

PART 1
APPENDICES

W912DR -04-R-0012

APPENDIX B, PART I

REDSTONE ARSENAL, AL

SITE DESCRIPTION AND ECONOMICS OF THE REGION

1.0 SITE DESCRIPTION

a. Redstone Arsenal

1. Redstone Arsenal covers approximately 38,000 acres of land and is located within Madison County, AL, in the heart of Huntsville, AL. Huntsville offers affordable housing, quality schools, colleges, utilities, shopping facilities, an extensive highway system, and a quality of life that makes Huntsville unique among other major metropolitan areas. The installation and Huntsville are serviced by commercial air and bus services. North Alabama is the heart of the Tennessee Valley Authority (TVA) lake system and outdoor recreational opportunities abound. With an excellent climate, there is a variety of recreational activities that include fishing, boating, hunting, and hiking. Huntsville is commonly referred to as the space capital of the world; home of the US Army Aviation and Missile Command and the Marshall Space and Flight Center.
2. Affordable Housing: The median sales price of existing single-family homes in Huntsville, according the 2000 National Census, was \$97,300. This median price is higher than many surrounding cities (including Arab, Ardmore, Athens, and Scottsboro, AL).
3. Highway System: Major highways include: Interstate 565 running east/west, Interstate 65 running north/south, US HWY 431 and US HWY 231 running north/south (Memorial Parkway), and US HWY 72 running east/west (University Drive).
4. Directions from the Huntsville Airport to housing administration building 3207 at Redstone Arsenal:

Exit Huntsville International Airport from pick-up area or parking area to the East to Glenn Hearn Blvd, proceed 1.6 miles North on Glenn

Hearn Blvd and take the Huntsville/I-565 exit ramp, proceed 5.8 miles East on I-565 and take Exit #14 (Rideout Road/Redstone Arsenal/Gate 9 Exit) to Rideout Road and proceed South to Gate 9. Pick-up a visitor's pass, have passenger vehicle inspected.

From Gate 9, proceed 0.6 miles South to the Rideout Road turn-around, proceed 0.7 miles back to the North on Rideout Road and take the Goss Road exit ramp to the East.

Proceed East on Goss Road 1.9 miles to Vincent Road (Traffic Light) -- make right turn on to Vincent Road and proceed 0.8 miles to Redeye Road -- make a left turn on to Redeye Road and proceed 0.1 miles to Snooper Road -- make a Right turn on to Snooper Road and proceed 0.2 miles on Snooper Road to Hercules Road -- make a left turn on to Hercules Road and proceed 0.2 miles to Bldg 3207 (The parking lot is on the South side of Hercules Road).

b. Units Assigned

1. The Headquarters, U.S. Army Garrison, provides installation support to on-post tenant organizations. Among the services the Garrison furnishes are: civilian and military personnel quality of life programs, legal services, housing management, security, fire and emergency services, building and grounds maintenance and logistical support for tenants and tenant activities.
2. The largest organizational occupants of Redstone Arsenal include the US Army Garrison, Redstone Arsenal, which provides the headquarters function for the installation itself and 13 additional major tenants. Major tenants at Redstone Arsenal and their missions are described below.
 - a) U.S. Army Missile and Aviation Command (AMCOM): AMCOM serves as the Command Group for missile, rocket, and aviation programs at Redstone Arsenal. AMCOM's mission is to provide sustainment support to joint War-fighter and Allies, ensuring aviation and missile systems readiness with seamless transition to combat operations; support Program Executive Offices (PEO)/ Project Managers to enable the development, acquisition, and fielding of superior aviation and missile systems; ensure integration of aviation and missile technology for sustainment.
 - b) Aviation and Missile Research, Development & Engineering Center (AMRDEC): AMRDEC's mission is to plan, manage, and conduct research, exploratory and advanced

development, and provide life-cycle engineering, technical, and scientific support for aviation and missile weapon systems and support systems, UAV platforms, robotic ground vehicles, and all other assigned systems and projects.

- c) Program Executive Office for Air, Space, and Missile Defense (PEO ASMD): PEO ASMD has the mission to develop, integrate, acquire, field, and sustain systems to enable the Army to dominate, control, and exploit aerospace in a joint environment of land, sea, air, and space. Programs provide quality systems to meet the current and future air and missile defense needs of the United States, its Armed Forces, and allies and to bring the advantages provided by space-based systems to the war-fighter.
- d) Program Executive Office for Aviation (PEO AVN): PEO AVN is the responsible management group that provides overall direction and guidance for the development, acquisition, testing systems integration, acquisition, and testing systems.
- e) Program Executive Office for Simulation, Training, and Instrumentation (PEO STRI): PEO STRI provides life-cycle management of interoperable training, testing, and simulation solutions for soldier readiness and the defense community.
- f) The South Central Civilian Personnel Operations Center (SCCPOC): Provides civilian personnel actions for the South-Central District area.
- g) U.S. Army Space & Missile Defense Command Center (SMDC): SMDC Huntsville conducts space operations and provides planning, integration, control and coordination of Army forces and capabilities in support of assigned missions; conducts mission related research, development, and acquisition. SMDC Huntsville serves as the Army's proponent for Space and National Missile Defense and as the Army integrator for Theater Missile Defense.
- h) Army Ordnance Munitions and Electronics Maintenance School (OMEMS): The OMEMS conducts and supports 101 courses of instruction. Among the OMEMS graduates are international students from over 25 allied nations. A unique mission is training civilian public safety personnel to become bomb technicians and respond to weapons of mass

destruction incidents. OMEMS provides training and education in ordnance disposal, missile maintenance, and domestic and foreign munitions for The Army, other Department of Defense (DOD) and federal agencies, and foreign allies. Its facilities on Installation are like a small campus with classroom, laboratory, administrative, and housing areas. About 6,000 students from throughout the DOD and allied nations receive training annually at OMEMS. The OMEMS Team consists of more than 1,100 military and civilian personnel.

- i) Logistics Support Activity (LOGSA): LOGSA is a dynamic organization dedicated to providing world-class integrated logistics information and support for America's War-fighters. The Logistics Integrated Database (LIDB) provides our customers with a responsive capability to identify the flow of resources, readiness posture, and sustainment support at the strategic, operational, and tactical level. LOGSA also provides support for the total life cycle of weapon systems, from concept to disposal. "PS Magazine" is published monthly by LOGSA to inform and motivate all users of Army equipment in order to enhance unit equipment readiness. LOGSA has a workforce of over 500 soldiers, civilians, and contractors.
- j) Redstone Technical Test Center (RTTC): RTTC is an element of the U.S. Army Developmental Test Command and its mission covers all phases involved in planning and conducting technical tests of aviation, rocket, and missile systems. RTTC is heavily involved in subsystem and component testing for all categories of Army material, operates the DOD hazardous lighting test facility, and provides full service support to U.S. Army customers for weapon systems research, development, production, and post-production. RTTC is a customer-funded organization and customer testing is conducted by a team of government and contractor support personnel who have a high degree of corporate knowledge of military missilery and weapon systems. State-of-the-art facilities within RTTC provide comprehensive testing of weapon systems to a full spectrum of natural and induced environments encompassing the entire life cycle from cradle to grave.
- k) Ground-Based Midcourse Defense Joint Program Office (MDA): MDA is developing a ballistic missile system to defend the United States, our deployed forces overseas, and

our friends and allies against long-range ballistic missile threats. Ground-Based Midcourse Defense (GMD) is the most mature of MDA's midcourse defense programs and has now transitioned from planning and testing to building and Initial Defensive Operations capability to defend the United States against a small number of long-range ballistic missiles.

