TEAM REDSTONE

# Redstone Arsenal Overview

## Marshall Space Flight Center

### Marshall Exchange Industry Forum and Site Visit

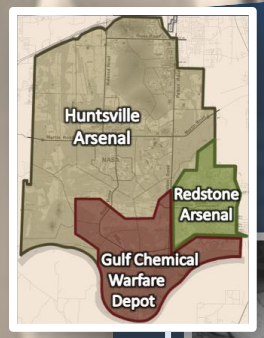
5 June 2012

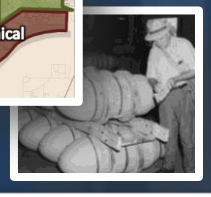
*Supporting the Warfighter. Defending the Nation.*

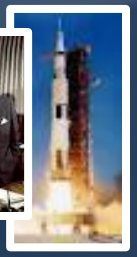
# TEAM REDSTONE

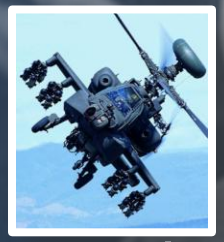
## History of Redstone Arsenal

### Decades of Transformational Experience...

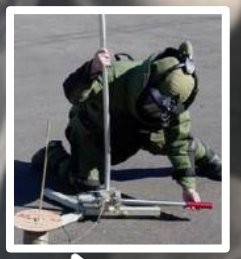






BRAC 2005



1940 1950 1960 1970 1980 1990 2000 2010

UAHuntsville
THE UNIVERSITY OF ALABAMA IN HUNTSVILLE

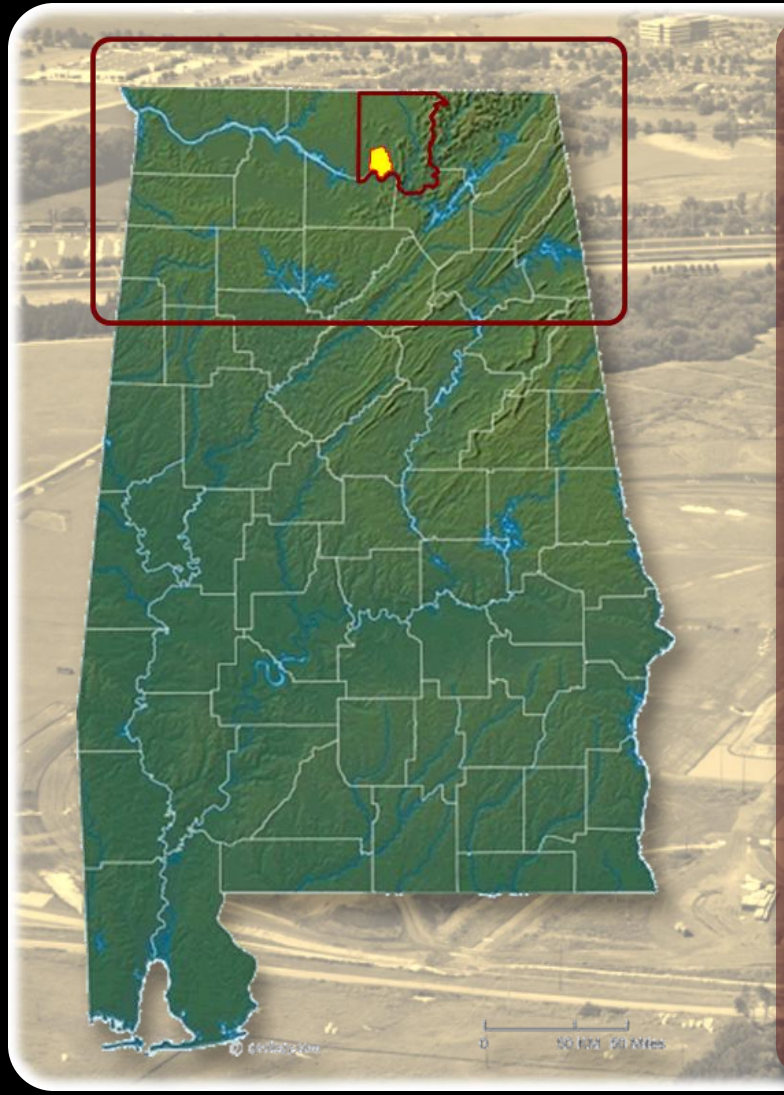
102,000 108,000 154,000 228,000 243,000 293,000 343,000 406,000

