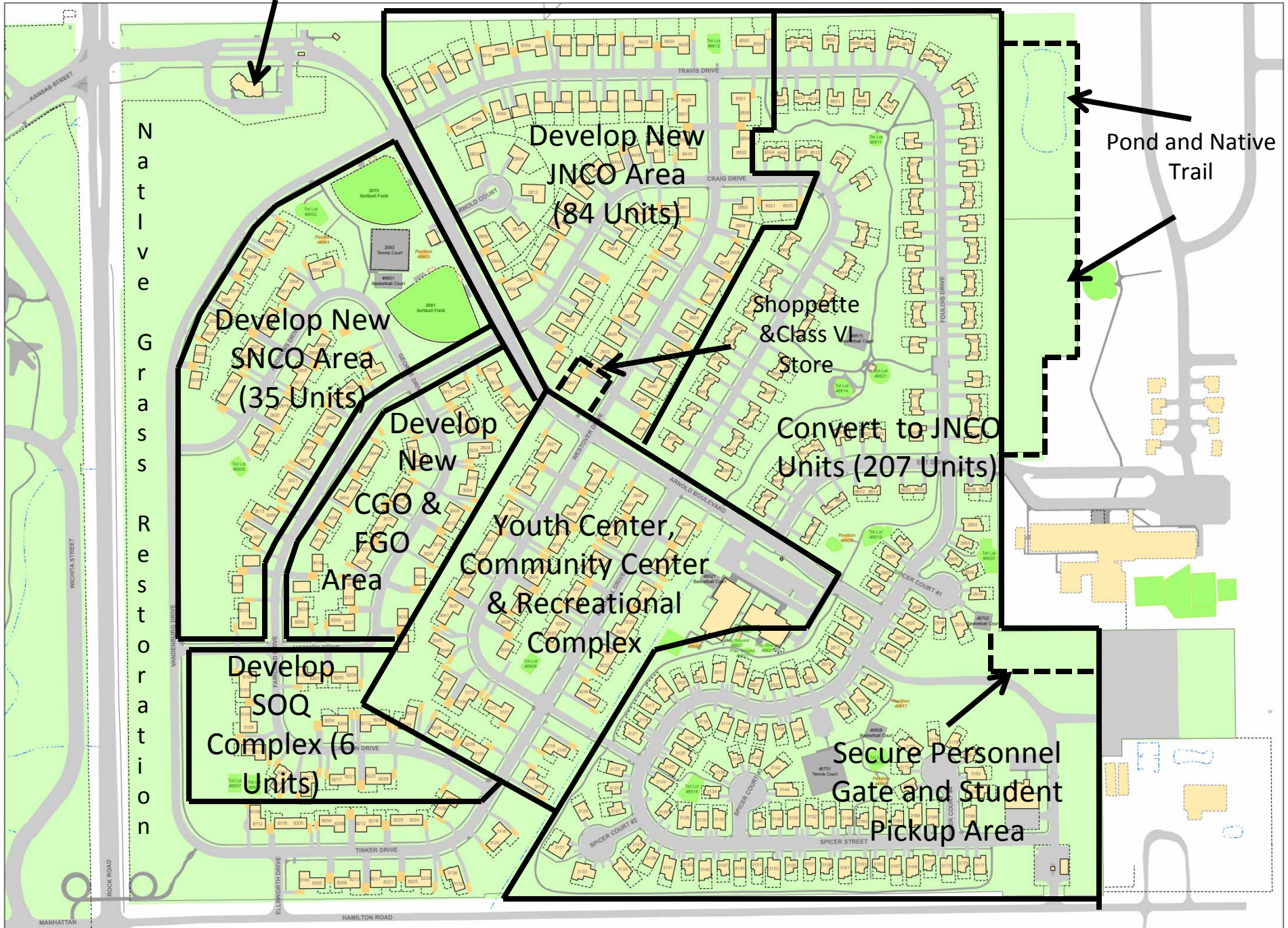


McConnell Air Force Base:
Development Plan

Construct Addition to Housing Office



McConnell Air Force Base:
SOQ Complex Conceptual Plan

22d Air Refueling Wing



SOUTHWIND DECISION BRIEF

**22 CES/CD
XX JAN 10**

Integrity – Service - Excellence



BACKGROUND



-
- **Current Approved RFQ Includes Option to Rebuild the Four Winfield Units in the Same Area**
 - **An Option that was not Previously Considered is to Construct them in the Southwind Area**
 - **All SOQ Units in Same Neighborhood**
 - **RFQ Allows that Option**
 - **Exact Location to be Determined During Design**
 - ◆ **SFS and AT/FP Officers Included in Design Process**
 - ◆ **Will Require Adequate Set Back from Perimeter but Easy Access to Installation**
 - ◆ **SFS to Continue to Man Gate and Patrol Southwind**
 - **Wing/CC Decision**



BACKGROUND (Cont)



