

# IGSA & EUL: Diving Into the Weeds



**INSTALLATION** **INNOVATION X**

NOV. 6-8, 2023 ORLANDO, FL



# Chris Landgraf

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Officer (CPLO)**

**Marine Corps Installations National  
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Quantico (MCINCR-MCBQ)**

# MCINCR-MCBOQ





# Trevor Henry

Deputy County  
Executive

Albemarle County



**ADC Conference  
8 Nov 2023**

**Intergovernmental Support Agreements (IGSA) & Enhanced  
Use Leases (EUL): Diving Into the Weeds**

*Rivanna Futures: Locally driven, State supported, Federally shared*

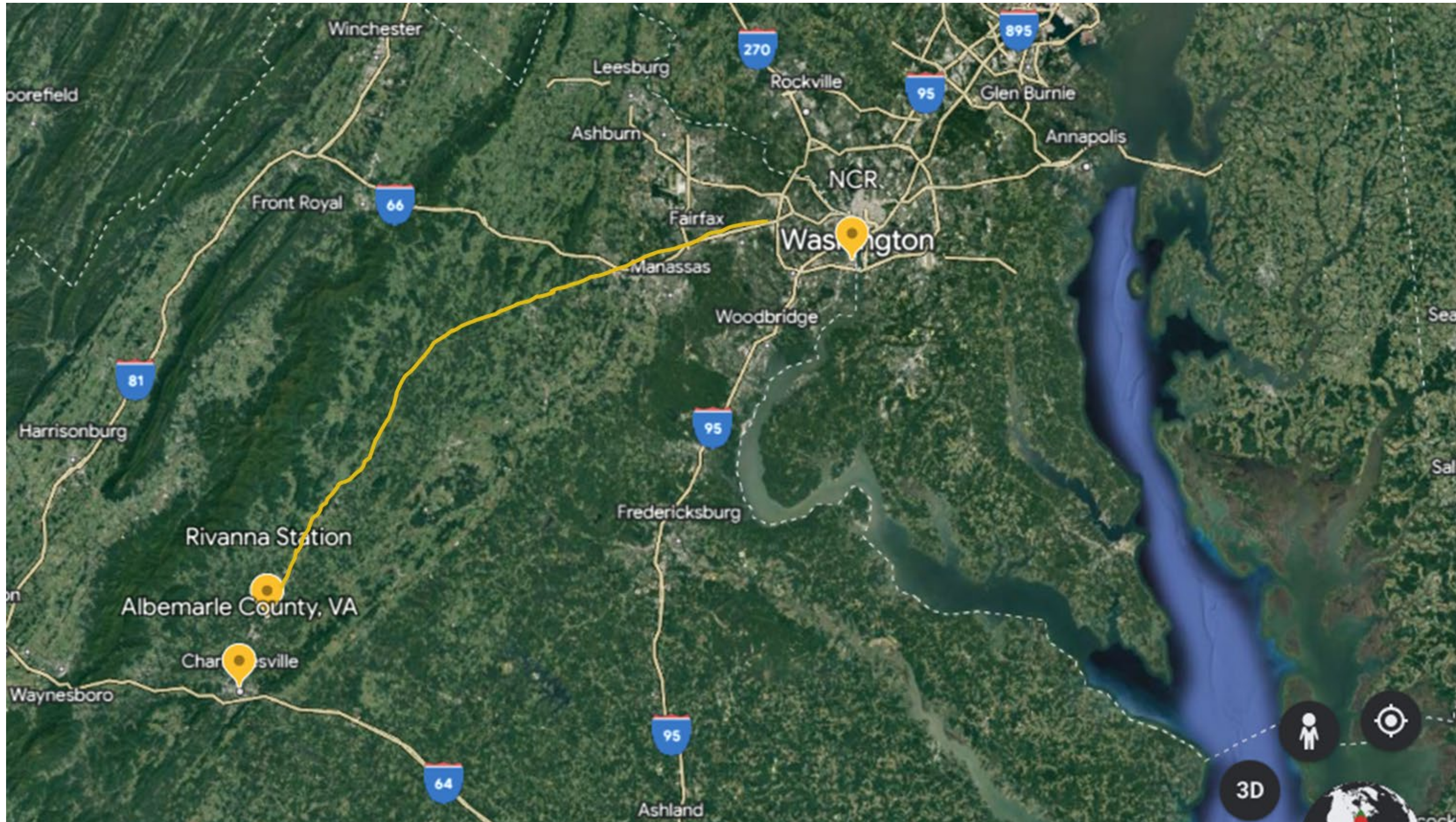




# Albemarle County Support of Rivanna Station

- Rivanna Station Background
- SWOT/Call to Action
- Local Action
- Enduring Partner/future opportunities

