



RKG
Associates, Inc.



CH2MHILL

BFA BETH FOY & ASSOCIATES, LLC



Milwaukee 440th Redevelopment Authority

Reuse Planning Process

Public Input Meeting – August 21, 2007

RKG Associates, Inc.

CH2M HILL

Beth Foy and Associates, LLC

Norris & Associates

Durham, NH

Milwaukee, WI

Menomonee Falls, WI

Milwaukee, WI



440th LRA Reuse Planning

2nd Public Input Meeting

■ **Objectives of Tonight's Meeting:**

- Introduction of LRA & Consultant Team
- Overview of Reuse Planning efforts to-date
- Presentation of Draft Alternative Reuse Plans
- Answer questions about the property, the process and the alternatives
- Get input from you!

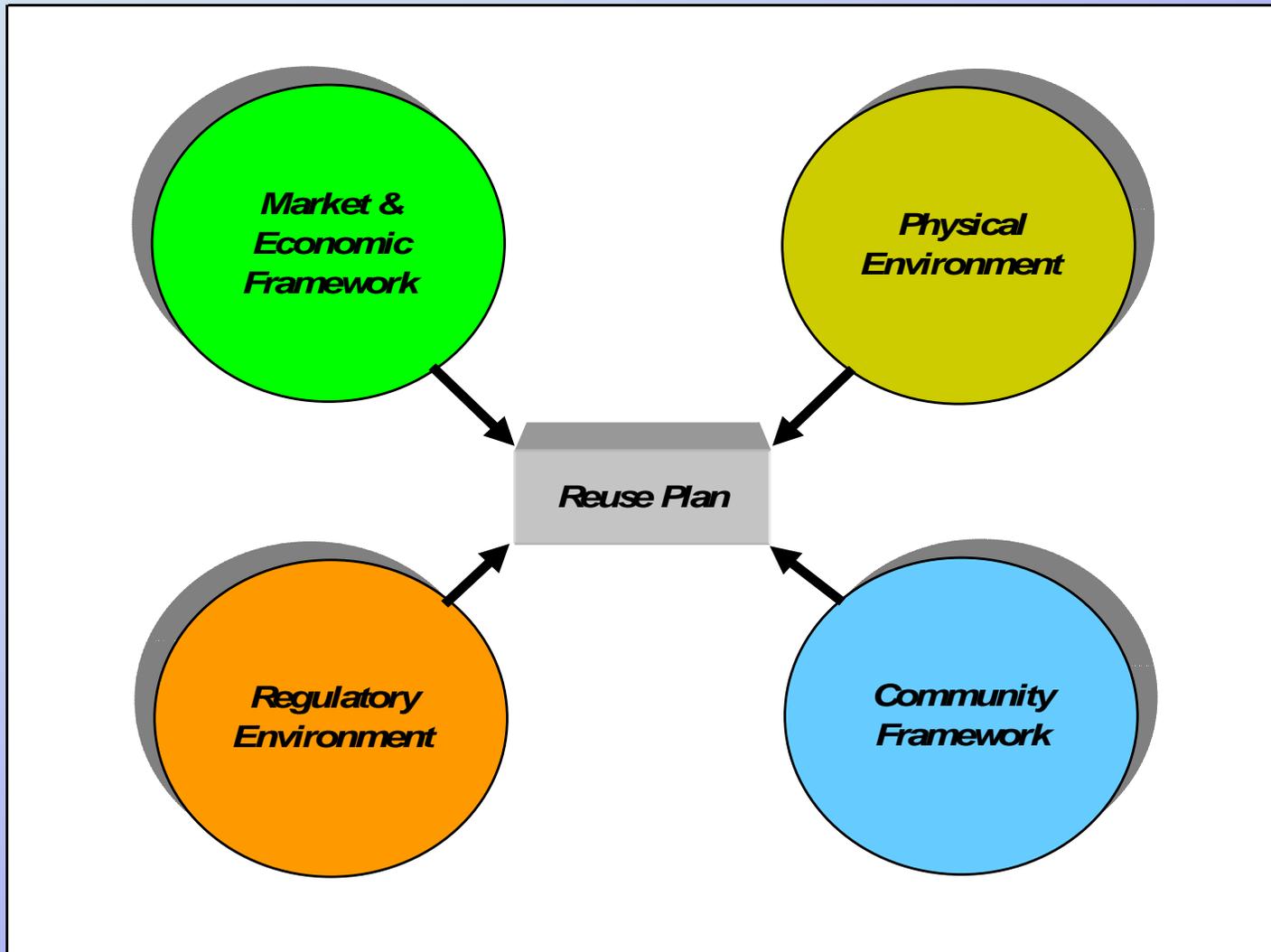


Introduction

■ Introduction

- Milwaukee 440th Local Redevelopment Authority
 - Brian Dranzik – Milwaukee County
 - Dave Misky – City of Milwaukee
- Consultant Team
 - RKG Associates
 - Craig Seymour – Project Manager
 - CH2M HILL
 - Cynthia Cruciani - Environmental
 - Beth Foy and Associates LLC
 - Beth Foy – Public Involvement and Planning
 - Norris Associates
 - Tim Reinbold – Infrastructure

