

# BRAC Project Update

Arlington Economic Development  
Commission

**Presented by:**

Arlington Economic Development  
BRAC Project Team

May 4, 2010

# Arlington BRAC Overview

- The 2005 Base Realignment and Closure (BRAC) law requires that approximately 17,000 direct jobs be relocated out of Arlington County to nine installations throughout the United States
- This affects approximately 4.2 million sq ft of leased office space
- Approximately fifty-five percent of these jobs will remain in the Washington, DC Metropolitan region
- In June 2006, the Arlington County board approved the BRAC Transition Task Force report containing thirty-four strategic recommendations to mitigate the economic effects of the BRAC law
- The Task Force delineated a “Top Ten First Steps” to inaugurate Arlington’s BRAC plan

# Top Ten First Steps

1. Establish a BRAC Transition Center to provide evolving workforce and business assistance

*The Transition Center opened in November 2007 and is hosting career development brown bags, one-on-one counseling to workers and businesses, Crystal City Planning open houses, regional BRAC Meetings, community partners, and agency/installation partners. To date, we have welcomed over 2,000 visitors*



# Top Ten First Steps

2. Streamline the permitting process to facilitate tenant occupancy and building construction

*The Inspection Services Division specifically implemented a commercial fast track permitting process that reduced the review time for tenant built out projects from a high of 90 to 120 days to a one-day service*

3. *Initiate a formal planning process to create a new vision for and revitalize Crystal City*

*The Crystal City Task Force completed its work by producing a policy framework that was approved by the County Board. County staff and planning consultants are now finalizing the plan with the expectation of producing a final report in September 2010*

# Top Ten First Steps

4. Formulate strategies to maximize federal, state, and local government appropriations

*We continue to leverage County funds to secure state and federal grant funds. To date, we have secured over \$2.5 million dollars in federal funds and over \$400,000 in state funds for the BRAC project*

5. Develop and implement an integrated marketing and communications plan

*Our marketing and communication activities are reaching over 500 stakeholders a month through our newsletter, twitter account, and website*

# Top Ten First Steps

6. Conduct research to better understand and address workforce and business needs

*We continue to use our agency database of all BRAC'd agencies to inform our workforce and business programming. We request survey responses after all workforce programming to ensure we are being responsive to the needs and we continue to engage the business and retail community to determine their impact*






7. Establish a focal point for coordination of BRAC activities

*The BRAC Coordinator has represented Arlington to the media, at regional and national meetings/conferences, and is actively engaged in overseeing the full implementation of the BRAC Task Force Recommendations*

# Top Ten First Steps

8. Develop a project-specific work plan and allocate adequate resources for its successful execution.

*The work plan is in place and tracks each task, resources, challenges, and timelines*

	Task Name	Duration	Start	Finish	Predec	Resource Names
	<b>Transition Center PI</b>	<b>100 days</b>	<b>Mon 7/2/07</b>	<b>Fri 11/16/07</b>		<b>Andrea Morris</b>
	Build-out	88 days	Mon 7/2/07	Wed 10/31/07		
	DTS activities	88 days	Mon 7/2/07	Wed 10/31/07		
	Furniture placm	66 days	Wed 8/1/07	Wed 10/31/07		
	Communication	55 days	Mon 9/3/07	Fri 11/16/07		

# Top Ten First Steps

9. Formulate business incentive strategies to attract desirable tenants in Crystal City

*We are still evaluating potential business incentives in light of the Crystal City Redevelopment Plan*

10. Institute an ongoing monitoring, management, and evaluation program

*The tracking tools used for the project provide snapshot and long-term analysis of progress-to-date. They allow prioritization and adjustment to programming and resource allocation as necessary*

