

2011

Monday, July 25 through Friday, July 29, 2011

Sustaining Military Readiness Conference

Connecting Missions, Resources, and Communities



JOINT BASE LEWIS MCCORD GROWTH COORDINATION



Nashville, Tennessee Sustaining Military Readiness Conference

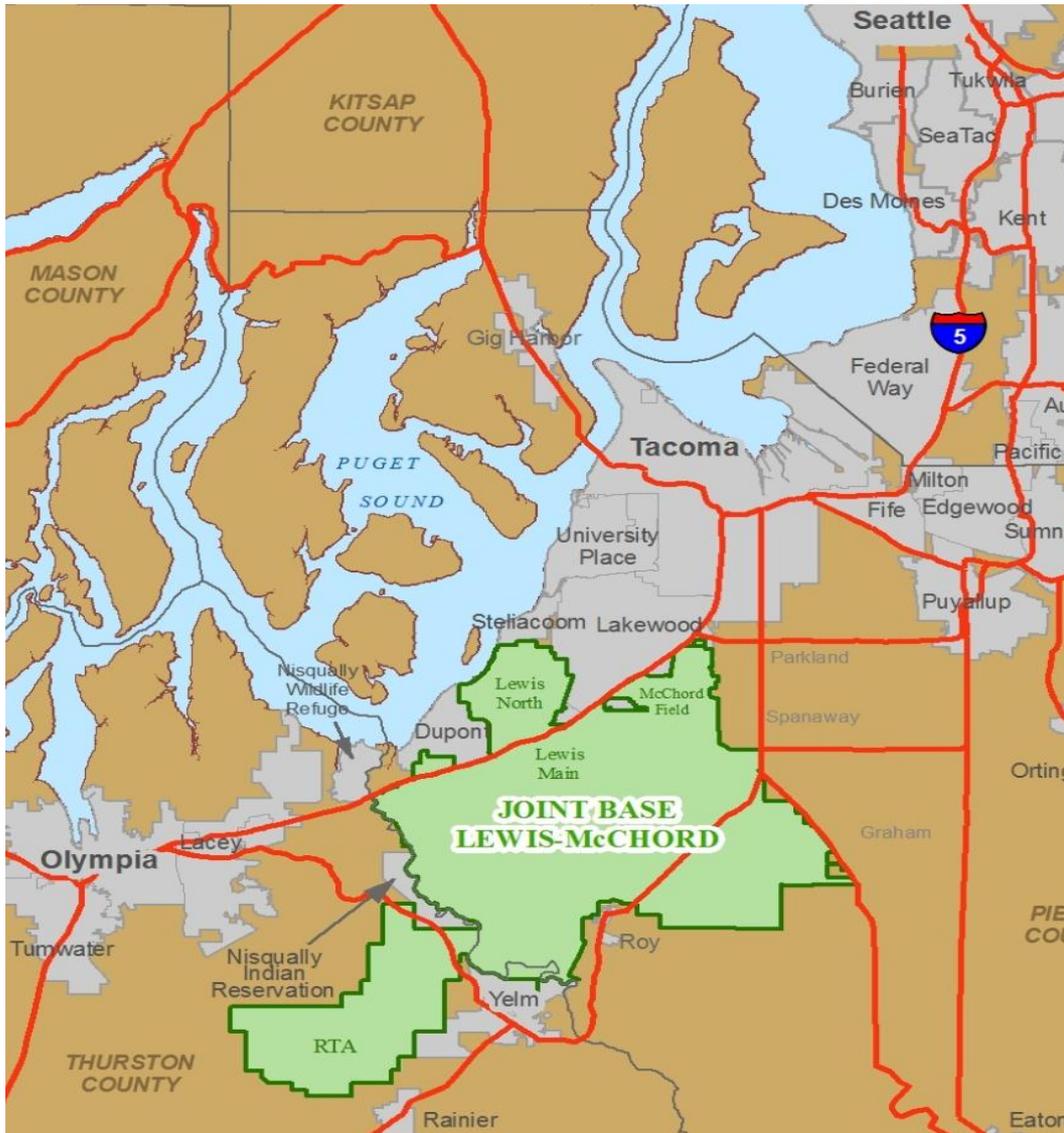
DAVID BUGHER, CITY OF LAKEWOOD

PROJECT AREA

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- Part of Seattle-Tacoma-Olympia metropolitan region
- Bisected by Interstate 5
- JBLM - 86,176 Acres (the size of the city of Seattle)