Project Overview



Tasks completed May-August

■ Facilities Assessment

- Infrastructure
- Environment
- Existing Facilities

■ Economic/Market Analysis

- Development Potential

■ Public Input

- Notices of Interest
- First meeting June 19
- Public LRA meetings, including workshop August 7th
- Website

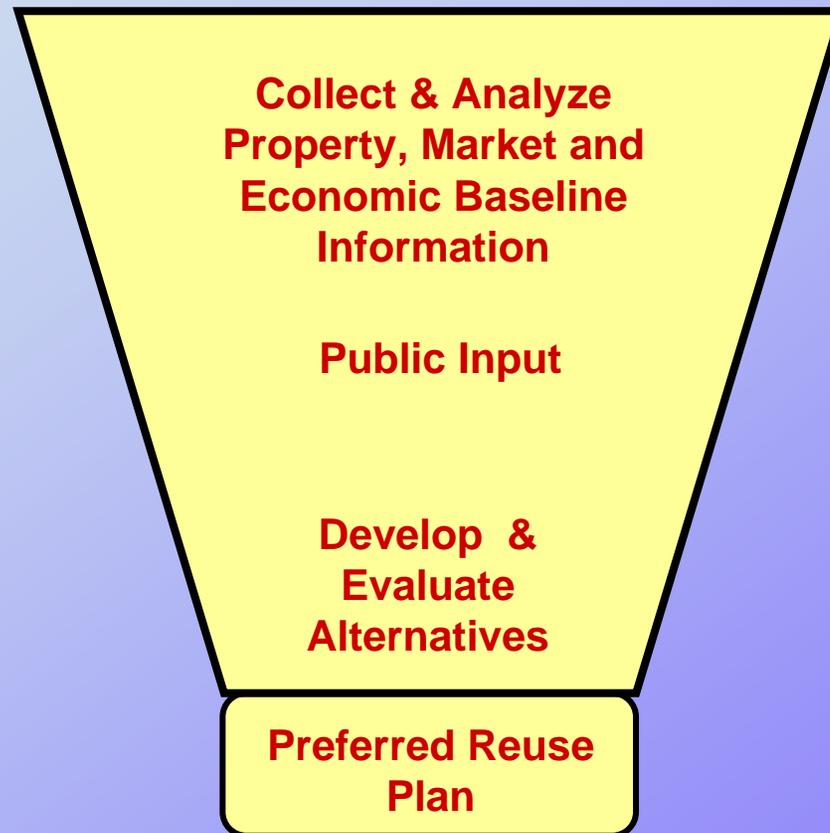
■ Property Transfer Alternatives

- 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





440th Air Reserve Base

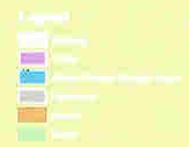


GENERAL MITCHELL AIR RESERVE STATION - MILWAUKEE, WIS.





