural resources being present on the U.S. Government Naval and NMRC Tacoma property is very low."*

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Enclosed is the pertinent section of the Cultural Resources Survey and Assessment prepared in 1997 for NMCRC Tacoma by Hardy, Heck, Moore & Myers. Although this Cultural Resources Survey and Assessment was conducted in 1997, we conclude that the results are still valid and no additional buildings have reached 50 years of age since the survey was conducted. The findings of the assessment are summarized as follows:

- No buildings constructed prior to 1946 meet the National Register Criteria as individual resources;
- No buildings constructed after 1946 contain concentrations of resources meeting National Register requirements for a historic district; and
- No buildings constructed after 1946 meet National Register requirements of extraordinary significance for resources less than 50 years of age.

Based on the above, we have determined that there are no historic properties within the Area of Potential Effect. Your concurrence in our determination is requested.

If you have any questions or if you need additional information, please contact Patrick McCay at (619) 532-0906.

Sincerely,

WILLIAM R. CARSILLO
Real Estate Coordinator
By direction of the Director

Enclosure: 1. Turner, Collie, & Braden. 1998. Cultural Resources Survey and Assessment of Naval Reserve Centers in Southwest Division, Engineering Field Activity West, Engineering Field Activity Northwest, Pacific Division, Atlantic Division, Naval Facilities Engineering Command. (NMCRC Tacoma section prepared by Hardy, Heck, Moore & Myers)

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Ser BPMOW.pjm/0380
April 8, 2008

Copy to:
Herman Dillon, Sr.
Council Chairman
Puyallup Tribe of Indians
Historic Preservation Office
3009 E. Portland Ave.
Tacoma, WA 98404

Advisory Council on Historic Preservation
Old Post Office Building
1100 Pennsylvania Avenue, NW, Suite 803
Washington, DC 20004

Port of Tacoma
ATTN: Jack Hedge
PO Box 1837
Tacoma, WA 98401

Naval Facilities Engineering Command Northwest
ATTN: Rene Wallis
1101 Tautog Circle
Silverdale, WA 98315

STATE OF WASHINGTON

DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION

1063 S. Capitol Way, Suite 106 • Olympia, Washington 98501
Mailing address: PO Box 48343 • Olympia, Washington 98504-8343
(360) 586-3065 • Fax Number (360) 586-3067 • Website: www.dahp.wa.gov

April 22, 2008

Mr. William Carsillo
Real Estate Coordinator
US Navy, Program Management Office West
1455 Frazee rd, Suite 900
San Diego, CA 92108-4310

In future correspondence please refer to:
Log: 042208-09-USN
Property: Naval Reserve Center - DOE
Re: More Information Needed

Dear Mr. Carsillo:

Thank you for contacting our office. I have reviewed the materials you provided for the Navy and Marine Corps Reserve Center in Tacoma, Washington. In order to complete our review I request the following additional material to be provided to our office:

- Historic Property Inventory form for all the resources on site (which includes exterior and interior images)
- An updated and revised report which include an assessment an evaluation of all of the resources on site (the submitted report was completed 10+ years ago).
- A thorough evaluation of the 1960s era resources on site, which may meet criteria consideration G based on the architectural style and type, and the history of the reserves during the Cold War era.
- A revised letter which follows the guidelines as put forth by the NHP Act (in terms of 1958 being the current 50 year rule, not 1946)... as such you do have structures on site which are over 50 years old, and most likely some that meet the Criteria Consideration G for exceptional significance.

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations 36CFR800.

Please note that DAHP has developed a set of cultural resource reporting guidelines. You can obtain a copy of these guidelines from our Web site. Thank you for the

opportunity to review and comment. Should you have any questions, please feel free to contact me.