# Rivanna Station (Sub-Installation of Ft. Belvoir)



# Rivanna Station Today

## Existing Organizations

**National Ground Intelligence Center**  
**Defense Intelligence Agency**  
**National Geospatial Intelligence Agency**





# Defense/Military Activity in Albemarle/ Charlottesville Area

## Military Units

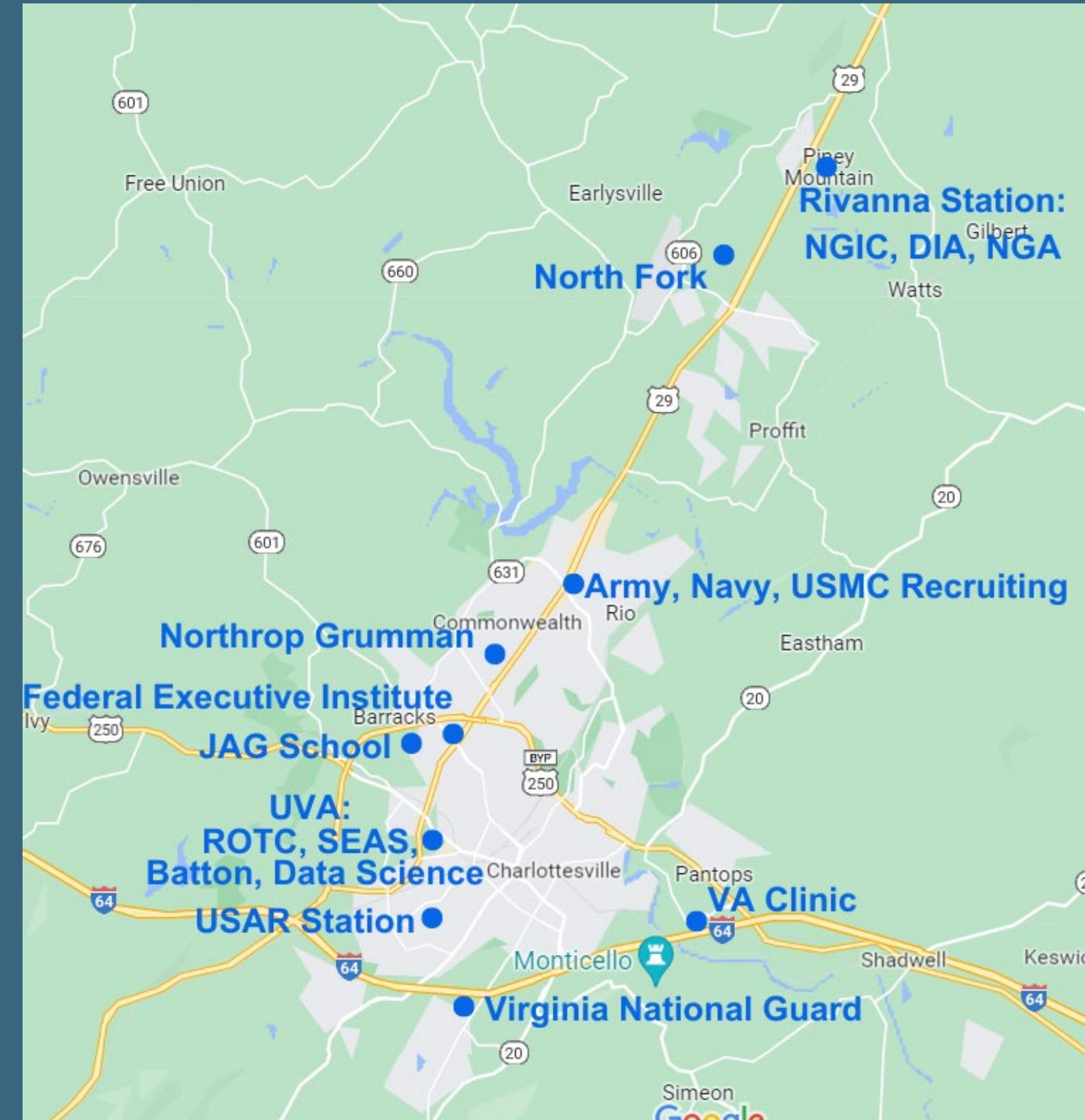
NGIC, DIA, NGA,  
TJAGLCS, USAR,  
VNG  
Active Duty  
(ROTCs, Recruiting  
Stations, etc.)  
Federal Executive  
Institute (OPM)

## Defense Contractors

MITRE Corporation,  
Battelle, Biocore,  
CACI, Booz Allen  
Hamilton, Delta  
Bridge, Dynetics,  
Eiden Systems,  
Leidos, Luna,  
Northrup  
Grumman,  
Siemens, Signature  
Science, SRC, and  
more.

## Supporting

Defense Affairs  
Committee at  
North Fork  
>50 organizations  
(VSOs, non-profits,  
etc.)



# Rivanna Station Master Plan 2016

Purpose: Address current installation deficiencies and identify future growth options.

Recommendation: Enhance security and force protection by consolidating mission requirements currently housed off-site in leased buildings and land, incl.

- 60k sf warehouse
- 10k sf joint-use training facility

## Real Property Master Plan

Long and Short Range Component  
Capital Investment Strategy

Rivanna Station, Virginia

February 2016 Reprint

Prepared for:

U.S. Army Corps of Engineers Norfolk District

Prepared by:

HNTB Engineers, Architects, Planners

# Rivanna Station Master Plan 2016 3.0 Future Development Plan

## Key Findings to highlight

- Land Mobile Network Communications Improvements
- Secondary and Emergency Access
- Emergency Service Center
- Recreational Trails
- Water Distribution Improvements

*\*Note – Ultimately chose option of on-site parking and SCIF expansion project currently underway*

Figure 3.3: Plan Alternative B: Southeast Installation Expansion



### Legend

- Existing Station Boundary
- Existing Station Fenceline
- Proposed Fenceline
- Approximate Expansion Area
- Recreation Trail
- Ingress / Egress

### Alternative B Southeast Station Expansion Alternative



Source: Ft. Belvoir DPM, Aerial (Google Earth), DA1513



# Strategy-to-Action Plan Background



**Secretary Crenshaw Intent:** Identify key issues that the Commonwealth of Virginia can engage on in order assist our valued military installations and their surrounding communities.