- l) NASA's Marshall Space Flight Center (MSFC): MSFC is a key player in NASA's development of new generations of safe, reliable, reusable launch vehicles and spacecraft powered by innovative, cutting-edge propulsion technologies. The MSFC has partnered with Alabama universities, industry, and other federal agencies in the National Space Science and Technology Center. The Huntsville-based center is a collaborative effort that enables scientists, engineers, and educators to share research and facilities. MSFC provides Earth and space science and technology expertise to the Technology Center.
- m) Army Medical Department Activity (AMDA): The mission responsibilities for the organization include running Fox Army Health Center and the Occupational Health Services. The Health Center is an ambulatory care facility providing outpatient health care to active duty personnel, eligible family members, and other qualified beneficiaries. Occupational Health Services support one of the largest occupational health missions in the U.S, Army Medical Command. Over 10,000 government civilian employees receive care ranging from treatment of occupational injuries and illness to job-related medical surveillance.

c. The following web sites provide additional information on Redstone Arsenal communities:

Huntsville Times newspaper: <http://www.htimes.com>

Channel 19 TV News: <http://www.whnt19.com>

Channel 31 TV News: <http://www.waaytv.com>

Channel 48 TV News: <http://www.waff.com>

Local information:

City of Huntsville: <http://www.ci.huntsville.al.us>

City of Madison: <http://www.ci.madison.al.us>

Redstone Arsenal: <http://www.redstone.army.mil>

Redstone Morale, Welfare, & Recreation: <http://www.redstonemwr.com>

Army Community Services: <http://www.redstonemwr.com/html/acs.html>

Chamber of Commerce: <http://www.hsvchamber.org>
Restaurants/Visitor Info/Hotels: <http://www.huntsville.org/Pages/Area Facts and Figures>: <http://www.rttc.army.mil/empinfo/area.htm>
George C. Marshall Space Flight Center: <http://www.msfc.nasa.gov>
Redstone Arsenal History:
<http://www.benchmarkpub.com/REDSTONE02/Resources/History.html>

2.0 INSTALLATION MISSION/VISION/VALUES/GOALS

- a. Vision:** Recognized leaders in making Redstone Arsenal an Army Community of Excellence today and into the 21st century – trained and ready, future focused, partnered, customer driven, and value-based.
- b. Mission:**
1. To provide quality service and support to our community, the Home of Army Aviation.
 2. To train and maintain a quality work force.
 3. To provide timely support for worldwide contingencies.
 4. To sustain a quality working, training, and living environment.
- c. Values:** Honor, integrity, respect, loyalty, duty, respect, personal courage, and selfless service.
- d. Goals:**
1. Improve services to make Redstone Arsenal the best installation in supporting The Army.
 2. Provide the safest living and working environment in The Army for soldiers and their families.
 3. Provide the best quality of life services in The Army.
 4. Have the most environmentally clean and safe installation in The Army.
 5. Ensure doctrine, concept, support structure, equipment requirements, and training and meet the requirements of the soldier in the field.

3.0 RESIDENTIAL COMMUNITIES INITIATIVE (RCI) PROJECT

Redstone Arsenal is proposing to partner with the private sector for the purpose of improving and operating the military family housing community, utilizing applicable legislative authorities and the provisions of The Army's RCI Program.

4.0 RCI PROJECT VISION AND GOAL

a. Vision: Recognized in providing Redstone Arsenal soldiers and families with quality housing communities in which to live, flourish, and succeed in a partnered- based and unified community, resident-focused, and postured into the 21st Century.

1. The RCI project will deliver high quality family housing residential communities that foster family lifestyles.
2. Community design techniques will produce effective solutions that appeal to residents, improve the curb appeal of the existing housing areas and deliver multiple opportunities for recreational and community activities.
3. Community design standards will result in timeless communities that meet the complex demands of the Army's culturally diverse families.
4. Resources will be optimized to meet the established priorities of upgrading communities and improving the quality of housing of residents.

b. Goals:

1. Community
 - a) The RCI communities will be designed to foster a sense of pride in the local communities.
 - b) Residents will feel safe walking through their community, day or night.
 - c) The internal circulation system of the communities will accommodate pedestrian and vehicular traffic in a harmonious manner.
 - d) Green and open spaces will be used to serve as both recreational opportunities and connective links from one housing area to another.

- e) Community centers, recreational facilities and other amenities will be integrated into the communities and will serve as focal points of the communities.

2. Dwelling Units:

- a) All dwelling units shall reach an adequate condition within 10 years of transfer of housing privatization operations to the partner. Construction is defined in the "Installation Building Guidelines" section of the Request for Qualifications.
- b) Address the identified requirement for housing units identified during the CDMP process, with particular emphasis on the build-out that will be accomplished during the initial development.
- c) Units will be designed to accommodate the lifestyle of today's active military family.
- d) Storage will be sufficient to allow the soldiers to safely store personal effects and limit visual pollution in housing areas.
- e) Residents will have access to sufficient covered/garaged and off-street parking to prevent excessive on-street parking.
- f) Units will include outdoor areas that provide privacy, but also connectivity to the community.
- g) Newly constructed housing will have no less than 3 bedrooms.
- h) Project will incorporate the Sustainable Design and Development and Sustainable Project Rating Tool (SPiRiT) process as defined by US Army Corps of Engineers, to the maximum extent possible, and will achieve the Gold rating.

3. Asset and Property Management:

- a) The financial structure will maximize the development scope and support short and long-term needs.
- b) Operations and maintenance services will be provided in a prompt, courteous and efficient manner, exceeding current service standards.

- c) Units will be revitalized or replaced on a periodic basis to maintain economic and structural viability allowing for the inclusion of state of the art features.

5.0 PROJECT SUMMARY

- a. Redstone Arsenal's family housing privatization initiative promotes high-quality family housing units within the military member's Basic Allowance for Housing (BAH), less an amount sufficient to cover average utility usage and renter's insurance.
- b. Redstone Arsenal proposes to convey a current inventory of 459 family housing units, located in seven (7) remaining housing areas, and lease the land (approximately 340 acres) on which the existing units are located. The current Housing Market Analysis (HMA) recommends downsizing the inventory of 459 units down to 230 units. In exchange, this partner will provide for the new construction/renovation, operation, management and maintenance of the existing family housing inventory. This conveyance will be for a fifty-year period with a twenty-five year renewal clause.
- c. Redstone Arsenal has no historic military family housing units.
- d. Redstone Arsenal has 171 units constructed between 1957 and 1962 that are categorized as Capehart era and Military Construction Authority (MCA) housing. The Army has met all compliance requirements of the National Historic Preservation Act for these buildings through Program Comments published on June 7, 2002 by the Advisory Council on Historic Preservation. The Installation and selected partner will consider Design Guidelines published for these buildings and document their consideration process during preparation of the CDMP, but are not bound to adhere to the guidelines.
- e. There are currently no housing units funded or programmed to be demolished.
- f. There are currently no MILCON projects programmed in the future for the replacing and/or upgrading of older housing units.

