



CH2MHILL



Milwaukee 440th Redevelopment Authority



Reuse Planning Process

Public Input Meeting – January 22, 2008

RKG Associates, Inc.

Durham, NH

CH2M HILL

Milwaukee, WI

Beth Foy and Assoc, LLC

Menomonee Falls, WI

Norris & Associates

Milwaukee, WI



440th LRA Reuse Planning

Final Public Input Meeting

■ Objectives of Tonight's Meeting:

- Overview of Reuse Planning efforts
- Presentation of Final Draft Reuse Plan
- Answer questions about the property, the process, the alternatives and the future
- Receive comments



Introduction

■ Introduction

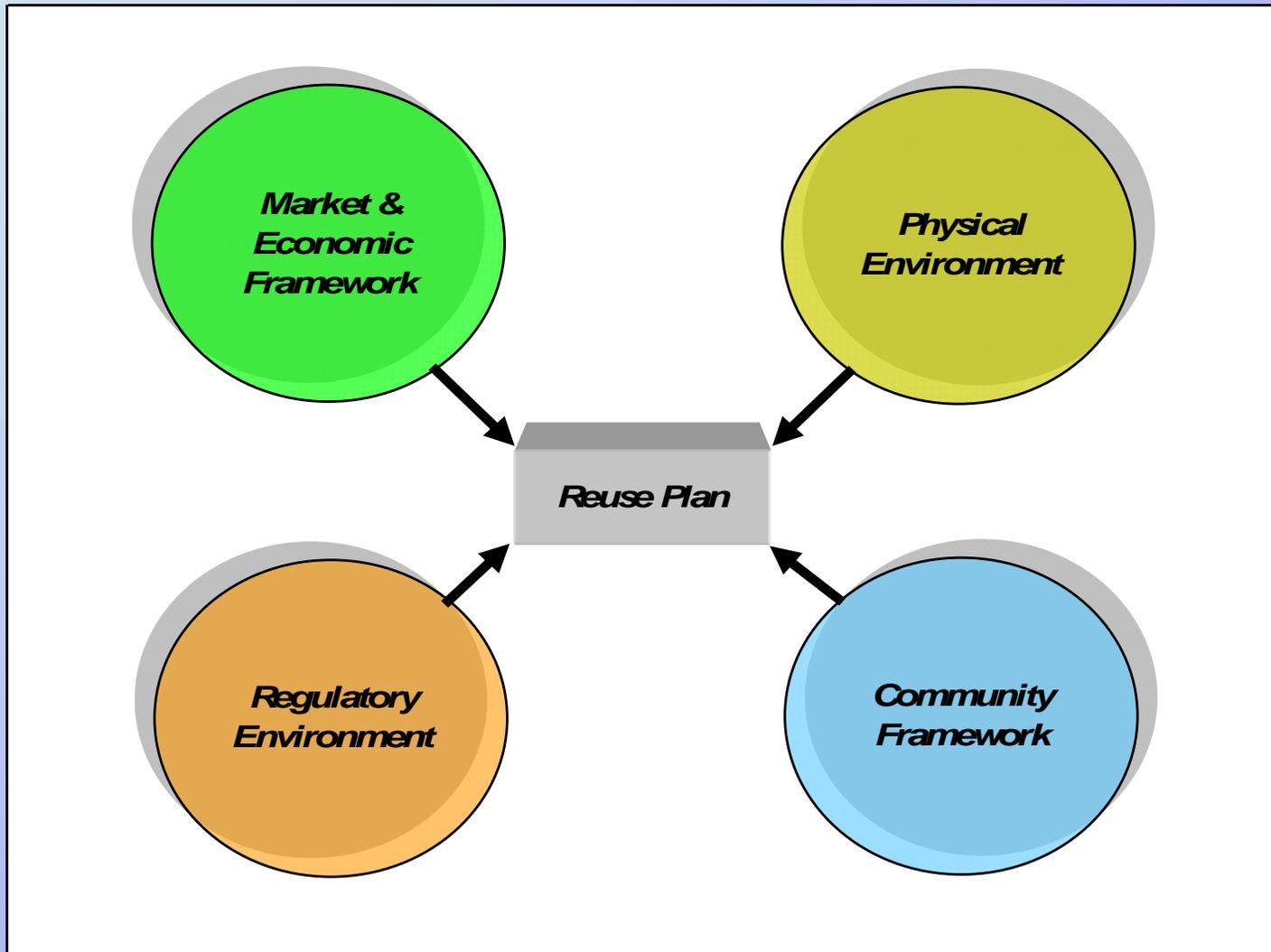
- Milwaukee 440th Local Redevelopment Authority
 - Brian Dranzik, Tony Snieg – Milwaukee County
 - Jeff Polenske, Rocky Marcoux – City of Milwaukee
 - Dave Misky – LRA Coordinator
- Consultant Team
 - RKG Associates
 - Craig Seymour – Project Manager
 - CH2M HILL
 - Beth Foy and Associates LLC
 - Norris Associates
- Others

