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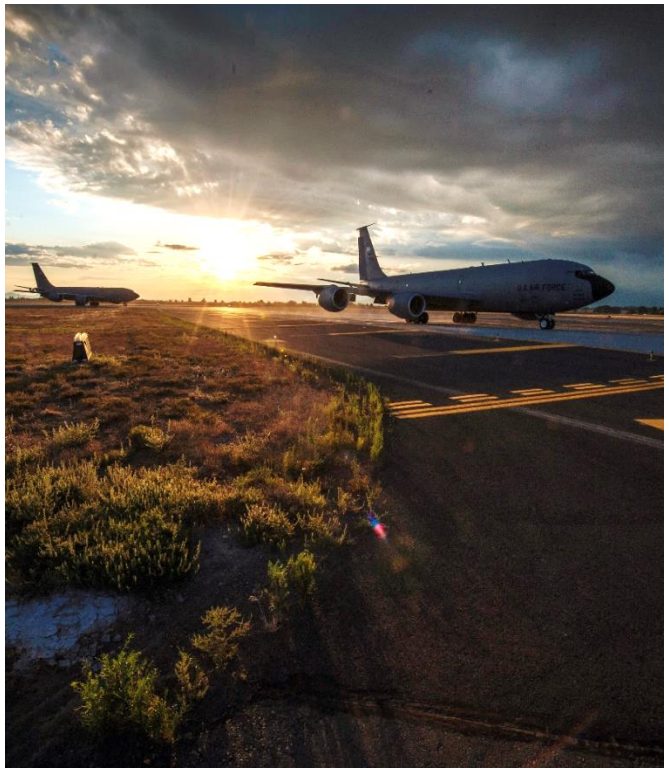


Military Installations and Civilian Land Use Compatibility

Military Compatible Land Use as Washington's Next Big Hurdle

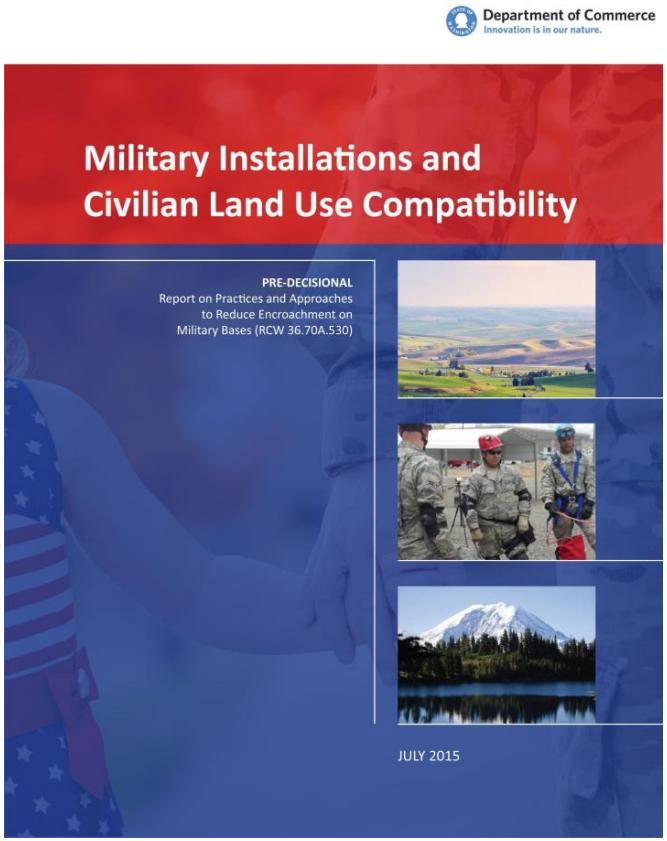
Presenter: Jeff Wilson, AICP

A presentation on the draft report co-produced by the Department of Commerce and Eastern Washington University