# Past SWOT Analysis (2014 & 2018) Key Points

## ■ Strengths:

- Mission Relevancy (joint, interagency)
- Recent expansion (2017/2018) mission growth

## ■ Weaknesses:

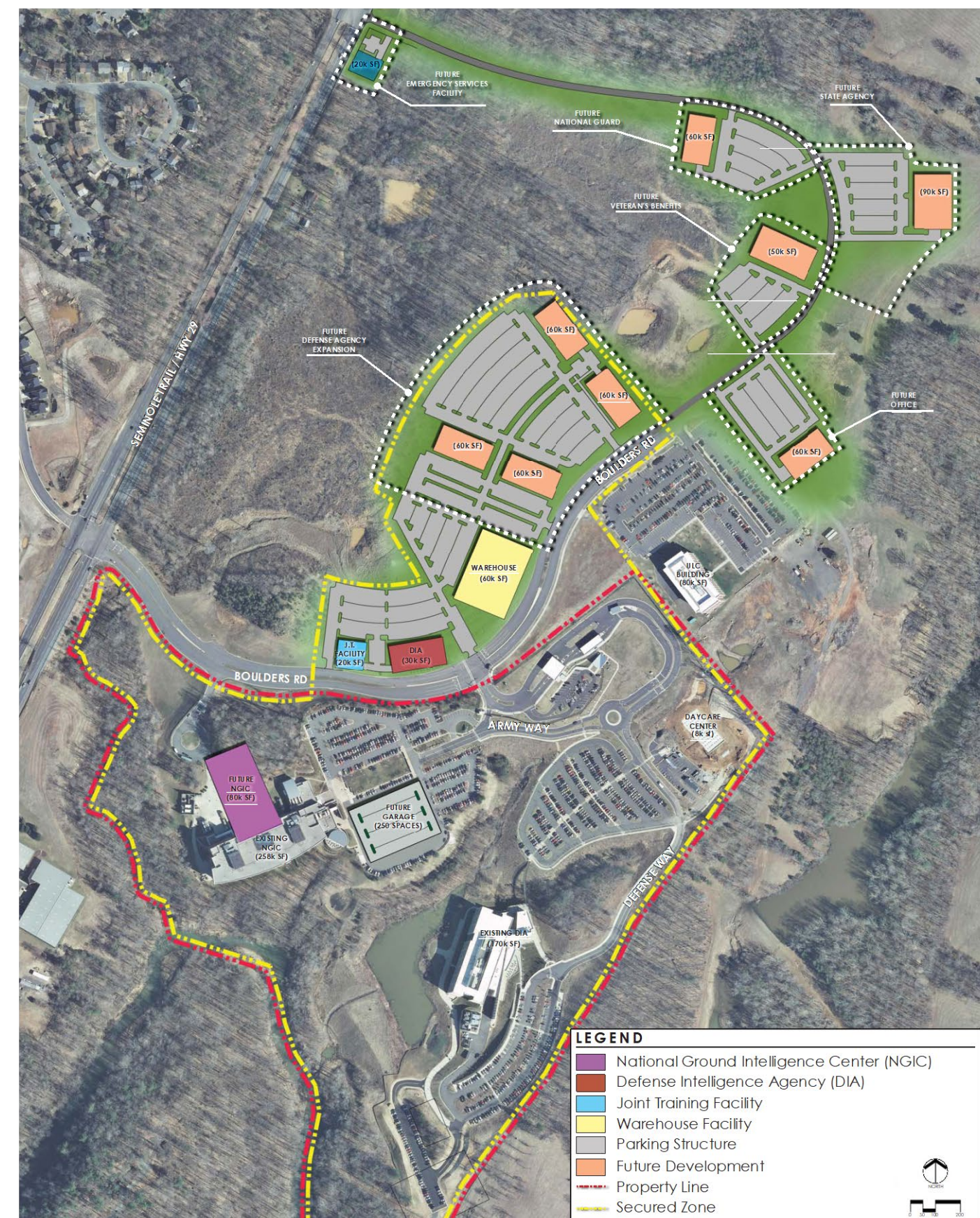
- Force Protection
- Deficiencies in Soldier Support Functions