6.0 FINANCIAL FEASIBILITY

- a. Redstone Arsenal has conducted financial feasibility analysis that supports the viability of a privatization effort in which the partner assumes ownership and lease rights to the existing family housing units and related underlying land. The partner will replace and revitalize housing as substantiated by a condition assessment of existing quarters in accordance with RCI and local community standards.

- b. For the purpose of estimating revenues, the monthly income available to the partner is an amount equal to the BAH of the senior military member of each household residing on Post, less an allowance for utilities and renter's insurance.
- c. If the National Development Council (NDC) obtains a favorable ruling from the Internal Revenue Service (IRS), regarding the use of tax exempt financing, the Army will consider a tax-exempt financing structure, along with other sources of capital, during the debt completion that occurs during preparation of the Community Development and Management Plan (CDMP) for Redstone Arsenal. If, after considering the interest rate, administrative cost, and all other financial impacts and business ramifications, and the partner and Army consider this approach to be beneficial to the project, tax-exempt financing may be pursued.

7.0 NEED FOR MILITARY HOUSING PRIVATIZATION INITIATIVE AUTHORITIES (MHPI)

Due to Redstone Arsenal's historical and cultural significance, some of the legislative authorities provided by the MHPI may be necessary for the financial viability of the project. The development partner may recommend use of any of these authorities.

8.0 CURRENT INVENTORY OF FAMILY HOUSING

The following table depicts the current 2004 total family-housing inventory as designated by grade and bedroom count.

GRADE	2BR	3BR	4BR	5BR	TOTAL
GFOQ	0	0	3	0	3
SGOQ	0	0	16	0	16
FGOQ	0	20	25	0	45
CGOQ	0	36	9	0	45
SNCOQ	6	53	54	4	117
JNCOQ	60	128	41	4	233
TOTAL	66	237	148	8	459

GFOQ – General/Flag Officer Quarters
 SGOQ – Senior Grade Officer Quarters
 FGOQ – Field Grade Officer Quarters
 CGOQ – Company Grade Officer Quarters
 SNCOQ – Senior Non-Commissioned Officer Quarters
 JNCOQ – Junior Non-Commissioned Officer Quarters

The following table lists the construction dates of the current Family Housing inventory.

YEAR BUILT	GRADE	1 BR	2BR	3 BR	4 BR	5 BR	TOTAL
1957	GFOQ	0	0	0	0	0	0
1957	SGOQ	0	0	0	16	0	16
1957	FGOQ	0	0	20	7	0	27
1957	CGOQ	0	0	0	5	0	5
1959	CGOQ	0	0	36	4	0	40
1959	SNCOQ	0	0	13	3	0	16
1959	JNCOQ	0	0	66	0	0	66
1972	FGOQ	0	0	0	18	0	18
1972	SNCOQ	0	0	0	30	0	30
1995	SNCOQ	0	6	8	6	4	24
1995	JNCOQ	0	60	23	13	0	96
2003	GFOQ	0	0	0	3	0	3
2003	SNCOQ	0	0	35	12	0	47
2003	JNCOQ	0	0	39	28	4	71
TOTAL		0	66	237	148	8	459

The following table shows the actual assignment of quarters as of Jan 2004 as well as the monthly rental income that the developer could expect from this specific assignment.

Pay Grade	FY04 BAH with Dependents	On - Post Housing				
		2 BR	3 BR	4 & 5 BR	Housing by Rank	Potential Monthly Income
E1	598	0	0	0	0	0
E2	598	5	2	0	7	4,186
E3	598	0	5	1	6	3,588
E4	598	11	5	2	18	10,764
E5	674	12	25	12	49	33,026
E6	770	28	40	31	99	76,230
E7	830	2	46	37	85	70,550
E8	895	0	9	7	16	14,320
E9	989	0	0	4	4	3,956

WO1	771	1	0	1	2	1,542
O1	685	0	7	1	8	5,480
O1E	843	0	0	0	0	0
WO2	857	0	0	1	1	857
O2	768	0	3	2	5	3,840
O2E	924	0	0	0	0	0
WO3	936	0	0	1	1	936
O3	933	0	17	5	22	20,526
O3E	1023	0	0	0	0	0
WO4	1010	0	2	3	5	5,050
O4	1130	0	8	15	23	25,990
WO5	1094	0	0	0	0	0
O5	1268	0	0	5	5	6,340
O6	1279	0	0	6	6	7,674
O7	1293	0	0	1	1	1,293
O8	1293	0	0	2	2	2,586
O9	1293	0	0	0	0	0
O10	1293	0	0	0	0	0
TOTAL ASSIGNED:		64	165	136	365	301,734
TOTAL INVENTORY:		66	237	156	459	
DIFFERENCE:		2	72	20	94	
Weighted BAH per month for assigned quarters:						822
Additional potential monthly income if all habitable, unoccupied house occupied:						76,892
Total Potential Monthly Rental Income @ Redstone Arsenal for 459 units						375,626
Total Potential Monthly Rental Income @ Redstone Arsenal after downsizing to 230 units * Based on effective inventory as of Feb 2004						188,140

9.0 COMMUNITY SUPPORT FACILITIES

a. Housing:

1. There are 109 permanent officer units and 350 permanent enlisted units, each furnished with a stove, dishwasher, garbage disposal, and refrigerator. There are currently 33 officers, NCOs and enlisted personnel on the waiting list. There is an average wait time of 1 to 2 months before on-post housing is available. Currently, there is a temporary average of 3 to 6 months wait time for Junior NCO (2 Bedroom and 3 Bedroom units) because of an on-going renovation project in those type quarters.
2. The off post referral services are provided by a local Real Estate Agency. A realtor coordinator is on duty full time at the housing office to assist military and civilian personnel in locating quality and affordable housing on the local economy. The utility waiver deposit program is established to assist soldiers in reducing initial outlay costs when securing a residence in the private sector. A current listing of off-post rental and sales properties is available to customers.

b. Transient Housing, Visitor Quarters (VOQ & DVQ) and Guest House:

1. Redstone Arsenal has 180 transient “rooms” primarily used for personnel attending meetings, TDY travelers, retired military travelers, and for soldiers on a PCS move. 64 of these room units are single rooms with microwaves and refrigerators and bath. 4 of these room units are suites consisting of a living room, 1 bedroom, and bath with microwaves and refrigerators. 14 of these units are suites consisting of a living room, 1 bedroom, bathroom, and a kitchenette. 48 of these room units are 2 bedroom apartments (48 rooms in 24 apartments) and have a living room, 2 bedrooms, a bath, and a full kitchen. 55 of these room units are 1-bedroom apartments with a living room, a bath, and a full kitchen. 15 of these rooms are in 3 bedroom cottages (3 rooms in 5 cottages) with each cottage having 2 bathrooms, a full kitchen, and a washer/dryer. They all have individually controlled air conditioning and satellite television.
2. Of all these units, there are 4 units designated as Distinguished Visitors Quarters, located in building 111.

