



Mile Lane Army Reserve Center Redevelopment Plan

Draft Report & Alternatives

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RKG Associates, Inc.

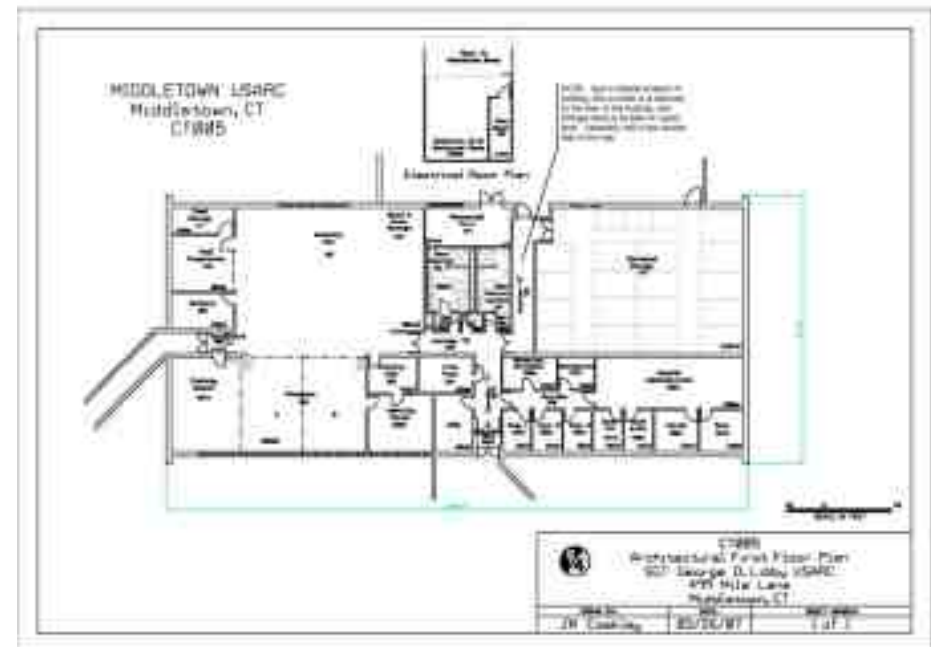
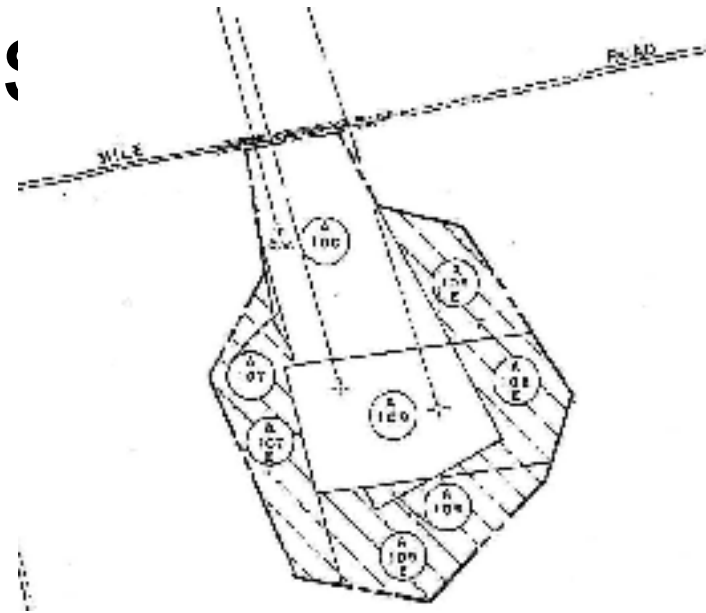
Redevelopment Plan

- Existing Conditions
- BRAC Property Transfer Process
- Public Process
- Redevelopment Alternatives
- Preferred Reuse Plan
- Submission Documents
 - HUD Homeless Submission
 - Sponsoring Federal Agency Application
 - Redevelopment Plan to Army



Existing Conditions

- Land
 - 23.7 acres in fee
 - 21.5 acres of safety easements
 - Slopes & terraces
 - Environmental contamination
- Facility
 - 15,800 square foot building
 - Generally good condition
 - CES facility study identified needed improvements



Baseline Conditions



BRAC Transfers

- *Public Benefit Conveyance*
 - Sponsoring Federal Agency
- Economic Development Conveyance
 - Job generation
- Public Sale
 - Government Auction to High Bidder
- Other methods
 - *Early transfer for environmental clean-up*
 - Negotiated sale

Public Process

- Local Redevelopment Authority
 - Advertised availability
 - Held public information sessions
 - Solicited input/interest from homeless providers
 - Contacted other local agencies/departments
- No interest by homeless service providers
 - Does not meet local agency/CoC needs or goals
 - Limited services available to clients
 - Cost to renovate prohibitive

Alternatives Evaluated

- Recreation
 - PBC via Department of the Interior, National Park Service “Federal Land to Parks” program
 - No-cost transfer
 - City responsible for surveys, title work and other costs
 - Development & operational costs
 - Must be used for active or passive recreation
 - Deed restricted
 - Public access
- Public Safety
 - PBC via Federal Emergency Management Agency (FEMA)
 - No-cost transfer
 - City responsible for surveys, title work and other costs
 - Fire training school
 - Emergency Operations Center
 - Fire Station
 - Animal control facility
 - Future Public Safety uses

Public Safety Alternative Conceptual Plan



Cost Comparison of Alternatives

Order of Magnitude Development Costs
in current (2008) dollars

Alternative A - Open Space/ Recreation		
Playing Fields	\$	720,000
Basketball Courts	\$	162,000
Tennis Courts	\$	750,000
Parking	\$	310,000
Walking Trails	\$	50,000
Recreation Center		
System Upgrades	\$	489,000
Retrofit	\$	396,000
Soft Costs	\$	432,000
Total	\$	3,309,000

Alternative B - Public Safety Concept		
Retrofit Existing Building	\$	189,600
System Upgrades	\$	489,000
Maintenance Garage	\$	366,000
Training Area	\$	2,945,000
Equipment	\$	750,000
New Firehouse	\$	1,431,000
Emergency Operations Center	\$	1,708,000
Parking	\$	48,000
Recreational Area	\$	60,000
Soft Costs (15%)	\$	1,198,000
Contingencies (10%)	\$	799,000
Total	\$	9,983,600
<i>Non-Program Costs</i>		
Tennis Courts	\$	250,000
Walking Trails	\$	25,000
Other Costs	\$	275,000

Animal Control Facility		
Office/ Kennel	\$	359,000
Fenced play area	\$	24,000
Parking	\$	24,000
Soft Costs (20%)	\$	81,000
Total	\$	488,000



Next Steps

- LRA decides on Preferred Reuse Plan
- Completion of Report
- Complete Homeless Submission for HUD's approval of Reuse Plan
- Contact sponsoring federal agency & complete application
- Submission of Reuse Plan to Army