## ■ Opportunities

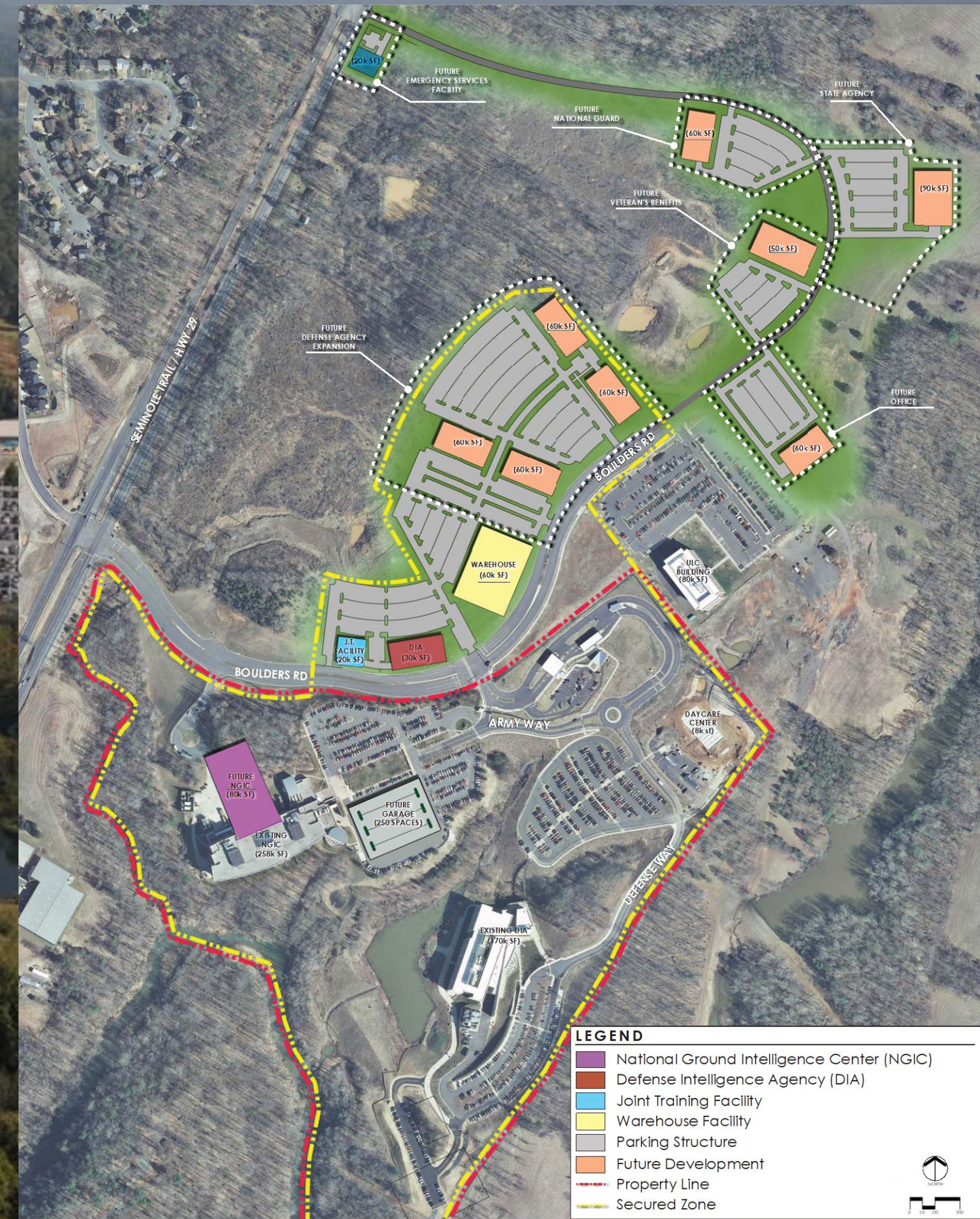
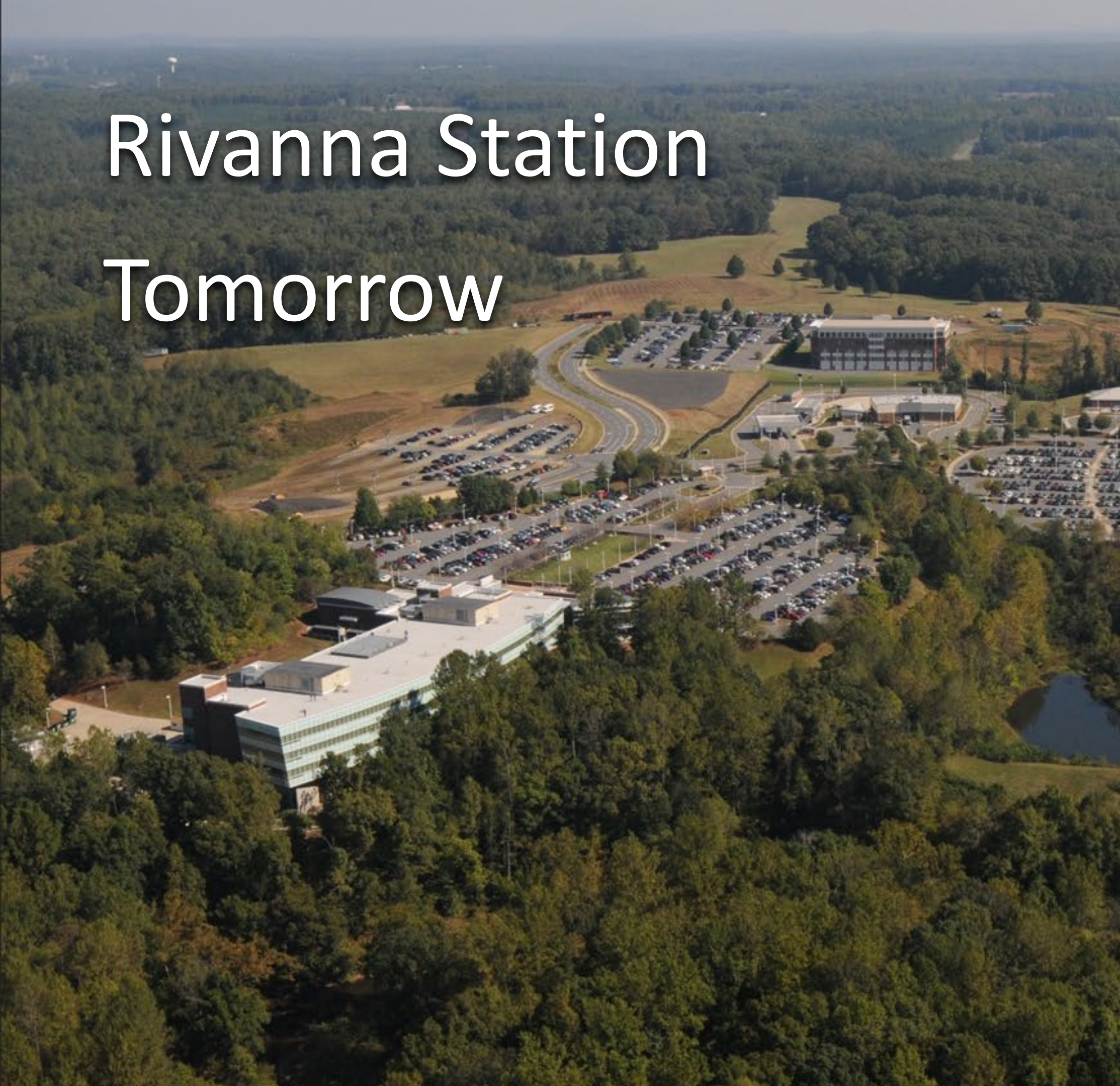
- Expansion and Enhanced Use Lease process