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LAND USE PLANNING BEFORE THE ADOPTION OF THE JBLM GROWTH COORDINATION PLAN

- 1990 Growth Management Act
- 1992 Pierce County Joint Land Use Study
- 1994 Pierce County Comprehensive Plan
- 1995 New Pierce County zoning regulations
- 1996 City of Lakewood incorporates
- 1998 AICUZ Study for C-17 at McChord AFB
Special study commissioned by the City to compare military and civilian airport related land use planning regulations
- 2000 Lakewood adopts its Comprehensive Plan
- 2001 Lakewood adopts its own zoning regulations
- 2008 Berk Report (Clear Zone land acquisition)

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AIR CORRIDOR ENFORCEMENT STRATEGIES

- Closure of a mobile home park
- Closure of the Oakwood Elementary School
- Acquisition of private lands & conversion to open space within the Air Corridor by the City of Lakewood
- Use of zoning & business licensing to prohibit further residential development & manage employment densities for properties located in the Air Corridor zones
- Proactive enforcement through civil & criminal actions, & public nuisance abatement
- Acquisition of industrially zoned property in the Clear Zone by Pierce County



RECENT GROWTH AT JBLM

2003 - 2010

- Total personnel (both military and civilian) increased from **35,331** to **50,587** (43%)
- Of that total:
 - 45,893** military
 - 4,694** civilian
- Associated family members grew from **36,399** to **53,444** (47%)
- 18,000+ troops returned from deployments in fall 2010.





