Table 1-1. Example of an EA outline: Concentrated Animal Feeding Operations

Information on CAFO General Permit
Project Description
Affected Environment
Predicted Environmental Impacts

1. Surface Water Resources
2. Ground Water Resources
3. Air Quality; Odor
4. Noise; Public Health
5. Land Use Changes; Economics
6. Cultural Resources
7. Floodplain/Wetland Resources
8. Prime Farmlands
9. Endangered Species
10. Cumulative Effects

EPA's Alteratives
Recommendation
Coordination and Consultation
Mailing List for Environmental Assessment
References

Appendix A - NPDES General Permit
Appendix B - Waste Management Plan
Appendix C - Coordination Letters

Figure 1. Location map
Figure 2. Project map
Figure 3. Ground water map
Figure 4. Wind rose (velocity/direction statistics) for odor assessment
Figure 5. Soil survey
Table 1. Summary of soil types and characteristics

Table 1-2. Example of an EA outline: Surface Coal Mine.

INTRODUCTION

1.1 Identification of proposed project
1.2 Project actions

2. IMPACTS TO AIR, SOIL AND WATER RESOURCES
2.1 Climate and air quality
2.2 Landforms, soils and geology
2.3 Surface water quantity and quality
2.4 Floodplain management; Wild and Scenic Rivers
2.5 Ground water quantity and quality

3. IMPACTS TO PLANT AND ANIMAL RESOURCES
3.1 Vegetation
3.2 Wildlife
3.3 Aquatic resources
3.4 Wetlands protection
3.5 Threatened and endangered species

4. IMPACTS TO HUMAN RESOURCES
4.1 Historical/archeological resources
4.2 Land use and site reclamation
4.3 Prime farmlands
4.4 Socio-economics
4.5 Infrastructure
4.6 Noise, aesthetic and lifestyle
4.7 Blasting and other hazards
4.8 Waste disposal; public health

5. CUMULATIVE IMPACTS

6. CONCLUSIONS
6.1 EPA's alternatives
6.2 Summary of impacts
6.3 Compliance history

7. SUPPORTING INFORMATION
7.1 Scoping and coordination process
7.2 Documentation and preparation: references

Appendix A. Coordination Letters

Figure 1-1. Regional map
Figure 1-2. Location map
Figure 2-1. Cumulative hydrologic impact area map
Table 2-1. Surface water quality
Table 6-1. Impact matrix
Table 7-1. Coordination

Table 2-1. Examples of environmental changes caused by a project.

These examples provide an overview of effects which occur from many types of projects; effects not listed here may also occur. The extent of effects will depend on many factors, including project size and design (see Table 2-2), and characteristics of the environmental setting (see Table 2-3).

1 . Effects on the site. Projects always directly and indirectly change the project site. The most common changes result when project construction and/or operation physically disturbs Landforms, soils and soil properties, soil stability/erodibility, ftoodplains, stream channels, river banks, shorelines, ground water, flows of water, water bodies, microclimate, plants, animals, migration corridors, habitats, breeding areas, feeding areas, resting areas, archeological sites, historic sites, Land use, recreational value, utility Lines and other natural and man-made features.

2 . Effects on neighbors. This category includes all the changes that might be observed by persons who Live or work near a project site. Among the most common types of effects are air emissions (from a stack; fugitive dust; equipment exhausts), noise from various types of equipment, increased traffic to and from a site, discharge of water pollutants, and relocation of utilities. Depending on the project, there also may be effects such as odor, light, heat, vibrations from blasting, radiation, electromagnetic radiation, visual change (aesthetics), reduced access, drawdown of the water table, runoff of drainage waters, relocation of homes.

3 . Use of resources. Projects typically consume energy, chemicals and raw materials (including minerals and, in some cases, plants and animals); and the use of resources usually differs markedly between project construction and project operation. EPA considers any Large-scale or unusual consumption of resources to be a potential environmental impact. Resource issues also arise when the resources being used are scarce; or when they include hazardous materials which require special handling in order to ensure that adverse environmental changes do not occur. it is important to recognize when a project will foreclose the future use of a resource or site.

