

## Base Realignment and Closure 2005

What is BRAC (Base Realignment and Closure)? By definition, BRAC is a process of closing excess military installations and realigning the total asset inventory to reduce expenditures on operations and maintenance.

More than 350 installations have been closed in four BRAC rounds: 1989, 1991, 1993, and 1995. The most recent round of BRAC completed in the fall of 2005 and with the commission's recommendations became law in November 2005.<sup>10</sup>

### Major facilities slated for closure:

- Fort McPherson, Georgia
- Fort Gillem, Georgia
- Naval Submarine Base New London in Connecticut (removed from list August 24, 2005)
- Portsmouth Naval Shipyard in Kittery, Maine (removed from list August 26, 2005)
- Naval Air Station Brunswick in Maine
- Ellsworth Air Force Base in South Dakota (removed from list August 26, 2005)
- Cannon Air Force Base in New Mexico (temporarily removed from closure August 26, 2005)
- Fort Monmouth in New Jersey
- Defense Finance and Accounting Service in New York
- Fort Monroe, Virginia
- Willow Grove Naval Air Station in Pennsylvania
- Naval Station Ingleside, Texas
- Otis Air National Guard Base, Massachusetts (removed from list August 26, 2005)
- Navy Supply Corps School

### Major facilities slated for realignment:

- Army Human Resource Command (HRC) in Missouri, moving to the Fort Knox in Kentucky.
- Walter Reed Army Medical in Washington, D.C.
- Naval Station Great Lakes in Illinois
- Naval Air Station Oceana in Virginia (extent contingent on reopening the former Naval Air Station Cecil Field in Florida)
- Grand Forks Air Force Base in North Dakota
- Eielson Air Force Base and Elmendorf Air Force Base in Alaska
- Rome Laboratory in New York
- Wright Patterson Air Force Base in Ohio

[View the Final Updated BRAC 2005 List<sup>11</sup>](#)



### Effect on Commercial Real Estate & the Economy

When a military facility closes, the effects ripple throughout the surrounding community as families lose their neighbors, businesses lose their customers and workers lose their jobs. It also may affect transportation in many cities as workers are moved around to the alignment. A positive impact is the “buffer” space around the bases may become available for development.

Although the report came out in 2005, the effects of it may not have been seen yet. Many of the bases scheduled to close either have been removed from the list, or haven't closed yet. September 2011 is the date that many of the facilities listed will be closed. We will know in the years to come the economic impact of the BRAC 2005. Just to give you an idea of the effect of a BRAC, the closure of Norton Air Force Base in 1994 had a devastating impact especially to the City of San Bernardino. There has been some redevelopment since then, however, the financial impact on the city is still being felt today.

So what will communities do with the empty base space? These are massive spaces that had a very specific function, and are typically in secure, remote areas. Several plans have been put into place as to what to do with the empty base space. These plans are guided by “Local Redevelopment Authorities.” These plans include city centers, green centers, biomedical research parks, residential and other commercial uses. An issue to deal with is because of the security levels of some bases, the street grid and other necessary items are not extended out into the community. So the challenge becomes finding a way, as the bases are redeveloped, to make those connections; new roads, removal of security gates, etc.