# Arlington Impact

## Recommendation

**129: Air Force and National Guard Leased Locations**

**130: Defense/Military Adjudication Activities**

**131: Investigation & Counterintelligence/Security**

**132: Miscellaneous Army Leased Activities**

**133: Miscellaneous DoD, Agency, Field Activities**

**134: Missile and Space Defense Agencies**

**137: Civilian Personnel Offices**

**140: DISA**

**145: Defense Finance and Accounting Service**

**147: Air Force Real Property**

**148: Army Headquarters/Field Operating Agencies**

**149: Miscellaneous Dept of Navy Leased**

## Relocation Site

**Andrews/Arlington**

**Fort Meade**

**Quantico**

**Fort Belvoir**

**Belvoir/Mark Center**

**Belvoir/Redstone**

**DSC Columbus**

**Fort Meade**

**Indianapolis/DSC**

**Lackland AFB**

**Fort Sam/Fort Knox**

**ASC/Navy Yard**

# Arlington Impact

## Installation

**Andrews AFB**

**Arlington Hall (ArNGRC)**

**Arlington Services Center/Navy Yard**

**Fort Belvoir**

**Fort Belvoir (Mark Center)**

**Fort Knox**

**Fort Meade**

**Fort Sam Houston**

**Lackland AFB**

**Quantico**

**Redstone Arsenal**

## Estimated Completion Date

**March 2011**

**March 2011**

**September 2011**

**Summer 2011**

**September 2011**

**Summer 2010**

**Spring 2011**

**Fall 2010**

**September 2011**

**Spring 2011**

**Winter 2010**

# GSA Lease Activity in BRAC'd Buildings

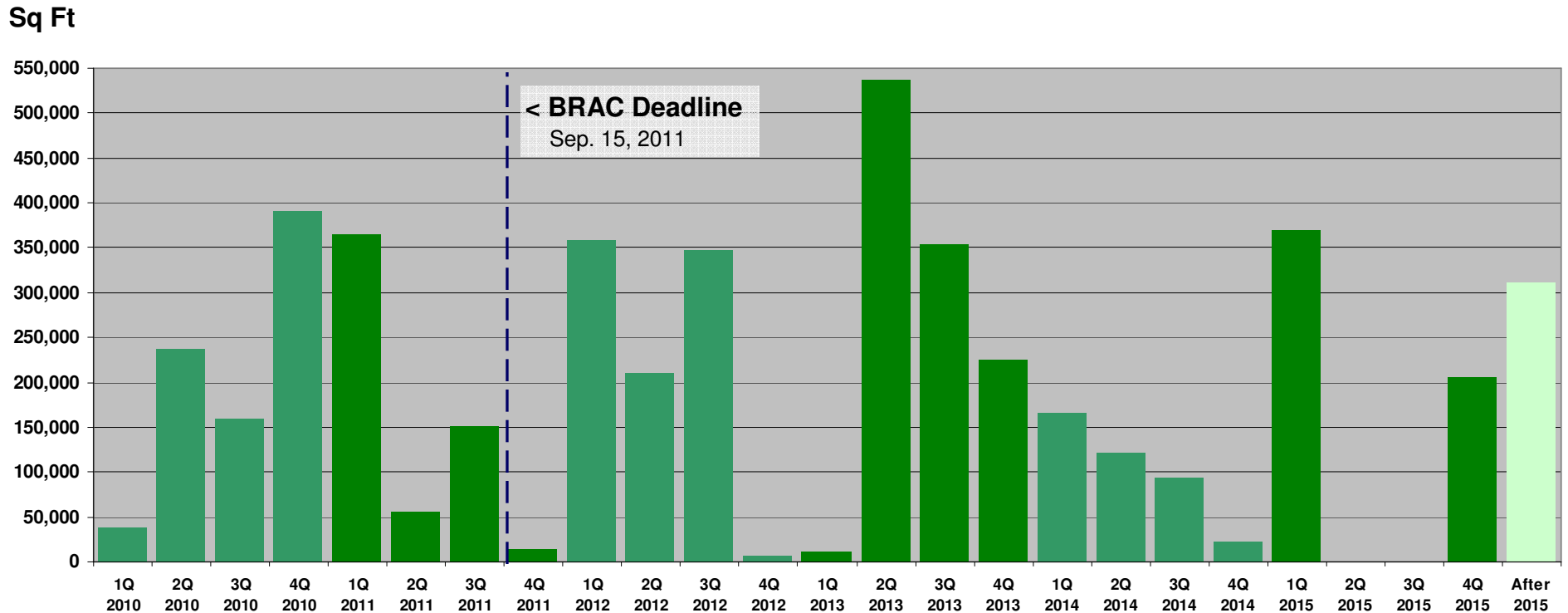
- BRAC affects **126 DoD Activities** currently located in Arlington's commercial office space.
- BRAC will impact **41 commercial office buildings** in Arlington; **2 commercial office buildings\*** in Arlington have already weathered the impact.
- GSA holds **105 leases** totaling **4.7 million square feet** of office space in the 41 BRAC-impacted buildings in Arlington.
- Approximately **4.2 million square feet** of GSA's holdings in these buildings is BRAC-impacted DoD space.
- The BRAC deadline is **September 15, 2011**.