History

- **440th Air Reserve Station makes final BRAC list December 2005**
- **LRA formed by City & County**
- **Notice of Interest published for state & local government and not-for-project users**
 - Formal and informal requests received in January 2007
 - Facility tour and information session held
- **Consultant team hired by LRA to develop Reuse Plan**
 - Work started April 2007

- **440th Air Wing moves to Pope AFB**
- **Property closure and transfer scheduled for 2/1/08**
 - Caretaker status
 - Environmental assessment & clean-up on-going
 - Anticipated transfer late 2008/early 2009

Project Overview



Tasks completed

■ Facilities Assessment

- Infrastructure
- Environment
- Existing Facilities

■ Economic/Market Analysis

- Development Potential

■ Public Input

- Notices of Interest
- Public input sessions June 19, August 21
- Public LRA meetings, including workshop August 7th
- Website

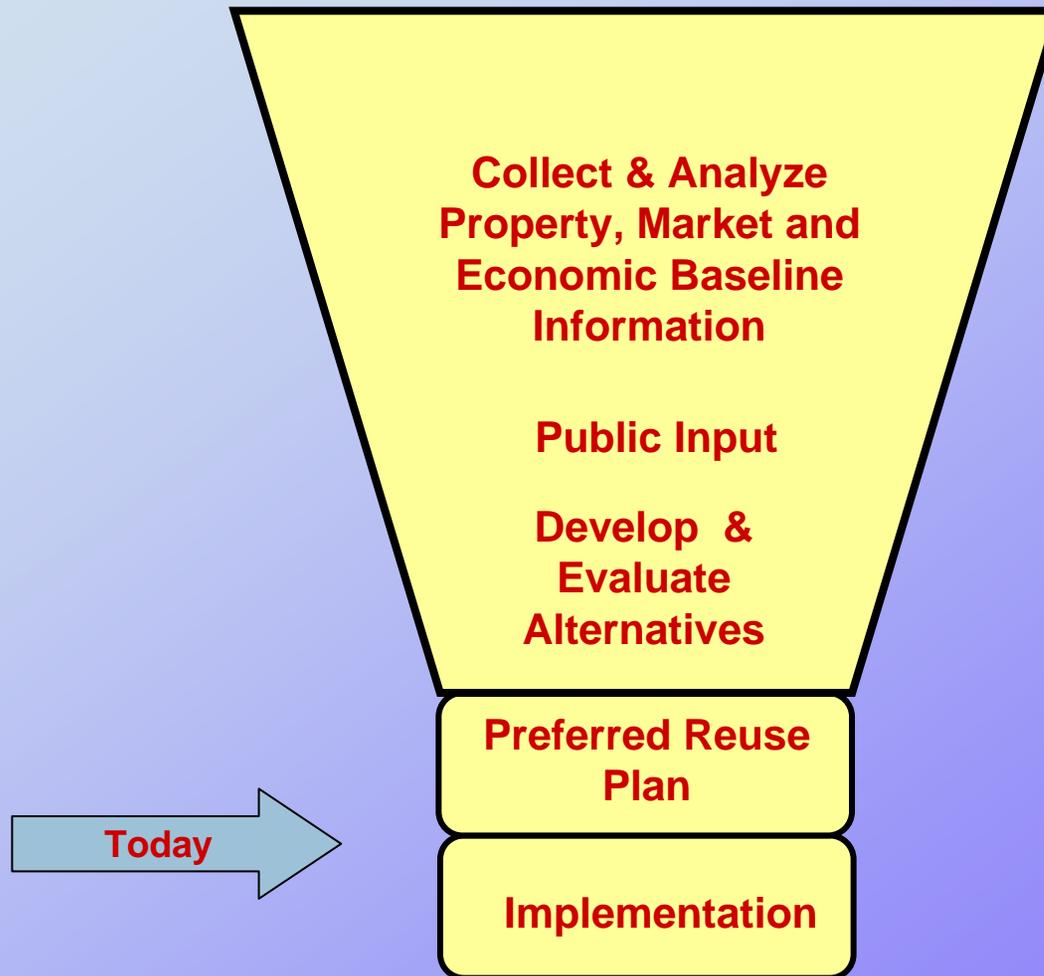
■ Property Transfer Alternatives

- Public Benefit Conveyance, Economic Development Conveyance, Early Transfer, Private Sale, MILCON Exchange