INTERSTATE 565

*Supporting the Warfighter. Defending the Nation.*

# TEAM REDSTONE

## Redstone Arsenal's Economic Impact



**$11.5B** Total Annual Economic Impact

Equivalent to 6% of State GDP

- $4.5B in Salaries & Wages
- $7.0B in Procurement & Services

**101,000** Total Jobs Across Tennessee Valley

- 35K Direct Jobs on RSA
- 66K Indirect & Induced Jobs Across Region

**$400M** Total State & Local Tax Revenues

- Personal Income & Sales Taxes
- Corporate Taxes

*Supporting the Warfighter. Defending the Nation.*

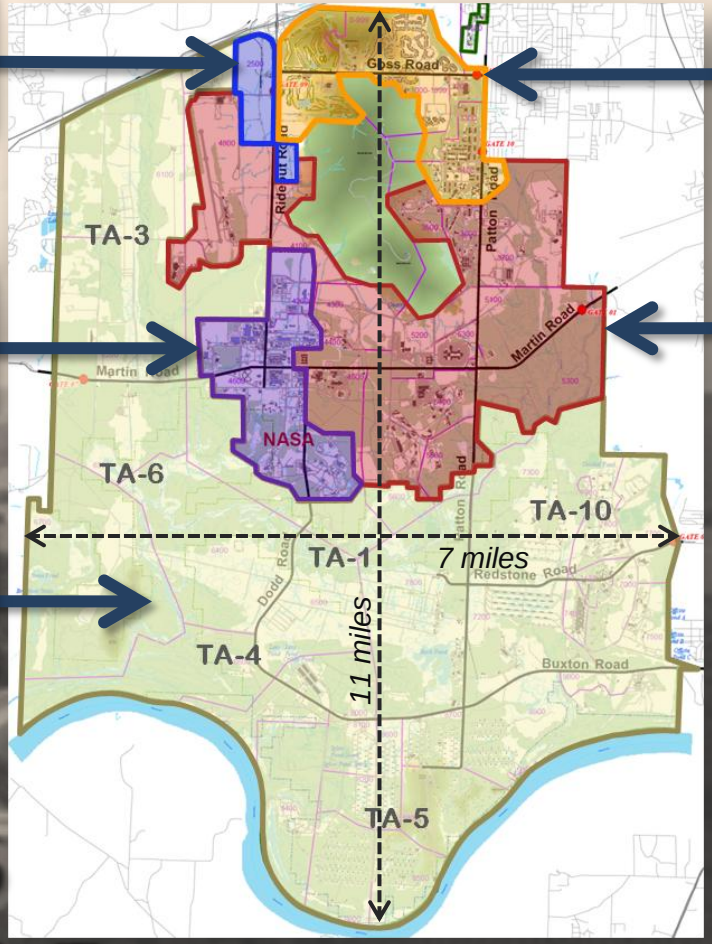
# TEAM REDSTONE

## Redstone Arsenal Land Use

Commercial Office Park
"Redstone Gateway"

