

FORMER GENTILE AIR FORCE STATION COMMUNITY RELATIONS PLAN

Appendix F



U.S. AIR FORCE

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Site Description

Location

The former Gentile Air Force Station (AFS) is located in Montgomery County in southwestern Ohio, about four miles southeast of Dayton, 60 miles west of Columbus, and 45 miles northeast of Cincinnati. Via I-70 or I-75 major cities such as Columbus, Cincinnati, and Lexington are all within a two hour drive.

In some reports, the former Gentile AFS is also known as the Defense Electronics Supply Center (DESC) – Dayton. Since the BRAC transfer to the City of Kettering, the property is known as Kettering Business Park.

The former Gentile AFS is 20 miles south of the Dayton International Airport and 15 miles southwest of Wright-Patterson AFB. By air, the former station is within a 90 minute radius of 55 percent of the nation's population.

The former Gentile AFS is comprised of 164 acres of fee-owned land, and less than one acre of easement property. The landscape is predominantly flat and developed with large warehouse buildings and support facilities. The southern portion of the installation is mostly undeveloped land with recreational facilities such as baseball fields, tennis and basketball courts. The surface relief slopes to the south and southeast.

Adjacent Off-Base Land Use

The area surrounding former Gentile AFS consists of residential and commercial land uses with a large industrial development located east of the station. It is located within the city of Kettering's jurisdiction. Adjacent land north and northwest of the station is in Dayton's jurisdiction.

Gentile is surrounded by three of Kettering's neighborhoods. The Wiles Creek Neighborhood includes the station property and adjacent areas south and southeast of the station. The district north of the station is Patterson Park, which includes predominately single-family residential land uses with areas of multifamily and commercial development.

The Kettering Zoning Ordinance (1993) zoned Gentile AFS for industrial use. To the west, southwest, south and east of Gentile, Kettering is mostly zoned for residential uses, although areas of commercial development are zoned east of the station.

The Dayton Zoning Code (1986) zones most of the area west and northwest of the station as single-family and low-to-medium density multifamily residential. North of the

station, a small area has been zoned for low-density multifamily residential, with the remainder zoned for commercial use.

Topography

The topography of former Gentile AFS and the surrounding areas of Kettering and Dayton consist of level plains and gently rolling hills, with several streams. Surface elevations at the station vary slightly between 940 feet and 950 feet above mean sea level. The only surface water at Gentile consists of the West Branch of Little Beaver Creek, which is an open drainage running 1,600 feet across the southern portion of the installation. East of Gentile, the West Branch of Little Beaver Creek is an open drainage running through the residential neighborhood. All surface drainage from Gentile eventually flows to this creek. The creek is part of a 100-year floodplain that covers much of the southern portion of the station. The former Gentile AFS receives its water supply from the city of Dayton municipal water system.

History

Gentile AFS was originally constructed between October 1943 and August 1944, when it became operational as the Dayton Signal Corps Supply Agency. The site was originally 116 acres in size and replaced partially wooded farmland and a former commercial airfield (Johnson Flying Service). Construction of the installation evolved from the need during World War II to consolidate U.S. Army Signal Corps Depot supply operations, which were located in 22 buildings in downtown Dayton, and Middletown, Ohio, Buffalo, New York, and Wichita, Kansas.

The depot's opening provided one of the more interesting chapters in the installation's history. To help unload trucks and supplies into the warehouses, more than 200 Italian soldiers were brought to Kettering during 1944-1945. They had been British prisoners of war, detained in North African camps. In 1943, however, Italy overthrew Fascism, declared war on Germany and Japan, and joined the Allies. The Italian POWs were given the option of either remaining in the camps or working at government installations throughout the U.S. with most choosing the latter.

In 1944 the station included four large warehouse storage facilities, in addition to numerous administrative and support facilities. The facility's mission was to procure, store, issue, and salvage airborne radio and meteorological equipment and supplies. In 1945, the Signal Corps functions were integrated into the U.S. Army Air Force, and the installation was renamed the 882nd Army Air Force Specialized Depot.