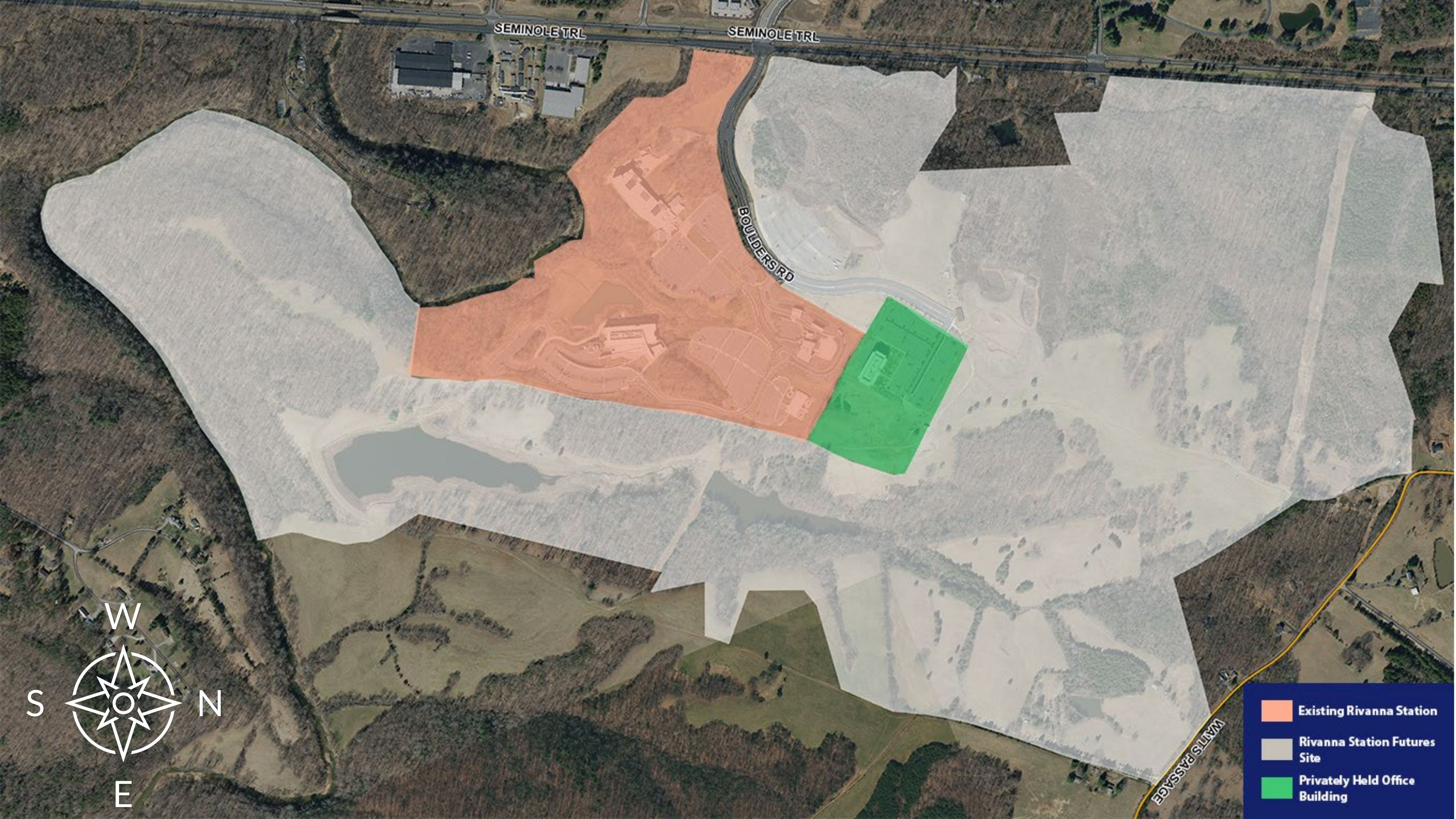
## ■ Threats:

- Retaining qualified professionals
- Ability to advocate for the installation



# Rivanna Station Tomorrow





SEMINOLE TRL

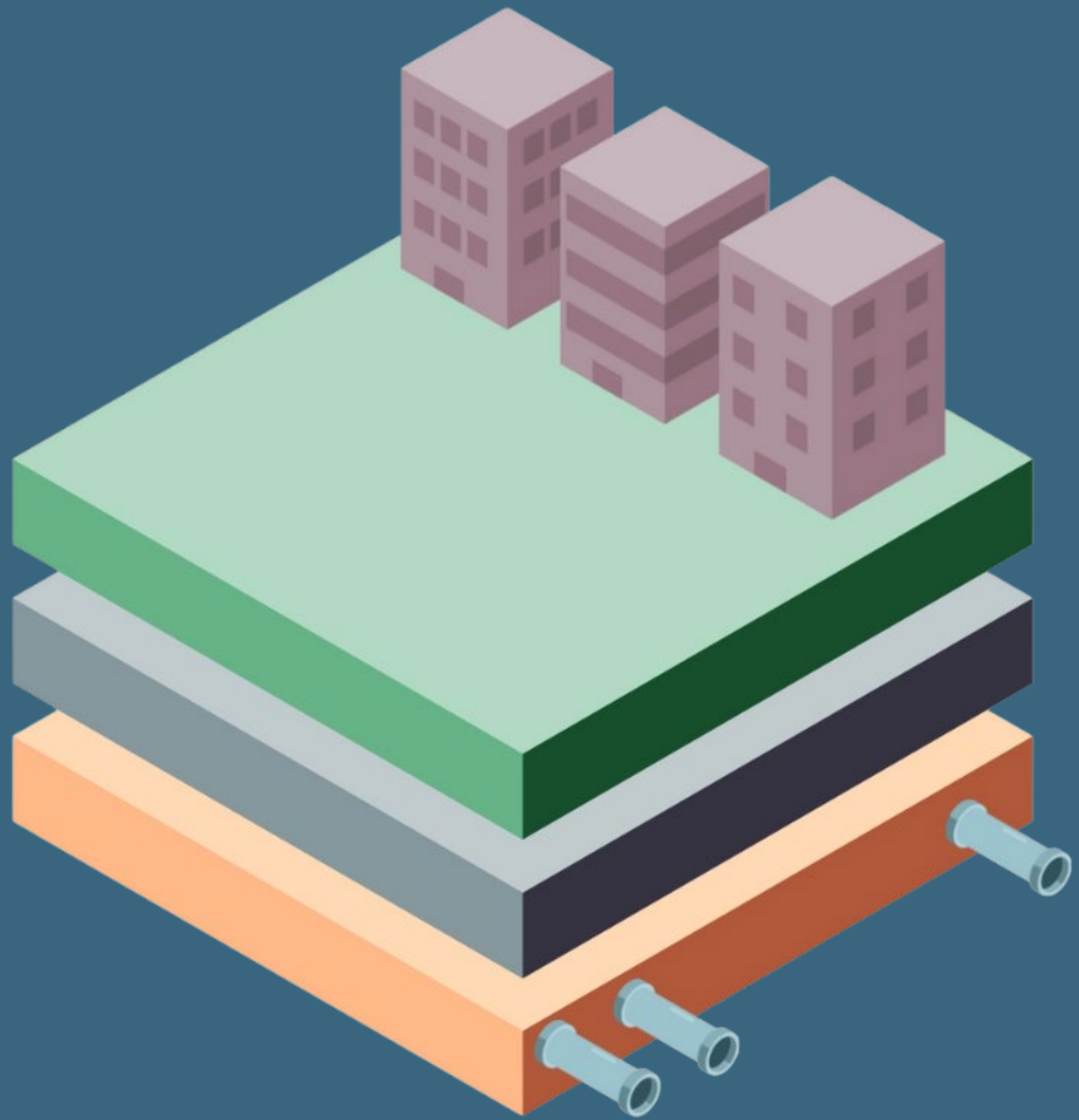
SEMINOLE TRL

BOULDERS RD

WAITTS PASSAGE



-  Existing Rivanna Station
-  Rivanna Station Futures Site
-  Privately Held Office Building



-  Vertical Development
-  Site Control
-  Site Readiness



**Site Control**  
Albemarle County

**Site Readiness**  
Albemarle County, State, & Agency partners

**Vertical Development**  
Federal & Private partners





# Partner Engagement

*“Locally Driven, State Supported and Federally Shared”*

- Continued partnership engagement:
  - State
  - Federal
  - Academic
  - DOD



# Partner Engagement

*“Locally Driven, State Supported and Federally Shared”*

- Being a Good neighbor/Enduring Partner:
  - FT. Belvoir/Rivanna Station
    - Resiliency focus
      - Infrastructure
      - Solar
      - EV
      - Boulder’s road extension
    - ISGA opportunities
    - etc



**Dan Schnepf, PE**  
President  
Blue & Silver Development  
Partners, LLC



A Presentation to the  
**Association of Defense Communities**

P4-TrueNorth  
Commons  
Development at the  
UNITED STATES  
AIR FORCE ACADEMY  
(USAFA)

