

Bombing Target 6 (BT6) Prioritization Scorecard

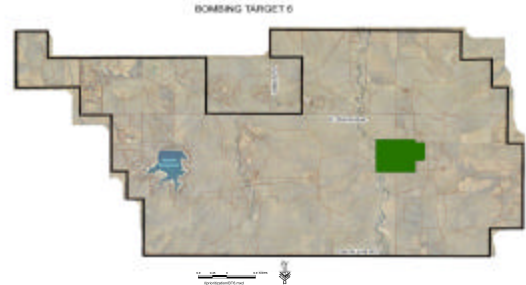
Description: Historical accounts of the BT6 area indicate that it was used as a bombing target during World War II.

Location: BT6 is 1 ½ miles south of East Quincy Avenue and 10 miles east of Gun Club Road (in Section 15, T5SR64W).

Estimated Extent of Area: BT6 is approximately 1,041 acres in size.

Clearance Resource Estimate: 118 workweeks

Clearance Considerations: BT6 is accessible year round, but clearance efforts are limited during the winter months due to the frozen ground. Approximately 70% of this target area has been investigated and cleared.



Bombing Target 6 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	75	50	50	75	50	100	75	50	25	62.6
Priority Factor	13.425	7.600	7.250	10.350	6.550	8.300	5.175	2.750	1.200	

Bombing Target 6 Prioritization Criteria

Infrastructure: [75] A major utility corridor runs through the middle of BT6. In addition to natural gas, communications, and other utilities, Diamond Shamrock has a refined petroleum products pipeline running through the center of the target on the SLB property line.

Overall Hazard: [50] Live ordnance hazards have been confirmed on the surface and subsurface of BT6. Ordnance hazards include incendiary bombs, fuzes, bursters, a detonation cord, rockets, and practice bombs. Sub-munitions can be very sensitive. Uncontrolled exposure is very hazardous to the individual, but this ordnance would not cause catastrophic harm over a large area. Because more than 50% of the target has been investigated and cleared, the overall hazard has been significantly reduced and is considered moderate. BT6 is located on both Colorado State Land Board (SLB) and privately-owned property. The privately-owned property is currently listed for sale. The BT6 area is used for cattle grazing. Likely people to be exposed to ordnance hazards include cattle ranchers, adjacent residents, real estate personnel, surface recreational users (Arapahoe Hunt Club and hunters), and gas pipeline workers.

Type of Hazard: [50] Ordnance hazards identified at BT6 include 4-pound, 6-pound, and 10-pound incendiary bombs (some with high explosive hazards), fuzes, a detonation cord, bursters, 2.25-inch rockets, and spotting charges from 100-pound and 3-pound practice bombs. BT6 appears to be segregated with clustering of 100-pound practice bombs, 4-pound incendiary, 6-pound incendiary, and 10-pound incendiary bombs. Incendiary bombs contain a white phosphorus (WP) burster and can have a high explosive (HE) charge. Incendiary bombs were dropped as large 500-pound cluster bombs. Some intact cluster bombs have been recovered; they present additional hazards from detonation cords, fuzes and bursters. A large number (more than 100 to date) of very sensitive and hazardous fuzes have been found on the surface of the target. Fuzes with intact bursters could cause significant injury to anyone disturbing them. 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. Because more than 50% of the target has been investigated and cleared, the type of hazard present has been significantly reduced and is now considered moderate.

Land Use: [75] Current land use is primarily cattle grazing. The cattle rancher has a stock tank and cattle feeders in the BT6 area. Future land use for the privately-owned portion of BT6 is low-density residential development. The property is for sale and has had several contracts for development into 35-acre residential sites. The SLB released Development and Conservation Requests for Proposals (RFPs) in 2005 and proposals were due April 2006. Subsequent contracts that are awarded under these RFPs may affect land use and development at this target area. Development is occurring south of BT6 in the Jacob's Ranches development with 18 lots zoned A-1 (3 with homes). The Quincy Farms development lies northeast of BT6 and has 18 lots zoned A-1 (5 with homes).

Environmental Impacts: [50] The site is currently short-grass prairie used for cattle grazing. An historic/cultural/archeological site has been identified on the southwest portion of target area. There are also small prairie dog colonies near BT6 that are not expected to be impacted by the cleanup. Several areas of prairie grass will be disturbed during clearance, but these areas represent a small fraction of surrounding rangeland and should not impact local wildlife. Noxious weeds will be controlled by careful reclamation of clearance sites. Clearance actions are not expected to impact the riparian habitat.

Cost: [100] The estimated cost to complete the clearance of BT6 is approximately \$5.2 million. The percent complete is 68%.

Access: [75] BT6 is approximately 3 miles south of East Quincy Avenue. It can be accessed by a dirt road from East Quincy Avenue or a private, paved road to the east. Access to the SLB property on BT6 is controlled by a barbed wire cattle fence, no trespassing signs, and locked gates. A barbed wire cattle fence controls access to the private property on BT6. Residential development adjacent to BT6 is increasing.

Economic Impacts: [50] This site is part publicly owned and part privately owned. The private landowner has been significantly impacted by delay in sale of the property, due to the ordnance hazards. The SLB and people of Colorado could also incur economic impacts resulting from delays in the development of the SLB property.

Legal Restrictions: [25] A significant portion of BT6 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. The SLB-owned portion of BT6 is included in the SLB Stewardship Trust program. As a government agency, the SLB has a greater ability to implement legally enforceable restrictions or institutional on its property. Therefore, the SLB can control, to some extent, the timing of development over portions of the site.