

Bombing Target 5 (BT 5) Prioritization Scorecard

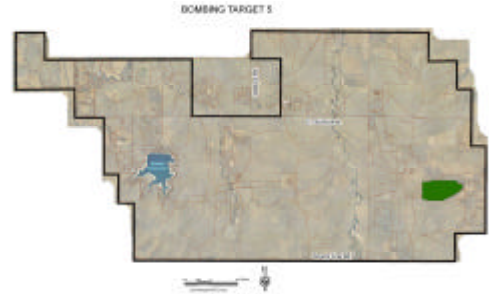
Description: Historical accounts of the BT5 area indicate that it was used as a dive-bombing target during World War II.

Location: BT5 is located on private property (in Section 19, T5SR63W). The target area is in a winter-wheat field approximately 3 miles south of East Quincy Avenue near the eastern extent of the range.

Estimated Extent of Area: BT5 is approximately 493 acres in size.

Clearance Resource Estimate: 39 workweeks

Clearance Considerations: BT5 is accessible year round. Clearance activities must be coordinated with wheat planting and harvesting to minimize damage to crops. This target area is being investigated and cleared with a Fixed Price Remediation with Insurance (FPRI) contract awarded through the Huntsville District Corps of Engineers. The work is being overseen at the Site level by the Omaha District Corps of Engineers and the CDPHE.



Bombing Target 5 Prioritization Scoring

Criteria	Infrastructure	Overall Hazard	Type of Hazard	Land Use	Environmental Impacts	Cost	Access	Economic Impacts	Legal Restrictions	Total Score
Weighting	0.179	0.152	0.145	0.138	0.131	0.083	0.069	0.055	0.048	
Score	25	50	75	100	25	75	75	50	25	55.4
Priority Factor	4.475	7.600	10.875	13.800	3.275	6.225	5.175	2.750	1.200	

Bombing Target 5 (BT 5) Prioritization Criteria

Infrastructure: [25] The area has not been identified as a utility or transportation corridor. If developed, roads and utilities must be extended to the site from adjacent development. There are no known infrastructure corridors at BT5 that would precede or preclude other development in the area.

Overall Hazard: [50] Live ordnance hazards have been confirmed on the surface and subsurface of this target. The target area has been investigated and substantially cleared via a FPRI contract through the Huntsville Corps of Engineers. Because more than 50% of the target has been investigated and cleared, the overall hazard has been significantly reduced and is considered moderate. Ordnance hazards found at the site include incendiary bombs, incendiary cluster bomb initiation fuzes, and practice bombs. The area has been historically used for winter wheat farming. The farmer has removed a significant amount of ordnance debris from the target while farming the site. The site is accessed via a private paved road from East Quincy Avenue. Likely people to be exposed to ordnance hazards include the wheat farmer and residents from adjacent residential areas.

Type of Hazard: [100] Ordnance hazards identified at BT5 include M69 incendiary bombs, 500-pound incendiary bombs, fuzes, and spotting charges from 3-pound and 100-pound practice bombs. Incendiary bombs contain white phosphorus (WP) bursters and fuzes that are very sensitive/volatile; uncontrolled exposure is very hazardous. Practice bombs may contain live spotting charges. Spotting charges generally require mishandling or abuse to ignite and would result in a lower level, localized hazard. Evidence of high explosive bombs, including craters and shrapnel, has been found at the site. A detailed subsurface field investigation and clearance is being completed.

Land Use: [100] Current land use is winter-wheat farming. Intrusive activities from wheat farming are generally limited to the top 6 inches of soil. Anticipated future land use is low-density residential development, consistent with the surrounding area. The timing of future development of the property has not been defined. Surrounding properties are currently being developed as residential property. The Southwest Bennett Properties are directly east of BT5 and consist of 60 lots zoned A-1 (26 lots with homes). Jacob's Farm and Jacob's Ranches properties lie to the southwest of BT5 and consist of 27 lots zoned A-1 (4 lots with homes). Antelope Ranch, Elm Creek Ranch, and Grimm Ranch properties lie to the southeast of BT5 and consist of 20 lots zoned A-E, A-1, and A-1, respectively (5 lots with homes). Quincy Farms lies northwest of BT5 with 18 lots zoned A-1 (5 with homes).

Environmental Impacts: [25] The site is currently a dry land, winter-wheat field. The cleanup of BT5 is not expected to adversely impact local wildlife.

Cost: [75] The estimated cost to complete the clearance of BT5 is approximately \$4.7 million. The percent complete is 60%.

Access: [75] The target is approximately 3 miles south of East Quincy Avenue and can be accessed via a private paved road from East Quincy Avenue. Barbwire cattle fence and a private road sign at East Quincy Avenue control access to the area. Significant land uses adjacent to BT5 include 35-acre residential properties immediately to the east (Southwest Bennett Properties/Denver East Ranchettes) and north (Quincy Farms). BT5 is not visible from public roads but is visible from adjacent residential homes.

Economic Impacts: [50] This site is privately owned. The site owner could incur economic impacts from delayed development plans, reduced property value, and/or loss of income from farm lease during cleanup.

Legal Restrictions: [25] BT5 is privately owned. There are no legal restrictions on the use of the site. Low-density (35+ acre) residential development can occur without zoning or subdivision action. Local government approval is limited to building and septic permits.