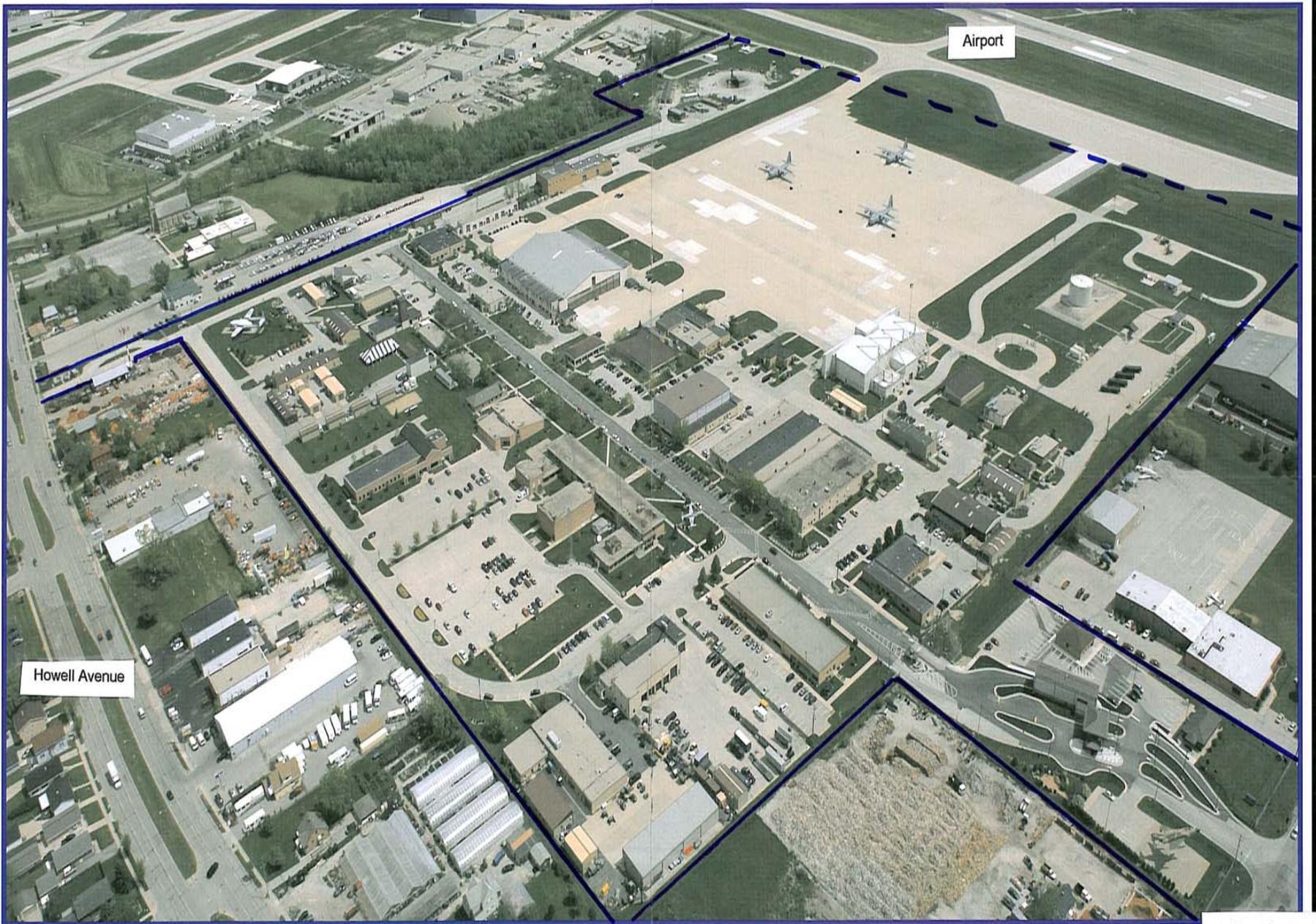
■ Reuse Master Plan

- Roadmap for Implementation
- Analyze realistic alternatives
- Develop preferred redevelopment plan
- Implementation strategy & financial analysis

Reuse Plan Process







GENERAL MITCHELL AIR RESERVE STATION - MILWAUKEE, WIS.