NASA – Marshall
Space Flight Center

Test Areas & Explosive
Operations




Soldier, Family
& Community

Administrative
& RDT&E

**38,125 acres...**

**19M ft² of combined facility space...**

*Supporting the Warfighter. Defending the Nation.*

# TEAM REDSTONE

## Functional Synergies

### Materiel Management

…Acquisition, Contracting & Sustainment

### Space Operations & Missile Defense

…Exploration & Defensive Capabilities

### Sustaining the Force

### Research, Development, Test & Engineering

…Innovative Application of Sciences & Technologies

### Intelligence & Homeland Defense

…Threat Analysis & Explosives Training

*Supporting the Warfighter. Defending the Nation.*

# TEAM REDSTONE

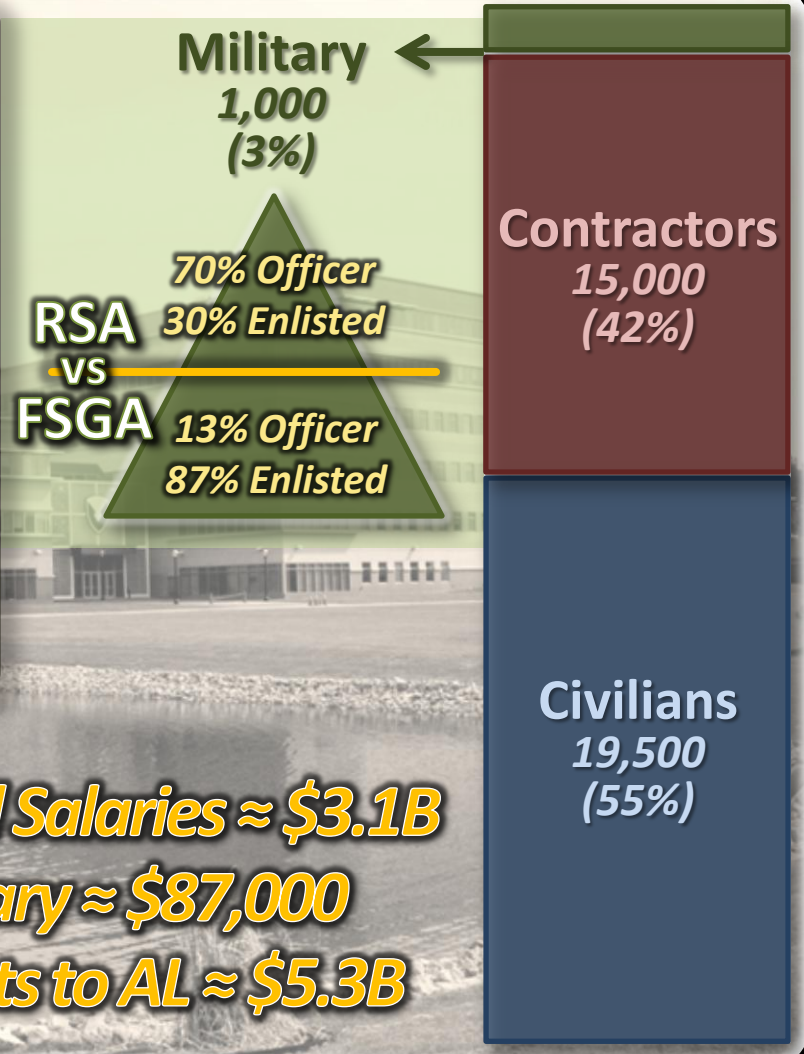
## Redstone Arsenal Today

## Senior Soldiers & Civilians

- 14 Flag Officers
- 121 Senior Executive Service

## Highly Educated Workforce

- 68% w/ Bachelor's Degree or Higher
- Major Career Fields…
  - Science & Engineering
  - Logistics Management
  - Acquisition & Contracting




**35,000+ Employees**

- Total Annual Salaries ≈ $3.1B
- Average Salary ≈ $87,000
- RSA Contracts to AL ≈ $5.3B

*Supporting the Warfighter. Defending the Nation.*

# TEAM REDSTONE

## Future Growth

### MILCON

- $60M Project for MDA
- Design Complete
- Contract Award: May 2012
- Est. Completion: June 2014

**MSIC - EOE**
**(Explosive Ordnance Exploitation)**

- $12M Defense Intelligence Agency project
- Design-Bid-Build
- Contract Awarded: Jun 2012

| 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|---|---|---|---|---|---|---|

### NON-MILCON

- Raytheon ($70M)
- Martin Rd ($15M)
- NASA-MSFC ($29M)
- FBI – TEDAC ($98M)
- (Future Phases)
- Redstone Gateway (15-year Phased Construction)