ANTICIPATED GROWTH AT JBLM

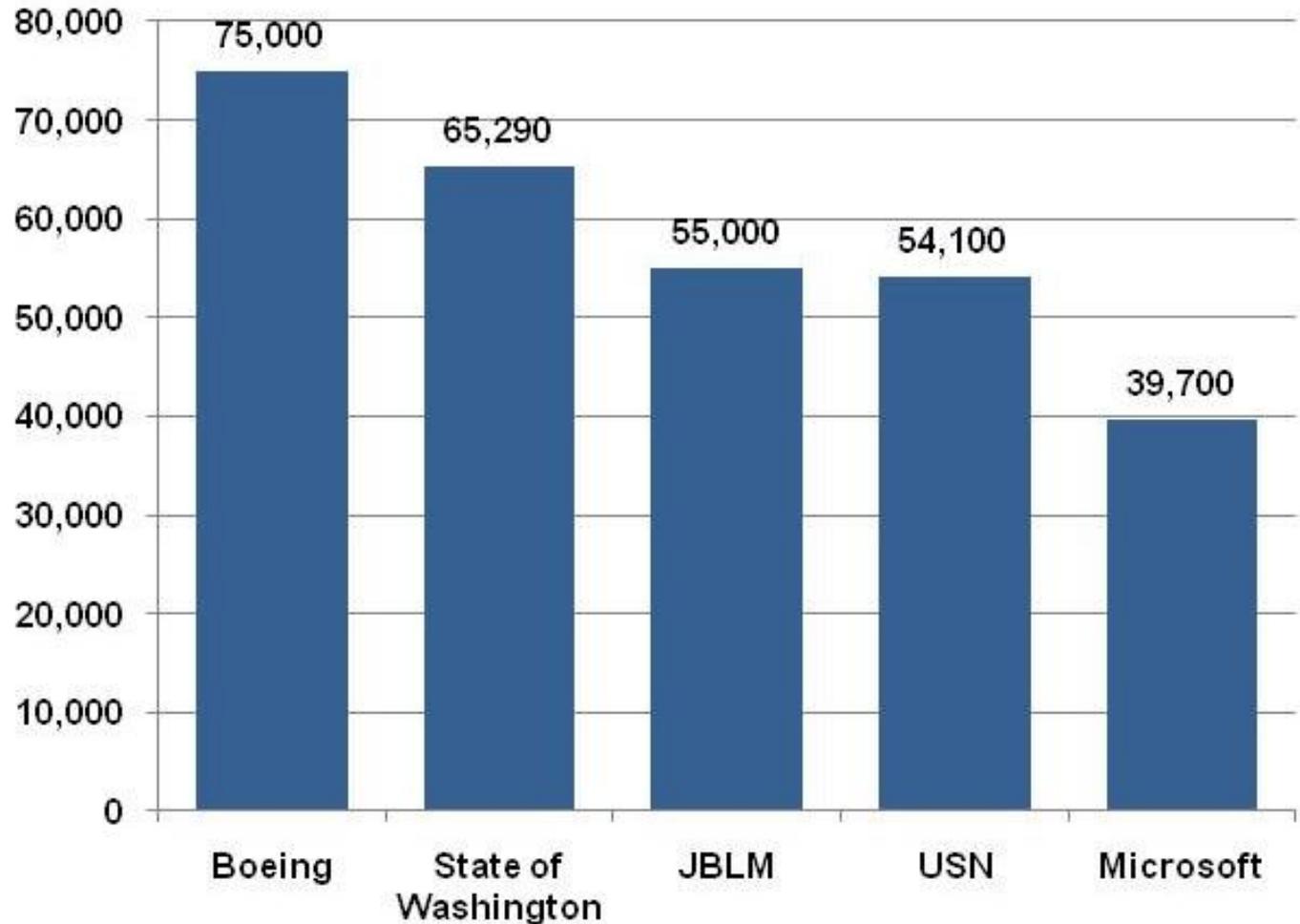
- Recent Army stationing decisions will increase the total number of direct military personnel by ~1,400 to **51,987**.
- By 2016, JBLM will support **136,124** soldiers, airmen, dependents, employees and contractors in addition to the **117,971** military retirees already present.
- Total population accessing JBLM on a regular basis? **254,095**





REGIONAL ECONOMIC IMPACT

- JBLM is the **3rd** largest employer in Washington
- By far the largest employer in Pierce County





CONSTRUCTION SPENDING

Total construction spending at JBLM in the last 5 years ~ **\$1.8 Billion**.

Construction includes:

- New residential dormitories
- 500 to 700 units of family housing
- New facilities at Madigan Hospital
- A new Town Center development mixed-use project containing residential and commercial development

Approximately **\$2.08 Billion** in construction spending is projected in the next 4 years

TOTAL JBLM ANNUAL CONSTRUCTION SPENDING (2006 – 2015)

Construction Year	Annual Construction Spending
2006	\$110,777,422
2007	\$230,663,848
2008	\$683,000,000
2009	\$484,000,000
2010	\$325,000,000
2011	\$268,000,000
2012	\$479,000,000
2013	\$541,000,000
2014	\$525,000,000
2015	\$270,000,000
Total	\$3,916,441,270

FUTURE HOUSING DEMAND

785 new soldiers and their families will need off-base housing near JBLM between 2010 and 2016. (**2,126** total)

Where might they locate?

Lacey (13.8%, **292** soldiers and dependents)

Lakewood (12.3%, **261** soldiers and dependents)

Tacoma (13.1%, **277** soldiers and dependents)