\* 1560 Wilson Blvd and 2110 Washington Blvd.

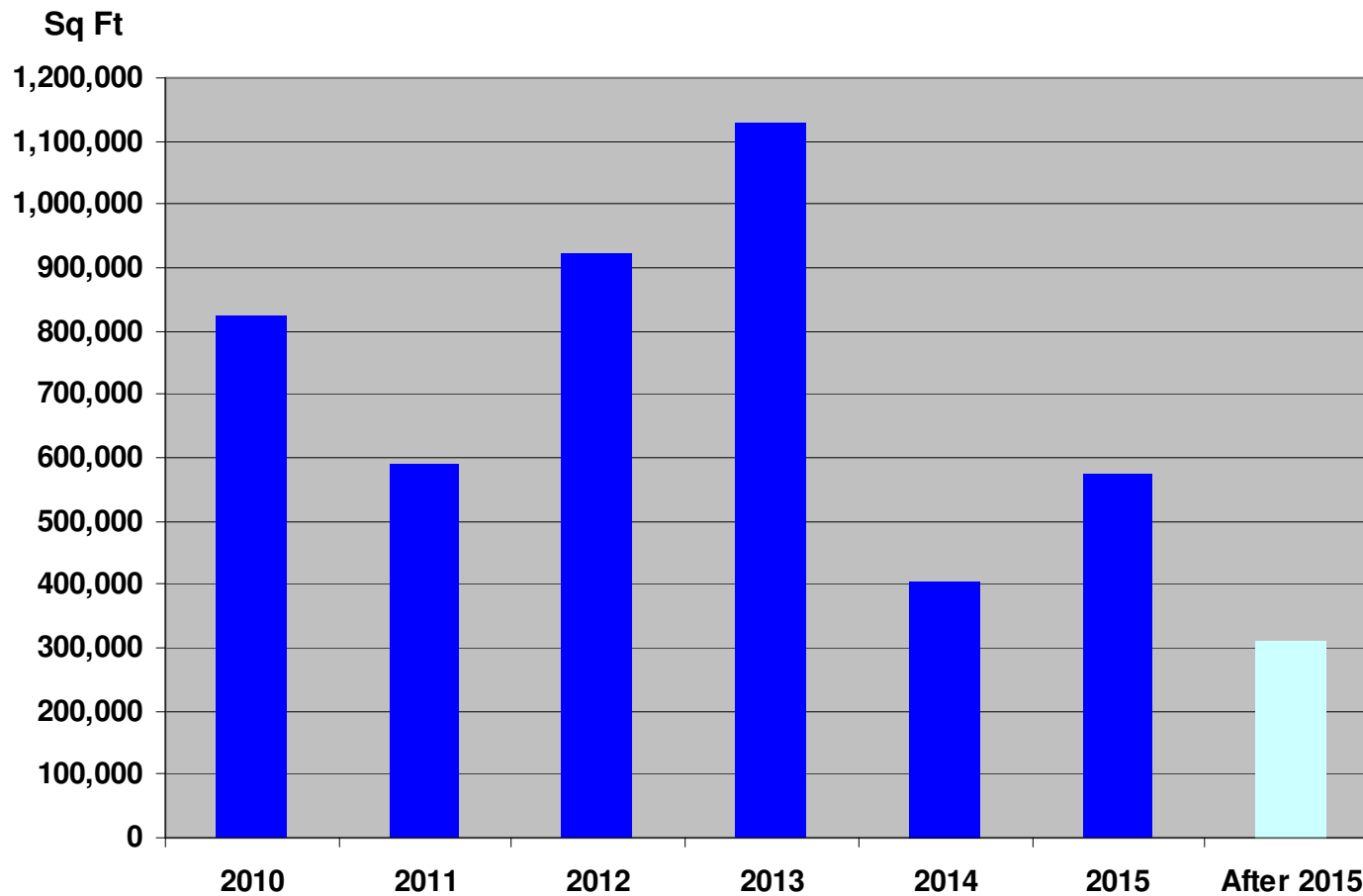
# Lease Expiration Dates and Associated Square Footage: All Impacted Buildings