*Supporting the Warfighter. Defending the Nation.*

# TEAM REDSTONE

## Redstone Gateway

COPT
Jim Wilson & Assoc.
Redstone Arsenal
City of Huntsville
Madison County

## Overview:

- 50 year lease of 470 acres
- 4M sq ft of Class A office space
- 15 year phased construction
- $1B in private investments
- LEED Silver Minimum

## Progress:

**1st Bldg:** 120K ft² Office Space
DEC 11 – Available for Lease

**2nd Bldg:** 60K ft² Office/Warehouse
SEP 12 – Available for Lease

**3rd Bldg:** 120K ft² Office Space
Developing Demand

**Multiple Retail Spaces Available**
Fall 12 – Construction Start
Summer 13 – Available for Lease

*Supporting the Warfighter. Defending the Nation.*

# TEAM REDSTONE

## Gates & Roads

### Gate 7

- *New Gate w/ 3 Inbound Lanes*
- *Under Construction*
- *Completion: Summer12*

### Martin Rd

- *4 Lanes from Gate 7 to Rideout Rd*
- *Clearing Started*
- *Completion: NOV 2013*

### Rideout Rd

- *3 Continuous Outbound Lanes*
- *2 Gateway Turning Lanes*
- *Turning Lane for Future Retail*
- *Rework Intersection & Signals*
- *Completion: June 2012*

### Goss Rd

- *Reroute to South of Gate 9*
- *6 mos. After Army Approval for City to Relocate Road*

*Supporting the Warfighter. Defending the Nation.*

# Team Redstone

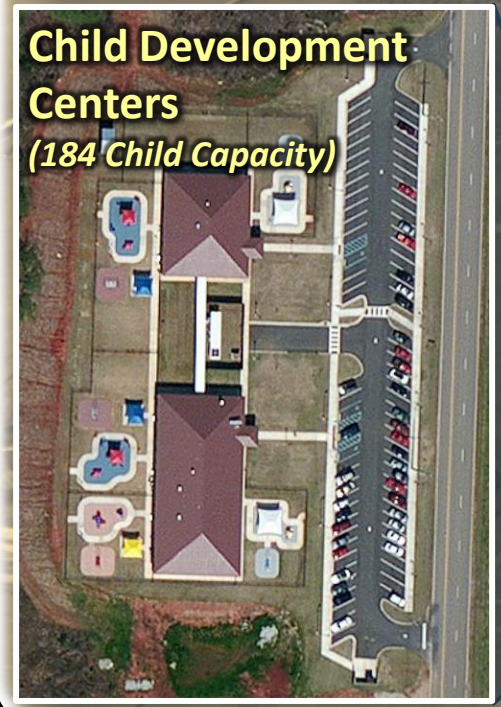
## Mills Road Corridor Projects

### Mills Road Expansion

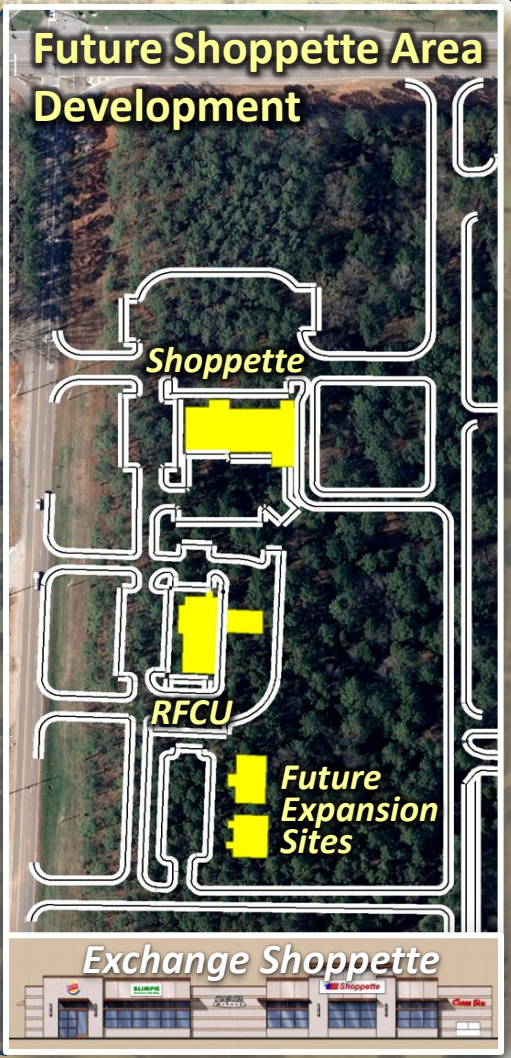
- *Add turning-lanes*
- *Increase queuing space*
- *Rework intersections*
  - *Mills & Neal Roads*
  - *VB Entrance*