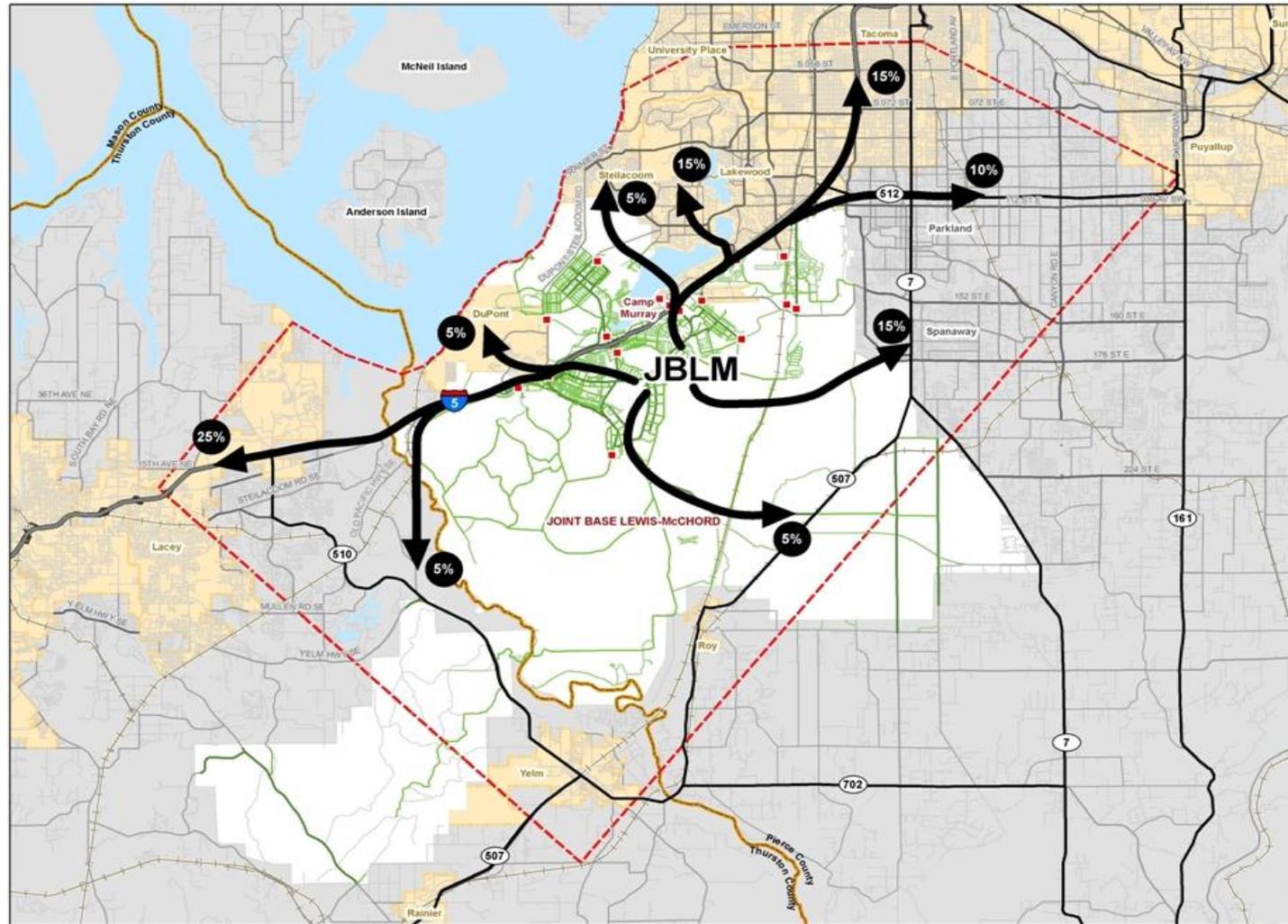
DuPont, unincorporated Pierce/Thurston counties, other cities
(60.8 %, **1,296** soldiers and dependents)





