

# Myrtle Beach Air Force Base Redevelopment Authority: Soaring To New Heights

Presented by  
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Executive Director  
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# Aerial View of Myrtle Beach Air Force Base



Brief Review on  
Myrtle Beach Air Force Base  
1940s - today

# Construction of Base Housing



# Commissary



# Base Exchange



# Civil Engineering



# Airmen's Dorm



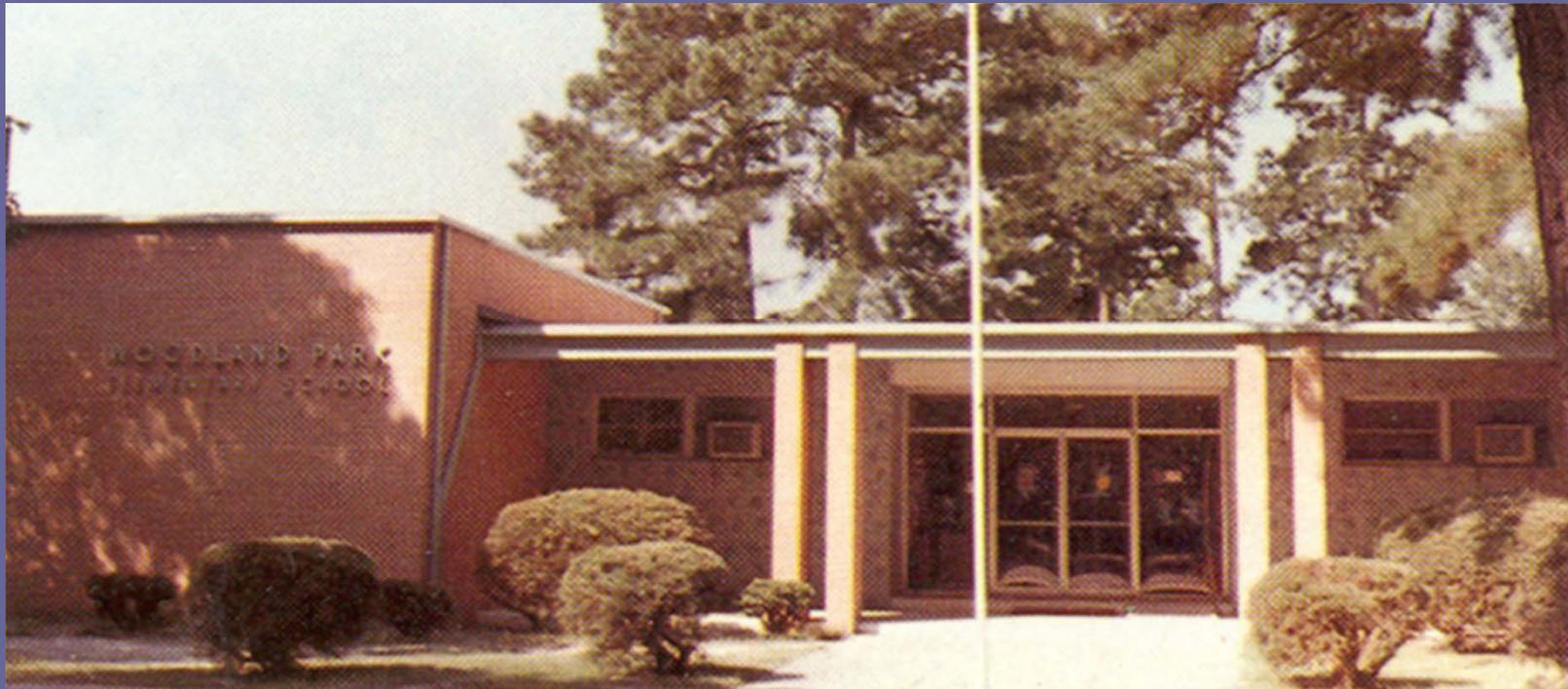
# Base Headquarters



# 354<sup>th</sup> Support Group Personnel



# Woodland Park Elementary School



# How did we get started in redevelopment?

- Closing of the Base in March 1993
- Community development plan
- City zoning put in place
- Land Swap
- Conveyances of the property to the LRA
  - Negotiated Sale
  - Public Benefit
  - Economic Development
- Redevelopment and reuse occurred
  - Got rid of the military appearance
  - Demolished 93 functional obsolete buildings
  - Constructed \$30,000,000 of public infrastructure
    - Roads, water, sewer, storm water

# Where we are now?

- All federal property has been conveyed
- Redevelopment and reuse is working
- Tax base is enhanced
- Jobs created
- Public infrastructure enhanced
- Roads, water/sewer, parks, recreation facilities
- South Carolina Technical College flourishing

# The Market Common Grand Opening April 2008



# Master Plan for The Market Common

## THE MARKET COMMON, MYRTLE BEACH

Myrtle Beach, South Carolina | October 27, 2004; Revised November 16, 2004; Revised June 9, 2005; Revised November 27, 2006; Revised January 3, 2007

### Master Plan



MCCAFFERY INTERESTS | LEUCADIA INTERNATIONAL CORPORATION | ANTUNOVICH ASSOCIATES | JOHN REAGAN ARCHITECTS | THOMAS & HUTTON ENGINEERING CO.  
DEVELOPER | DEVELOPER | ARCHITECTS PLANNERS | ARCHITECTS | CIVIL ENGINEERING

# THE MARKET COMMON, MYRTLE BEACH

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## Portion Phase I



Conceptual drawing



Building A2 South Elevation

Conceptual drawings







[www.MarketCommonEvents.com](http://www.MarketCommonEvents.com)



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# Old Base Gym Remodeled Crabtree Memorial Gymnasium



# Walking Trail with Life Trail and NEOS Stations Around Lake





# Aerial Shot of Grand Park September 2009



# General Aviation Terminal



# Myrtle Beach's Military History Honored with Two Parks On Site



# Wall of Service at Warbird Park



# Important issues to pay attention to:

- Adopt development plan and stay focused on it
- Relationship with local, state, federal agencies
- Historical parcels
- Funding
- Zoning
- Membership of LRA
- Tax Increment Financing
- Municipal Improvement Financing
- South Carolina Rural Development Act

# Where are we going?

- Private development plans approved by the City
- Sports tourism opportunities enhanced
- Waiting on the economy to rebound

# Questions?

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Redevelopment Authority

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