Sincerely,

Michael Houser
State Architectural Historian
(360) 586-3076
Michael.Houser@dahp.wa.gov

DEPARTMENT OF THE NAVY
BASE REALIGNMENT AND CLOSURE
PROGRAM MANAGEMENT OFFICE WEST
1455 FRAZEE RD, SUITE 900
SAN DIEGO, CA 92108-4310

11011
Ser BPMOW.pjm/0081
27 February 2009

Mr. Michael Houser
State Architectural Historian
Department of Archaeology & Historic Preservation (DAHP)
1063 South Capitol Way, Suite 106
Olympia, WA 98501

Dear Mr. Houser:

Please find enclosed, one bound copy of the *Historic Resources Survey (Update) of Naval & Marine Corps Reserve Center (N&MCRC) Tacoma, Washington.* This documentation was prepared in accordance with the instructions in your letter dated April 22, 2008 (042208-09-USN). You requested the following information in order to complete your review:

- Historic Property Inventory form for all the resources on site (which includes exterior and interior images)
- An updated and revised report which includes an assessment and evaluation of all of the resources on site (the submitted report was completed 10+ years ago).
- A thorough evaluation of the 1960s era resources on site, which may meet criteria consideration G based on the architectural style and type, and the history of the reserves during the Cold War era.
- A revised letter which follows the guidelines as put forth by the National Historic Preservation Act (in terms of 1958 being the current 50 year rule, not 1946).

We believe that the enclosed report provides all the information you requested to complete your review. Furthermore with the enclosed update, the current "50-year rule" has been rectified and considered in our evaluation. This documentation is being submitted to DAHP in accordance with Section 106 of the National Historic Preservation Act and its implementing regulation (36 CFR Part 800). Based on the enclosed report, we have determined that there are "no historic properties present" within the Area of Potential Effect. Therefore, we find that there are "no historic properties affected" by the proposed undertaking. Your concurrence in our determination is requested in writing and within thirty (30) days per 36 CFR 800.4(d)(1)(i).

11011
Ser BPMOW.pjm/0081
27 February 2009

For additional information or resolution of any questions, please contact Patrick McCay at (619) 532-0906 or patrick.mccay@navy.mil.

Sincerely,

WILLIAM R. CARSILLO
Real Estate Coordinator
BRAC Program Management Office
Department of the Navy

Enclosure: 1. One comb-bound copy of the *Historic Resources Survey (Update) of Naval & Marine Corps Reserve Center (N&MCRC) Tacoma, Washington*

Copy to:
Herman Dillon, Sr.
Council Chairman
Puyallup Tribe of Indians
Historic Preservation Office
3009 E. Portland Ave.
Tacoma, WA 98404

Advisory Council on Historic Preservation
Old Post Office Building
1100 Pennsylvania Avenue, NW, Suite 803
Washington, DC 20004

Port of Tacoma
ATTN: Jack Hedge
PO Box 1837
Tacoma, WA 98401

Naval Facilities Engineering Command Northwest
ATTN: Rene Wallis
1101 Tautog Circle
Silverdale, WA 98315

STATE OF WASHINGTON

DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION

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March 25, 2009

Mr. William Carsillo
Real Estate Coordinator
US Navy, Program Management Office West
1455 Frazee Rd, Suite 900
San Diego, CA 92108-4310

In future correspondence please refer to:
Log: 042208-09-USN
Property: Tacoma Naval & Marine Crops Reserve Center - DOE
Re: NOT Eligible

Dear Mr. Carsillo:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP). I have reviewed the Historic resources Survey for the Tacoma Naval & Marine Corps Center on behalf of the State Historic Preservation Officer under provisions of Section 106 of the National Historic Preservation Act of 1966 (as amended) and 36 CFR Part 800. My review is based upon documentation contained in your communication.

Research indicates that the above referenced property is not currently listed in the Washington Heritage Register or National Register of Historic Places. After careful consideration, I concur that the referenced property is NOT ELIGIBLE for the National Register of Historic Places either as a district or as individual buildings.

As a result of this finding, further contact with DAHP is not necessary. However, if additional information on the property becomes available, or if any archaeological resources are uncovered during construction, please halt work in the area of discovery and contact the appropriate Native American Tribes and DAHP for further consultation.

Thank you for the opportunity to review and comment. Should you have any questions, please contact me.

Sincerely,

Michael Houser
State Architectural Historian
(360) 586-3076
michael.houser@dahp.wa.gov