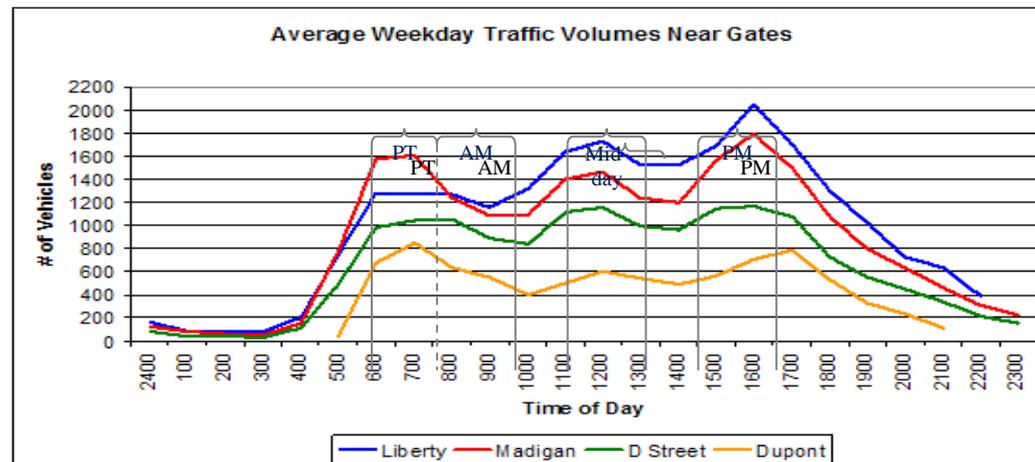
JBLM POPULATION DISTRIBUTION / TRAVEL PATTERNS

- Approximately **80%** oriented to/from I-5
- ~**30%** to Thurston County
- ~**20%** to the East
- Typically use the closest access control point
- Dependent on the installation network



UNIQUE BASE ACCESS CHALLENGES

- Special work schedules / habits
- Deployments & growth projections
- Security
- No priority for public transportation
- Fixed bus routes are unable to only serve the installation
- Parking availability
- Dated Infrastructure
- Need an additional 20 inbound lanes to the existing 34 inbound lanes.
- Unfunded cost of road needs inside the fence? **\$91.3M**



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2005 BRAC ACTION – JOINT BASING



Joint Base Lewis-McChord is now the largest military installation on the west coast with more than 415,000 acres, including Yakima Training Center.

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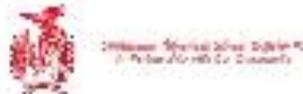
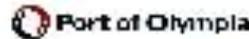
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PROJECT STAKEHOLDERS



Bethel School District



Economic Development Board
for Tacoma - Pierce County



Primary Impact

- 2 Counties
- 7 Municipalities
- 7 School Districts
- 12 Special Service Providers
- Multiple Public & Private Stakeholders
- Health and Human Service providers
- and many more!

***FOUNDATIONAL RECOMMENDATIONS:***

Recommendation 1 - Formalize New Methods of **Collaboration**

Recommendation 2 - Improve Access to **Information**

TARGETED RECOMMENDATIONS:

Recommendation 3 - Improve Access to Existing **Services**

Recommendation 4 - Promote JBLM as a Center of Regional **Economic Significance**