### Child Development Centers

*(184 Child Capacity)*



### Future Shoppette Area Development







*Supporting the Warfighter. Defending the Nation.*

# TEAM REDSTONE

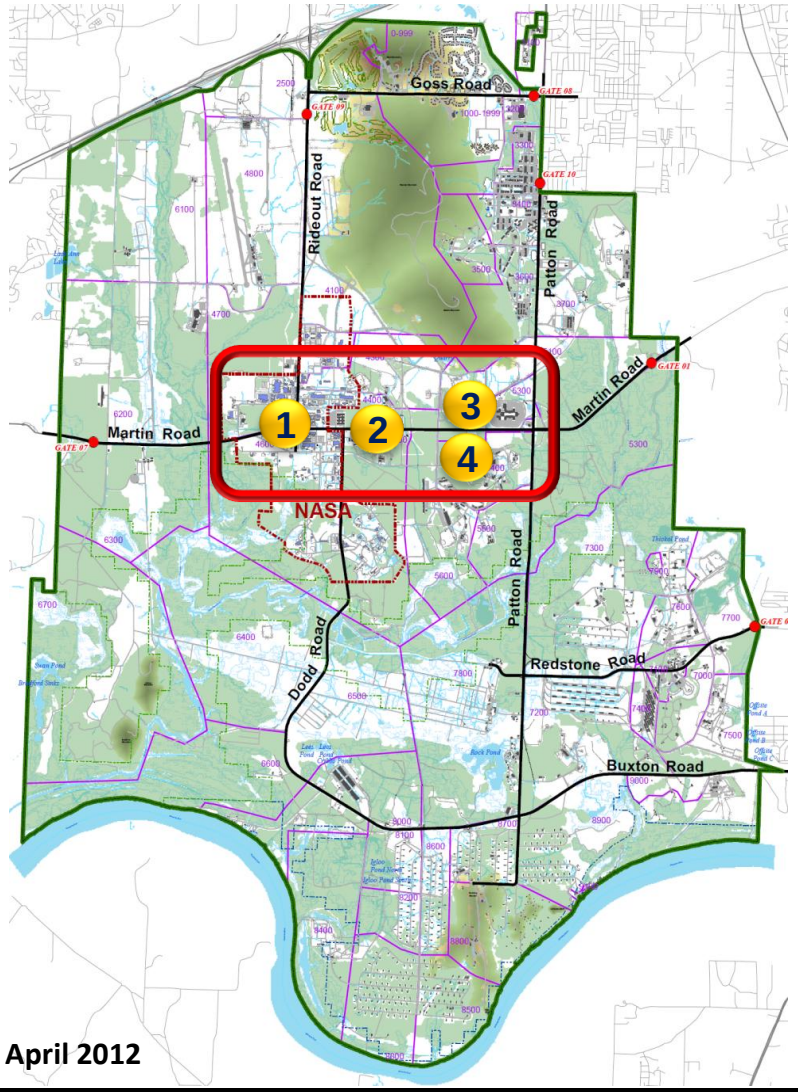
## RSA Command Corridor

### Martin Road

Currently: 22,200 Employees

By 2014: 23,100 Employees

1. NASA
   - Current: 6,000
   - Planned Growth: 0
2. DIA-Missile Space Intel Center
   - FBI-TEDAC
   - AMC/USASAC/ACC/ECC HQs
   - Garrison HQs Complex
   - Redstone Test Center
   - Current: 3,600
   - Planned Growth: 400
3. Von Braun Complex (MDA/SMDC)
   - PEO Missiles & Space
   - Sparkman Center (AMCOM)
   - Current: 9,600
   - Planned Growth: 500
4. AMRDEC
   - PEO Aviation
   - Current: 3,000
   - Planned Growth: 0