- 401 Main Gate Overwatch
- 402 Military Personnel / Finance
- 403 Training Headquarters
- 404 Emergency Generator for Building 102
- 405 Vehicle Ops / Maintenance
- 406 Laundry
- 407 Dressing
- 408 South Dining Hall
- 409 Civil Engineering Squadron Admin
- 410 Heavy Equipment Storage
- 411 Bailing / Fitness Center
- 412 Unassociated Club
- 413 Armament Shop
- 414 Operations Support Flight (OSF) / ALCF
- 415 Base Exchange Sales Store
- 416 Macquell Court
- 417 Emergency Generator for Building 102
- 418 Services Flight
- 419 Emergency Generator for Building 111
- 420 Emergency Generator for Building 107
- 421 Fire Protection Pumphouse
- 422 Control Flight (ALCF) Storage
- 423 AOC Equipment Shop
- 424 Services Storage
- 425 Medical Maintenance
- 426 Base Storage
- 427 Base Storage
- 428 Communications Flight
- 429 CES Shop
- 430 Communications Flight Storage
- 431 Services Storage
- 432 CES Shop
- 433 Base Storage Facility
- 434 CES Shop
- 435 Medical Training Facility
- 436 Security Forces
- 437 Hazardous Material Storage
- 438 Security Forces Storage
- 439 Visitors Control Center (Pass and ID)
- 440 Truck Inspection Facility
- 441 Base Supply / CES Storage / Wing Plans
- 442 Readiness Flight / Deployment Center
- 443 Security Forces Equipment Facility
- 444 Recruiting
- 445 Propulsion Shop
- 446 Squadron Operations
- 447 Tactics / Intel
- 448 Emergency Generator for Building 212
- 449 Fire Station
- 450 Flightlines Admin / Training
- 451 Hangar Air Compressor /
- 452 APFF Fire Suppression System
- 453 Ammunition Hangar
- 454 Armory Shop
- 455 JE Shop
- 456 Aerial Port Squadron
- 457 Aircraft Maintenance Storage
- 458 Aircraft Maintenance / Flightline Facility
- 459 Base Operations (Airfield Management)
- 460 L56 Support / Intel Storage Facility
- 461 Storage
- 462 Business Training Facility
- 463 Readiness Training Facility
- 464 Readiness Training Facility
- 465 Readiness Training Facility
- 466 Readiness Training Facility
- 467 34th Aerial Port Squadron Facility
- 468 Personnel Supply Storage
- 469 Personnel Space Training
- 470 Munitions Storage
- 471 Munitions Storage
- 472 Munitions Maintenance and Inspection
- 473 Fire Department Air-Pak Training Facility
- 474 Readiness Training Facility
- 475 Combat Arms Training and Maintenance
- 476 Small Arms Indoor Firing Range
- 477 Jet Systems Maintenance Dock
- 478 Operations
- 479 HazMat Pharmacy
- 480 LATS Facility
- 481 Jet Fuel Pumping Station
- 482 Aboveground JP-8 Fuel Tank
- 483 Jet Fuel Fill Stand
- 484 Jet Fuel Pumphouse
- 485 LDR Storage
- 486 Jet Fuel Storage
- 487 Gas Station
- 488 Munitions Residue - Demil
- 489 West Gate Overwatch
- 490 Main Gate House
- 491 West Gate House
- 492 Protection - Small Arms



AIR FORCE RESERVE COMMAND
40TH CIVIL ENGINEERING DIVISION
40TH AIRLIFT WING
 1100 EAST COLLEGE AVENUE
 MITCHELL INTERNATIONAL AIRPORT
 AIR FORCE STATION WISCONSIN 53207-6209

DATE: SEPTEMBER 2008

3 Reuse Alternatives Analyzed

- **Driven by Facilities Analysis, Market Conditions, BRAC Conveyance Methods, & LRA Goals**

- **LRA Goals**

- Provide enhanced opportunities for business growth and development
- Maintain an open and transparent planning and implementation process.
- Coordinate redevelopment with other on-going planning processes in the region
- Develop realistic and fiscally responsible Intermediate and Long-term Reuse Plans, recognizing and acknowledging that the runway envisioned by the FAA and County-approved Airport Master Plan will be an essential component supporting long term regional growth.
- Capitalize on the development opportunities for the 440th lands recognizing the inherent value of the site to aviation related activities while remaining flexible throughout the redevelopment planning process
- Incorporate economic feasibility and appropriate environmental standards as key elements of the Intermediate and Long-Term reuse planning process

