

Collaborating on Land Use Encroachment

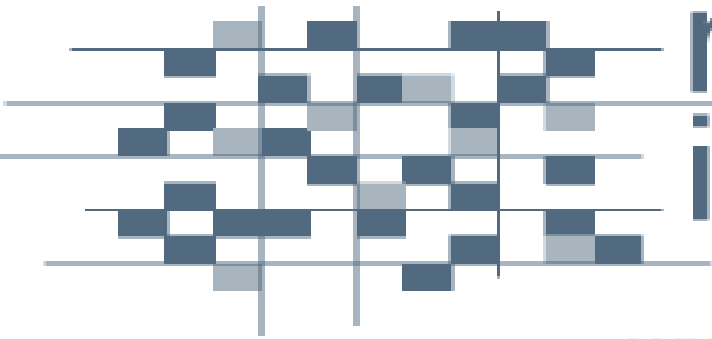
Smart Growth Partners Conference

January 28th, 2004



Joseph Schilling (jms33@vt.edu)

Virginia Tech's School of
Urban Affairs and Planning, Alexandria, VA



metropolitan
institute at
virginia tech

www.mi.vt.edu

Mission

Policy and applied research on the key forces shaping metropolitan growth and development

Major Initiatives

- The New Metropolis
- Fair Growth
- **Green Regions**
- Smart Governance
- World Cities



Today's Game Plan

- Share my preliminary observations
- Focus on land use powers and processes
- Stress the pivotal roles of state and local governments
- Highlight strategies and tools for collaborating on land use encroachment



Encroachment Observations

- Historic placement of military bases
- Multiple stakeholders competing for regional natural resources (air, land, water)
- Sprawl is the common threat
- Battleground—regional growth policies and local land development processes



Encroachment Principles

- Recognize the common interests—base vitality and regional quality of life
- Create processes that align interests and facilitate common understanding
- Build partnerships among all levels of government/NGOs—anchored by state and local governments



Military/Local Perspectives

Encroachment is a two-way street

- Training and testing missions impinged by development
- Cities within cities
- Bases have been autonomous and independent
- Inconsistent history of cooperation
- Leadership and staff turnover
- Impacts of future missions and weapon systems



Why is Encroachment Important?

- Protect public safety and minimize public nuisances
- Impacts on land use policies, plans, and private property rights
- Maintain the good quality of life
- Enhance the regional/local economy
- Protect the installation—2005 Round of Base Closure



Simple Strategies for Encroachment Partnering

- Educate locals on base mission and future planning/needs
- Recognize the local land use and political dynamics
- Establish base-community councils including staff/planners
- Encroachment working groups among the regional stakeholders
- MOUs to enhance collaboration



State Govt. Strategies

- Established military programs to provide assistance and guidance
- Provided economic analysis, with an eye towards BRAC 2005
- Facilitated land acquisitions/swaps for buffer areas
- Enacted planning legislation



State Land Use Planning Strategies

- Military bases and compatible land use legislation: Arizona, California, Washington, etc.
- Advisory role for military in local land use decision-making processes
- Impact assessment legislation
- Areas of critical state concern



DoD's Joint Land Use Study Planning Tool (JLUS)

- Administered by Office of Economic Adjustment (OEA)
- Based on military AICUZ and RAICUZ
- Requires Installation commander approval
- Matching local funds
- State APA Chapter Award Winners:
 - North Carolina: Ft. Bragg/Pope
 - Florida: NAS Whitting Field



Local Land Use Actions

- Research regional growth dynamics
- Adapt general plan to include the base as a sphere of influence on future growth (Fairfield CA.)
- Modify zoning codes to implement new plans (Aurora CO., Beaufort, SC)
- Allocate additional resources (staff and training) to ensure implementation and enforcement of plans and ordinances



Buffer Acquisition and Land Conservation Strategies

- Encroachment Partnering FY 2003 Defense Authorization Act
- DoD Partnerships with Conservation organizations: TNC, AFT, TPL, CF, LTA.
- Negotiations and technical issues



Conclusion

- Wide array of strategies and tools
- Strong interest within DoD and the services to collaborate and partner
- Take along translator or a translation guide
- DoD could drive regional growth policies towards Smart Growth



Additional Resources and Recent Efforts

- National Governor's Association
www.nga.org
- National Conference of State Legislatures www.ncsl.org
- International City/County Management Association www.icma.org/military