- 101 Main Gate Overwatch
- 102 Main Personnel / Finance
- 103 Training Headquarters
- 104 Emergency Generator for Building 102
- 105 Vehicle Ops / Maintenance
- 106 Storage
- 107 Messing
- 108 South Dining Hall
- 109 Civil Engineering Squadron Admin
- 110 Heavy Equipment Storage
- 111 Baling / Fitness Center
- 112 Unassociated Club
- 113 Instrument Shop
- 114 Operations Support Flight (OSF) / ALCF
- 115 Base Exchange Sales Store
- 116 Macquell Court
- 117 Emergency Generator for Building 102
- 118 Services Flight
- 119 Emergency Generator for Building 111
- 120 Fire Protection Pumphouse
- 121 ALCF Flight (ALCF) Storage
- 122 ALCF Equipment Shop
- 123 Services Storage
- 124 Medical Maintenance
- 125 Base Storage
- 126 Communications Flight
- 127 CES Shop
- 128 Communications Flight Storage
- 129 Services Storage
- 130 CES Shop
- 131 Base Storage Facility
- 132 CES Shop
- 133 Medical Training Facility
- 134 Security Forces
- 135 Hazardous Material Storage
- 136 Security Forces Storage
- 137 Visitors Control Center (Pass and ID)
- 138 Truck Inspection Facility
- 139 Base Supply / CES Storage / Wing Plans
- 140 Readiness Flight / Deployment Center
- 141 Security Forces Equipment Facility
- 142 Recruiting
- 143 Propulsion Shop
- 144 Squadron Operations
- 145 Tactics / Intel
- 146 Emergency Generator for Building 212
- 147 Fire Station
- 148 Flightlights Admin / Training
- 149 Hangar Air Compressor /
- 150 APFF Fire Suppression System
- 151 Ammunition Hangar
- 152 ALCF Shop
- 153 Aerial Port Squadron
- 154 Aircraft Maintenance Storage
- 155 Aircraft Maintenance / Flightline Facility
- 156 Base Operations (Airfield Management)
- 157 LSE Support / Intel Storage Facility
- 158 Storage
- 159 Business Training Facility
- 160 Readiness Training Facility
- 161 Readiness Training Facility
- 162 Readiness Training Facility
- 163 34th Aerial Port Squadron Facility
- 164 Aerial Port Supply Training
- 165 Aerial Port Space Training
- 166 Munitions Storage
- 167 Munitions Storage
- 168 Munitions Storage
- 169 Munitions Maintenance and Inspection
- 170 Fire Department Air-Pak Training Facility
- 171 Readiness Training Facility
- 172 Combat Arms Training and Maintenance
- 173 Small Arms Indoor Firing Range
- 174 Jet Systems Maintenance Dock
- 175 Operations
- 176 HazMat Pharmacy
- 177 CATS Facility
- 178 Jet Fuel Pumping Station
- 179 Aboveground JP-8 Fuel Tank
- 180 Jet Fuel Fill Stand
- 181 Jet Fuel Pumphouse
- 182 LDU Storage
- 183 Jet Fuel Storage
- 184 Gas Station
- 185 Munitions Residue - Demil
- 186 West Gate Overwatch
- 187 Main Gate House
- 188 West Gate House
- 189 Protection - Small Arms



40th AIR FORCE RESERVE COMMAND
40th CIVIL ENGINEERING DIVISION
40th AIRLIFT WING
 1000 COLLEGE AVENUE
 MITCHELL INTERNATIONAL AIRPORT
 WISCONSIN 53201-6599

DATE: SEPTEMBER 2008
 DRAWN BY: [Name]
 CHECKED BY: [Name]