4 . disposal of waste products. Both project construction and project operation typically generate waste products which are disposed of on-site (sometimes by burning), transported off-site (such as to a landfill, recycling center, or hazardous waste disposal site), or discharged into the air, surface water, ground water or soil. Examples of such products are: wastewater (including effluent which is subject to NPDES requirements), stormwater, waste heat, sludge, hazardous wastes, and normal garbage and trash. The handling of waste products often is subject to federal and/Qr state permitting regulations.

5 . Social and economic impacts. Projects commonly bring benefits in jobs and investment, but also costs, such as public costs in providing roads or other infrastructure for the project (power; water supply; sewerage; solid waste services; police and fire protection etc.), along with changes in tax base and Land values. Some projects stimulate growth, affect population, cause relocations of facilities and/or people, impact lifestyles, and/or modify social and community cohesion. Most projects Lead to a direct change in Land use; use can change again after the project is closed. Public health effects and costs are included in this category and can include any increases in the risk of accidents or disease which affect project workers, and persons living or working near a site. There may be secondary effects, such as

Table 2-1. Continued.

(5) Land use changes induced because the project is built; impacts related to project-related traffic; and spin-offs resulting from creation of new jobs and population (such as increased need for schools, parks, hospitals, housing).

6 . Cumulative impacts. Any of the above effects can become more important if similar or related effects are being caused by other projects in the same area (see discussion in text). One example of such a cumulative impact is when several different projects a L t dispose of wastewater through Land application, with a net adverse effect on the quality of ground water that is greater than if only one project were operating. Another example is when many strip mines collective[cause the Loss of more woodland habitat acreage than one mine atone. Both examples are cases where multiple projects collective[encroach on the assimilative or carrying capacity of the environment. When a project makes fundamental changes to the structure of the environment, and/or to the natural processes at work in a particular setting, there is a particular risk that environmental functions will be significantly effected.

Certain cumulative issues are regional in character and usually are dealt with in an EID only if the project is likely to have a regional-scale impact (or a very marked local impact). Examples include: biodiversity; ecosystem management and restoration; acid rain; global warming; ozone depletion; sustainable development.

7 . Special issues. Certain categories of environmental changes are subject to special Laws and must be evaluated through specified coordination procedures. Examples are impacts to endangered species, wetlands, prime farmlands and archeological sites. This Handbook contains a section which discusses the special coordination requirements. Effects on unique resources and features deserve consideration, even if there are no Laws or regulations which afford the special protection to these resources and features.

Table 2-2. Elements of a good project description (for NPDES permits).

THE PROJECT DESCRIPTION SHOULD EXPLAIN WHO IS RESPONSIBLE FOR THE PROJECT, WHY THE PROJECT IS BEING DONE, WHERE, WHEN AND HOW THE PROJECT WILL BE BUILT AND OPERATED, AND SOME INDICATION OF THE MAGNITUDE OF VARIOUS ACTIVITIES. THE DESCRIPTION SHOULD BE QUANTIFIED, WHEN POSSIBLE.

A. Basic project data

1. Owner/operator. Clearly identify the owner of the project, the operator (if not the owner), with mailing addresses, telephone (+fax) numbers and the name of a contact person.

2. Purpose and need. State the project purpose (i.e., what activity is to be accomplished, and why that activity is beneficial); and the need for the project (i.e., given the statement of purpose, why is this particular project needed).

3. Location. Location information should indicate township-range-section-subsection (if known) or another type of geographic Locator (such as UTM coordinates); distance/direction to nearby communities (if site is in rural Location), and neighborhood or quadrant (if in urban Location). if multiple Locations are involved, this must be clearly explained.