EASTERN WASHINGTON UNIVERSITY

August 2015

Base Compatibility Study - *Purpose*



Part of Washington's effort to support the State's Military Installations

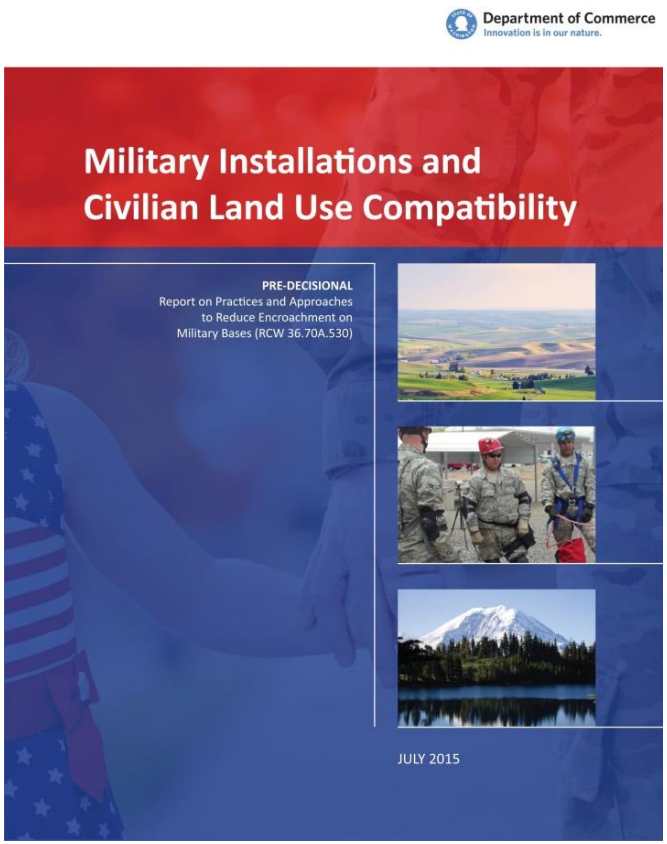
The governor has tasked Commerce with producing a report to the legislature on civilian land use compatibility and military base missions.

The WA Growth Management Act (GMA) disallows land use development that is incompatible with military installations (RCW 36.70A.0530).

Central question:

- How can Washington State promote compatible civilian land use practices in support of its military bases?

Base Compatibility Study - *Definitions*

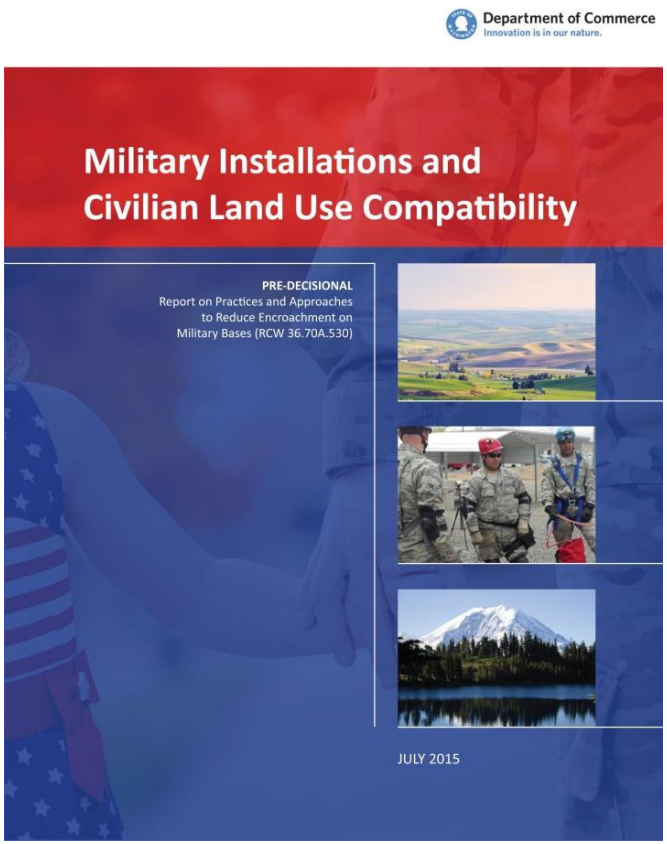


Defining "encroachment" and "base"

Encroachment is the term used by the Department of Defense (DoD) to describe incompatible uses of land, air, water, or other resources that have adverse ***cumulative*** impact on a military facility's ability to carry out its testing and training mission.

Military bases are physical installations but their mission and training operations have influence over areas beyond its perimeter boundaries.

Base Compatibility Study - *Findings*



Core findings in the draft report

- Incompatible land use (encroachment) is a critical factor in assessing long-term viability of a military installation.
- Washington's bases face encroachment-related concerns similar to bases in other states.
- Compatibility concerns often extend beyond the base, including airspace and waterways.
- In addition to Washington's GMA military provision, states have adopted legislation to promote land use compatibility in support of military base viability.