Time frame	Leases		Sq Ft	
2010	18	17%	825,767	17%
2011 (before Sep 15)	10	9%	461,140	10%
2011 (after Sep 15)	5	5%	126,300	3%
2012 and beyond	<u>72</u>	69%	<u>3,340,298</u>	70%
	<b>105</b>		<b>4,753,505</b>	

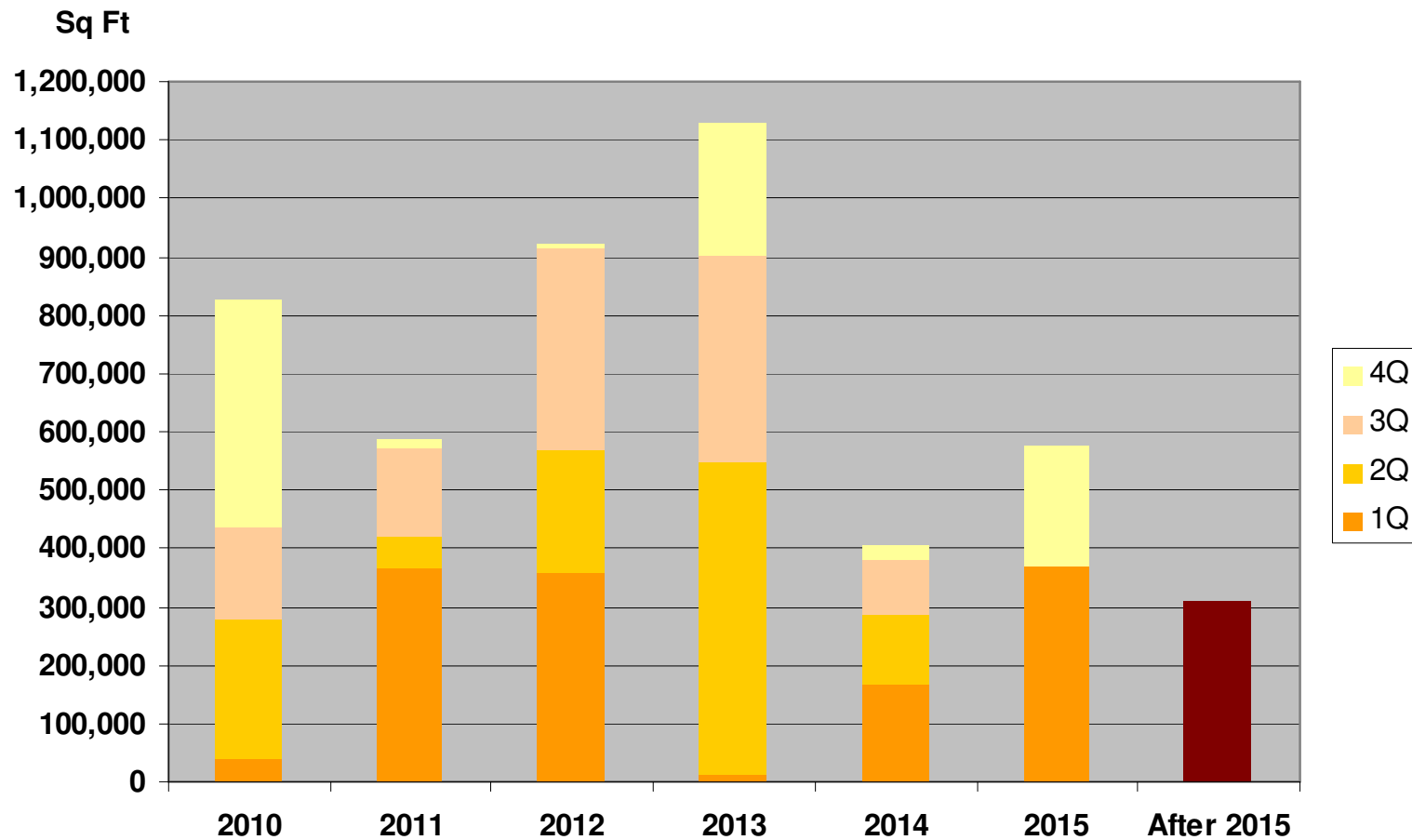
# GSA Leased Office Space in Arlington BRAC-Impacted Buildings: Release of Space By Quarter