4. Maps. Include a map showing where the project is Located in relationship to regional features such as county and state boundaries, major rivers and watersheds, and/or Large communities. A second map should show the project in the context of its immediate environs. In many cases, a site layout also will be useful. See Chapter 3 for insights on preparation of maps.

5. Phases: schedule. Characterize all phases of the project, including pre-construction, construction, operation, closure and post-closure. For subjects discussed subsequently in this table, be sure to provide relevant information for each phase. Include the timing (season) and duration of activities in sufficient detail to determine the time of year when construction will occur, and the hours of the day and/or night when construction and operation will occur.

6. Land use at the project site should be characterized for project stages. Structures or activities which create barriers to the movement of people or animals should be identified; this includes temporary obstructions to access during project construction and/or maintenance.

7. Facilities. identify major project facilities and their operational characteristics, with quantifications (e.g. dimensions, rates). For example, EIDs on confined animal feeding operations need to identify the kinds and numbers of animals under management at one time, and over. time. EIDs on coal mines need to identify the acreage disturbed, the rate of coat mining, and the total mine tonnage.

8. Identify infrastructure which may be needed to directly support a project, such as new utility Lines, transportation upgrades or expanded emergency response facilities.

9. Resource uses, including energy (other than normal for a home or business), water (especially if from local wells) and materials (especially hazardous chemicals) should be identified, with consideration as appropriate of the entire life cycle of a resource (especially transportation to and storage on a site). Materials of concern include fertilizers, pesticides, solvents,

Table 2-2. Continued.

toxic and radioactive substances. (Materials used for purposes of, and in quantities for, a typical home or office need not be identified.) Descriptions of industrial activities and some other project types benefit from a flow chart showing important processes.

10. Wastes. identify sources of waste products and locations of all points (stacks, outfalls, landfills) where waste products are released to the environment; describe control technologies and monitoring programs. If the applicant directly handles final disposal, then details on the method are needed; an example would be to provide a water and nutrient balance for projects which dispose of wastewater through Land application.

    10a. if the project may cause measurable emissions to the air, these emissions should be characterized whether regulated or not. Project descriptions often fail to identify fugitive dust emissions (e.g. from cleared Land, stockpiles) and vehicle exhausts (e.g. if heavy equipment is used on site during construction or operational phases of the project).

    1Ob. Effluent (wastewater, stormwater) which is the subject of NPDES permit regulation should be described, along with its quantity and (pre-treatment) quality, how it will be collected, where and how it will be treated, and where and how it will be discharged.

    1Oc. Solid and other wastes (except trash and garbage typical of every home or office) should be characterized as to quantity, quality and method of discharge or disposal.

11. If not otherwise discussed, other impact-generating activities should be characterized. This probably will include many aspects of project construction, including plans to reroute streams, alter soils, clear or burn vegetation, create a fill, create an impervious surface, modify a steep slope, spray a pesticide or otherwise change natural forms and processes. For both the construction and operation phases, it would include a characterization of noise sources and, possibly, sources of vibration, odor, Light, heat, or radiation. Another example is to quantify any special truck or employee traffic related to the project.

12. Discuss the socioeconomic aspects of a project, such as jobs created (number and type), workforce demographics, amount and type of capital investments, and amount and categories of tax payments and tax abatements. if the new jobs will Lead to immigration of new population, this must be indicated, and the discussion wilt need to consider infrastructure needs of this population. Any plan to relocate or displace people, residences, businesses or utilities must be noted.

13. Provide details on all mitigation measures, including avoidance, minimization, restoration, compensation, best management practices, and pollution prevention. Any pollution controls and monitoring not discussed for wastes (item 10, above) also should be presented.

14. Project descriptions should include a tabulation of environmental permits required for project operation, including federal and state air and water quality permits, and any permits related to hazardous materials.

15. Project features which have led to concerns at similar projects should be identified. Examples could include blasting; interception of underground mine workings; risks of industrial accidents; disruption of a local economic activity (such as tourism); operation of vibrating equipment; dewatering of groundwater.