Base Compatibility Study - *Concerns*

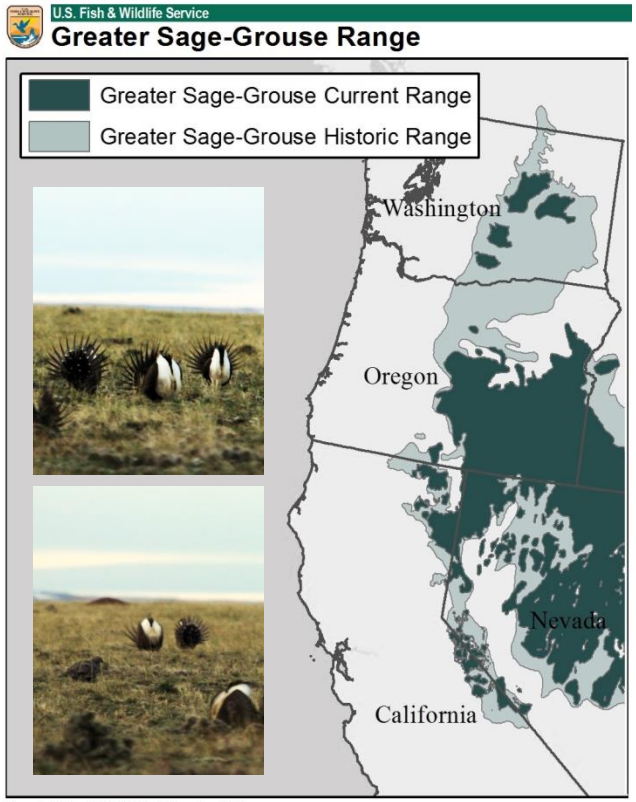
Examples of common compatibility issues

1. Civilian pressures to develop land
2. Competing demands for infrastructure
3. Air/light pollution and airspace obstructions
4. Civilian/military noise conflicts and communications interference
5. Endangered species habitat management

Note:

This list is not comprehensive as concerns are base-specific.

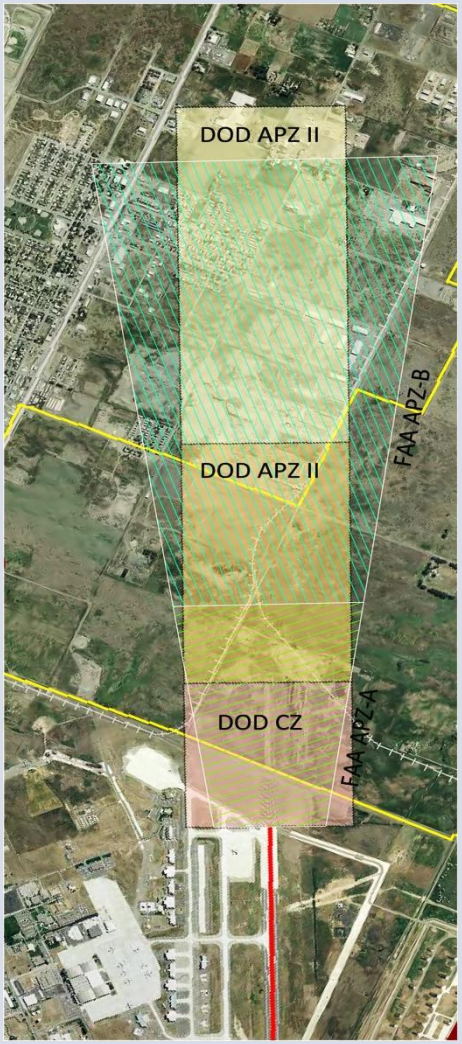
Base Compatibility Study - *Opportunities*



Opportunities to promote compatible land use:

1. Foster civilian-military coordination to identify base needs
2. Use technical assistance programs to enhance compatibility
3. Set and preserve military buffer areas in plans, codes, and permitting.
4. Acquire land or development rights near military bases
5. Enhance endangered species habitat management

Base Compatibility Study - *Buffers*



Military buffer areas may be defined based on…

1. Physical installation property boundaries
2. Security perimeters (preserving 'line-of-site' security)
3. Airfield accident potential zones (APZs) and noise buffers
4. Critical transportation routes (land/air/marine traffic)
5. Habitat conservation areas
6. Telecommunication and radio airwaves

