



Helping Communities
Help Themselves

Office of Economic Adjustment

“Sustaining Enduring Bases – Tools and Techniques”



Sustaining Enduring Bases ...

- **Sustaining our enduring bases is critical to the national defense mission**
- **Many enduring bases will experience mission realignments and growth**
- **With growth comes increased activity with some spillover effects on the nearby community (e.g., noise, smoke, dust, accident potential, etc.)**



Sustaining Enduring Bases ...

- **Growth can mean increased economic activity, jobs and opportunities for the host community**
- **It can also mean increased demand on the community to provide housing, schools, roads, infrastructure and the like**
- **This can stress the ability of the community to adjust to the sudden influx of military personnel and family members**



Sustaining Enduring Bases

- **The challenge to the civilian community like the military community is to adjust within fiscal, planning and time constraints**
- **When & where new growth will take place is the challenge**



Sustaining Enduring Bases

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



Sustaining Enduring Bases

**Compatible Land Use
planning is basic to
community order, growth
and sustainability**



Sustaining Enduring Bases

- **New growth needs to be located so as not to impact upon the sustainability of the military installation or mission**
- **Poorly planned new growth can negatively affect the military mission and,**
- **Contribute to further realignments that could compromise a base's future.**



2000

St. Mere Eglise Drop Zone

Military Boundary Line

US 401

Fort Bragg, North Carolina

www.oea.gov

Residential Encroachment

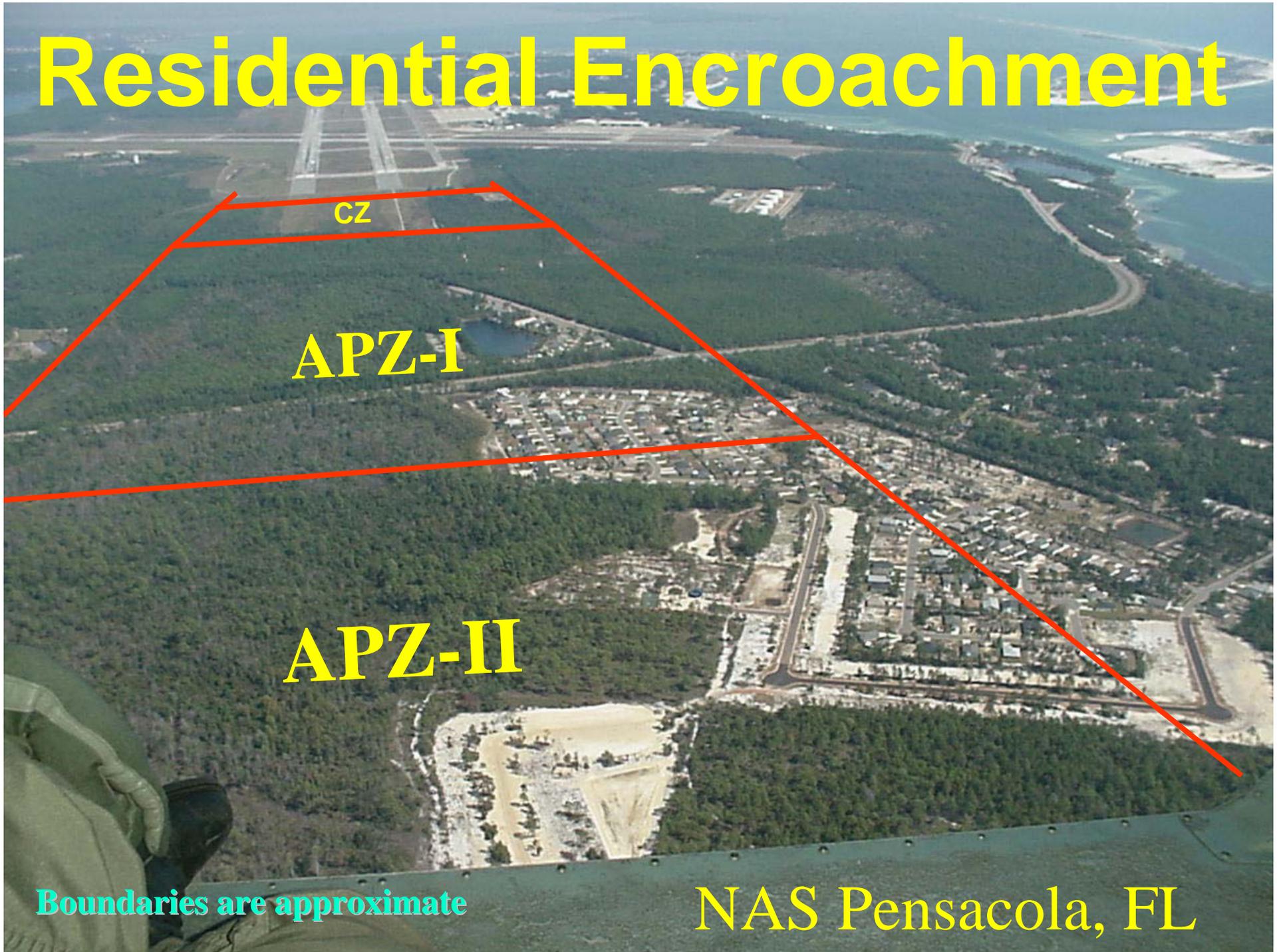
CZ

APZ-I

APZ-II

Boundaries are approximate

NAS Pensacola, FL





Sustaining Enduring Bases

- **At the local community level the comprehensive/general plan of the community can be the driving force**
- **This coupled with a comprehensive growth management strategy can overcome encroachment pressures that may result from mission growth**



Sustaining Enduring Bases ...

**In the Planning and Zoning Arena
There are many tools available to
local government – we simply have
to be smart enough to apply them