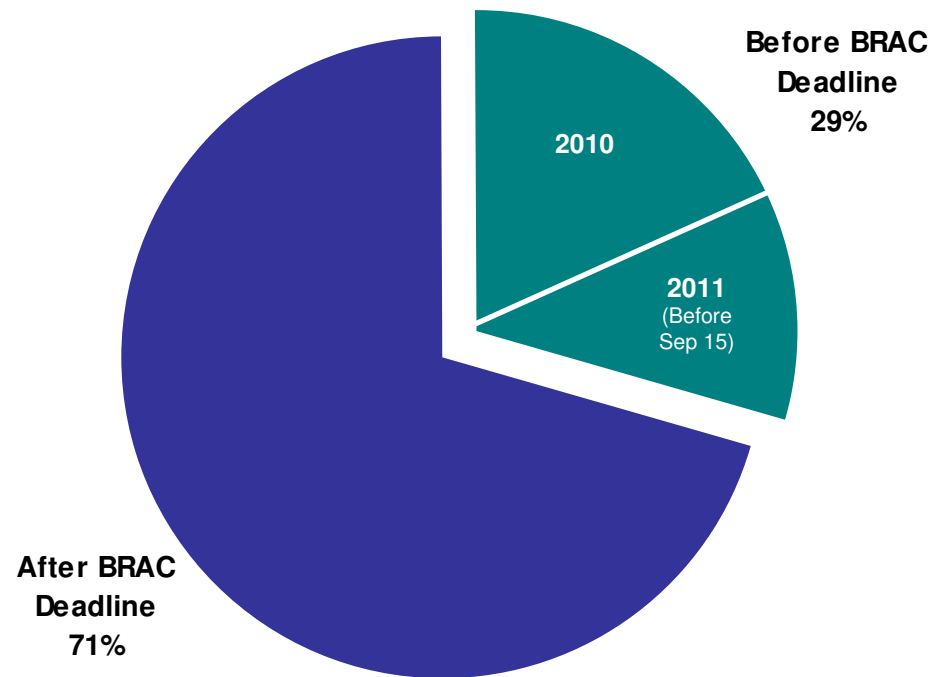
# GSA Leased Office Space in Arlington BRAC-Impacted Buildings: Release of Space By Year