In 1951, 49 acres in the eastern portion of the existing installation were acquired through fee purchase. The land was used to construct additional warehouse and administrative facilities between 1951 and 1960. Also in 1951, the installation was

renamed in honor of the World War II flying ace, Major Don S. Gentile, who lost his life during a training mission that same year.

In 1955, the Air Force Logistics Command was formed and an official distinction between that organization and the installation was made. The host organization was designated the Dayton Air Force Depot and the installation was officially called Gentile Air Force Station. In 1962, the newly formed Defense Supply Agency established the Defense Electronics Supply Center (DESC) along with five other supply centers throughout the country. The Dayton Air Force Depot was phased out and the DESC became the principal Gentile AFS organization. In 1977, the Defense Supply Agency was renamed the Defense Logistics Agency to reflect its expanded mission. DESC's primary mission was to provide effective and reliable electronic spare parts support to all of the U. S. military services and federal agencies at the most reasonable cost.

In March 1993, BRAC placed Gentile AFS on the base closure list and announced DESC would relocate to Columbus in December 1996. In 1994, Gentile AFS became a Defense Finance and Accounting Service (DFAS) Center facility for the Air Force. After Gentile's closure, the town of Kettering converted the base property into Kettering Business Park. The 2005 BRAC commission closed the DFAS facility.

Environmental Actions

Environmental actions at Gentile AFS began in the 1980s. During preliminary assessment and site investigation activities a total of 40 sites were identified. Further assessments determined that 12 of the sites could be closed with no action and no use restrictions. Over 4,000 tons of sediment was dredged from the West Branch of Beaver Creek in March 2000 to address concerns with exposure to semi-volatile organic compounds.

The first Five-Year Review was signed in June 2004. In 2005, the Air Force awarded a Performance-Based Remediation (PBR) contract to manage the environmental cleanup program for four groundwater monitoring sites and land use control monitoring at all 28 sites. Groundwater monitoring site D1 reached cleanup goals early in 2005 and was closed in December. In November, the contractor injected a vegetable oil emulsion in the vicinity of the three monitored natural attenuation sites to accelerate the contaminant degradation process.

The second Five-Year Review was completed in 2011 and addressed the potential for soil vapor intrusion at the three remaining sites with groundwater contamination. The evaluation concluded there is no unacceptable risk from vapor intrusion and no further action was necessary.

In August 2011, a new performance based contract for environmental remediation was awarded with a focus on maximizing site closures. The contractor plans to achieve site closure with no use restriction at all three monitored natural attenuation sites and 22 of the 25 land use control sites.

Community Background

The Kettering, Moraine, and Oakwood area was first settled in 1798 as a farming community. Today, the tri-city area has a reputation for industry and innovation.

The city of Kettering, which has one of the lowest unemployment rates in Ohio, operates under a Council-Manager form of government. The Mayor and six other council members are elected on a non-partisan basis for four-year terms. One council member is elected from each of the City's four districts and the Mayor and two remaining council members are elected on an at large basis.

Kettering provides a variety of recreational and cultural opportunities for its residents. For example, the City of Kettering has received the National Gold Medal Award for the best parks and recreation program in the country.

Known as the City of Volunteers, Kettering has a rich history of citizen participation. In 1979, the City initiated the ACTIVATED Volunteer Program. It allows citizens to assist various city departments, learn about the city and stretch the city's budget.

According to the 2010 Census, Kettering's population had stabilized at 56,163 residents, dropping only 2.3 percent from 2000 Census. It experienced a rapid growth of 32 percent from 1960-1970 and then a decline of 14.9 percent from 1970-1980. Kettering's population is not expected to change in the near future since 90 percent of its land is already developed. Meanwhile, Dayton has population (141,527) according to the 2010 Census and ranks as the 61st largest metropolitan area in the United States.

Consistent with national trends, Kettering has experienced the aging of its population. The number of residents age 65 and older increased 59.8 percent from 1970 to 1980 and 38.7 percent from 1980 to 1990. Thus, about 17 percent of Kettering's population is considered elderly (65 or over). The eastern part of the city has experienced the largest growth of seniors although most of the city's senior residents still reside in the western part of the City.