properly!**



The Sustainability Toolkit:

- Compatible land use planning 15 tools
- Land Use Regulations 17 tools
- Land Subdivision Regulations 4 tools
- Building and Structural Codes 3 tools
- Development Review Process 3 tools
- Local Administrative Actions 10 tools

52 tools

Most Effective Compatibility Tools



Growth Management Strategy ...

- **Real Estate Disclosure**
- **Comprehensive Plan Update**
- **Agricultural Zoning (low density)**
- **Overlay Zoning (with stricter standards)**
- **Special District Zoning (NZ, APZs, MIOD, etc.)**
- **Offensive Nuisance Zoning**
- **Transfer of Development Rights**
- **Building Codes (NLR)**
- **Easements (Avigation, Conservation, Open Space, etc.)**
- **Purchase of Development Rights**
- **Acquisition of Property in Fee Simple**



Sustaining Enduring Bases

- **Careful planning involving all stakeholders can lead to compatible civilian development and balance potentially conflicting objectives**
- **A growth management plan prepared by and for the community in partnership with the military can achieve compatible civilian development patterns around a sustaining base**



Sustaining Enduring Bases

- **Balance among competing objectives is the key to mission sustainability.**
- **An encroachment prevention element of a growth management plan can help to achieve compatible development patterns near military bases and achieve complementing objectives**



Sustaining Enduring Bases

- **A joint economic adjustment strategy takes into account the location needs of new arriving military and civilian personnel and family members who choose to locate outside the fence line in the community**
- **A joint compatibility study in the context of a growth management plan can assure the long-term viability and sustainability of the mission**



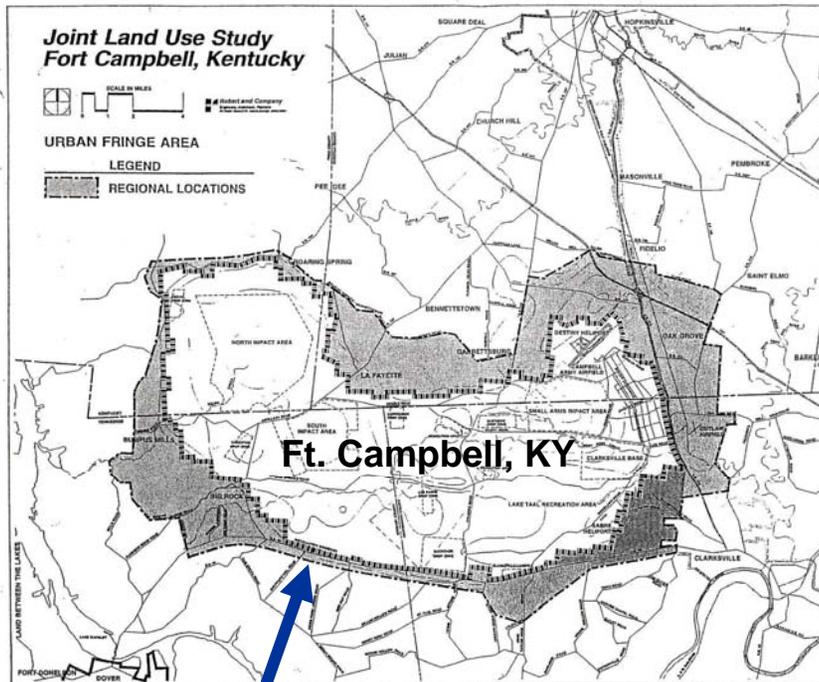
Sustaining Enduring Bases

- **Defining a buffer area around a base within which only compatible development is encouraged is a key strategy to sustaining the military presence**
- **Such a growth management area or buffer can be referred to as a Military Influence Planning District (MIPD)**
- **An MIPD represents a geographic area identified by the community for the community**