Recommendation 5 - Improve Support for **Military Families**

Recommendation 6 - Improve Regional **Mobility**



Collaboration



Health



Mobility



Public safety



Housing



Education



Quality of life

Water/environment
/utilities

Social services



Land use planning

Streamlining
efficiencies

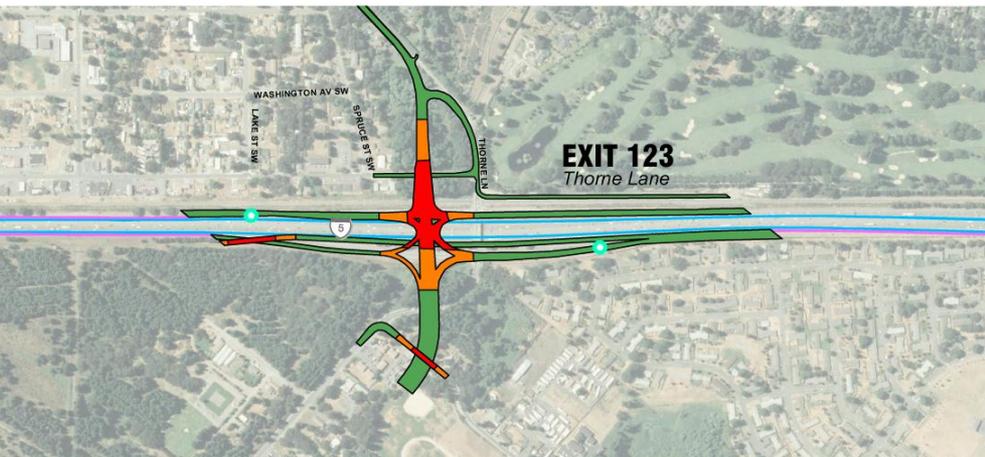
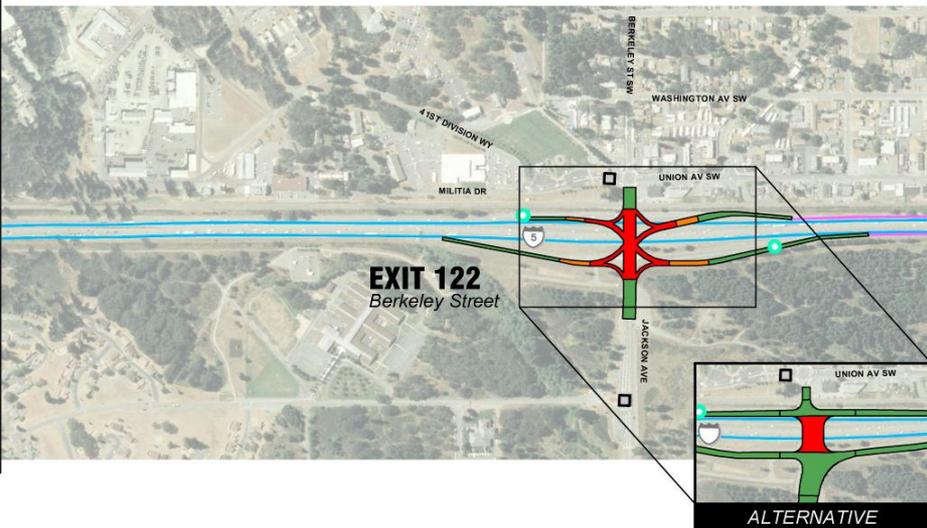
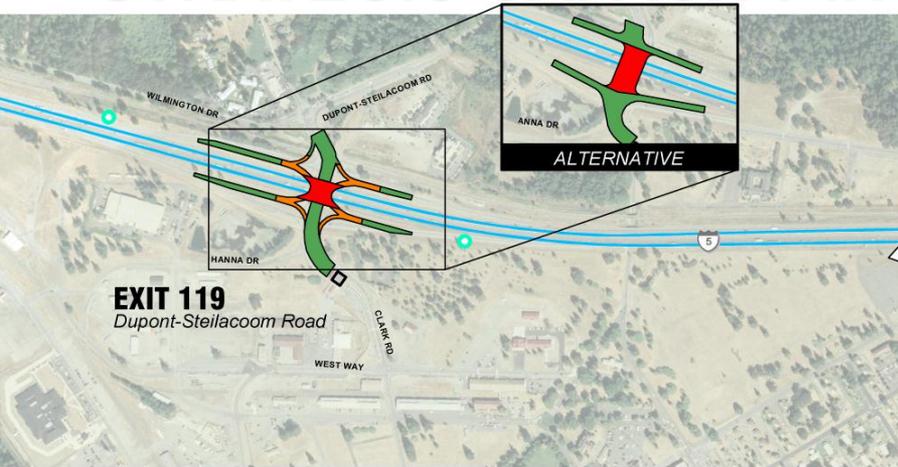
Social justice



Jobs



STRATEGIC CAPACITY INVESTMENT NEEDS



LEGEND

	ARTERIAL BRIDGE		MILITARY ACCESS CONTROL POINT
	ELEVATED RAMP		RAMP METER
	SURFACE IMPROVEMENTS		
	AUXILIARY LANE		
	GENERAL PURPOSE LANE		