3. Of all these units, the Guest House has 16 older, motel-type rooms in building 244.
 4. Of all these units, there are 5 guest cottages.
 5. Of all these units there are 24 apartments with two bedroom and 55 apartments with 1 bedroom, all located in the 1400 block on Redstone Arsenal.
 6. All units are available on a space-available basis.
- c. Unaccompanied Enlisted Personnel Housing (UPH):** There are 7 UPH quadraplex buildings at Redstone Arsenal. These are located in buildings 1401, 1402, 1403, 1404, 1405, 1406, and 1407. All buildings were constructed in 1972 with the total capacity of 28 beds at 1 person per space and 56 beds at 2 persons per space. The housing office is currently responsible for assigning these quarters and providing these spaces to the bachelor soldiers in pay grades E-7 to E-9 and commissioned officers.
- d. Transient Unaccompanied Personnel Housing (UPH), Advanced Individual Trainees (AIT):** There are 4 UPH/AIT buildings (“Y” Barracks), located in buildings 3410, 3411, 3412, and 3413, at Redstone Arsenal. Each building has a 240 bed capacity at 2 beds per room and can accommodate 360 beds at 3 beds per room. Currently, the rooms are accommodating 2 beds per room which brings the total bed capacity to 960 beds (240 beds per building). All 4 buildings were built in 1988. The Ordnance Munitions and Electronics Maintenance School (OMEMS), 59th Ordnance Brigade, 832nd Ordnance Battalion is responsible for assigning UPH/AIT space in Buildings 3410, 3411, and 3413. The Marine Detachment for OMEMS is responsible for assigning students UPH/AIT space in Building 3412.
- e. Transient Unaccompanied Personnel Housing (UPH), Advanced Skills Trainees (AST):** There is 1 UPH/AST building (Tower Barracks), located in building 3497, at Redstone Arsenal. The buildings were constructed in 1983 with a total capacity of 136 bed spaces. The Non-Commissioned Officers (NCO) Academy is responsible for assigning students UPH/AST space.

10.0 FACILITIES/SERVICES

- a. Army Community Service (ACS): ACS provides soldiers, retirees and family members with a centralized source of information, guidance, and assistance in solving personal problems.
- b. Exceptional Family Member Program (EFMP): EFMP is a Department of The Army program to assist family members who have various disabilities. The

EFMP ensures that family members receive the services necessary to meet their basic needs.

- c. PX: There is currently one PX run by AAFES on Redstone Arsenal. The PX carries a large variety of items including convenience, items, toys, pharmacy items, small grocery items, clothes, and plants. There is also a fast-food area near the front entrance. The PX is located adjacent to the Housing Areas, next to the Commissary complex, and is in Bldg. 3220.
- d. Commissary: There is currently one Commissary run by DECA on Redstone Arsenal. The Commissary is located adjacent to the Housing Areas, next to the PX complex, and is in Bldg. 3224.
- e. Chapel Activities: Redstone Arsenal's Ministry program offers spiritual fitness programs. Activities include diverse and inclusive worship services, an in-depth religious education program, clinical pastoral ministries, spiritually enhanced retreats for a diverse military community of faith, pastoral counseling, family-life ministries to enhance family wellness and readiness, and holiday special events.
- f. Child and Youth Services: Child and Youth Services (CYS) is located in Bldg 1500 on Weeden Mountain Road. CYC offers a variety of programs that includes Child Development Services (CDS), Liaison, Education & Outreach (CLEOS), Middle School & Teens, School Age Services (SAS), Youth Services (YS), Youth Sports, and Childwise.
 - 1. Child Development Center (CDC): There is one Child Development Center on Redstone. The CDC offers a variety of programs for children six weeks to five years of age. It is open to children of active duty, DOD civilians, contractors, Reservists, and full-time National Guard. The CDC is accredited by the National Association for the Education of Young Children and is certified annually by the Department of Defense. The combination of top quality facilities, programs and staff makes this the premier childcare facility in the area. The new state of the art center provides all the facilities and equipment needed to meet current and future requirements. Its central location makes drop-off and pick-up convenient for parents. Programs at the center focus on intellectual and social development that helps prepare a child for school. It is located in Bldg 3145 on Goss Road near Gate 10.
 - 2. Family Child Care (FCC): FCC provides in-home daycare for children ages six weeks to 12 years old.
 - 3. Middle School & Teen Program: This program is located in Bldg 3148 on Youth Center Road. It provides programs and activities in four areas: Leisure, Recreation & Arts, Sports & Fitness, Life Skills, Leadership &

Citizenship, and Mentoring, Intervention & Support Services. This program is for youth in grade 6 through grade 12.

4. **School Age Services (SAS):** SAS is located in Bldg 3400 at the corner of Ajax and Gray Roads. SAS has been accredited by the National School-Age Care Alliance (NSACA). SAS has been an active unit of the Boys and Girls Clubs. SAS is a 4-H Club to help children and young people become responsible and productive citizens in their community. There are also 15 computer stations available for children to develop their computer skills and expand their knowledge of math, science, social studies, reading, English, spelling, problem solving, and critical thinking skills. Through these clubs, SAS offers opportunities in sports, fitness/health, arts, leisure/recreation, life skills, citizenship/leadership, academic support, mentoring/intervention, photography, and fine arts.
 5. **Youth Education & Support Services (YESS):** YESS is responsible for coordinating programs and to promote communication and partnership between Redstone Arsenal, local schools, and local youth agencies. YESS supports integration of children/youth into the local school system.
 6. **Youth Sports.** Seasonal team sports are offered for children 5-18 years of age. Key sports include soccer, baseball, basketball, in-line hockey, tennis, and golf. Special events are offered such as clinics, workshops, and tournaments.
 7. **ChildWise Program:** This is an outreach program of CYS that offers support and information to expectant parents and families with children from newborn to five years of age. This program offers classes and referrals.
- g. Dental Clinic:** Redstone Arsenal has 1 dental clinic to provide care for active duty military personnel. The clinic's mission is to ensure that all members of the uniformed services assigned to Redstone Arsenal are in optimal health and are prepared to deploy without becoming a non-combat dental casualty. The U.S. Army Dental Clinic is located in Building 4100.
 - h. Health Services:** The Fox Army Health Center is an ambulatory care facility providing outpatient health care to active duty personnel, eligible family members, and other qualified beneficiaries. The Fox Army Health Center is located in Bldg 4100.
 - i. Recycling:** There are currently no recycling centers located on Redstone Arsenal. BFI, Inc., a private company that operates under Huntsville's recycling program, is contracted to provide a weekly curbside service to all housing areas on post. Containers are provided for recycling of newspaper, aluminum and steel cans, plastic beverage containers, and milk jugs. Other

materials that can be taken in the recycling program are used oil, and batteries.