Table 2-3. Environmental setting.

RESOURCES LISTED IN THIS TABLE MAY NEED TO BE IDENTIFIED AND BRIEFLY CHARACTERIZED IN ORDER TO ASSESS ENVIRONMENTAL IMPACTS. THE ORGANIZATION OF THE TABLE IS BASED ON THE OVERALL APPROACH OF THIS HANDBOOK, AND IS NOT A MANDATORY OUTLINE FOR THE ENVIRONMENTAL SETTING SECTION OF ANY EID. SEE ALSO APPENDIX C FOR IDENTIFICATION OF SPECIFIC RESOURCE ITEMS.

1. Earth resources. This category includes art the solid features at and near the earth's surface, including Landforms, slopes, soils, geology, mineral resources and natural hazards; with details on these features (e.g. soil properties, slope stability) as needed. Important processes (such as erosion) are included. Landforms which are water-related are discussed under item 3, below, but in an EID may be discussed with other terrain features.

2. Air resources. Resources conventionally included in this category include climate and weather (many different parameters might be included, but especially those relating to water balance, growing season or atmospheric stability) and ambient air quality for regulated pollutants, and other pollutants if appropriate (including but not Limited to air toxics and emissions impacting acid rain and/or global warming). Discussions typically will reference applicable air quality ambient standards, regulations and plans.

   Subjects such as noise (e.g. ambient noise levels, existing noise sources, sensitive receptors, regulations and criteria), odor, heat and Light are sometimes included in the "air', category, because effects are generally transmitted through the atmosphere.

3. Water resources. Typically includes all aspects of surface and ground water, beginning with the basic physical setting (drainage network; floodplains and channels; shorelines and bathymetry of lakes and estuaries; aquifers and aquifer properties; ground water flow system). Will also include key measures of water quantity (e.g. runoff, low-flow conditions; recharge) and quality (large number of parameters may be included, and there usually are comparisons to stream or drinking water standards). As with earth resources, the setting goes beyond physical features to include processes and other dynamic features of the environment, such as the overall flow regime. Usually includes relevant attributes of water management, such as water supply, water use, water rights and wat6r quality standards and regulations, coastal zone management plans, etc.

4. Biological resources. While some discussion of key plant and animal species may be appropriate (especially protected species), the biological setting should concentrate on the principle ecosystems and habitats of an area, with an emphasis on how these habitats function to provide biological productivity and diversity. Discussions of vegetation typically emphasize features important to the support of fisheries and wildlife; and wildlife habitat discussions may consider both life-cycle functions of habitat (breeding, migration, nesting) and life-sustaining functions (feeding and cover). Unique areas, transition zones (edges) and other resources of special significance should be included. When appropriate, the harvesting of biological resources (agriculture, forestry, fisheries etc.) should be included.

Table 2-3. Continued.

5. Cultural and aesthetic resources. Sections on cultural resources typically include a discussion of project-specific archeological and historic sites, with some narrative context explaining their significance. Aesthetic resources may consider many elements of human lifestyle and value, of which visual and scenic resources are but one example.

6. Land use. In addition to describing existing and (no-action) projected Land use patterns, an EID may consider special subjects such as prime farmlands; and may reference lands which are reserved for special uses (e.g. National or State Parks and Forests; Wild and Scenic Rivers; Wilderness areas; scientific preserves). Land use discussions may also consider subjects such as [and value, property rights and zoning; and conformance with official plans. The subject of infrastructure, discussed here under item 7, is sometimes included with Land use.

