Compatible Development Around Military Installations

Joint Land Use Study Program

Office of Economic Adjustment

David MacKinnon

Associate Director

Location Within DoD

Secretary of Defense

↓

Undersecretary
(Acquisition, Tech. & Logistics)

↓

Deputy Undersecretary
(Installations & Environment)

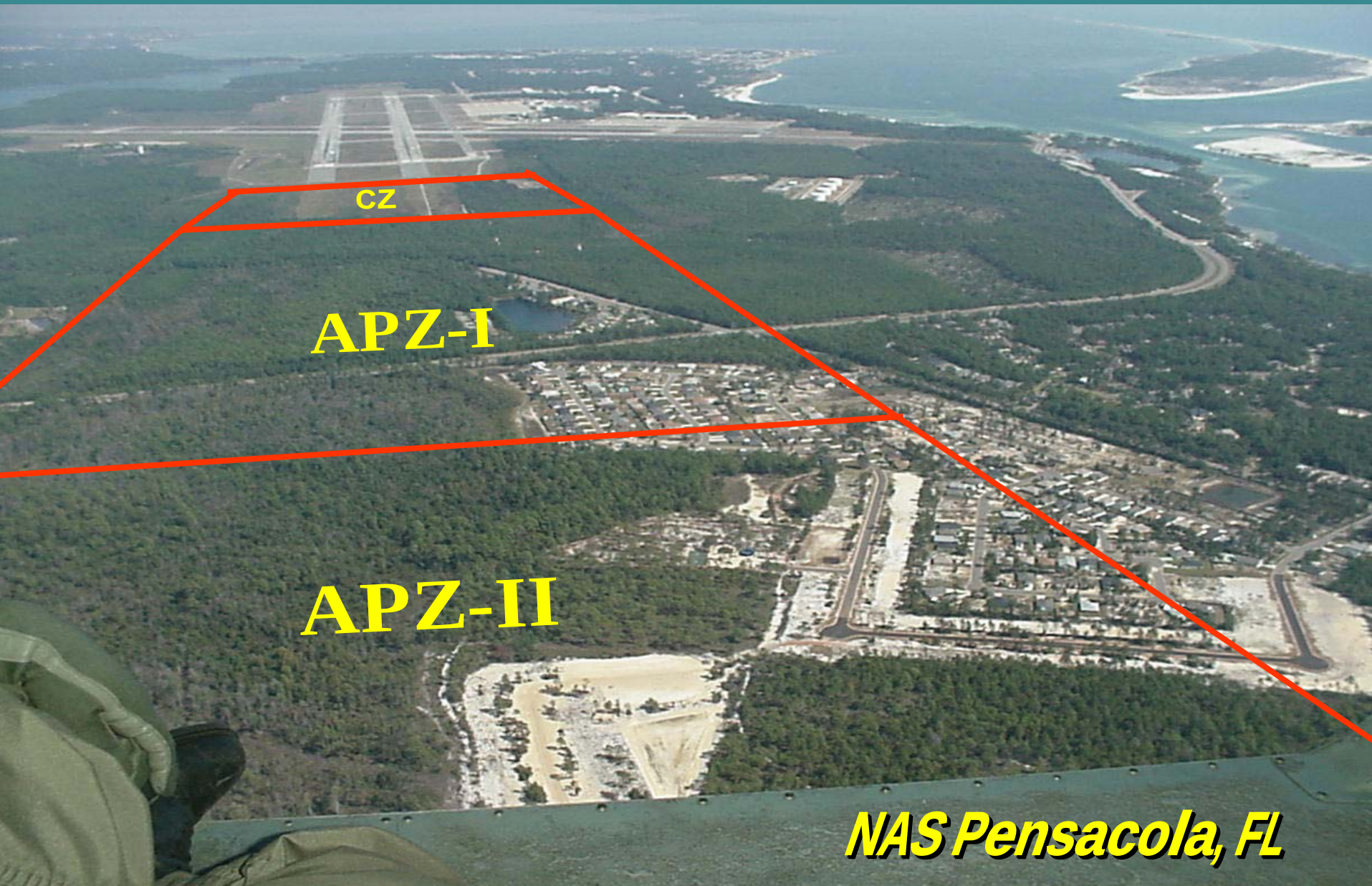
↓

O&M Line Item Budget — ***OEA*** — ***DoD Field Activity***

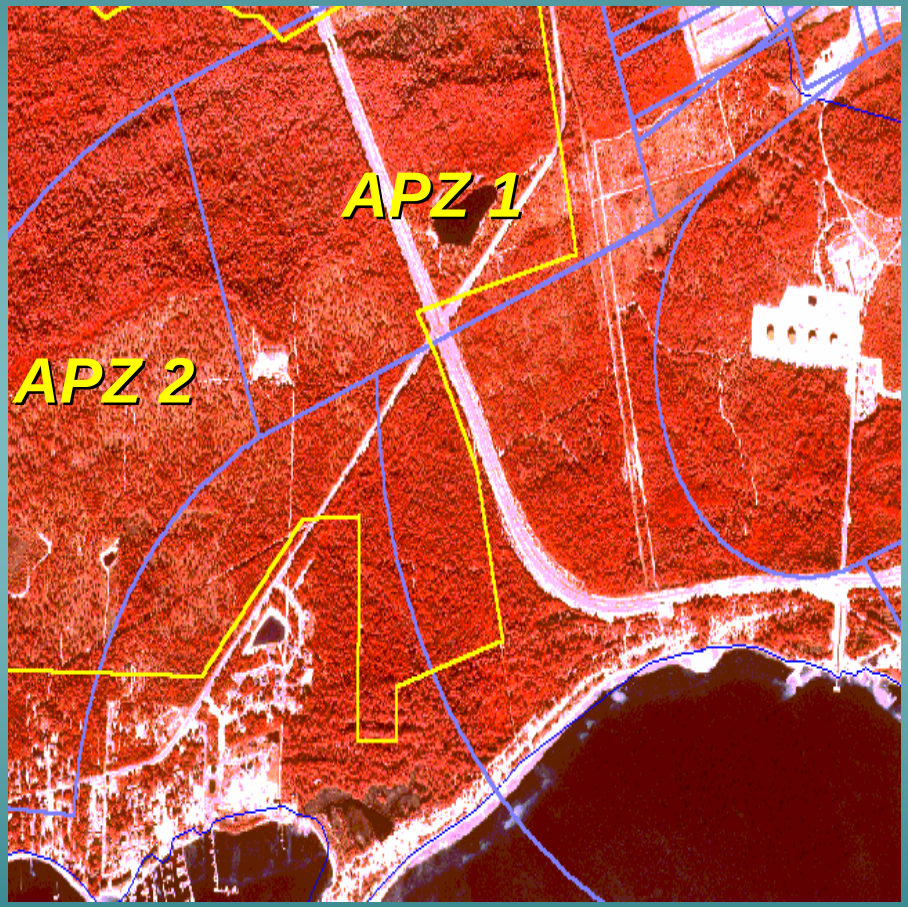
Urban Growth Underpins most Forms of Encroachment