11.0 RECREATION

- a.** Automotive Skills Center: The Automotive Skills Center is available for the "do-it-yourselfer," for the person who wants to learn new skills in automotive repair by having access to the proper equipment to do minor and major repairs and vehicle restoration projects. Qualified, trained civilian automotive specialists are on hand to insure safety, to conduct classes, and to give guidance. Classes are offered in automotive maintenance and repairs from oil change to auto painting. Technicians can also diagnose ailing engines with a computerized engine analyzer.
- b.** Multi-Craft Center: The Arts and Crafts Center has something for everyone. The center provides instruction, equipment, and supplies for the hobbyist that is interested in stained glass, painting, woodworking, engraving, matting and framing, and much more. Specialty classes are often held in holiday crafts and basket weaving.
- c.** Flying Activity: The Redstone Arsenal Flying Activity allows you the opportunity to learn to fly and obtain a private pilot's license. The flying activity is an authorized FAA Computer Test Station. There is opportunity to take classes for Private Pilot Ground School, Instrument Pilot Ground School, Commercial Training, and Certification as a Flight Instructor.
- d.** Car Wash: The Redstone Car Wash is open to the entire Redstone community. There is a Double Bill Changer, Car Care Vending products, two Vacuum Islands with multi-spray Fragrance Machines. Carpet Shampooer, Spot Remover, and Carpet Guard are also available.
- e.** Officers' and Civilians' Club and NCO Club: The officer's/civilians' club provides for private meeting facilities, business functions, and banquet facilities, as well as lunch and dinner programs. Lunch is open to the entire Redstone community. Private parties, theme parties, weddings, and other special events may be catered. Evening dining is limited to members and their guests. The NCO Club is currently closed.
- f.** Restaurants & Bingo: Redstone offers a variety of food establishments as well as bingo. The Firehouse Pub is a theme pub offering an atmosphere where friends can relax and socialize after work offering pool, darts, grilling burgers, and watching sports on a big screen TV. The Soldatenstube German

Restaurant offers the atmosphere of Germany with music, German cuisine, food, and beverages. The Challenger Club offers bingo using the latest in computer bingo technology, featuring electronic bingo machines. There are separate areas for smokers and non-smokers with a full service snack room with waitress service.

- g.** Bowling Center: The existing bowling center is located in building 3707 on Aerobee Road. The center contains 16 lanes, automatic scorers, a snack bar, and a game room. A new bowling alley facility is currently under construction.
- h.** Fitness Center: There are 4 fitness centers on post. The Redstone Fitness Center is located in Bldg 3705. The Wellness Center is located in Bldg 4460 on Digney Road. The Sparkman Fitness Center is located in Bldg 5302 in the Sparkman Complex. The Pagano Gym is located in Bldg 3774 on Honest John Road. Pagano Gym and the new Redstone Fitness Center offer basketball, racquetball, and saunas. Pagano Gym offers lighted tennis courts. All the facilities offer weight training, strength machines, stair-masters, rowing machines, treadmills and stationary bicycles. The Sparkman Center offers aerobic classes.
- i.** Jogging Trail: There is an outdoor, 6.2 mile long, jogging trail available to the entire Redstone community. It starts at the Wellness Center (Bldg 4460) and ends up at the Golf Course (Bldg 4140)
- j.** Riding Stables: The stables are located on Overlook Road. There are 210 acres of riding and pasture land. Privately owned horses can be boarded at the stables. Tack rooms are attached and there are areas available for shoeing and veterinary services.
- k.** RV Trailer Camp: This camp ground is located along the Tennessee River on Shields Road. Each site is equipped with water and electricity. A dump site is also provided.
- l.** Garden Plots: Military personnel may work a garden space to grow their own vegetables, fruits or flowers. There are 2 large garden plots with 60 spaces at each plot for a total of 120 garden spaces. The Vincent Garden Plot is at the end of Spartan Drive and the Wesson Garden Plot is off of Wesson Circle. Both Garden Plots are owned and operated by Family Housing at this time and are provided for no fee.
- m.** Picnic Area: There are several picnic and outdoor recreation areas for family gatherings, corporate picnics. Each site offers different amenities. Among these amenities are the Tennessee River, a swimming pool, playground, restrooms, basketball courts, volleyball courts, softball fields, covered pavilions, and horseshoe pits. Three of the larger sites include the Easter Posey Recreation Area on the Tennessee River, the Carroll D. Hudson

Recreation site on the Tennessee River, and the Vincent Drive Recreation Site on Vincent Drive. Also available for reservations is the Rustic Lodge which is available for private functions from business meetings, weddings, birthdays, and holiday parties. The Rustic Lodge offers chairs, tables, restrooms, kitchen facilities, deep frying facility, a large fireplace, and is available to the entire Redstone community.

- n. **Outdoor Equipment:** The Outdoor Recreation facility is located at Bldg 5132 on Sportsman Drive and rents and checks out outdoor equipment to all residents on post. Campers, pontoon and bass boats, boating equipment, camping equipment, fishing equipment, canoes, picnic gear, and BBQ grills are all available for rental. Outdoor Recreation has campground sites, fishing lakes, skeet and trap shooting, hiking trails, and archery ranges. Outdoor storage for boats, RVs, trailers, and motorcycles is available. There is also indoor storage for boats.
- o. **Golf Course:** There is one 27hole golf course on Redstone, located on Goss Road at Bldg. 4140. The facility offers a modern club house and pro shop, and a short-order restaurant. Also provided is an excellent driving range for putting, chipping, and sand play. Lessons from a PGA certified golf instructor are available. These courses are available to all authorized Redstone Arsenal ID cardholders and visitors.
- p. **Dinner Theatre:** There is no dinner theater currently at Redstone Arsenal.
- q. **Recreation Center:** The Recreation Center is in Bldg 3711 and is located at the corner of Patton and Aerobee Roads. The Center offers a variety of social and recreational activities. There are plenty of pool tables, table games, musical instruments, video games, VCRs, CD players, stereos, and televisions available for recreation use. Computers with internet access are available. This facility is only open to active duty and Retired Military, Military Reservists, National Guard, and immediate family members.
- r. **Swimming Pool:** Redstone Arsenal operates 3 well-maintained swimming pools which are open from the Saturday before Memorial Day weekend through Labor Day weekend. Pool facilities include: diving boards, slides, a kiddy wading pool, plenty of poolside loungers, and showers. The pools are fully staffed with certified life guards at all times.
- s. **Tennis:** 4 surfaced tennis courts are available to military and civilian personnel. 2 unlighted courts are located behind Bldg. 111 and 2 lighted courts are located at Goss Road and Skinner Drive between housing areas 2 and 4, allowing for night play.