7. Socio-economic resources. This category includes human population (size, distribution, density, ethnic and other characteristics) and economic characteristics (e.g. employment, investment, income, taxes) of the project area, broken down by economic sector if appropriate. Discussions of infrastructure typically are included here, or in their own section, and can deal with any of a number of public and private services and facilities which are essential or useful to modern life, including but not Limited to transportation, utilities, housing, schools, parks, police and fire protection, health services, water supply, wastewater services, stormwater management and solid waste. By extension, the infrastructure discussion may extend to issues such as traffic (where projects may have a short or Long-term impact on access or traffic levels), energy resources (e.g. energy use and conservation at a project), and hazardous materials (management and disposal).

8. Other environmental factors. This catch-all category includes any of the many subjects which may be important to specific EIds. Subjects often found include public health (risks of accidents or disease); and other permits (identifying all the other environmental permits which a project has or will obtain). Specialized subjects may be needed; an example would be "radiation", for projects in which radon or other radioactive materials are a possible issue. Projects (existing or proposed) which may interact with the project discussed in the EID will need to be described, to provide the foundation for assessment of cumulative impacts. There is no specified area for identification of such projects. For some types of projects, a radius of a few miles is sufficient; for others, the perspective is an entire watershed. The key is to identify those projects which generate impacts which accumulate to the impacts of the project which is the subject of the EID.

Refer to Appendix C for additional suggestions about EID subjects.

EXHIBIT 10. EXISTING ENVIRONMENTAL, SOCIAL AND ECONOMIC CONDITIONS

ENVTRONMENTAL CONDITIONS

Geology: Mountains and basins, or bolsons, are the two major geologic units In the area. The proposed project is entirely on the flat surface of the Hueco Bolson, between the Franklin and Hueco mountains. The mountains contain upfaulted and tilted sedimentary and igneous rocks; the bolson is a downfaulted structural depression, partially filled with deposits eroded frofn the adjacent uplands. Deposits range in thickness from less than 100 feet near the mountains to about 9,000 feet towards the center of the basin. Deposits occur as irregular lenses of sediment which can be traced laterally For short distances.

There are no geologic resources in the immediate project area other than ground water. Geologic hazards include subsidence and possible moderate-size earthquakes. Bolson deposits which experience water-level declines may undergo compaction and eventual subsidence of the land surface. Recent surveys downtown indicate no problem has yet occurred.

Topography: There are no outstanding land Forms in the project area. The proposed route generally runs across contours, from 4,000 feet at Montana Avenue to 3,930 feet at Railroad Drive. Extremes in relief are on the order of 20 feet vertical per 1000 feet horizontal, with a range of 0 to 2 percent.

Terrain: Mesquite-stabilized hummocks predominate, Interspersed with relatively bare, wind-scoured depressions. Hummocks average 6 to 10 feet tall, with round to oblong basal diameters 2 to 3 times the height. Hummock size decreases along the proposed route approaching Railroad Drive.

Soils: The Hueco-Wink Association is the Hueco basin soil group. Soils are nearly level and gently sloping, with fine sancty loam subsoil moderately deep over caliche. Well-drained Hueco soils predominate; runoff is slow. Hueco soils have a brown loamy fine sand surface layer, winnowed by the wind, about four inches thick, that is mildly alkaline and noncalcareous. The subsoil is brown and yellowish-brown calcareous fine sandy loam about 22 inches thick. Indurated caliche occurs at a depth of two to three feet, with a similar thickness. Caliche is exposed on some roads, where orientation is similar to general wind direction (E-W). Soil permeability is 2.00 to 6.30 inct)es per hour down to the caliche. Shrink-swell capacity is low. Hueco soils are unsuitable as a sand and gravel source and good for road fill. There is a moderate hazard of blowing soil.

Meteorology/Climate:Climate is semi-arid, with hot summer days (ave. daily max. 95 F. in June), moderate winter days (ave. daily min. 30 F in January), low humidity, and high evaporation. Freezing temperatures may occur Nov@r through March. Precipitation ranges from 2 to 18 inches/year, averaging about 8 inches/year mostly as brief, summer thunderstorms; maximum 24 hour/100 year frequency rainfall i:i less than 4 inches. @w Is rare, as is fog (less than three days/year). Dust storms may be a hazard to driving in spring, when surface winds at Biggs Field are predominantly from the west and southwest, with windspeeds over 12 mph (capable of blowing dust) about 40% of the time.