Kettering is dominated by single family dwelling units (7 out of every 10 units), although multifamily units have been developed recently. Finally, the number of households has increased during the past 20 years although the number of families has decreased.

Community Involvement Overview

Since its construction, Gentile's military and civilian personnel have enjoyed an enviable, long-term good neighbor relationship with Kettering and Dayton residents who live adjacent to the installation and with local elected officials.

Home owners, whose property borders the former Gentile AFS, preferred living next to this military supply depot where there is no noise. They also liked the added privacy and security since no one can build behind their property. In fact, many residents said they would prefer the government keep the station.

In March 1993, Gentile AFS employed 2,800 people and had a regional payroll of \$1.16 million per year. An additional \$348 million was spent in terms of area business and employment generated by Gentile, with another \$35 million being spent by the installation for local expenditures. Finally, Kettering was receiving nearly \$2 million of its income tax revenue annually from Gentile AFS. Consequently, the total economic impact of Gentile AFS on Kettering was estimated at about \$500 million per year. Therefore, prior to the closure announcement, present and past Kettering residents and political officials were quite pleased having Gentile AFS located within its jurisdiction.

The installation had a history of helping Kettering residents with various seasonal and annual community projects. Historically, city officials and civic representatives have maintained a close working relationship with Gentile's senior military and civilian personnel.

In 1993, the Base Realignment and Closure Commission (BRAC) placed Gentile AFS, on the base closure list and announced the relocation of the DESC to Columbus, Ohio in December 1996. After this announcement, the community organized a DESC Reuse Committee in October 1993 to plan and manage the conversion of Gentile AFS to civilian use. The committee consists of 18 voting members who represent Montgomery County, the city of Kettering, and other community interests in the region.

Kettering's Planning and Zoning Code then designated the former Gentile AFS for industrial use, which includes manufacturing and industry, warehousing, and wholesaling.

Environmentally, Kettering's civic officials and interested community residents have been participating in Gentile's IRP since 1994. A public scoping meeting was held September 14, 1994, at the Kettering City Council Chambers. Public comments and concerns about Gentile's IRP were received by the Air Force and used to determine the scope and direction of studies and analyses required to accomplish the Environmental Impact Statement.

A Gentile AFS RAB was established February 8, 1994, which included members from DESC, the US EPA, Ohio EPA, the local government, DESC Reuse Committee, and interested Kettering and Dayton citizens. The RAB was co-chaired by the Gentile BRAC Environmental Coordinator and the Kettering City Manager until it was adjourned in 2005.

Finally, a Community Relations Plan was introduced at the March 23, 1994, RAB meeting.