440th BASE - RUNWAY EXPANSION

- **All options influenced by Airport Master Plan**

- Future runway location impacts land use decision

- 2011-2020 timeframe for build



LEGEND

- Future Runway
- Future Safety Approach
- GMIA Existing Propertyline
- Municipal Boundary

WORKING DRAFT DOCUMENT



0 95 190 380 570 760 Feet

■ Interests in Property

- Public Agencies
- Not-for-Profits
- Housing the Homeless Service Provider
- Private firms

■ Methods

- Public Benefit Conveyance
- Economic Development Conveyance thru LRA
- Private Sale

Public/Non-Profit Interests



Source: GMIAARS and RKG Associates, Inc.

Legend	
Proposed Building Uses	
HTF	440th Base Property
MATC	35ft Height Restriction
MPD	Future Runway
MSOE	Fenceline
POST 448	Cemetery Property
SHERIFF	GMIA Property



0 80 160 320 480 640 800 Feet

Alternatives Considered

■ **Intermediate Plan**

- Re-use existing facilities as quickly as possible
- Replace the Air Force 300 jobs at the 440th Air Wing

■ **Aviation Focus**

- Public Benefit Conveyance of entire property to County
- Expansion/Enhancement of General Mitchell International Airport

■ **Aviation with Commercial**

- PBC for most of property
- EDC for 15 acre parcel – allows for private development

■ **Limited Airport**

- Allow Air Force to sell remaining property at auction
- Zoning would dictate future land use

■ **All alternatives included Airport PBC for future runway area**

Evaluation of Alternatives

- **Economic/Market Viability**
- **Methods of Transfer**
- **Employment Impacts**
- **Financial Considerations**
- **Consistency with LRA Goals**

Preferred Reuse Plan

■ Aviation Reuse Focus

- Supports GMIA Master Plan & Airport's regional economic impact
- Allows for rapid reuse of existing facilities to replace jobs
- Transfer via FAA-sponsored Airport PBC

1/22/2008



Source: GMIA ARS and RKG Associates, Inc.



0 80 160 320 480 640 800 Feet

Preferred Reuse Plan

- **Public Benefit Conveyance at no cost to Milwaukee County**

- Property must be used for airport purposes

- Aviation dependent users – hangars, aircraft parking ramp, shops
 - Aviation related users – offices, shops, flight services
 - Non-aviation users – lease revenues (net of operating costs) flow back to airport to support its mission

- **Provides opportunity to NOI responders to be accommodated**

- Hunger Task Force – use Building 205 for food distribution center to housing the homeless providers throughout the region
 - Milwaukee Area Technical College – lease space for aeronautical program and other educational needs
 - Milwaukee School of Engineering – lease research labs
 - Public agencies – available facilities
 - Private companies – lease space at competitive rates
 - Small business incubator potential

Preferred Reuse Plan

■ **PBC includes Personal Property & Utilities**

- Office furniture and fixtures, a few vehicles, other assets
 - **Will allow for rapid, turn-key use by users**
- Utility systems turned over to providers for service and maintenance

■ **Allows for access to adjacent 128th Air National Guard property**

- Interest in operating fire station

■ **LRA/Airport to pursue Caretaker Cooperative Agreement**

- Ensures buildings and facilities remain marketable
- Builds knowledge of property for future ownership
- Permits rapid transfer from Air Force



■ **Financial Analysis**

- Forecast of operating costs and revenues
- Financial support needed until 70-75% of buildings are leased
- Airport has funding available to implement the reuse plan

Implementation Strategy

- **LRA submits approved Reuse Plan to HUD**
 - Federal agency must approve Plan's handling of Housing the Homeless solution
- **Air Force Review and Acceptance of Reuse Plan**
 - Concurrent Environmental Assessment leading to clean-up
- **Property Caretaker Status**
 - Preferred plan recommends LRA/Airport for role
- **Possible Lease in Furtherance of Conveyance**
 - Would allow for interim uses of buildings during clean-up
- **Final transfer of property from Federal Government to County**
 - Complex transaction
 - **Subject to possible land use controls and other restrictions**
 - **FAA requirements**

Key Contacts/Sources of Information

- **440th LRA**

- David Misky – Project Coordinator
 - david.misky@milwaukee.gov

- **Department of Defense**

- Office of Economic Adjustment (OEA)
 - www.oea.gov

- **Association of Defense Communities (ADC)**

- www.defensecommunities.com