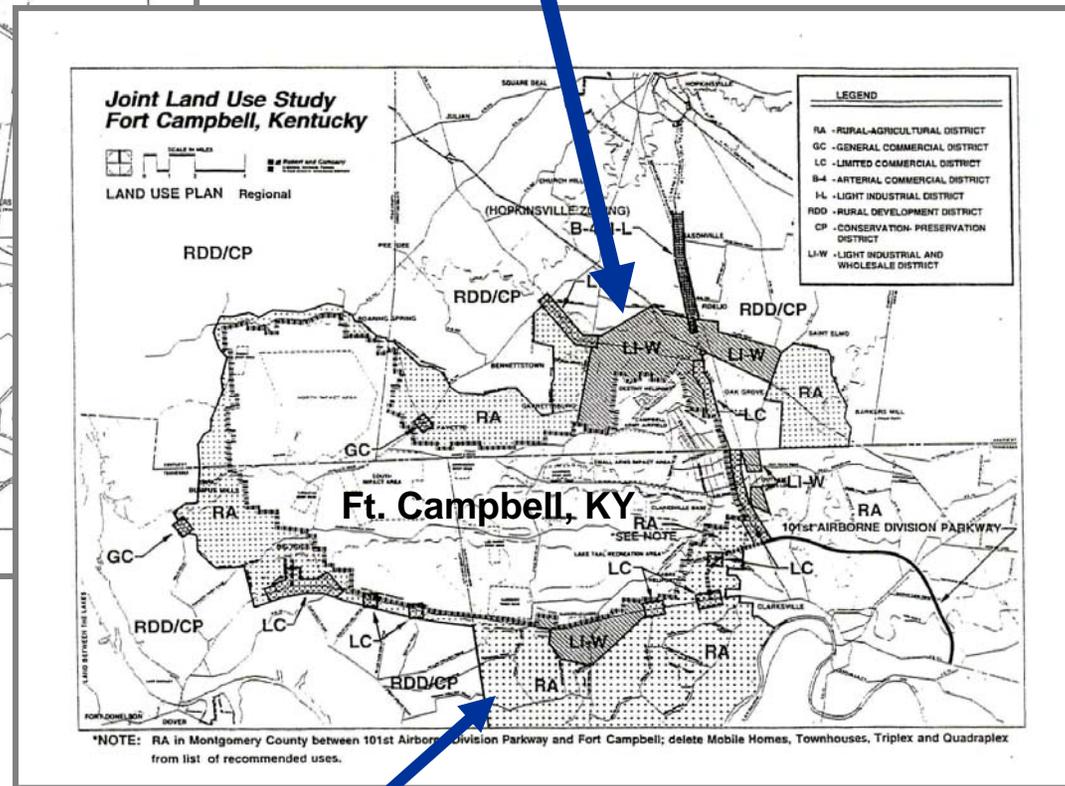


Military Influence Planning District

Conservation Partnerships



MIPD



Compatible Zoning Districts www.oea.gov



Military Influence Planning District (MIPD)

- **Every growth management plan should contain a MIPD element that can protect the installation from incompatible development that could compromise the military mission**
- **OEA advocates the MIPD as a compatible development element in the context of the overall growth management plan and strategy**



Growth management plan: Nine Potential Elements ...

- **Infrastructure capacities and conditions**
- **Land use planning**
- **Local transportation plan capabilities**
- **Local Education capacity (all levels)**
- **Housing plan (all sectors)**
- **Compatible Development (MIPD)**
- **Economic adjustment strategies**
- **Financial analysis**
- **Implementation Strategy**