Reuse Alternatives

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

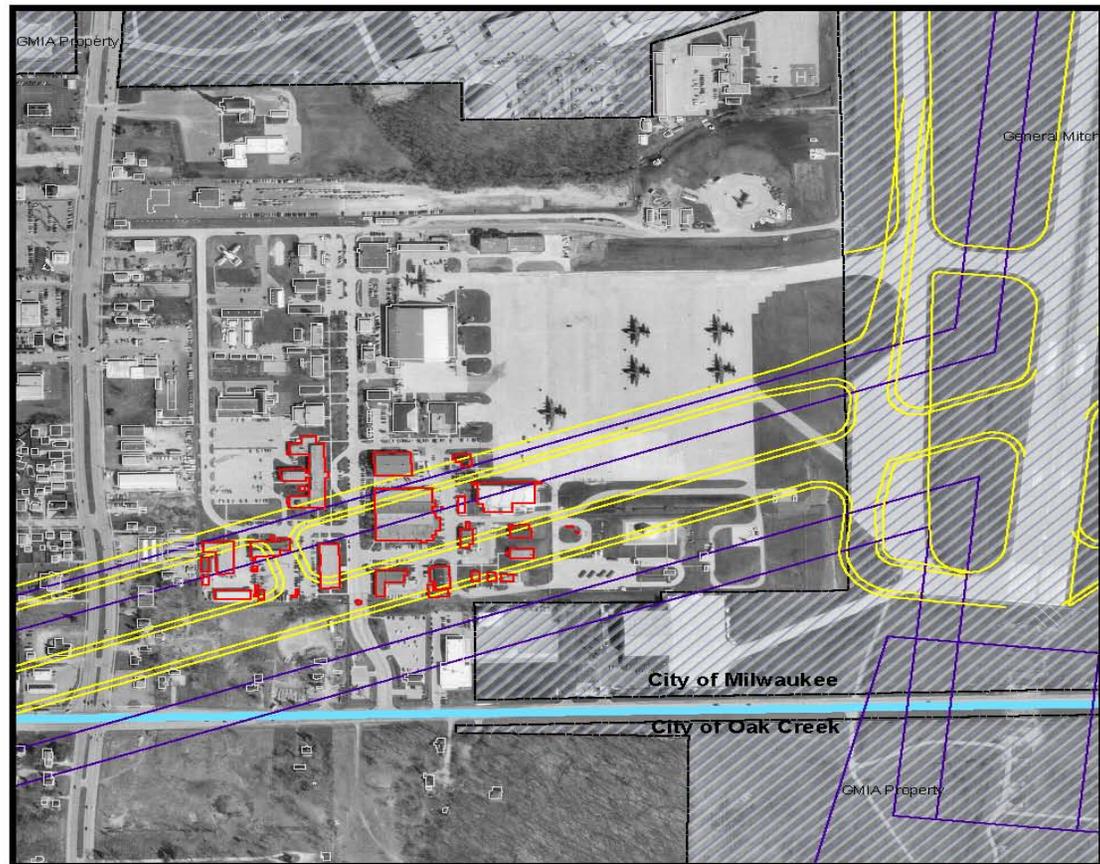
- **LRA Goals**

- 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

■ Airport Master Plan

- Future runway location impacts land use decision
- 2011-2020 timeframe



LEGEND

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

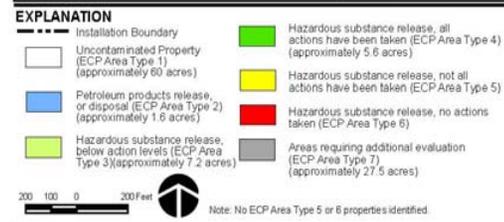
WORKING DRAFT DOCUMENT



0 95 190 380 570 760 Feet

Environmental conditions

- Full responsibility remains with the Department of Defense
- Property must be cleaned to agreed-upon standards before transfer can occur
 - State regulators (DNR) and LRA involved
- Air Force to complete Environmental Assessment (EA) as soon as Reuse Plan is completed
 - Serves as basis for clean-up program and schedule
- Clean-up timing dependent on funding availability
 - Highly competitive process among all BRAC bases
- Early Transfer may allow for faster (and possibly more cost effective) clean-up by private sector in cooperation with LRA



General Mitchell International Airport Air Reserve Station ECP Area Types

Figure 3

■ Interests in Property

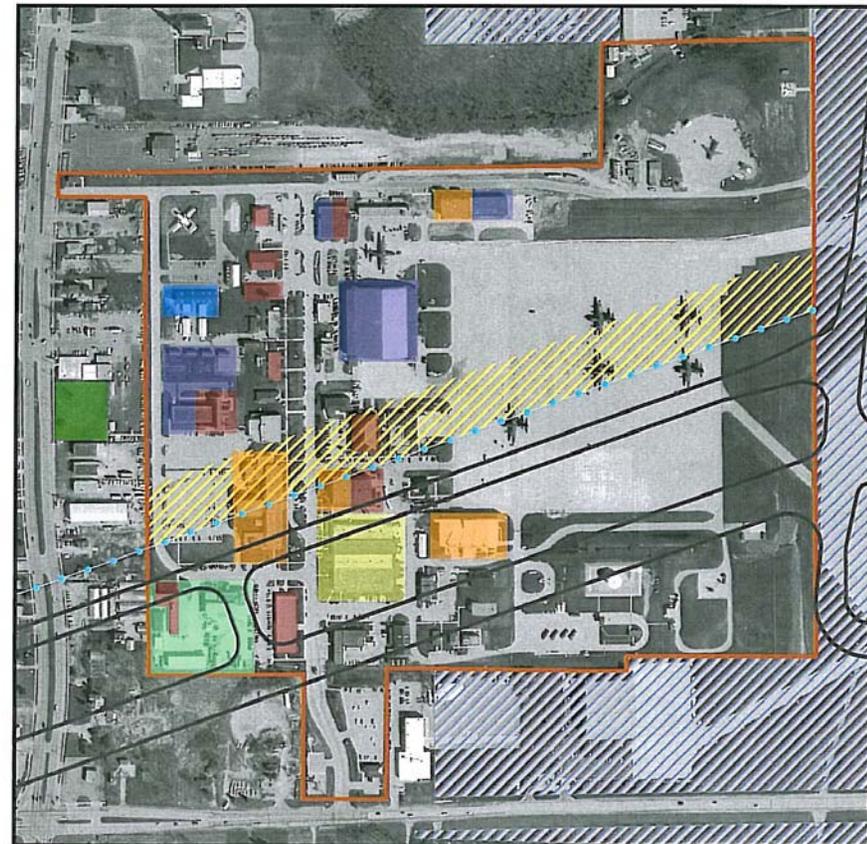
- Public Agencies
- Not-for-Profits
- Housing the Homeless Providers
- Private firms