Many Faces of Encroachment

Residential Encroachment



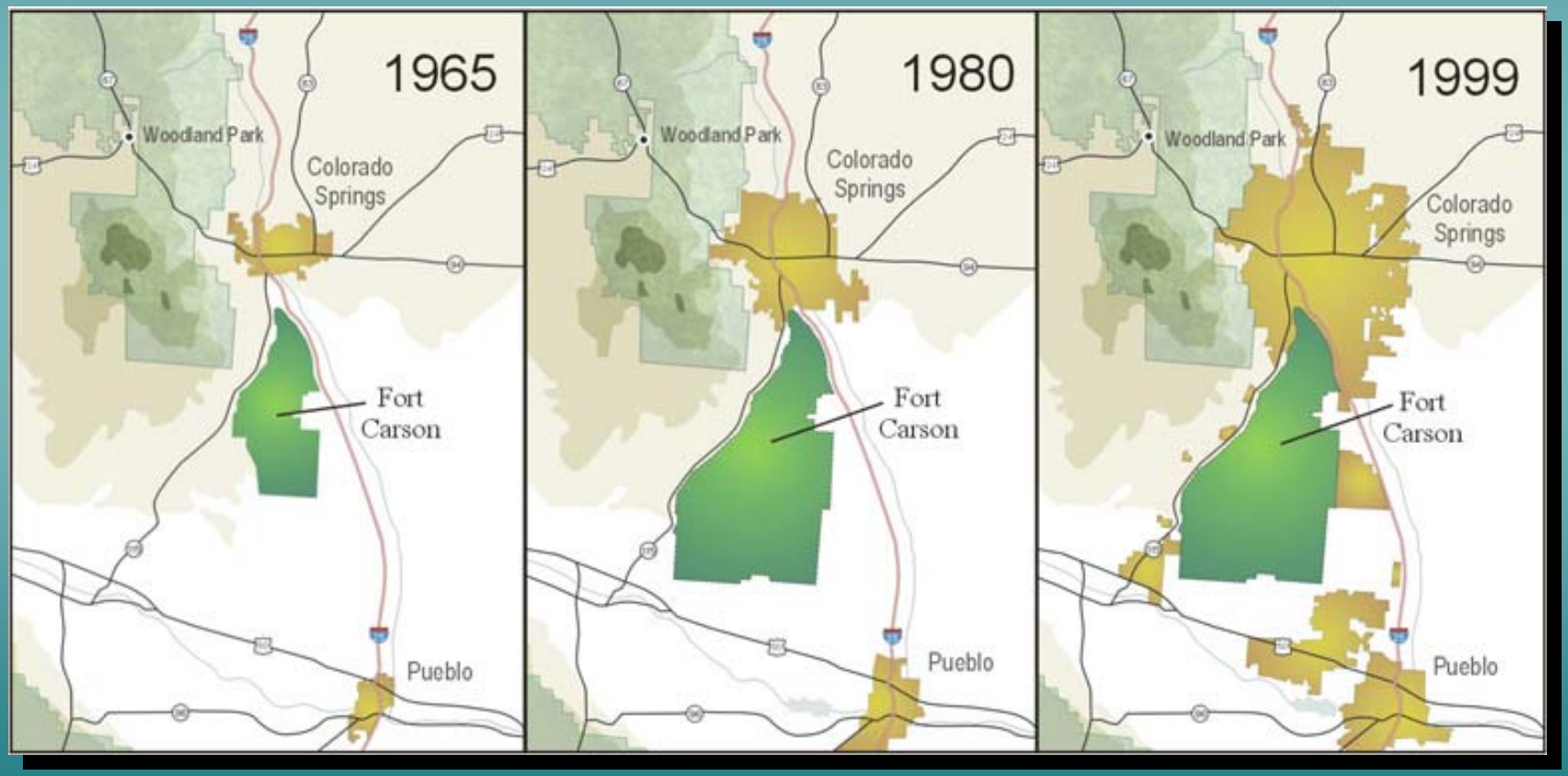
NAS PENSACOLA, FL
ENCROACHMENT COMPARISONS



