

# Economic Impact letter from Maj. General John Hudachek, June 9, 1981



DEPARTMENT OF THE ARMY  
HEADQUARTERS, FORT CARSON  
AND  
HEADQUARTERS, 4TH INFANTRY DIVISION (MECHANIZED)  
OFFICE OF THE COMMANDING GENERAL  
FORT CARSON, COLORADO 80913

AFZC-CS-LA

JUN 9 1981

Dear Mr. Edgar:

Fort Carson's efforts to acquire additional maneuver training land in the Pinon Canyon area have continued on schedule. On April 23, 1981, we hosted Mr. Pete Scrivner and Mrs. Alma Moore, staff members of the House Armed Services Committee (HASC). They were briefed on the program and toured Fort Carson's current training areas and the proposed Pinon Canyon site.

The proposed \$29 million budget for acquisition of the site was recommended for authorization by the Subcommittee on Military Installations and Facilities of the HASC on April 30 by a nine to one vote. On May 12, the full HASC recommended authorization of the funding as part of the overall military construction authorization bill. The full committee's vote was 37 in favor, none opposed.

We expect the bill to reach the floor of the House for a final authorization vote in the very near future. The next step in the legislative process is recommendation for appropriation (as opposed to authorization) by the House Appropriations Committee (HAC). The Chairman of the Subcommittee on Military Construction of the HAC, Representative Bo Ginn (D-GA), plans to visit Fort Carson and tour the Pinon Canyon area before his Subcommittee votes on the measure. Mr. Ginn's visit, which will include meetings with landowners on the site and elected officials in the La Junta and Trinidad area, should be completed by mid-June.

In mid-May, I met with several civic officials and business persons in La Junta to discuss the economic impact of the proposed acquisition. Lieutenant Colonel Earl Burley, Fort Carson's Deputy Chief of Staff for Land Acquisition and Mr. Mike Halla, Environmental Program Director, presented a briefing and accompanied the La Junta officials on a tour of the parcel. These meetings reaffirmed our belief in the sincere concern these leaders have for the future of their community.

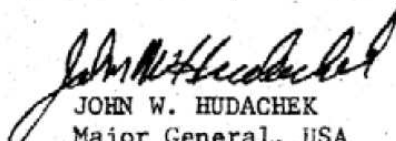
Economic impact of the proposed acquisition continues to be a matter of high priority in our efforts. While an exact dollar amount impact cannot be guaranteed for any given community, the aggregate economic impact in Southeastern Colorado would be significantly positive. Acquisition, construction and development expenditures on the site would total nearly \$68 million over the period 1982-1985. One time impact of these funds upon local communities could range between 20 percent and 84 percent of the gross total. Additionally, once training begins, the annual local impact of operations and

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Maintenance expenditures could range between \$1 million and \$5 million. The purchasing and contracting specialists at Fort Carson are preparing seminars for local business persons to prepare them to compete effectively for federal contracts. These seminars will be useful to the small business that has not been involved in government contracts.

During the past year, this newsletter has been sent on a monthly basis. In order to pass information in a timely manner, I will prepare future letters on as needed basis. They may be more or less frequent, depending upon circumstances; however, you may be sure that we will continue to keep you informed of significant developments in the program.

Sincerely,

  
JOHN W. HUDACHEK  
Major General, USA  
Commanding

## **Colorado Springs Gazette Telegraph, January 13, 1981**

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### **Gazette Telegraph, July 31, 1980**

Headline "Interior Department critical of Carson impact statement"

In a letter earlier this month to Maj. Gen Louise C. Menetrey, Fort Carson commander, John Raybourn, regional environmental officer for the Interior Department in Denver, severely criticizes a preliminary environmental impact statement, prepared for the Army for the proposed expansion.

Army officials contend the expansion will pour some \$27 million into southern Colorado's economy in construction and road improvements during the two to three years of Fort Carson's proposed expansion project.

But Raybourn's analysis cites an "economic impact forecast system that is limited in scope and dated in its data base.

As stated in the EIS, the numbers are not necessarily reliable but could be used for comparison purposes between impacts. This does not convey the type of information necessary to understand the estimated economic impacts to the region. There is no way to measure net benefits or net costs from this analysis.

...Economic losses are underestimated because the agricultural dollar is multiplied to seven times in its impact on the local economy. This constitutes a significant long-term loss that should be assessed. The impact assessment should be more objective and on a worse case basis rather than simply rationalizing the losses. Furthermore, the letter criticizes the impact statement for "giving readers the impression that there is a greater economic benefit under the proposed action when the loss is actually much greater." Raybourn also suggests that the impact statement may have played down the negative effects of revegetation which would be necessary to restore disturbed land.

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# No Live Fire, Department of the Army letter, July 30, 1980



DEPARTMENT OF THE ARMY  
HEADQUARTERS, FORT CARSON  
AND  
HEADQUARTERS, 4TH INFANTRY DIVISION (MECHANIZED)  
OFFICE OF THE COMMANDING GENERAL  
FORT CARSON, COLORADO 80913

AFZC-CG

30 July 1980

Dear Mr. Edgar:

Your participation in the Public Hearings on the Fort Carson Land Acquisition Program Draft Environmental Impact Statement (DEIS) was appreciated. Five hearings of two sessions each were held in Pueblo, La Junta, Trinidad, Walsenburg and Colorado Springs between July 7 and July 11, 1980. Approximately 800 persons attended the hearings and some 120 persons presented their views. The remarks entered into the record will greatly assist in determining which parcel, if any, will be recommended for acquisition. I would also like to remind you that written comments on the DEIS will be accepted through August 15, 1980. If you desire to present your views, please forward them to:

Commander  
Fort Carson and 4th Infantry Division (Mech)  
ATTENTION: AFZC-FE-EQ  
Mr. Michael E. Halla  
Building 304  
Fort Carson, Colorado 80913

As the Public Hearings progressed, it became obvious, despite our best efforts, that some misconceptions remain concerning the Fort Carson Land Acquisition Program in general and the DEIS in particular. Therefore, in this and subsequent letters, I will clarify some of those areas.