12.0 SERVICES

- a. **Electric:** The Redstone Arsenal electric system is presently in the process of being privatized. A Request for Proposals (RFP) has been issued and proposals are due in by March 2004.
- b. **Natural Gas:** The Redstone Arsenal natural gas system is presently in the process of being privatized. A Request for Proposals (RFP) has been issued and proposals are due in by March 2004.
- c. **Water:** The Redstone Arsenal water system is presently in the process of being privatized. A Request for Proposals (RFP) has been issued and proposals are due in by April 2004.
- d. **Wastewater:** The Redstone Arsenal wastewater collection/pumping system is presently in the process of being privatized. Award is expected in May 2004.
- e. **Utilities:** Huntsville Utilities provides the gas main and gas to Redstone Arsenal. Huntsville Utilities is owned by the City of Huntsville. The Tennessee Valley Authority (TVA) supplies electric to Redstone Arsenal. Redstone Arsenal supplies its own water needs utilizing two water purification plants, the water coming from the Tennessee River. Redstone Arsenal collects its own wastewater products and pumps them to a sewer plant to be treated. The sewer treatment plant is owned and operated by PDR Properties, Inc., with 20 years remaining on a 30 year contract. The Knology cable company is the primary provider of cable TV service in the Huntsville area. Bell South provides the phone communications infrastructure for Redstone Arsenal.
- f. **Landfill Operations:** Redstone Arsenal currently operates 1 active landfill, just for construction debris. Redstone Arsenal also monitors 8 closed landfill sites.
- g. **Refuse Collection:** Redstone Arsenal contracts out household refuse collection services to Si-Nor Inc., based in Huntsville, collecting refuse twice each week. Chugach, Inc. is the Redstone Base Contractor and collects yard waste weekly. BFI, Inc., based in Huntsville, is contracted to collect recyclable items weekly as part of Huntsville's recycling program.
- h. **Fire Protection:** The Redstone Arsenal Fire Department (FD) currently operates from 3 stations located in Buildings 3320 on Vincent Drive, 4424 on Rideout Road, and 7801 on Patton Road. A fourth station in Bldg 4813 at the Redstone Arsenal Army Airfield is currently out of operation. The FD consists of: 3 engine companies, 1 ladder company, 1 rescue unit, 1 HAZMAT unit to include a van, 2 command vehicles, and administrative offices. The Fire Prevention Section is located in Building 4488. The Fire department has Mutual Aid Agreements with local communities for fire protection and HAZMAT responses. The Army Family Housing portion of this service will be reimbursed from project funds.

- i. **Police Protection:** The Redstone Arsenal Military Police (MP) conducts police operations from a station located in Building 3453 and will soon be relocated permanently to Bldg 3623 after renovations to Bldg 3623 have been completed. The MP station is currently manned with 20 Military and 32 DA Civilians for a total of 52 law enforcement officers. Services include policing operations, patrols, general and AWOL investigations and training. Police operations utilize sedans, All Terrain Vehicles (ATVs) and bicycles in its patrolling operations. The Military Police work closely with local law enforcement agencies when their services are required. The Army Family Housing portion of this service will be reimbursed from project funds.

13.0 INSTALLATION BUILDING GUIDELINES

- a. **Architectural Style:** Partners are encouraged to use their ingenuity and innovation in the planning and development process. However, they are expected to propose plans that are compatible with the existing architectural and design guidelines on and off post. New construction within the National Historic Landmark District or adjacent to existing properties listed on or eligible for the National Register of Historic Places must be designed to be compatible with the existing housing.
- b. **Americans with Disabilities Act:** The developer and the Community Development and Management Plan must meet the requirements of this Act. Based on Army regulations, both new construction and revitalization projects will include the requirement that five percent of the dwelling units in the project will be accessible for, or readily and easily modifiable for, use by persons with disabilities. This requirement must be addressed in all such projects until at least five percent of the installation's total inventory meets accessibility requirements.

It is our desire to assure that housing occupied by military families fully meets the needs of all family members, including those with disabilities. As a matter of policy, provide a level of accessibility in the housing that meets the requirements under laws such as the Architectural Barriers Act, the Americans with Disabilities Act, and the Fair Housing Act, whether those laws apply or not meeting the stricter requirements of Uniform Federal Accessibility Standards (UFAS) and Americans with Disability Act Accessibility Guidelines (ADAAG).

14.0 ENVIRONMENTAL CONSIDERATIONS:

- a. The housing areas proposed for this project are thought to be suitable for the intended development. An Environmental Baseline Survey (EBS) will be prepared and will be available to the partner during the development of the CDMP.

- b. Housing areas 1, 2, and 4 are the only Redstone Arsenal Housing Areas that are both asbestos and lead-based paint (LBP) free. All of the remaining housing areas contain lead-based paint by HUD definition. The housing areas that may contain asbestos are HA3, HA5, and HA6.
- c. An Environmental Assessment (EA) of the CDMP will be required prior to the implementation of the project. The EA will be developed by The Army in conjunction with the preparation of the CDMP, and will comply with the provisions of the National Environmental Policy Act (NEPA). The partner will be responsible for the payment of all costs associated with performing any necessary additional environmental studies to prepare the CDMP or to obtain project financing.
- d. Construction is allowed after assuring NEPA compliance, reviewing encumbrance restrictions and conditions, and obtaining all applicable permits for construction activities. For example, general encumbrances may involve preparing NEPA documents and securing digging permits for subsurface mechanical construction or exploration activities.
- e. During the time of construction of Housing Areas 3, 5, and 6, at Redstone Arsenal, asbestos-containing materials and lead-based paint were widely used. These materials are still present in the many of the houses and will require abatement during renovation work or appropriate legal removal during demolition.
- f. Chlordane, a historically commonly used pesticide, was applied for its intended purpose in family housing prior to the ban on its usage. Chlordane residuals should be considered present in the soils adjacent to the housing units.
- g. Due to Redstone Arsenal's warm and humid weather conditions and lack of adequate bathroom and kitchen ventilation, common indoor molds are frequently found in housing units.

15.0 OTHER CONDITIONS

- a. **Jurisdiction:** Redstone Arsenal will maintain exclusive federal jurisdiction over the majority of the real estate within the borders of the Installation. Some real estate within the borders of the installation, although Army-owned, is under state jurisdiction and will remain as such. All of the existing housing areas within Redstone Arsenal fall under exclusive federal jurisdiction.
- b. **Fire and Police Protection:** Redstone Arsenal will provide police and fire protection for the Redstone Arsenal housing areas to be reimbursed by the project. The AFH portion of this service will be reimbursed from project funds.

- c. Escrow Accounts:** The selected partner is to establish the following escrow accounts as a minimum. These accounts would require the signatures of the selected partner and the Installation Commander or his representative prior to withdrawal of funds.
- Capital repair and replacement
 - Deferred maintenance and repair
 - New construction and historic preservation
 - Reserves
 - Incentive Performance
- d. Installation Controls:** The following controls will be retained by the installation:
1. Security of the installation
 2. Fire and Police Protection
 3. Authority to withdraw authorization to reside on-post
 4. Authority to negotiate use of escrow accounts with partner
 5. Housing grade categories and designation of housing
 6. Designation approval of key and essential positions
- e. Rent Methodology:** The maximum allowable income to be derived from military occupancy of family housing is not to exceed the sum of the on post military members' BAH, less an amount sufficient to cover average utility usage and renter's insurance. Military members are not expected to expend out-of-pocket funds to reside in family housing provided by the developer as long as their utility consumption is not such that it exceeds the amount set aside to cover average utility usage.
- f. Community Amenities:** Community amenities are those generally provided in a typical housing development such as community centers, child care centers, playgrounds, ball fields, tennis courts, swimming pools, jogging trails, and other recreational facilities. The developer is to provide such amenities as part of the replacement and construction portion of the project. The developer may help operate, maintain, and staff these facilities in collaboration with existing government programs or to augment such programs. Developers should take

care to differentiate between ancillary facilities that are appropriately funded by the BAH revenue stream and commercial/retail/MWR activities.

