

ERNEST SWIGER CONSULTING, INC.

BASE REUSE/REDEVELOPMENT PROJECTS

AIR FORCE RESEARCH LABORATORY, MESA ARIZONA

The Air Force Research Laboratory in Mesa, Arizona, was scheduled for closure under the BRAC process, and the City was expected to lose two hundred trained specialists and professionals in computer programming and specialized research. The City wished to retain those jobs and to use the site's specialized facilities and high level of security clearance as the foundation for additional private sector research operations. The site is close to Arizona State University's technology campus and the Phoenix-Mesa Gateway Airport, both of which offered additional opportunities for the research, development, and testing of leading edge technologies in a number of areas.



Working with a team that includes engineers, architects, economic development specialists, and an attorney specializing in base reuse issues, the firm prepared a comprehensive facility assessment, a detailed market analysis, and assisted the LRA in the Notice of Interest process and Homeless Submission. The team also identified potential users of the specialized, high security facility and developed a strategy to market the facility to those firms. The team has also provided additional assistance to the LRA on procedural matters, property transfer mechanisms and processes, and on the handling of complex negotiations between the LRA and the Air Force. The latter assistance was necessary for obtaining an interim lease to retain jobs and the site's security classification.

After a careful and complete review, the consulting team recommended a specialized research reuse strategy, capitalizing upon the distinctive features and construction of the buildings and site to continue and expand the site's current specialized research by obtaining the property through an economic development conveyance. The redevelopment plan was finalized and appropriate submissions made to the Department of Defense and the Office of Economic Adjustment. The Homeless Submission to the Department of Housing and Urban Development was promptly accepted, clearing the way for the negotiation of an interim lease of the facility from the Air Force thus retaining jobs and keeping the high tech facility in operation and the security clearance active.

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