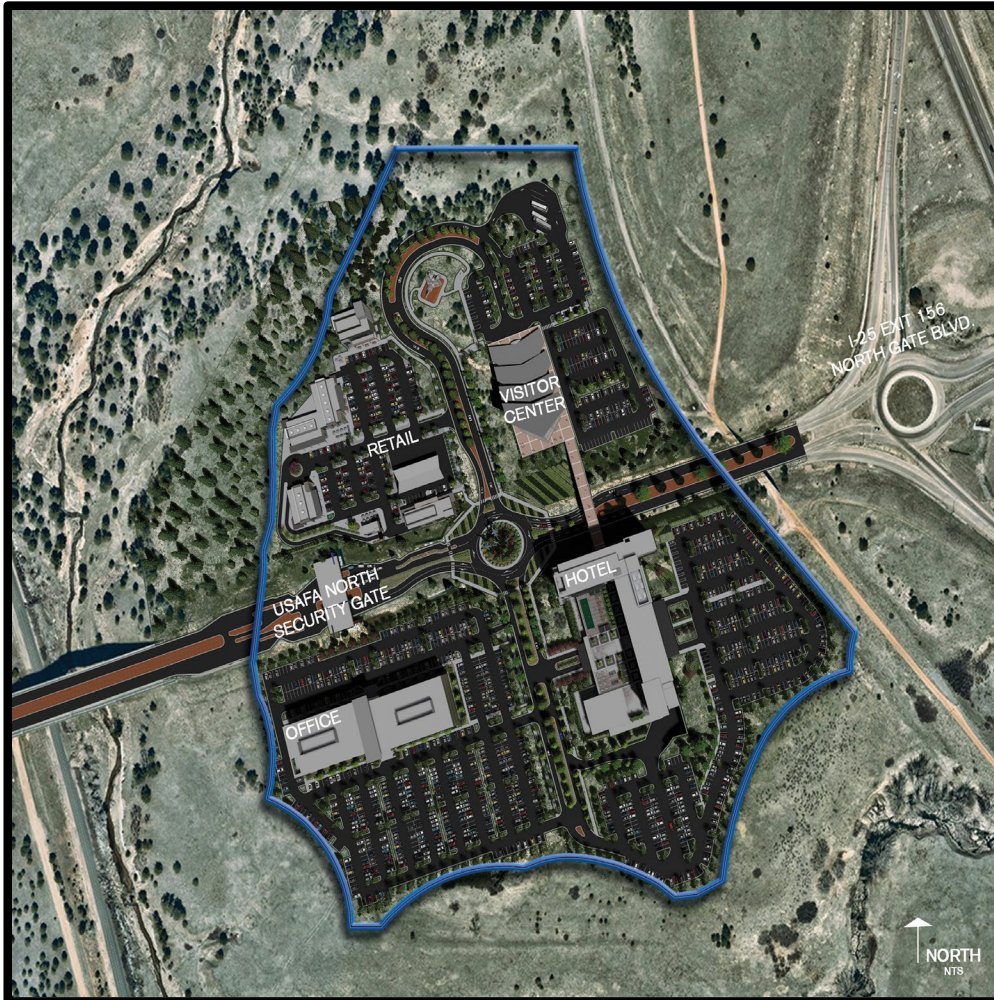


November 6, 2023





# TrueNorth Commons Development Plan



Land Use	Site Area (acres)	GFA (sf)
Visitors Center	7.0	35,000
Hotel	10.0	310,000
Commercial Retail	6.0	30,000
Office	8.0	160,000
Public Infrastructure	4.0	
Future Development	16.0	
<b>Site Totals</b>	<b>51.0</b>	<b>535,000</b>



# Public/Private Public/Public Partnerships (P4)

## ❑ P4 Goals and Objectives

- Serve a common goal or need in the creation of a partnership between the private sector or public sector and the DOD
  - Provide funding for an unfulfilled mission
  - Augment or supplement an operational need
  - Provide expertise not available within the DoD to fulfill a need

## ❑ Types of DoD P4's in the Federal Acquisition Regulation

- Provision of an unsolicited proposal by a public or private entity
- Base Operating Service (BOS) Contracts for maintenance and repair
- Contracts for common use of facilities or utilities (Joint Use Airfields)
- Land Exchange
- Environmental Land Transfers
- Leases and lease backs
  - Enhanced Use Leases EUL (TrueNorth Commons)



# Public/Private Public/Public Partnerships (P4)

## ☐ TrueNorth Commons P4 Partnerships

- State of Colorado OEDIT Board – RTA
- City of Colorado Springs URA – Annexation
- Local Taxing Jurisdictions
  - City of Colorado Springs
  - El Paso County
  - School District 20
  - PP Library District
  - Upper Arkansas Water Conservancy District
- U. S. Air Force
  - Pentagon
  - Air Force Civil Engineering Center (AFCEC) – EUL
  - Air Force Academy – Commander Lt. Gen. Clark, 10<sup>th</sup> AB Wing, 10<sup>th</sup> CES
- Blue & Silver Development Partners
- TrueNorth Commons Business Improvement District
- Royal Bank of Canada (RBC)
- Air Force Academy Foundation/AOG
- Indigenous peoples and tribes