Key Community Concerns

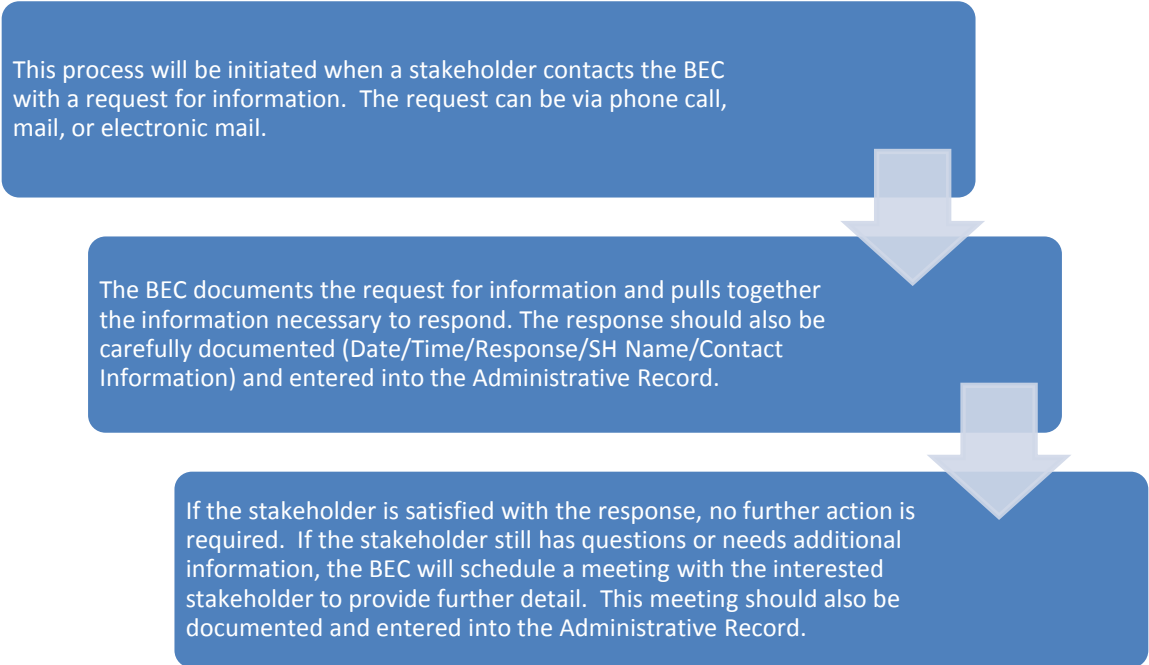
During the redevelopment phase, BRAC has moved different parties in, and out, of the area and so the business community has not developed a good comfort level with the occupancy of some of the spaces. It is a key concern that news and publicity of any new testing or re-opening of sites will deter business and occupants in the business park.

There has been a specific request made for a fact sheet that will provide up to date information on relevant sites and their status. The community business leaders and partners are specifically interested in having the information readily available.

According to the RAB Adjournment Report (June 2005), at the closure meeting (May 2005) sufficient concern was voiced regarding the Polycyclic Aromatic Hydrocarbon (PAH) concentration identified in Little Beaver Creek. Though levels are comparable to those detected in other urban areas according to the Ohio Environmental Protection Agency (OEPA), this is likely a continued community concern.

Recommended Community Involvement Approach

Given the limited activity and substantial completion of clean-up efforts at this base, community involvement should be handled on a case-by-case basis. A majority of the public interest is expected to be isolated phone calls asking about a specific issue. Generally, these types of inquiries should be handled and documented by the BEC utilizing the following process.



In some instances, a concern raised by a single individual may actually raise a point or issue that affects a larger population. In those instances, the BEC may choose to elevate the issue and implement other outreach techniques. The following table outlines various recommended techniques, tips for success, and pros/cons that can be used to determine which technique is most appropriate for a given situation.

Techniques	Tips for Success	Pros	Cons
Information Repository	<p>Make sure personnel at location know where materials are kept</p> <p>Keep a list of repository items</p> <p>Track usage through a sign-in sheet</p>	<p>Relevant information is accessible to the public without incurring the costs or complications of tracking multiple copies sent to different people</p> <p>Can set up visible distribution centers for</p>	<p>Information repositories are often not well used by the public</p>

Techniques	Tips for Success	Pros	Cons
		project information	
Fact Sheets/Newsletters/ Neighborhood Notices and Flyers	<p>KISS! Keep It Short and Simple</p> <p>Make it visually interesting but avoid a slick sales look</p> <p>Be sure to explain public role and how public comments have affected decisions</p> <p>Q&A format works well</p>	<p>Can reach large target audience</p> <p>Allows for technical and legal reviews</p> <p>Facilitates documentation of public involvement process</p>	<p>Only as good as the mailing list/ distribution network</p> <p>Limited capability to communicate complicated concepts</p> <p>No guarantee materials will be read</p>
Open Houses, Poster Board Sessions and Site Tours	<p>Someone should explain format at the door</p> <p>Have each participant fill out a comment card to document their participation</p> <p>Be prepared for a crowd all at once – develop a contingency plan</p> <p>Set up several stations so multiple people can view at once</p>	<p>Foster small group or one-on-one communications</p> <p>Ability to draw on other team members to answer difficult questions</p> <p>Builds credibility</p>	<p>Difficult to document public input</p> <p>Agitators may stage themselves at each display</p> <p>Usually more staff intensive than a meeting</p>
Public Notices	<p>Figure out the best days and best sections of the paper to reach intended audience</p> <p>Avoid rarely read notice sections</p>	<p>Potentially reaches broad public</p>	<p>Expensive, especially in urban areas</p> <p>Allows for relatively limited amount of information</p>
Media Relations	<p>Fax or e-mail press releases or media kits</p> <p>Foster a relationship with editorial board and reporters</p>	<p>Informs the media of project milestones</p> <p>Press release language is often used directly in articles</p> <p>Opportunity for technical and legal reviews</p>	<p>Low media response rate</p> <p>Frequent poor placement of press release within newspapers</p>