Meteorological conditions are dominated by regional high pressure (stable air) In the winter and low atmospheric pressure (unstable air) in the summer. The result is a high frequency of low-level temperature inversions in the fall and winter (40-50% of the time on the average), in turn resulting in "stagnant" air and trapping of pollutants. Pollutants are dispersed in the spring by wind, and in the summer are carried aloft by convective activity which sometimes results in afternoon thundershowers.

Hydrology: There are no well-defined surface drainage features in the project area. Drainage is to low spots through sandy soils. Surface runoff is slow and soils are well drained. Ground water Is at a depth of 350 feet, and is recharged mainly from sources outside of the immediate project area.

Vegetation: Proposed Loop 375 runs through an association of plants and animals typical of the region. The association Is often referred to as a mesquite Hummock unit of the Chihuahuan Desert. The unit is characterized by mesquite-stabilized sand dunes and plants of the Lower Sonoran life zone. The most common plants along the proposed route are mesquite shrubs, four-winged saltbush, snakeweed, condalia, narrow-leaf yucca and sand sagebrush.

The route drops slightly In elevation from east to west and very subtle changes occur In species densities and association composition. At the west end closer to the Franklin Mountains, more grasses occur and rhantany, larrea and mormon tea are more com mon. The west end of the right-of-way also contains a greater number of disturbance indicator plant species, probably due to a greater concentration of military activity near the base. A depression near the east end of the proposed loop contains higher concentrations of condalia and four-winged saltbush than along the route in general. The east end also contains numerous refuse heaps from illegal dumping.

Wildlife: Animals associated with the proposed loop route are typical of the area. Dominant species of mammals include coyotes, jackrabbits, cottontails, kangaroo rats, grasshopper mice, and spotted ground squirrels. Primary avifauna are mourning doves, desert sparrows, loggerhead shrikes and roadrunners. Common reptiles are side-blotched and whiptail lizards. Ecological studies in 1983 t)y Richard Smartt, Ph.D., in conjunction with the Ft. Bliss Environmental Office, indicate populations of small vertebrates to the within the normal range of variation for this part of the Chihuahuan Desert.

Visual: The project area gives a 3600 view, through clear dry air, of flat horizons edged with distant mountain silhouettes. Colors are blanched: light brown soils, blue-green vegetation and distant grey mountains. The scene is typical of the semi-arid southwest. Most noticeable are the relatively nearby Franklin Mountains to the west, which appear barren of vegetation and moderately rough in texture. Occasional jet contrails and power lines are the only human impacts visable on the horizon, plus the distinct linear pattern of Northeast El Paso’s najor streets laid out on the alluvial fan of the Franklin mountains. Locally, tank trails and illegal dumping occur infrequently.

Table 3-5. Narrative table, environmental setting (Texas highway)

SOCIPL AND ECC)NOMIC CONDITIONS

1980 US Census characteristics for the study area census tracts (Exhibit 11) are summarized below. Data for the census tract which surrounds the proposed Railroad Drive interchange (Tract 2.02) are provided separately, as are data for the Southeast study areals county part, directly east of Loop 375.