The first area of apparent confusion concerns live firing. I reiterate there will be no live firing at either site. As you may recall, our Land Use and Requirements Study (LURS) showed that Fort Carson has sufficient live firing ranges at its present location. So, to install additional live firing ranges at one of the proposed nearby sites would

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be an expensive redundancy. Additionally, numerous commercial air corridors existing over both of the parcels would have to be moved if firing were permitted, making it a prohibitive expense.

Next, I would also like to lay to rest a couple of absurd rumors. Nuclear weapons will not be detonated or stored at either of the sites, nor will we store any other hazardous waste materials. No such action has ever been contemplated.

Another area that needs some explanation is the availability and/or feasibility of land presently owned by the federal government to fill Fort Carson's training land shortfall. Several persons at the Public Hearings correctly noted that the federal government already controls much land in Colorado. They believe that Fort Carson should seek to acquire some of that land as opposed to acquiring either the Huerfano River or Pinon Canyon sites. Unfortunately, all of the land currently under federal government control, which is within a one day motor march of Fort Carson, is unusable for maneuvers. Most of the federal land is in the mountains. Track vehicles cannot operate over land with a degree of slope greater than 45 degrees. The remaining federal land in the eastern portion of the state, such as the Comanche National Grasslands, is militarily insignificant in that the topography is not varied enough to provide realistic training. In summary, there is no federal land within a one day motor march of Fort Carson suitable for mechanized military maneuvers.

Again, thank you for your personal, active interest in the Fort Carson Land Acquisition Program. A reassuring aspect during the Public Hearings was that Fort Carson's need for the land was widely acknowledged. Indeed this is true. We will continue to keep you informed as events transpire.

Sincerely

Major General, USA  
Commanding

## Related Quotes and Articles from 1980, 1981, and 1982

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### **Gazette Telegraph, September 26, 1980**

Headline "Carson 'committed to honesty,' Burley says"

Lt. Col Earl Burley, public affairs officer for Fort Carson and member of the base's expansion team. "We have been committed to the truth in this issue, and we will continue to provide the public all the information about the expansion that we have. All they need to do is ask us and we will go where we are needed to tell people about it. From the beginning, we have been as honest as the information would allow us, and we won't lie."

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### **Colorado Springs Gazette Telegraph, January 13, 1981**

Headline "Army confident site can be purchased"

"Fort Carson officials said Monday about 85 percent of the privately owned land on a 243,710 acre tract in Pinon Canyon already has been offered for sale and they are confident the post will acquire the rest."

Don Safford, post land acquisition director "all of the Pinon Canyon land probably will be available to the Army 'if the price is right.' In **1976 100 percent of the land was offered. But**, obviously, some of the land has changed hands as it always does."

"about 84 percent of the construction contracts to be awarded during improvement of the parcel and construction of the cantonment area are expected to stay with local contractors and businesses. But, he said, there will be some adverse economic impacts. However, they will be far out-weighed by the economic advantages (of construction contracts and annual upkeep costs)."

Major General John W. Hudachek "I am also confident that we would train on the land without destroying it, and as in the case at Fort Carson today, we will be good, responsible neighbors."

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### **April 24, 1981, letter from Major General John W. Hudachek, Commanding, Dept of Army, Headquarters Fort Carson**

"I would like to use this opportunity to stop a recent rumor which alleges that I said the Army will seek to buy 360,000 acres in addition to the Pinon Canyon parcel. I assure you that I did not make such a statement; that there are absolutely no plans at Fort Carson, Department of the Army, or Department of Defense to suggest any acquisition of land for Fort Carson other than the 244,000 acres known as the Pinon Canyon parcel."

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## **Gazette Telegraph, Jul 27, 1982**

Lt. Col. Earl Burley, Fort Carson land acquisition officer:

"We are committed to maximizing the economical impact in southern Colorado and we are committed to being good neighbors."

"Mrs. Morris, who attended the ceremony said "I never intended to sell it. But they (the Army) said sell it or they'd condemn it. I don't know what to think, really. I didn't want to sell my land, but they made us."

"We try and buy the land," said Gary Blair, assistant district council for real estate for the Omaha District Corps of engineers. "Congress directs us to acquire the land. If not, then we condemn it."

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## **Rocky Ford Daily Gazette, April 9, 1982**

"Crews hired by the U.S. Army Corp of Engineers are expected to begin survey work before the end of the week on a large southern Colorado cattle ranch scheduled to become an Army tank training site.

U.S. District Judge Alfred A. Arraj Thursday approved an Army request to condemn the 16,500 acres at Model...for the project Fort Carson-Pinon Canyon Maneuver Area.

The land has been owned by the Charles Gyrman Land and Cattle Co. Inc. and five members of that family who live in three homes on the acreage.

The family and their company had fought the condemnation of their land, which will form part of the 241,310 acre maneuver area. ..

According to an affidavit in the federal court file before Arraj this week, Gary D. Blair, attorney for the Corps of Engineers said the Gyrman land is needed immediately for surveying and drilling work because a cantonment or quarters for troops will be built there....Moreover, any delay in obtaining the Gyrman land would set back the whole project and the buying of other land needed for the area, the affidavit said."

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