## ❑ Enhanced Use Lease

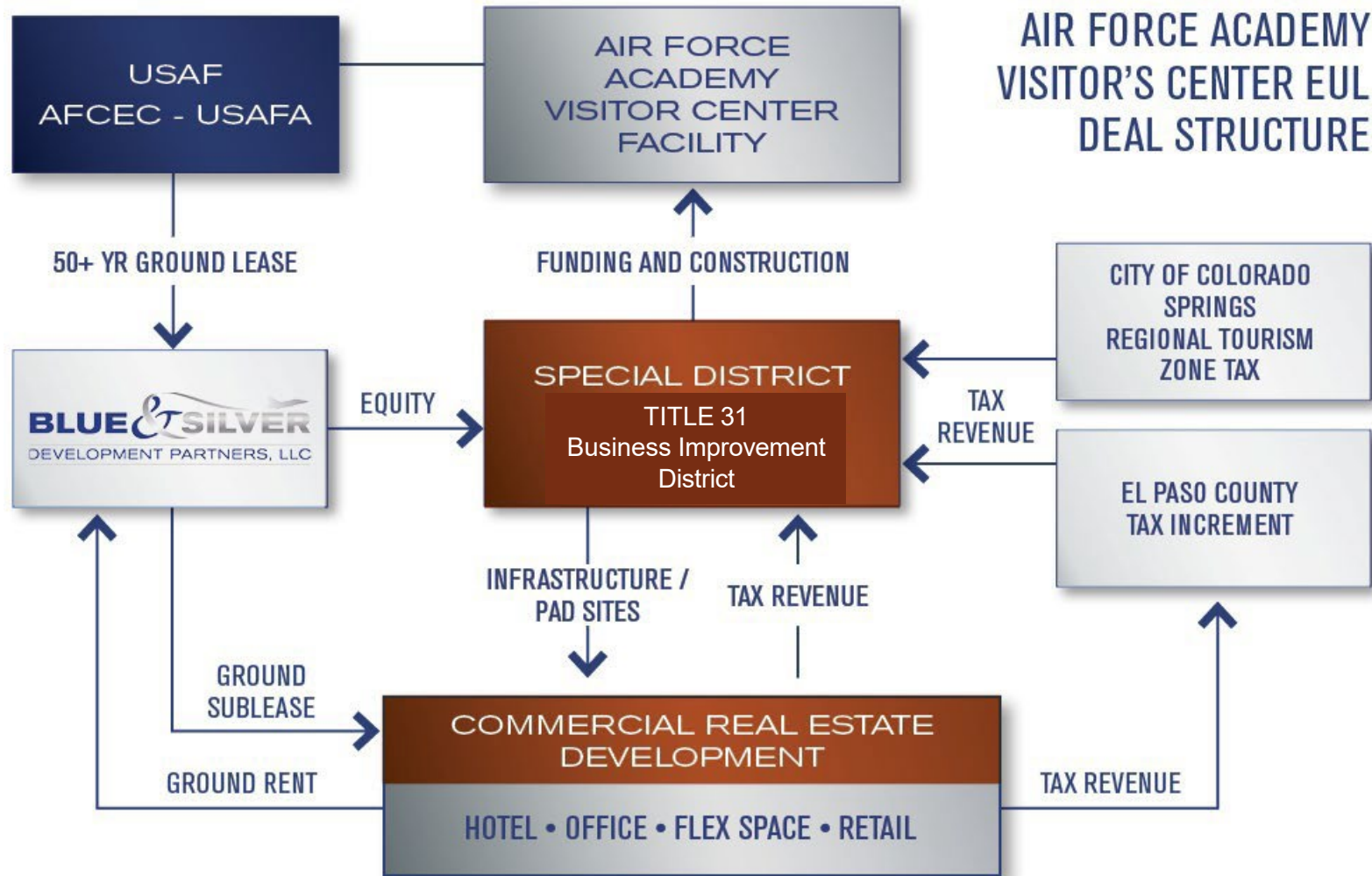
- Governed By US Title 10 Section 2667 – allows for a lease of federal land in exchange for the development of an unfunded federal need on underutilized federal property
- The Airforce Academy needs Visitor's Center and provided approximately 51 acres of Academy Property at the North Gate and I-25 for commercial development
- Blue & Silver Development Partners LLC is negotiated a Master Developer and Ground Lease agreement with the Air Force

## ❑ Finance Approach

- The development required private equity, debt and public finance to be successful
- All URA & Title 31 Business Improvement District (BID) requirements for a public finance approach have been applied in the development of the project



# Deal Structure



# Air Force Academy Visitors Center



Visitors Center - Fentress Architecture



USAFA Enhanced Use Leasing Project

**BLUE & SILVER**  
DEVELOPMENT PARTNERS, LLC

**Matrix**  
DESIGN GROUP

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# Visitors Center Construction - July 2023



USAFA Enhanced Use Leasing Project

**BLUE & SILVER**  
DEVELOPMENT PARTNERS, LLC

**Matrix**   
DESIGN GROUP

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# Visitors Center Hotel



AFA Hotel - Blur Architecture



# TNC Hotel Construction - July 2023



## Concept Proposal for North Gate

- Highly amenitized working environment for established defense contractors to focus on their core business.
- Smaller, short-term leased spaces that can act as incubator for less established companies by reducing cost of buildout and creating environment around a shared mission.
- Common areas and event space allowing for interface with Air Force Academy students and staff.



# TrueNorth Commons Retail



USAFA Enhanced Use Leasing Project

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DEVELOPMENT PARTNERS, LLC

**Matrix**  
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