Techniques	Tips for Success	Pros	Cons
Public Meeting	<p>Set up the meeting to be as welcoming and receptive as possible to ideas and opinions and to increase interaction between technical staff and the public</p> <p>Review all materials and presentation ahead of time</p>	<p>Participants here relevant information and have an open opportunity to ask questions and comment</p> <p>People learn more by hearing other's questions and comments</p> <p>Legal requirements are met</p>	<p>There is a potential for the meeting to escalate out of control because emotions are high</p> <p>It is challenging for facilitators to establish an open and neutral environment for all views to be shared</p>
Responsiveness Summaries	<p>May be used to comply with legal requirements for comment documentation</p> <p>Use publicly and openly to announce and show how all comments were addressed</p>	<p>Responsiveness summaries can be an effective way to demonstrate how public comments are addressed in the decision process</p>	<p>With a large public, the process of response documentation can get unwieldy</p>
Website	<p>A good home page is critical</p> <p>Each Web page must be independent</p> <p>Put critical information at the top of the page</p> <p>Use headings, bulleted and numbered lists to steer user</p>	<p>Reaches across distances</p> <p>Makes information accessible anywhere at any time</p> <p>Saves printing and mailing costs</p>	<p>Users may not have easy access to the Internet or knowledge of how to use computers</p> <p>Large files or graphics can take a long time to download</p>
Speaking Engagements/ Outreach Meetings	<p>Understand who the likely audience will be</p> <p>Make opportunities for one-on-one meetings</p>	<p>Opportunity to get on the agenda</p> <p>Provides opportunity for in-depth information exchange in non-threatening environment</p>	<p>May be too selective and can leave important groups out</p>

Source: International Association of Public Participation. "Public Participation Toolbox," 2006.

Recommended Community Relations for Various Phases of Clean-Up Activities

The EPA provides guidance on how and when to involve the community in the environmental clean-up process. While very few activities are specifically prescribed by the letter of the law, the EPA has repeatedly made it clear that the intent of the law was to "provide every opportunity for residents of affected communities to become active participants in the process and to have a say in the decisions that affect their community."

The Air Force adopts the intent of the law and is committed to go above and beyond the letter of the law at each of the former eastern BRAC bases. The following table outlines the activities recommended by the EPA at various steps in the process. ***If an issue needs to be elevated***, the BEC can use this table as a tool to determine the most appropriate course of action given the issue raised. Additionally, AFRPA strategic communications staff can help ensure that the information is presented in easy to understand terms and that technical terminology is clearly and concisely communicated.

	Restoration Advisory Board	Information Repository	Administrative Record	Fact Sheets	Newsletters	Open Houses, Poster Board Sessions, and Site Tours	Public Notices	News Releases/Media Relations	Neighborhood Notices/Flyers	Public Meetings	Public Comment Period	Responsiveness Summary	Website	Speaking Engagement/Outreach Mtgs
Preliminary Assessment/ Site Investigation			●	●		●	●	●	●					
Listing on the National Priorities List			●				●	●			●	●		
The Remedial Investigation/Feasibility Study (RI/FS)	●		●	●	●	●							●	●
Proposed Plan (PP)	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Record of Decision (ROD)	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Remedial Design (RD)/ Remedial Action	●	●	●	●	●	●		●					●	●
Operation & Maintenance (O&M)	●	●	●		●		●	●			●	●	●	●
Deletion from the National Priorities List	●	●	●				●	●			●	●	●	●

Source: U.S. Environmental Protection Agency. "Superfund Community Involvement Handbook," 2005.