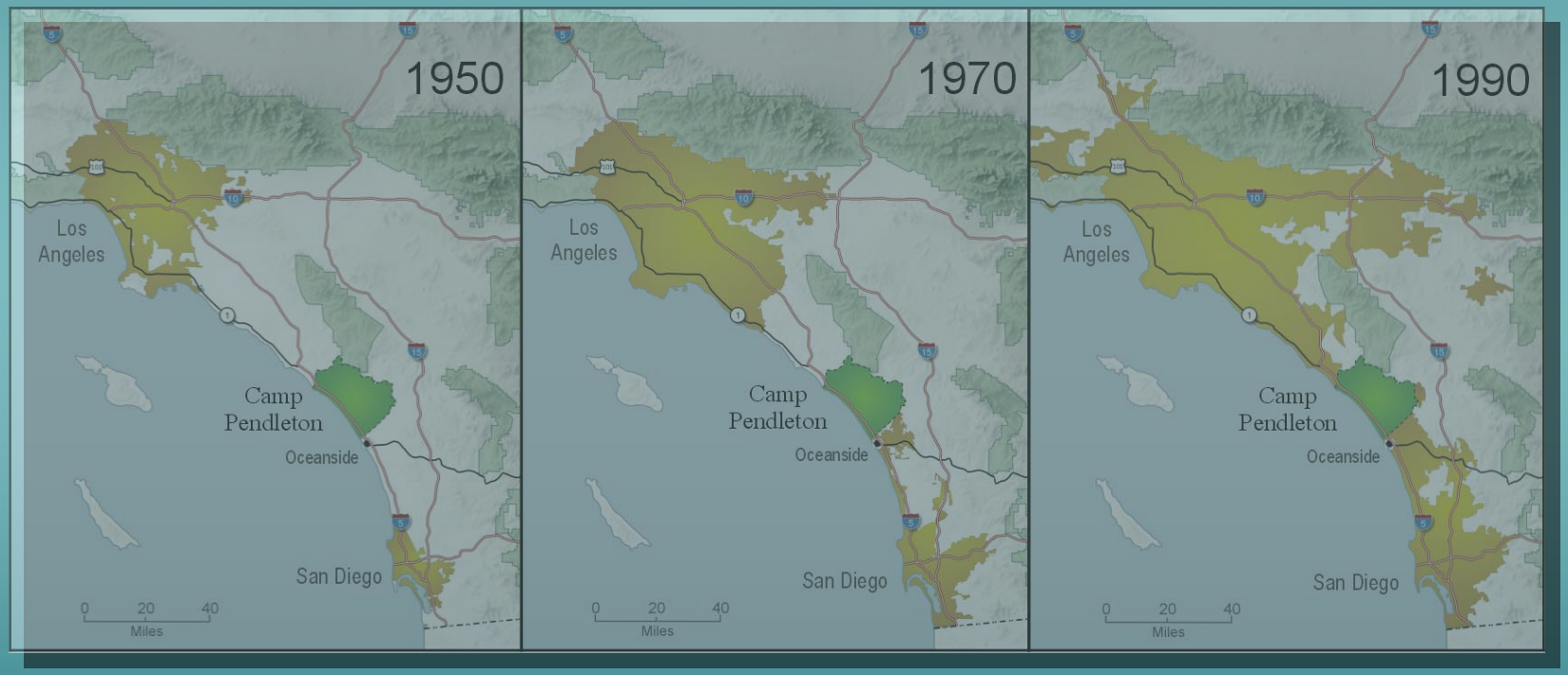
1995 Development

2000 Development

Fort Carson, CO



Camp Pendleton, CA

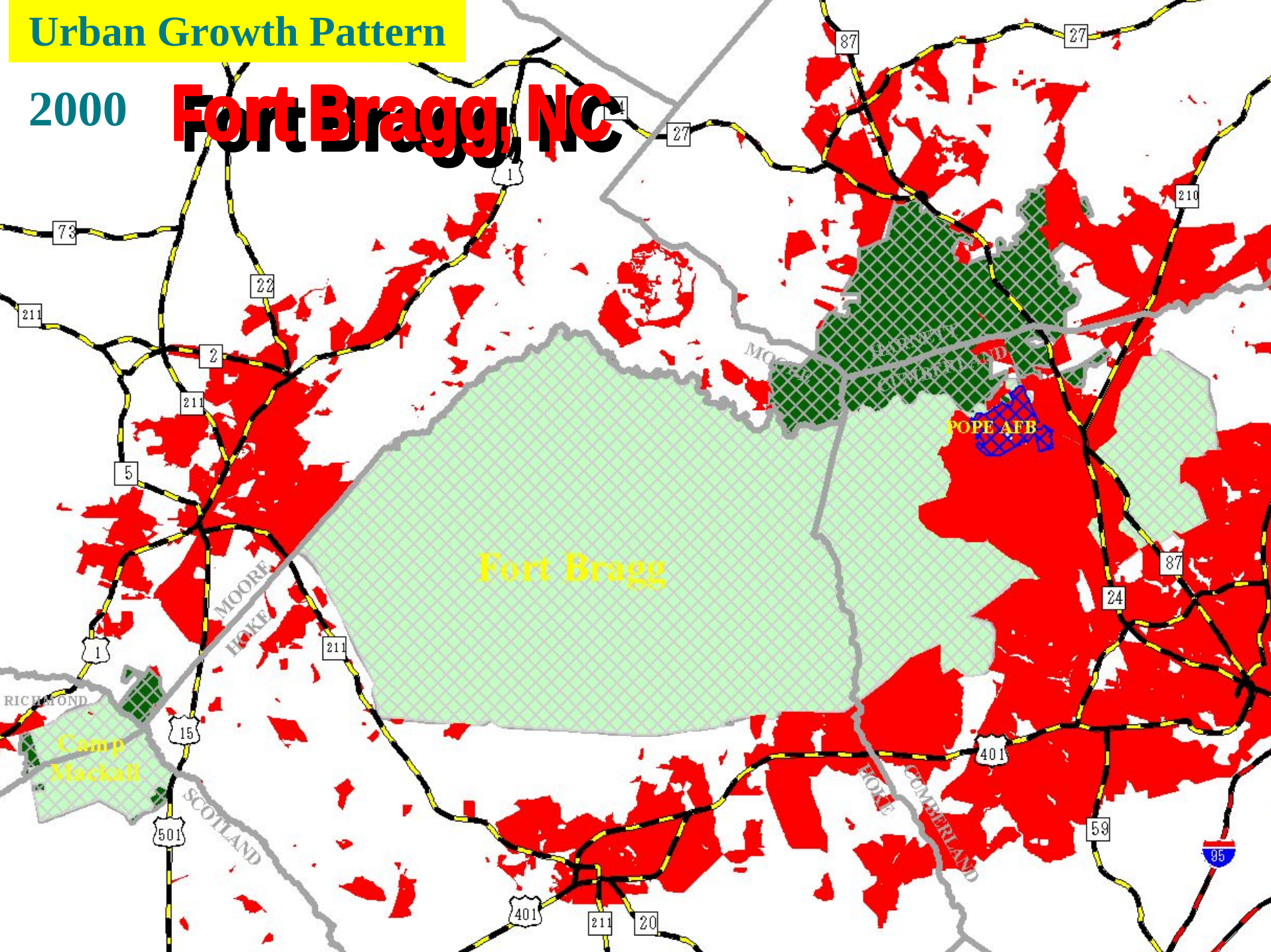


Encroachment Poster Child

Urban Growth Pattern

2000

Fort Bragg, NC



St. Mere Eglise Drop Zone
2000
Military Boundary Line
US 401

Encroachment Dilemma

- **Installation & Range Commanders Concern:** ***ability to train***
- **Congress' Concern:** ***readiness--asked the President to investigate***
- **Military Installation Contributions:** ***state & local economic health & well being--attract development***
  - ***Military installations are as important to state & local economies as major businesses***
- **National Defense Priorities often Compete with Local Environmental & Economic Development Priorities**