# GSA Leased Office Space in Arlington BRAC-Impacted Buildings: Release of Space By Year & Quarter



# GSA Leased Office Space in Arlington BRAC-Impacted Buildings: Release of Space Before and After BRAC Deadline



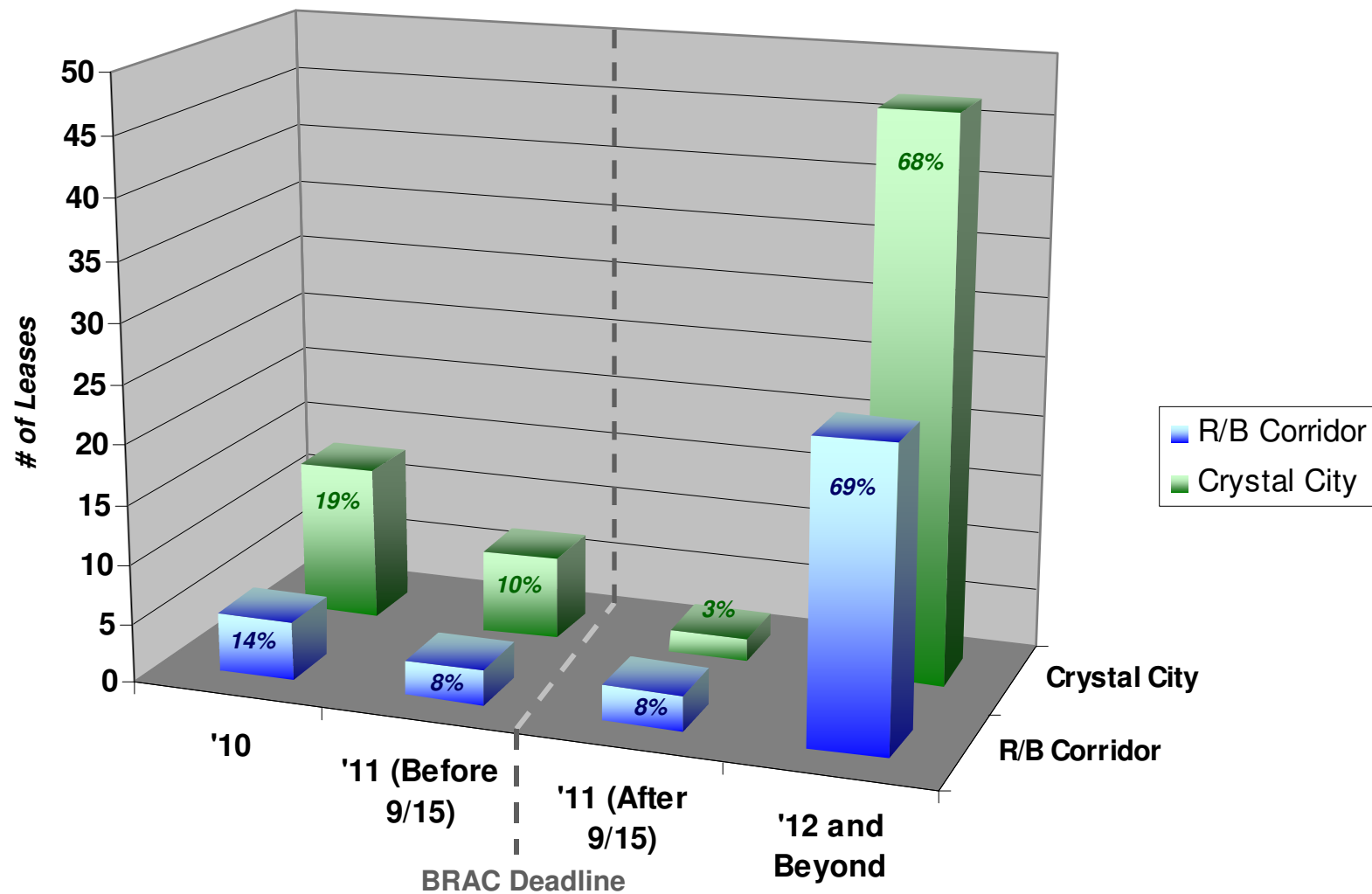
## Lease Expiration Dates: By Submarket

Submarket	'10	'11 (Before Sept.15)	'11 (After Sep 15)	'12 & Beyond	Total
R/B Corridor	5	3	3	25	36
Crystal City	13	7	2	47	69

