

The Other Side of BRAC—Growth

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<http://www.oea.gov>

- OEA Experience
- Assistance Criteria
- Growth Management Context
- Example

OEA Experience

■ Introduction of Major Weapons Systems

- *Trident Submarine Bases: Washington & Georgia*
- *B-2 Bomber Bed Down: Missouri*
- *Peacekeeper Missile: Wyoming*
- *National Missile Defense: Alaska*

■ Base Expansions

- *Navy Homeporting: Atlantic, Gulf, Pacific*
- *Infantry Divisions: New York, Georgia, Alaska*
- *BRAC realignments: New Mexico, Missouri*

Assistance Criteria

- Proposed or actual base establishment or expansion
- >2,000 net, direct, military, civilian & contractor personnel or personnel levels that exceed 10% of employment w/n 15 miles of the base
- State & local governments eligible
- Technical & financial assistance

Growth Management Context

- Growth management planning = solution
- Assess likely effects
 - *net personnel influx (realignments/joint basing)*
 - *timing (military construction, relocation)*
 - *local capacity to absorb influx (public facilities & services, housing, commercial development)*
- Cooperative partnership between base & affected communities

Example – *Ft. Leonard Wood, MO*

- 1995 BRAC realignment of Army Chemical & Military Police Schools from Ft. McClellan, Alabama
- Relocation period 1998-99
- Influx of 2,077 personnel & families
 - *Pulaski County population 41,300*
 - *small urban centers of 2,000-3,000 population each*
- Suitable off-post housing greatest need
 - *1,800 rental/sale units needed*
- Lack of local planning capacity, zoning & controls
- Growth management planning critical

Ft. Leonard Wood -- *continued*

- Local Organization
- Planning
- Implementation

Growth Management Plan (GMP)

- FLW-Regional Commerce & Growth Association (RCGA) formed to oversee
- RCGA/local governments adopt GMP 1997
 - *guide for residential/commercial development*
 - *provide quality, affordable off-post housing*
 - *jobs for spouses & dependants*
- ULI panel reviews & endorses GMP
 - *recommended RCGA pursue implementation through local investment & home building industry*

Results

- RCGA endorsed 8 major projects -- 1,036 housing units
 - *comply with National Building Code*
 - *served by public utility systems*
 - *urban amenities (paved streets, sidewalks, parks)*
- Support from State & Federal Agencies (loans, tax credits)
 - *Missouri Housing Development Corporation*
 - *Fannie Mae*
 - *HUD*
- New commercial development in region
- University/Army technology park
- Job opportunities for spouses & dependants