To Sustain Bases & Ranges

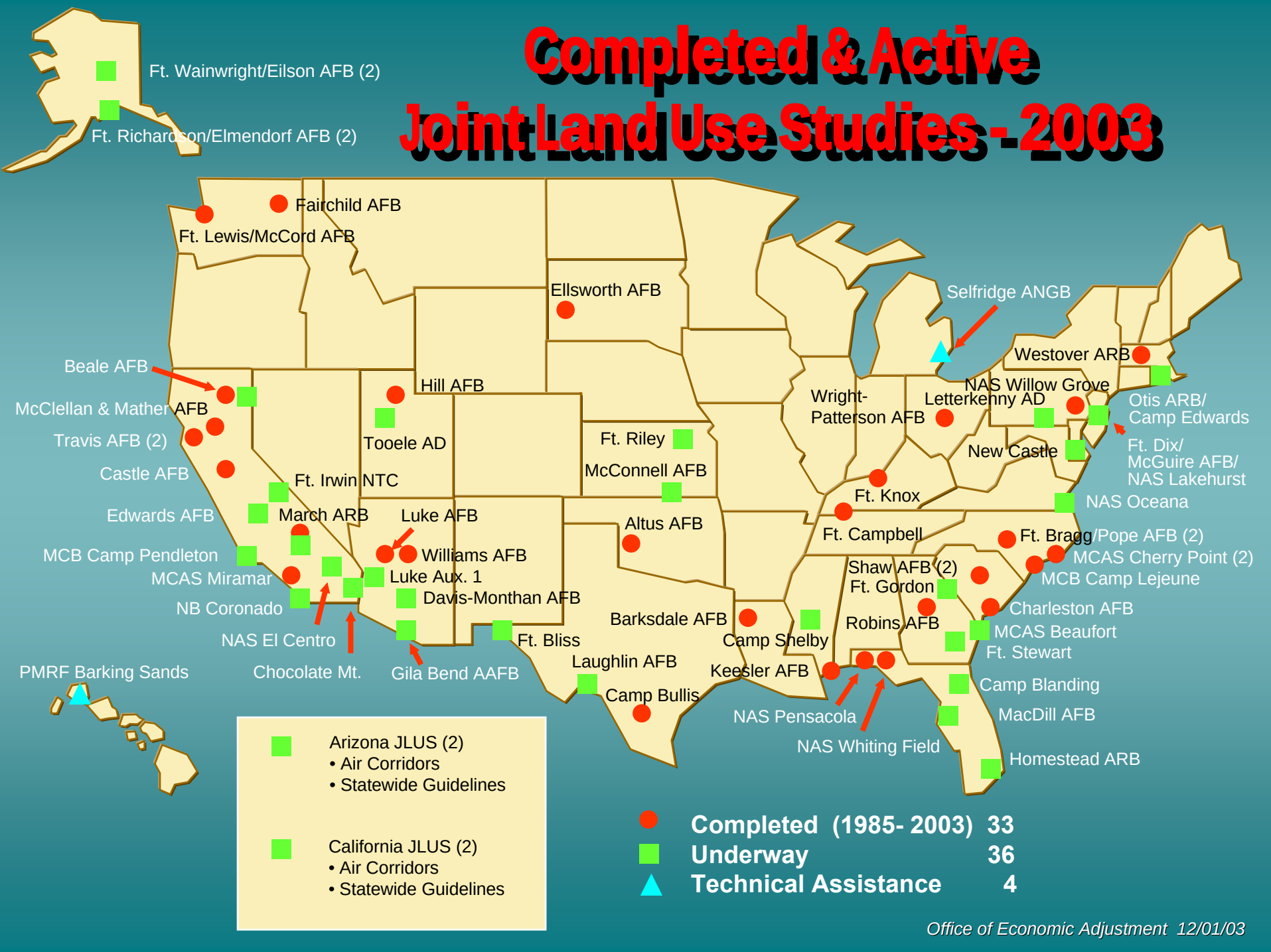
Find more effective ways to deal with incompatible urban growth too near DoD bases & ranges:

- **Partner with state governments**
- **Work with local governments**
- **Develop conservation partnerships**

JLUS Program

- **Goal:** *preserve & protect missions & assets*
- **Objective:** *promote effective compatible development programs at state & local levels*
- **Strategy:** *provide technical & financial assistance to state & local governments to prepare compatible development strategies*

Completed & Active Joint Land Use Studies - 2003



Office of Economic Adjustment 12/01/03

All States Have Planning & Zoning Enabling Legislation

Local land use planning & zoning are among the most effective tools to resolve urban growth encroachment issues

Partner with States

- Promote wise use of land near military bases
- Encourage stronger authority to plan, zone, & regulate development at local & regional levels
- Provide technical & financial assistance to develop & implement encroachment prevention plans, laws, & regulations

Work with Local Governments

- Develop plans & zoning regulations to guide compatible development
- Seek authority from legislatures to implement appropriate development controls
- Provide JLUS Program technical & financial assistance to develop & implement effective encroachment prevention measures

Conservation Partnerships

- DoD authority to engage public & non-profit organizations (10 USC 2684a)
- Acquire/dispose of land for conservation
- Protect existing installation mission from incompatible land uses
- Examples:
  - *Fort Bragg/Pope AFB, NC*
  - *Camp Blanding, FL*
  - *Florida Greenway (Panhandle bases)*

OEA Outreach

- **National Governor's Association**
  - *State & local legislative, administrative & regulatory recommendations to strengthen joint compatible land use effectiveness*
- **Big Seven State & Local Interest Groups**
  - *Focus on each group's unique strengths & potential help*
  - *Educate about encroachment & training needs*
- **California, Arizona, North Carolina**
  - *Case study bases as context*
  - *Recommendations for legislative, administrative & regulatory changes that support local implementation*
  - *Focus state programs to protect critical areas around bases*