If a site is reopened as a result of the Air Force Accelerated Site Completion Program, community relations will need to be conducted for the appropriate phase as shown in the table above. For a more detailed description of each of the community relations strategy, please see the main document.

Administrative Record

The Administrative Record file for this base can be found at <https://afarpaar.lackland.af.mil/ar/docsearch.aspx>. It includes historical documents and findings related to environmental clean-up activities.

ATTACHMENT 1: Stakeholder Database

Senator	Congressman	Governor	Mayor	City Manager	City Council Members
<p>Senator Sherrod Brown (D) 1301 East Ninth St., Suite 1710 Cleveland, OH, 44114 216-522-7272</p> <p>Senator Rob Portman (R) 1240 East 9th Street Room 3061 Cleveland, OH 44199 216-522-7095</p>	<p>Congressman Michael R. Turner (R-OH 3rd) 120 West Third Street, Suite. 305 Dayton, Ohio 45402 937-225-2843</p>	<p>Governor John Kasich Riffe Center, 30th Floor 77 South High Street Columbus, OH 43215-6117 Phone: (614) 466-3555</p>	<p>Mayor Don Patterson City of Kettering 937-299-5512 don@naidayton.com</p>	<p>City Manager Mark W. Schwieterman Phone: (937) 296-2412 mark.schwieterman@ketteringoh.org</p> <p>Assistant City Manager Albert E. Fullenkamp Phone: (937) 296-2412 al.fullenkamp@ketteringoh.org</p>	<p>Rob Scott, District 1 937-234-7703 Rob.scott@ketteringoh.org</p> <p>Joseph D. Wanamaker, District 2 937-296-1712 Joe.wanamaker@ketteringoh.org</p> <p>Walter A. (Tony) Klepacz, District 3 937-435-9830 Tony.klepacz@ketteringoh.org</p> <p>Bruce E. Duke, District 4 937-299-2259 Bruce.duke@ketteringoh.org</p> <p>Amy Schrimpf, Vice Mayor 937-429-3896 Amy.schrimpf@ketteringoh.org</p> <p>Ashley Webb At-Large Councilmember 937-490-9322 mail@ashleywebb.com</p>

ATTACHMENT 2: Media List

Former Gentile AFB

Radio Station	Phone	Website
WWSU RADIO	937-775-5555	www.wright.edu
Dayton Public Radio	937-496-3850	www.dpr.org
WHIO 95.7 FM	937-259-2111	www.newstalkradiowhio.com
WXEG 103.9 FM	937-457-1039	www.wxeg.com
WFCJ 93.7 FM	937-866-2471	www.wfcj.com
WTUE 104.7 FM	937-457-4061	www.wtue.com
WMMX 107.7 FM	937-224-1137	www.mix1077.com
WBZI 1500 AM	937-372-3531	www.myclassiccountry.com
WDAO 1210 AM	937-457-1210	www.wdaoradio.com

TV Station	Phone	Website
WKEF-TV CH 22	937-262-1400	www.abc.daytonnews.com
WRGT-TV CH 45	937-263-4500	www.fox.daytonnews.com
WDTN-TV CH 2	937-293-2101	www.wdtn.com
WRCX-TV CH 40	937-275-7677	www.wrcxtv40.com
Dayton Access Television	937-223-5311	www.datv.org

Newspaper	Phone	Website
<i>Dayton Daily News</i>	937-225-2000	www.daytondailynews.com
<i>Kettering-Oakwood Times</i>	937-294-7000	www.ko-times.com
<i>Oakwood Register</i>	937-294-2662	www.oakwoodregister.com
<i>The Dayton Weekly</i>	937-223-8060	www.daytonweeklynews.com
<i>Dayton Business Journal</i>	937-528-4400	www.bizjournals.com/dayton