■ Methods

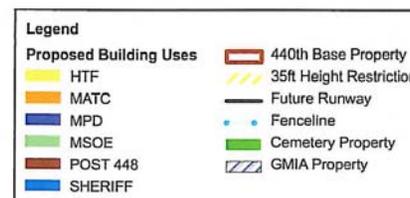
- Public Benefit Conveyance
- Work thru LRA
- MILCON Exchange
- Private Sale

4/21/2007

Public/Non-Profit Interests



Source: GMIA ARS and RKG Associates, Inc.

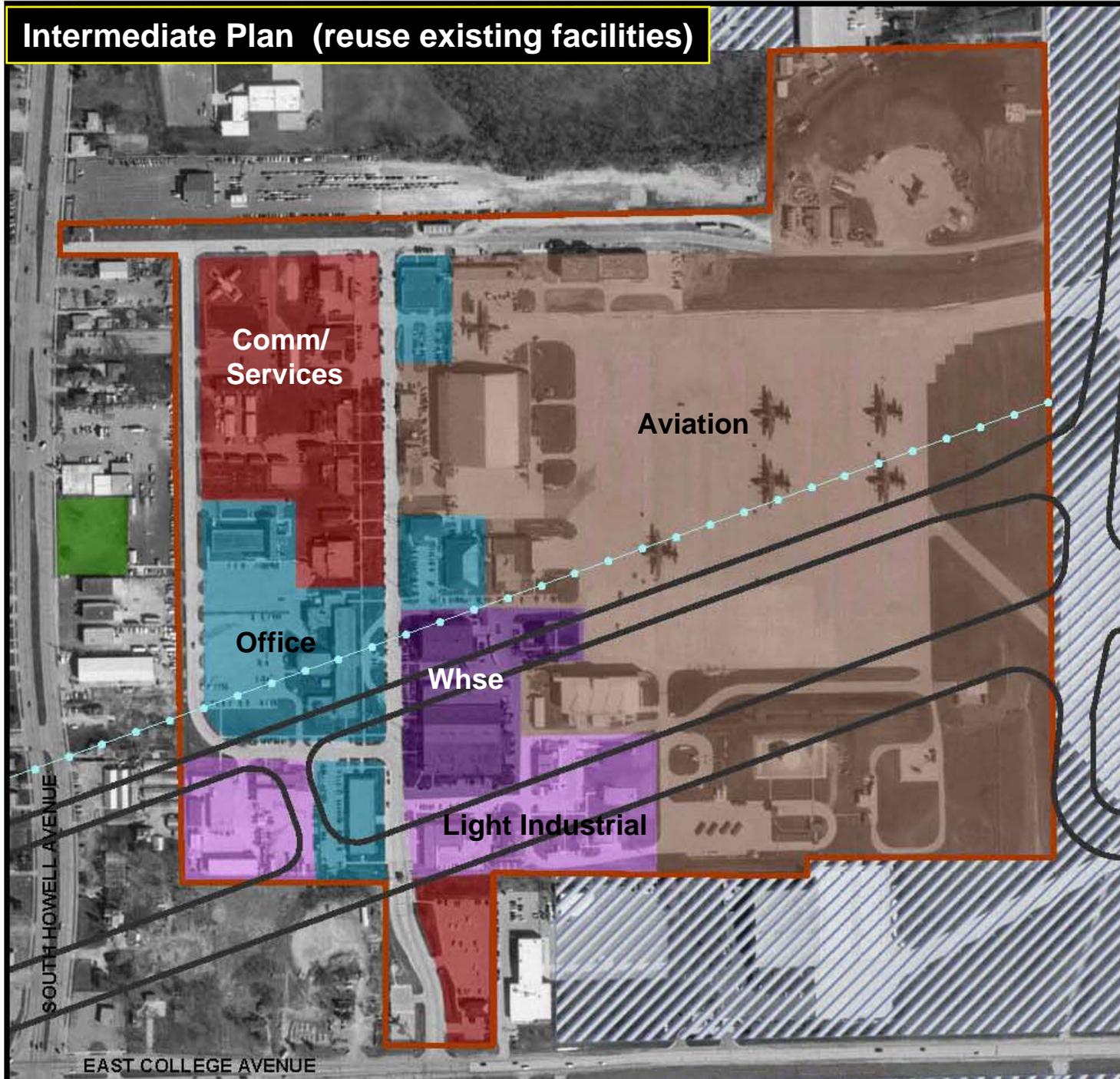


0 80 160 320 480 640 800 Feet

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Figure III-4

Intermediate Plan (reuse existing facilities)