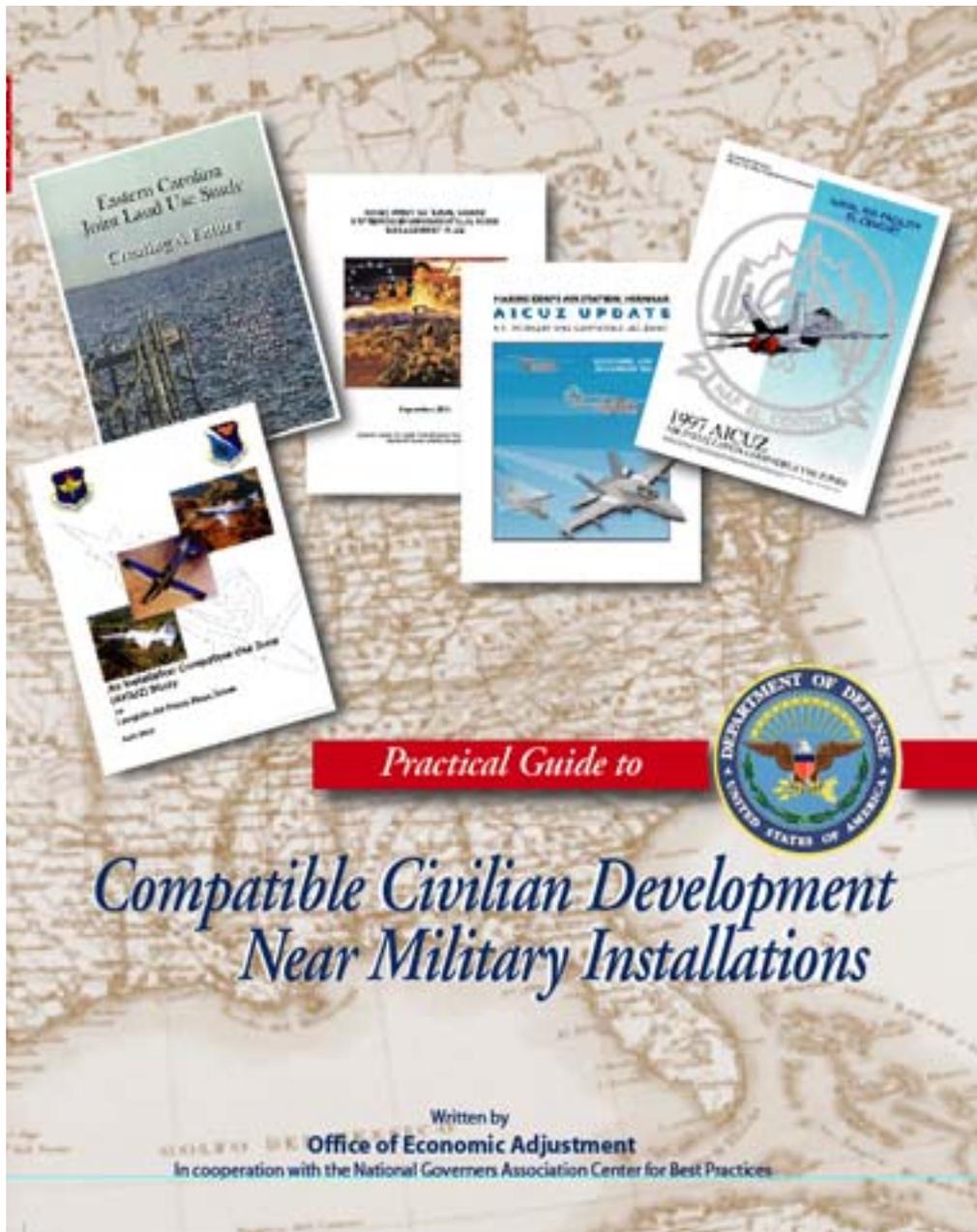
Sustaining Enduring Bases

**OEA in cooperation with the
National Governors Association
published a
*“Practical Guide to Compatible
Civilian Development near Military
Installations”***



Practical Guide to Compatible Civilian Development Near Military Installations

www.oea.gov





Sustaining Enduring Bases

**This Practical Guide focuses
on application of local
government planning tools
and strategies that promote
compatible civilian
development**



Sustaining Enduring Bases

Compatible “smart” land use planning can achieve balance between competing interests. It is the key to meeting military training requirements and community needs



Together a Partnership Can...

- **Help to coordinate and support arriving military personnel in need of affordable, quality housing; education; public services and facilities.**
- **Coordinate Federal and State interagency assistance**
- **Assure timely cooperation with Federal, State and local community official**
- **Accommodate growth in an orderly manner**
- **Stimulate local economic develop and jobs creation**
- **Sustain the quality of life**

Department of Defense



Office of Economic Adjustment

**400 Army Navy Drive, Suite 200
Arlington, VA 22202-4704
703.604.6020**

www.oea.gov