PRELIMINARY COST ESTIMATES

Project Component	Estimated Cost*
DuPont Steilacoom Road Interchange	\$22 to \$72 million**
41st Division Drive Interchange	\$16 million
Berkeley Street Interchange	\$22 to \$72 million**
Thorne Lane Interchange	\$300 million (included in cross-base highway project)
I-5 Mainline Improvements (ITS, Auxillary Lanes, General Purpose Lanes)	\$600 million

**Planning level costs only (2010 dollars)*

***Range of costs represent alternate interchange concepts as diverging diamond is less expensive due to reduced additional structure need*

NEXT STEPS



Strategy 2.05 Conduct a Military Use, Preferences, and Needs Survey

	LOW	MEDIUM	HIGH
NEED	<input type="text"/>	<input type="text"/>	<input type="text"/>
BENEFIT	<input type="text"/>	<input type="text"/>	<input type="text"/>
EFFORT	<input type="text"/>	<input type="text"/>	<input type="text"/>
COST	<input type="text"/>	<input type="text"/>	<input type="text"/>

Regional Impact:



Lead Partners: Regional Partnership, JBLM, PSRC, and TRPC

Cost: \$230,000 to \$300,000

Regional Need and Benefits

The housing, child care, education, health care, transportation, social services, and quality of life needs of military-connected (including civilian government and contractors) individuals and families can be difficult to gauge (especially for off-base providers) given their unique characteristics. Further clarification of housing preferences and existing and future housing and service needs would help municipal planners, developers, realtors, apartment managers, recreation, and transportation planners (to name just a few) identify preferences and gaps in need. JBLM MWR and many off-base organizations, jurisdictions, and service providers collect a variety of data through surveys and other efforts. A comprehensive survey, however, has not been conducted. Data collection methods have been inconsistent, the accuracy of population projections has been questionable, and knowledge gained from such efforts has largely remained with the individual agencies collecting the data.

Stakeholders of various backgrounds recommended that a statistically valid survey be conducted to assess four key categories of data:

1. Housing Preferences Gauged by Residential Location (Zip Code) – The housing preferences and needs of military-connected individuals and families would be gauged by identifying the residential location (by zip code), cost, and amenity factors that are most important to military individuals and households.

2. Recreation and Community Programs Needs and Preferences – Current levels of participation in a variety of service programs as well as use of specific facilities, such as parks and community programs.

3. Data for Municipal and Other Service Provisions – Zip code / city, household demographics, and the following factors would support municipal, retail, education, health care, and social services planning for military families and military-related population and employment:

Demographic Factors

- Rank or Civilian Pay Grade
- Marital Status
- Number of Dependents
- Age of Children
- Schools Attended by Students





MILITARY CONTRACTOR'S WORKSHOP – JUNE 16, 2011

232 in attendance (level of interest was underestimated)

Guest speakers:

“Covering the Basics”

“Public Resources”

“Basics of Federal Construction & Contracting”

“Learning from the School of Hard Knocks”

“Opportunities for Small Businesses”

Hands on computer workshops to get businesses registered

Program costs - \$19,500

More workshops!





AREAS OF MUTUAL INTEREST & EMERGING ISSUES

- Award of a \$4.8 million Department of Labor grant to help displaced military spouses and civilian defense workers secure jobs in Pierce & Thurston Counties
- Marine operations on American Lake
- Seaplanes!
- National Guard Camp Murray Main Gate Relocation
- Camp Murray boat launch
- Regional Transportation
- Shoreline Management Act Update