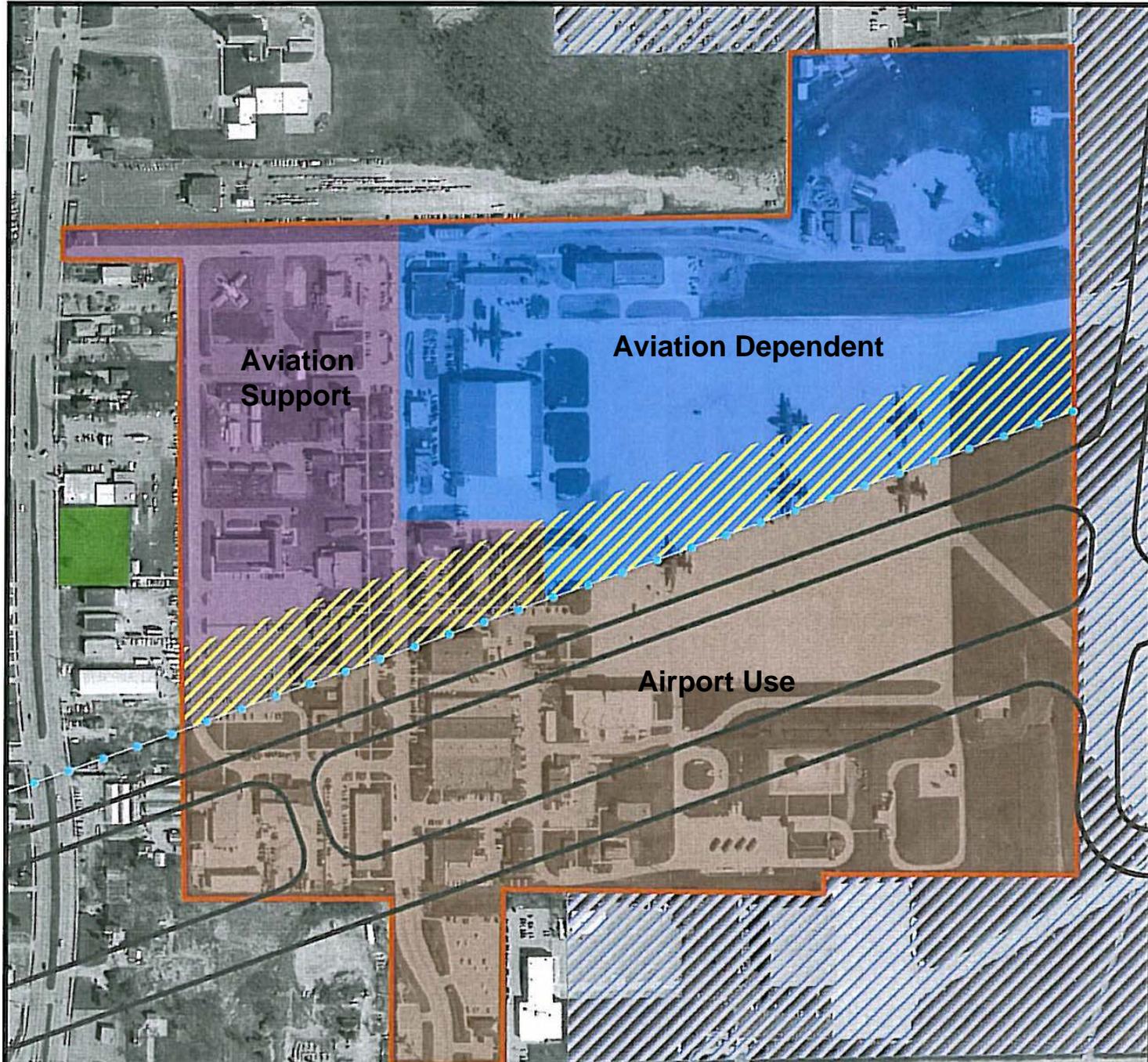


SOUTH HOWELL AVENUE

EAST COLLEGE AVENUE

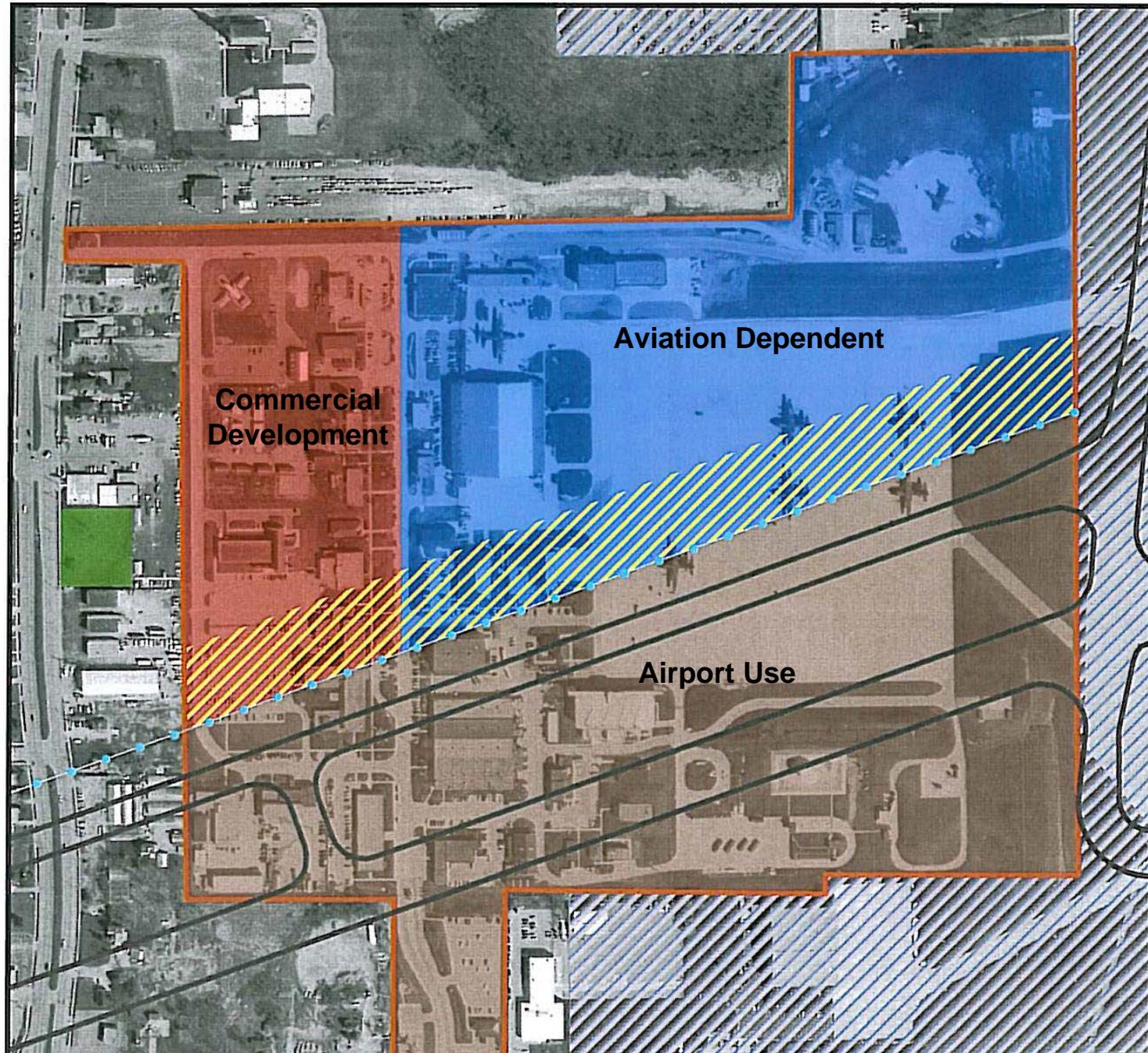
Aviation Reuse Focus

Alternative A



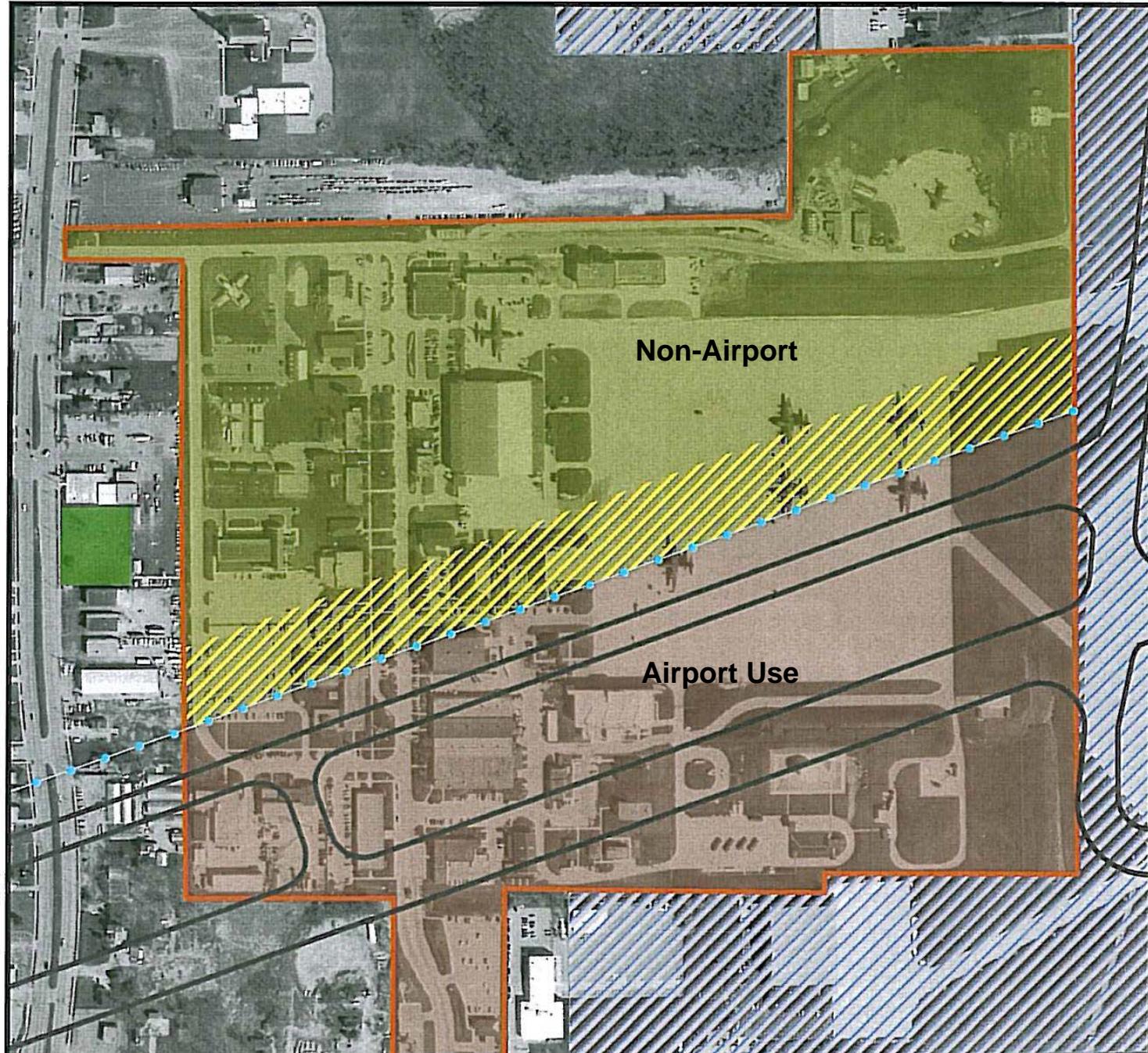
Aviation with Commercial

Alternative B



Limited Airport

Alternative C



Evaluation of Alternatives

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

Reuse Plan Schedule

- **Goal is to complete plan by mid-October**
- **August/September**
 - Develop, refine and LRA approve the *preferred reuse plan*
- **September/October**
 - Complete report and submit to HUD and Air Force
- **October – April 2008**
 - Air Force completes Environmental Assessment
 - Property goes to Caretaker Status
- **May 2008**
 - Begin Clean-Up
- **Late 2008-2009 (?)**
 - Property ready for transfer
 - Early Transfer may accelerate redevelopment

Public Input

- **Questions?**

- Ask!

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- **Ideas?**

- Let us know

Key Contacts/Sources of Information

■ 440th LRA

- David Misky – Project Coordinator
 - david.misky@milwaukee.gov
- Craig Seymour (RKG) - Project Manager
 - crs@rkgassociates.com
- Rich Block (CH2M Hill) – Deputy Project Manager
 - rich.block@ch2mhill.com
- Beth Foy – Public Process Consultant
 - bethfoy@execpc.com

■ Department of Defense

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

■ Association of Defense Communities (ADC)

- www.defensecommunities.com