- g.** Storage Facilities: Typically, military families accumulate items from around the world that require storage and accessibility, more so than the typical American family. The developer is to provide adequate space near family housing units.
- h.** Construction Sites: Redstone Arsenal will identify adequate and appropriate land on which the developer will commence construction. A Construction Site Feasibility Study will be developed and provided by the partner during the development of the business and financial plans.
- i.** Metes and Bounds: Redstone Arsenal will identify housing areas and surrounding available land within the housing areas to accommodate revitalized neighborhoods. A metes and bounds survey will be conducted and will be developed and provided to the partner during the development of the CDMP.
- j.** Historic Housing: Housing at Redstone Arsenal has properties that are considered historically significant, but they are not included within the property footprint of this project.
- k.** Installation and Facility Access: Redstone Arsenal exercises 100% vehicle access controls. Access to installation facilities, including housing units, are generally limited to military members, visitors, relatives, DOD civilian, and DOD contractors (entrance passes are required). To a limited extent, the public may be authorized access to other community facilities. Redstone Arsenal will establish on a case-by-case basis, in coordination with the selected developer, the conditions that may limit or extend access to community facilities.
- l.** Condition of Property Title: The Army holds fee title to the property upon which the existing family housing is located and to the lands upon which any new family housing may be constructed.

APPENDIX Letter, PART II

W912DR -04-R-0012

MADISON COUNTY, AL, AND SURROUNDING COMMUNITIES

(REDSTONE ARSENAL)

1.0 MADISON COUNTY

City of Huntsville

- Redstone Arsenal is located in the heart of Huntsville, AL. This high-tech City of Huntsville sprawls at the western base of the lower Appalachian Mountains in North Alabama. Located within the Tennessee River Valley, Huntsville is bounded to the south by the Tennessee River. Huntsville is a hub of north-central Alabama, located equal-distant between Nashville, TN and Birmingham, AL. Huntsville is located about 4 hours from Atlanta, GA by passenger vehicle. Huntsville is a progressive, fast growing city, keyed to the pulsating age of space and technology. Cosmopolitan, yet Southern, Huntsville offers a unique and exciting blend of both traditional south and metropolitan variety and excitement. This vibrant city has a population of 160,000 in its metropolitan statistical area and has been enjoying an economic explosion since 1948 when the U.S. Army decided to locate its rocket and missile programs to this small community of 16,400 people. The Huntsville area remains one of the fastest growing cities in the South and has one of the highest per-capita incomes in the Southeast. Distance to major areas and cities include:
 - 300 Miles north of Gulf of Mexico
 - 100 Miles south of Nashville, TN
 - 90 Miles north of Birmingham, AL
 - 177 Miles west of Atlanta, GA
 - 220 Miles east of Memphis, TN
- Huntsville is considered the birthplace of Alabama. From its earliest days Huntsville, named in honor of pioneer John Hunt, has been a melting pot of cultures. Huntsville's current population reflects many international cultures, with 10% of the population coming from other countries. More than 100 languages and dialects are spoken in Huntsville. Besides the influence of German rocket scientists, several Japanese-owned companies currently operate manufacturing plants in Huntsville.

- Huntsville was known as the cotton trading center of the Tennessee Valley during the 1840s and then became famous as a rocket city in the early 1950s, with the infusion of German rocket scientists.
- Huntsville has now grown into a great, high-tech, City of research and development, manufacturing, and space exploration. The Huntsville area has earned a reputation for having one of the strongest and most diverse high-tech communities in the nation. The centerpiece for the area's growth of high-technology companies has been the Cummings Research Park (3,800-acre business complex) that is home to approximately 220 of the county's most viable research-related businesses. The park is the second largest research park in the United States. Today, the Huntsville area community is considered a leader in scientific and technological advancement in areas such as: aerospace, defense, information technologies, and biomedical engineering.
- Huntsville is home to The US Army Aviation/Missile Command. Huntsville is also home for the US Space and Rocket Center and to the internationally known US Space Camp. Redstone Arsenal is home to the George C. Marshall Space and Flight Center. Huntsville and Redstone Arsenal are known as the birthplace of the nation's space program. Huntsville is widely known as "The Rocket City" because of its large contributions to both space and missile technology. It has also long been recognized as a powerhouse of aerospace and defense technology.
- Since the establishment of the Marshall Space and Flight Center in 1960, Huntsville's growth has been like a "Domino Effect." Both the military and space programs gave birth to an entrepreneurial spirit in the areas of science and technology research, while they also attracted established national companies to the area. Entrepreneurs and national corporate executives began diversifying their operations, creating an economic environment that has developed into an extremely prosperous community.
- Huntsville tourist attractions reflect the heritage of Alabama's first English-speaking city, the strife of the American Civil War, and the accomplishments of America's rocket scientists. Huntsville visitors find a wealth of activities for native and international visitors alike.
- According to manpower charts, as of 30 Sep 2003, the total military population in the Huntsville area and on Redstone Arsenal is approximately 1,944 active duty military (1658 on Redstone and 286 off post) and 59,960 retired military.
- Interesting Facts: The annual average temperature in Huntsville is 68.6 degrees F, average January temperature is 48.2 degrees F, and the average July temperature is 89.0 degrees F. The annual rainfall average is

56.4 inches, average snowfall is 4.1 inches, and the prevailing winds are from the West at 8.4 mph. The average ground elevation of Huntsville is considered to be 624 feet above sea level.

- Huntsville is also home to the Huntsville Stars (Southern League AA Baseball), Huntsville Channel Cats (Southeast Hockey League), Huntsville Flight (National Basketball Development League), and the Tennessee Valley Vipers (Arena II Football League). Huntsville has a 1/3 mile, paved, oval, race-car track and a 1/8 mile drag-strip. The Van Braun Civic Center has hosted a circus, tractor pull competitions, rodeos, mud-bogging, monster truck competitions, motor-cross competitions, and many other sporting events. The Convention Center hosts events such as dog and cat shows, Recreation Vehicle shows, Boat shows, and many other events, along with national artist concerts.
- The Van Braun Civic Center regularly features conventions, shows and concerts, including select performances from the highly acclaimed Huntsville Symphony. There are also numerous noteworthy museums and historic sites around the city, including: the Weeden House Museum, the Buritt Museum and Park, Alabama Constitution Village, the Huntsville Depot Museum and Depot Trolley, the Early-works Museum, the Alabama Center of Military History, Sci-Quest/North Alabama Science Center, the Huntsville Museum of Art, the Twickenham District, the Old Town historic district, Maple Hill Cemetery (one of the oldest in Alabama), beautiful Botanical Gardens, and the Observatory/Planetarium. In addition, Alabama A&M University houses a repository for source materials on African/American history and culture. Music, Dance, Theatre, and cultural organizations, such as the Huntsville Symphony Orchestra, the Youth Orchestra, the Huntsville Opera Theatre, Theatre Huntsville, the Huntsville Art League, and the Community Ballet Association, among numerous others, help round out Huntsville's cultural make-up.
- Religious Organizations: There are more than 30 denominations and 300 places of worship represented in the Madison County area.
- Utilities: Electricity, natural gas, sewer, water, and garbage pick-up are supplied by the City of Huntsville under the name of Huntsville Utilities. There are two cable-TV companies and telephone service is provided by South Central Bell.
- Libraries and Parks: Huntsville features an extensive public parks system and library system. Libraries include:
 - Alabama A&M University Library
 - Elbert Parsons Law Library
 - Huntsville-Madison County Public Library (6 Branches)