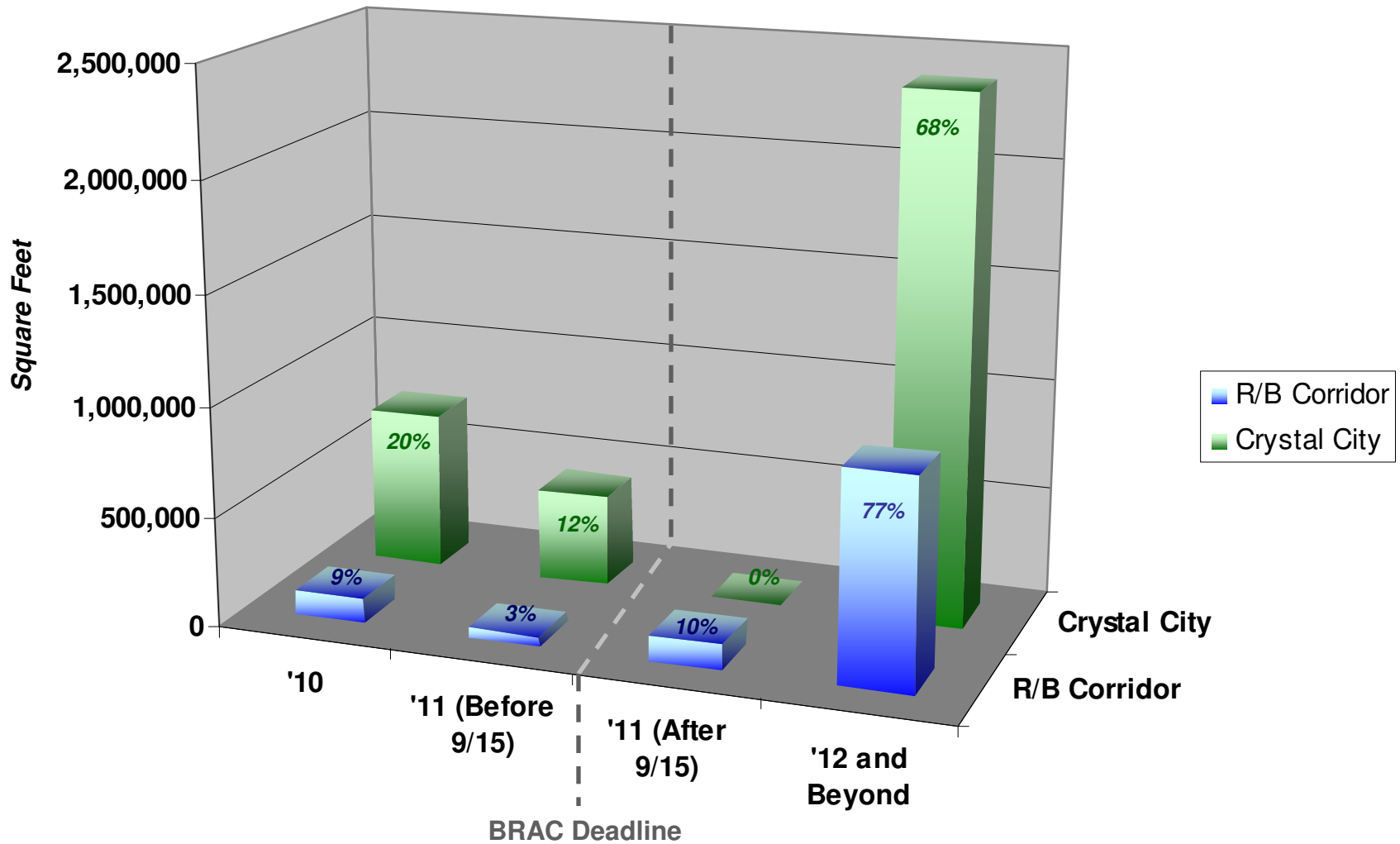
## Related Square Footage: By Submarket

Submarket	'10	'11 (Before Sept.15)	'11 (After Sept.15)	'12 & Beyond	Total
R/B Corridor	110,967	43,822	118,318	956,775	1,229,882
Crystal City	714,800	417,318	7,982	2,383,523	3,523,623

# Lease Expirations by Submarket



# Release of Square Footage by Submarket



# BRAC Impact on Contractors in Arlington

- To date, our Project has reached out to **117 Defense Contractors** in Arlington to assess the impact of BRAC on their operations and presence in the County.
- Highlights from the **66 responses received** include:
  - **7 significantly impacted** contractors and **11 slightly impacted** contractors
  - Most affected contractors work with **MDA** and **DISA**
  - **Insourcing** of contract workers by the Department of Defense is significantly affecting Defense Contractors' workforces