	CITY	NORTHEAST	Tract 2.02 only	SOUTHEAST	County part only
Housing Units, Total	134,368	ll,6O4	2,335	6,470	112
% owner-Occupied	59%	72%	82%	75%	80%
Median Value, Owner-Occupied	$399000	$38,100	$36,5OO	$49,800	$25,600
Population, Total	4259259	36,864	79814	2O,6l9	286
Spanish origin	63%	33%	30%	44%	59%
Black	3%	*6%*	6%	4%	1%
Income, Median	$14,232	$16,866	$16,548	$20,056	$16,875
Below poverty level	17.7%	11.6%	8.7%	4.6%	not rptd
Unemployed	7.9%	9.1%	8.6%	5.1%	10.6%

Land tenure and housing. NE: Most homes in this established, residential area were built in the 1960's or earlier, although more than73 percent of the population has moved into the area since 1960, the year Loop 375 was proposed. Residential areas directly adjacent to the proposed interchange (Exhibit 4) have been built since 1983. SE: Nearly all land within 1.5 miles of the proposed interchange is vacant. The few homes in the area are located in a development of single family homes and mobile home courts about one mile east of the proposed southeast interchange (county part); all householders have moved into the area since 1960.

Population growth characteristics. NE: Specific projections are not available for the study area, but most growth can be expected to occur as infill to existing development, particularly north of the study area. SE: This is El Paso's fastest growing area, though development has not yet reached Loop 375. El Paso's planning department expects the vicinity of the proposed interchange to begin development within the next ten years and by 2007 the area will be largely developed.

Transportation. NE: The 1990 El Paso Transportation Plan indicated that Dyer Street and McCombs are the principal arterials in the project area. These two streets intersect each other near Transmountain about one mile west of the proposed Railroad Drive interchange. Transmountain is a part of the freeway/expressway system. Railroad Drive is a minor arterial, and as shown on Exhibit 4, there are few other streets in the vicinity of the proposed interchange. The closest bus service is up McCombs to Transmountain. SE: Montana Avenue (US 62/100)which is the southeast terminus of the proposed project, is listed as a part of the area freeway/expressway system, as is existing Loop 375. However, existing traffic loads are very light. There are no major or minor arterials near the proposed Intersection, and no bus service to the area.

Recreation, public institutions, community facilities. NE: There are 8 elementary schools and 3 high schools in the area. Parkland High School and Parkland Middle School are located on Transmountain near the proposed interchange(Exhibit 12). In both cases the school grounds abut the highway, are fenced, and access is from side streets, not Transmountain. Other facilities are an emergency clinic, fire station and police station near the intersection of McCombs and Transmountain. A community college and library are located in the southwest portion of the study area. There are seven neigborhood parks and one district park in the study area. The district park, Castner Range Park, is near the community college. SE: The only public facility in the vicinity of the proposed interchange is Evergreen Cemetary, about one quarter mile to the east. As development approaches Loop 3-75, the city anticipates no problem in providing services.

Cultural/aesthetic characteristics. NE: The northeast is a diverse residential area, with strip commercial development along Dyer Street. Residential areas range from new developments of larger homes concentrated in the western part of the study area along the Franklin Mountain foothills to mixed areas of mobile home courts, apartments and single family units and a public housing project. Southwest of the proposed interchange are new, well kept, smaller homes and to the northwest are apartment complexes. The vacant land is fairly flat with little vegetation. SE: The vicinity of the oroi)osed interchange is characterized by flat, vacant land. Along Montana Avenue, the@e are scattered commercial uses, including an auto salvage yard, and some residential development consisting of a mixture of mobile homs and single family homes.

Land and improvements; tax base. NE: Approximately 44 acres would need to r3e acquired for the proposed Railroad Drive interchange. The property is undeveloped and zoned for c@rcial/industrial use. SE: At the Montana interchange approximately 3.2 acres would need to be acquired. The land is currently zoned residential and has been subdivides, although it has not been developed. The City Planning Department plans for the zoning in the vicinity of the interchange to be changed from residential to commercial.

Business,industry services. NE: The main business area is along Dyer Street. Industrial uses are concentrated near the railroad tract. Most industrially-zoned land is undeveloped although just south of the proposed interchange is a Safeway Distribution Center. Ft. Bliss is also a major employment center for area residents. SE: There are a few scattered commercial enterprises along Montana. South of the study area is a major, developing center for industry, including several industrial parks.

Table 3-5. Continued