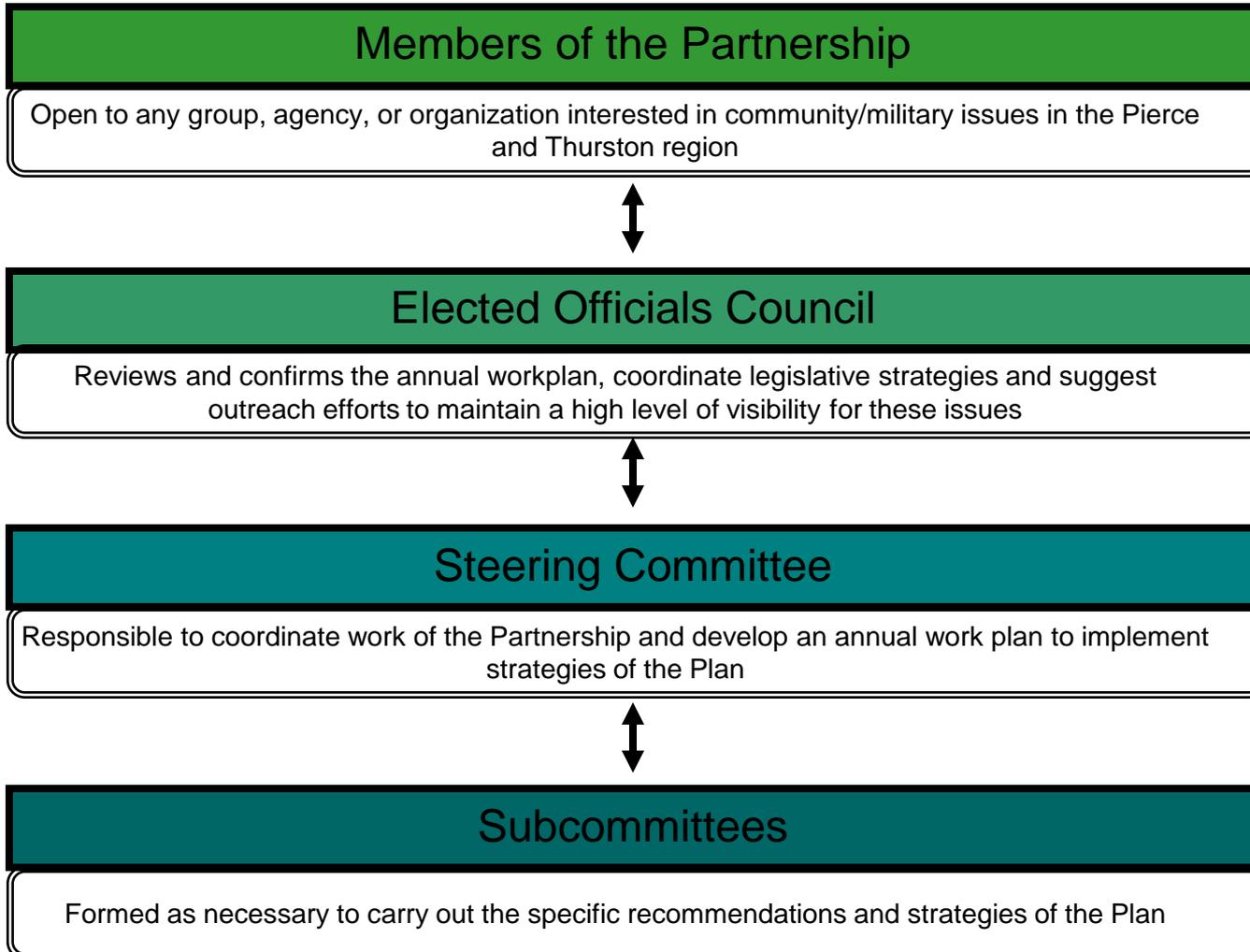
A Memorandum of Agreement (MOA) has been created to form a group to help implement the plan recommendations.

That structure is the:



SOUTH SOUND MILITARY & COMMUNITIES PARTNERSHIP







THE MISSION OF THE SOUTH SOUND MILITARY & COMMUNITIES PARTNERSHIP:

“to foster effective **communication**, **understanding**, and **mutual support** by serving as the primary point of coordination for resolution of those issues which transcend the specific interests of the military and civilian communities of the Joint Base Lewis-McChord region.”

