



Charleston, South Carolina

Re-Use Study for Naval Base

Janus Economics Senior Principals assembled and led a project team to complete a re-use study for the Charleston, South Carolina Naval Base which was decommissioned in an early BRAC (base re-use and closure) round. The buildings and equipment on the large base had to be carefully inventoried and assessed for re-use potential. Janus Senior Principals assembled a multi-disciplinary team composed of process engineers, environmental specialists and real estate re-use and redevelopment experts to accomplish this large task.

A detailed report was prepared specifying which facilities were re-development candidates and which should be razed. A local real estate market study was performed to help determine the best mix of uses at the base: industrial, commercial, retail, and residential. A realistic market-based re-use analysis and master plan was completed which included identifying industries well suited to locate in the Charleston area and on the Naval Base in particular. Charleston has been one of the best examples in the U.S. of successful mixed re-use development of a decommissioned military base.