- Oakwood College Library
 - Redstone Scientific Information Center
 - University of Alabama in Huntsville Library
- Schools: There are over 20 private and/or parochial schools in Madison County, over 8 public schools within the City of Madison, over 22 public schools within Madison County, over 43 public schools within the City of Huntsville, the Huntsville Center for Developmental Learning, and a Vocational Technical School in Madison County. All schools in the public system are accredited by the State of Alabama Education Agency.
 - Higher Education: Higher Education is an integral part of Huntsville as it features thirteen colleges and universities, including:
 - Alabama A&M University
 - Alabama Career College
 - Calhoun Community College
 - Columbia College
 - Faulkner University at Huntsville
 - Florida Institute of Technology
 - J.F. Drake State Technical College
 - North Alabama College of Commerce
 - North Alabama Skills Center
 - Oakwood College
 - Southeastern Institute of Technology
 - The University of Alabama in Huntsville
 - Virginia College at Huntsville College

2.0 HISTORY

- Redstone Arsenal is unique among Army posts. It is a major and active military installation that plays a vital role in the defense of the United States. For more than 50 years, Redstone Arsenal has been the nerve center of the Army's missile and rocket programs.
- Redstone Arsenal was originally a combination of two adjoining Arsenals built in 1941 to make conventional and toxic chemical munitions during World War II, the Huntsville Arsenal and the Redstone Ordnance Plant.
- Redstone Arsenal's mission began to dwindle after World War II when Redstone dropped from a peak employment of more than 19,000 to a little used post with a work force of a few hundred men and women. Most of its buildings and manufacturing operations had been placed in a standby status by 1947, and some buildings were even offered for sale. Many facilities were leased for use by private sector companies.

- In 1948 Redstone Arsenal was designated as the center for Ordnance research and development in the field of rockets, and in 1949 it became the site for the Ordnance Rocket Center. In 1950 the Huntsville Arsenal and Redstone Ordnance were consolidated into Redstone Arsenal. Redstone Arsenal again made chemical artillery ammunition from 1951-1956.
- Because of the large available space, empty buildings, and ease of access to rail, highway, and water traffic, the Army chose Redstone as the place to consolidate its newly formed rocket program. In 1956 the Army Ballistic Missile Agency was established. The core of this agency came from the Guided Missile Development Division of Redstone Arsenal's Ordnance Missile Laboratories. The Army hired on technical and professional personnel and relocated rocket scientists from other areas of the United States. One famous team of 100 German scientists was headed by Dr. Wernher Von Braun.
- In 1960, the Army's space team at Redstone was transferred by presidential order to the National Aeronautics and Space Administration, formed in 1958. The Army's subsequent transfers of personnel, buildings, and programs to NASA became the nucleus of the current Marshall Space and Flight Center.
- In 1962 the Army formed the U.S. Army Missile Command along with a research group that would eventually be called the Missile Research and Development Center (MRDEC). Over the next 30 years, the Army missile team perfected the high technology weapons that American soldiers used to shatter the Iraqi Army in the 100-hour war of Operation Desert Storm in 1990. The development of new weapon systems and the improvements to existing weapon systems continues on today. In 1997 the U.S. Army transferred the U.S. Aviation and Troop Command (ATCOM) to Redstone Arsenal from St. Louis, to combine with the U.S. Army Missile Command (MICOM) to form the U.S. Army Aviation and Missile Command (AMCOM).
- Redstone has a government and contractor daily working population of about 23,000 with about 30,000 vehicles passing through the Arsenal gates each weekday. In an average month about 8,000 visitors enter Redstone to do business.
- There are over 1,600 active-duty soldiers assigned to the many commands and activities at Redstone or in Huntsville. Together these agencies employ over 12,700 government civilian workers.

3.0 HOUSING FACTS

There are 73,670 Housing units in the City of Huntsville. The median price of a single-family home in Huntsville is \$97,300.

4.0 BUSINESS FACTS

Huntsville and Madison County provide a dynamic environment for business in a community with a variety of educational, cultural, and recreational resources. The economy of Huntsville is a healthy mix of business services, manufacturing, health care, communications, corporate and regional offices, government, and the convention/tourism industry. Huntsville businesses benefit from the City's proximity to both Atlanta and Nashville, the growing State of Alabama and U.S. markets, and the cost advantages of this unique city.

Leading Employment Sectors Nonagricultural Employment – Huntsville, 2000 Census

Sector	Number Employed	Percent
Services	10,401	13.7
Trade	9,552	12.6
Government	14,755	19.5
Manufacturing	12,855	17.0
Finance, Insurance & Real Estate	3,433	4.5
Construction	3,530	4.7
Transportation, Communications and Utilities	2,039	2.7
Mining	88	0.1
TOTAL	56,653	74.8

5.0 DEMOGRAPHIC INFORMATION

Huntsville Population Demographics

AGE Group	Number	Percent
Under 5 Years	9,732	6.2
5 to 9 Years	10,299	6.5
10 to 14 Years	10,389	6.6
15 to 19 Years	11,369	7.2
20 to 24 Years	11,781	7.4
25 to 34 Years	21,333	13.5
35 to 44 Years	25,095	15.9
45 to 54 Years	21,086	13.3
55 to 59 Years	8,346	5.3
60 to 64 Years	7,624	4.8
65 to 74 Years	12,219	7.7
75 to 84 Years	6,974	4.4
85 Years and over	1,969	1.2
Total	158,216	100.0

Huntsville Labor Force Employment, Civilian

Occupation	Number	Percent
Employed Over 16 Years Old	75,646	100.0
Management, Professional	33,535	44.3
Service	10,401	13.7
Sales & Office	18,097	23.9
Agricultural	126	0.2
Construction, Maintenance	4,513	6.0
Production, Transportation	8,974	11.9

In Huntsville, 99.5% of the population over 25 years old has graduated high-school and 27.9% of this population has a bachelor's degree or higher. 63.2% of the population over 15 years old is currently married.

Demographic Data Source: U.S. Census Beau, 2000 Census, City of Huntsville, AL