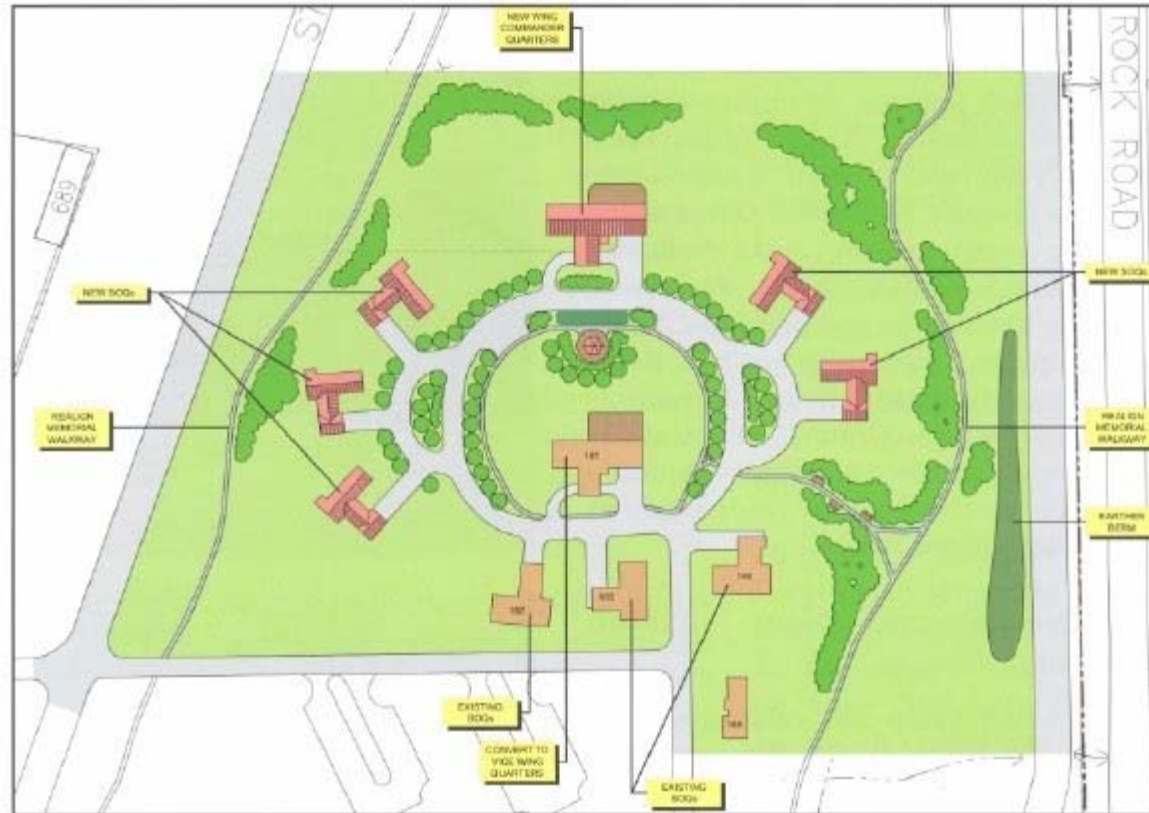
-
- **Siting the Units in Southwind Reduces Project Costs**
 - **Maintenance and Repairs Costs Reduced**
 - ◆ **Furthest Distance from Maintenance Facility to Southwind Housing Unit .6 miles (one way)**
 - ◆ **Distance to Winfield 1.5 miles (one way)**
 - **Not Building on Main Base Reduces Construction Costs**
 - ◆ **Approximately 25% Increase in Costs Associated with Building on Main Base**
 - **AT/FP Concerns**
 - **All Senior Leadership Off Main Installation**
 - **Will Increase Viability and Desirability of Southwind as Target**
 - **Creates Numerous Single Points of Failure**
-



CONCEPTUAL PLAN



Senior Officer Quarters Area ADP





RECOMMENDATION



-
- **Recommend Approving the Four Winfield Units be Constructed in the Southwind Area**

McConnell Air Force Base:

Southwind Housing Recommendations for General Plan

Southwind Housing Recommendations

- Demolition of all Capehart Units in phases
 - Demo Capehart units south of Arnold first
 - Retain Capehart units north of Arnold if there is a demand for additional units above requirement
- Retain Spicer (FY93) and PAIP (FY98) housing units and convert to JNCO units
 - Provide separate areas for Officers, SNCO's and JNCO's (207 units)
 - 157 new units will consist of;
 - 84 new JNCO units
 - 35 new SNCO units (including Command Chief's unit)
 - 20 new CGO units
 - 12 new FGO units
 - 6 new SOQ units
- Provide SOQ housing area with AT/FP stand-off distances, berming etc
 - Retain existing SOQ's in Winfield for TLF's, VIP lodging
 - Suggest design similar to 2005 General Plan for Winfield units
 - Units temporary until new TFL's are constructed
- Youth Center, Community Center and Recreational Complex
 - Relocate Youth Center and School Age Program facility so AT/FP issues are addressed
 - Relocate athletic fields, courts and recreational areas currently on the northern section of Southwind closer to Youth Center and School Age Program facility. Construct swimming pool and running path around new athletic fields to provide recreational complex
 - Construct Community Center in recreational complex
 - Provide Shoppette/Class VI store in close proximity to Youth Center, Community Center and Recreational Complex
- Provide secure card operated access gate (similar to Pedestrian Bridge) to Wineteer school to include parking area for parents
- Consider having Privatization Project Owner and Towne Park residents organization partnering to enable residents of both developments to use pond
- Work with Wineteer School on Native Trails so housing residents can use it
- Provide addition to existing Housing Office for Privatization Property Management personnel
- Provide native grass restoration to berm along Rock Road
- Add additional parking to Spicer and PAIP area
 - Construct an addition to existing garage where site allows for 2-car garages
 - Construct additional off street parking near athletic fields
- Screen electrical transformers and above ground telephone junctions boxes
 - Use the Wing standard Holly on Arnold Blvd
 - Use the same grasses used for the transformers in the PAIP area for transformer behind the units
- Replace pine trees throughout housing area and replace with trees suggested by Kansas State Extension Service – Pine trees have Pine Wilt disease
- Provide positive drainage for Spicer units
- Upgrade playgrounds to include safety surfacing, ADA accessibility, seating, shade structures and landscaping
- Provide new landscaping at entrance gate and replace fencing to gated entrance

- Fence to follow design of fencing along Rock Rd
- Landscaping to incorporate xeriscaping techniques and using native plants