Base Compatibility Study - *Conclusions*

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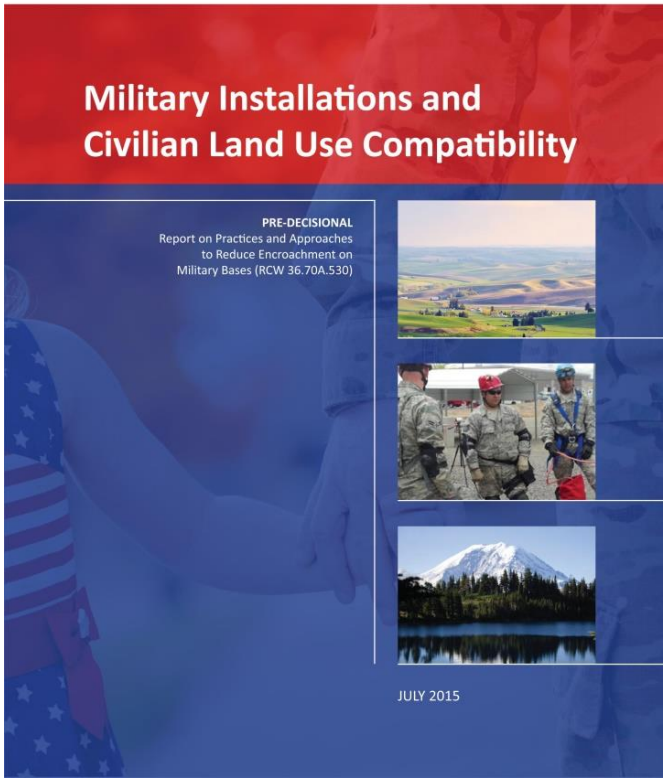


Encroachment is avoidable:

1. Civilian land use decisions impact base viability (BRAC).

2. Communities can promote compatibility through wise land use policies, plans, codes, and permitting activity.

3. Strong civilian-military collaboration is critical to promoting land use compatibility around installations.

4. **We need feedback to help enhance our response.**

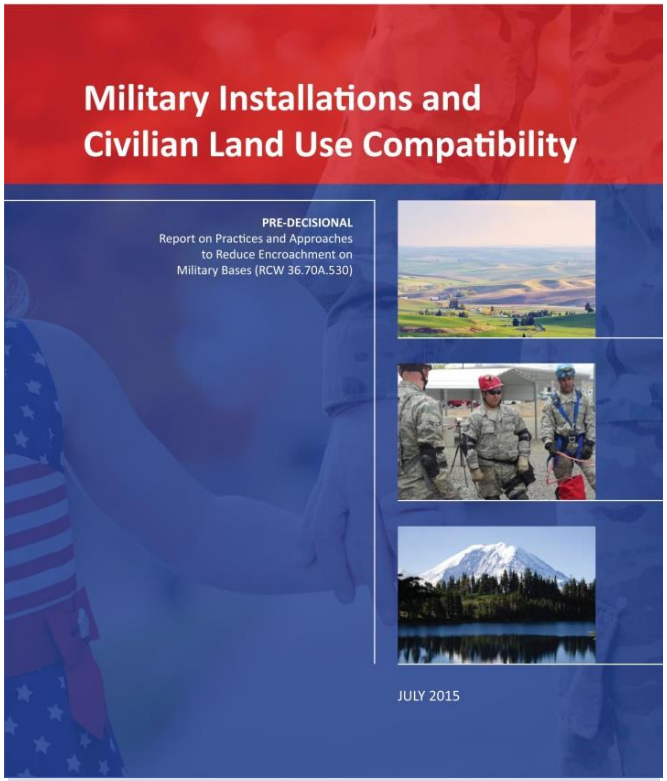
We Need Your Advice

What can we do to promote compatibility?

Base Compatibility Project Timeline Activities	Status	June	July	August	September	October	November
Phase I: First draft production							
Eastern Washington University (EWU) first draft	*Complete*	6/30/15					
EWU revised second draft	*Complete*		7/9/15				
Phase I: Draft revision and stakeholder outreach							
EWU/Commerce co-produced draft posted online	*Complete*		7/29/15				
Begin stakeholder outreach requests	*Initiated*		7/29/15				
Commerce presentation at JBLM/ADC NW forum	*Initiated*			8/20/15			
WMA quarterly membership meeting discussion	*Pending*				9/25/15		
Phase III: Final report production							
Report revision for final, based on feedback	*Pending*			8/25/15		10/14/15	
Report presented to the WA State Legislature	*Pending*						11/1/15

We Need Your Advice

What can we do to promote compatibility?



View the draft report:

Military Installations and Civilian Land Use Compatibility

http://www.commerce.wa.gov/Services/localgovernment/GrowthManagement/Pages/BaseStudy.aspx

Send feedback to:

David Andersen, AICP

Eastern Regional Manager, Growth Management Services

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Project website:
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Presented by:
Jeff Wilson, AICP
Senior Managing Director, Growth Management Services

General Session: Military Compatible Land Use as Washington's Next Big Hurdle
Thursday, August 20, 2015, 4:15 pm to 5:00 pm

2015 Association of Defense Communities (ADC) Northwest Regional Forum
Building Resilient Defense Communities

August 2015