As of 27 April 2012

*Supporting the Warfighter. Defending the Nation.*

# TEAM REDSTONE

## RSA Eatery Master Plan

* Adequate Parking not available
** Adequate Seating not available
Not open to external customers
Proposed project

**EUL**
- Redstone Gateway (TBD)

**The Summit at Redstone**
- 28,417 sq ft, 200 seats

**Golf Clubhouse- 6,200 sq ft, 80 seats**

*** SSEA Cafeteria- 8,820 sq ft, 100 seats**

*** MSFC HQs Cafeteria- 16,200 sq ft, 247 seats**

**** Garrison Snack Bar- 1,575 sq ft, 30 seats**

**NASA Exchange**
Proposed Retail Development

**MSIC Cafeteria- 1,955 sq ft, 50 seats**

**PX Food Court -9,182 sq ft, 165 seats**
- Church's Chicken
- Anthony's Pizza
- Charley's Grilled Subs
- Cinnabon
- Burger King

**Bowling Center -21,850 sq ft, 150 seats**
**Java Cafe -<1000 sq ft, 17 seats**

**Von Braun Complex**
- Snack Bar- 3,450 sq ft, 48 seats
- Cafeteria- 34,410 sq ft, 750 seats

***Sparkman Cafeteria - 45,518 sq ft, 650 seats**
***Sparkman Center Deli- 1,725 sq ft, 28 seats**

***PEO, M&S Cafeteria -1,800 sq ft, 40 seats**

***RDEC Cafeteria -8,800 sq ft, 200 seats**

AAFES- Shoppette

*** PEO Aviation -5,580 sq ft, 28 seats**

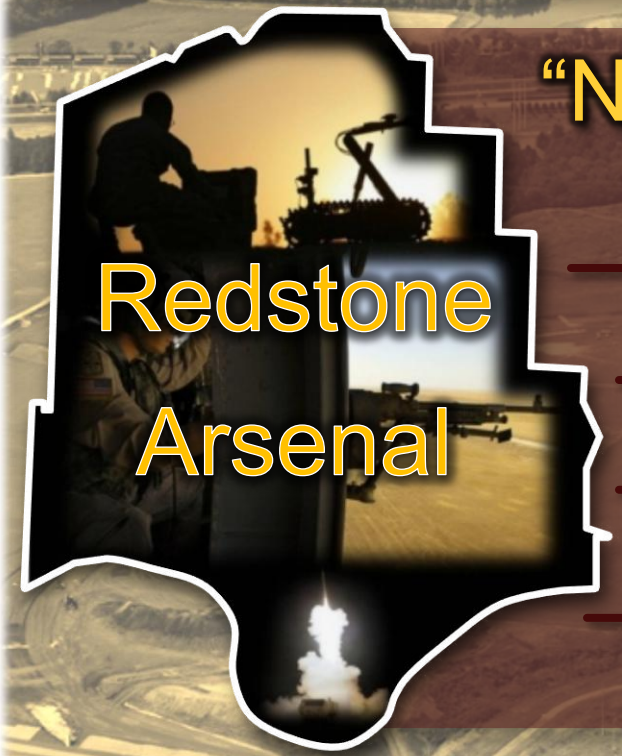
*Supporting the Warfighter. Defending the Nation.*

# TEAM REDSTONE

## Setting the Conditions for Future Growth

Economic Diversity

Advanced Technologies | Intellectual Power | Workforce Development




## "National Treasure" with Strategic Impact

- 3,000 Immediately Buildable Acres
- One-of-a-kind Facilities
- Multimodal Access
- Integration with Local Industry Base

Cost of Living | Infrastructure Investment | Cultural Enrichment

Community Support

*Supporting the Warfighter. Defending the Nation.*