

Civilian-Military Land Use Study

Prepared for the Washington State Department of Commerce



Defense &
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Civilian-Military Land Use Study

- Overview
- The Requirement
- The Team
- The Process
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Overview

Study Objective / Goal

A military installation's success depends upon its capacity to cost-effectively function.

Washington recognizes that promoting mutually-compatible civilian and military land use is essential to the state's economy and quality of life.

Preclude Encroachment & Manage Growth

The Partnership

Partnering Entities

- ❑ Washington State Department of Commerce
- ❑ Office of Economic Adjustment (OEA), DoD
- ❑ Washington Military Alliance



Department of Commerce
Innovation is in our nature.



Washington 
MilitaryAlliance

Disclaimer

Disclaimer

This product was prepared under contract with the Washington State Department of Commerce with financial support from the Office of Economic Adjustment (OEA), Department of Defense (DoD). The content reflects the views of the Washington State Department of Commerce, and does not necessarily reflect the views of the OEA.

The Requirement

Scope of Work and Contract

❑ Request for Proposal (RFP)

- RFP Issued: July 1, 2016
- Proposals Due: July 29, 2016
- Contract Awarded: August 16, 2016

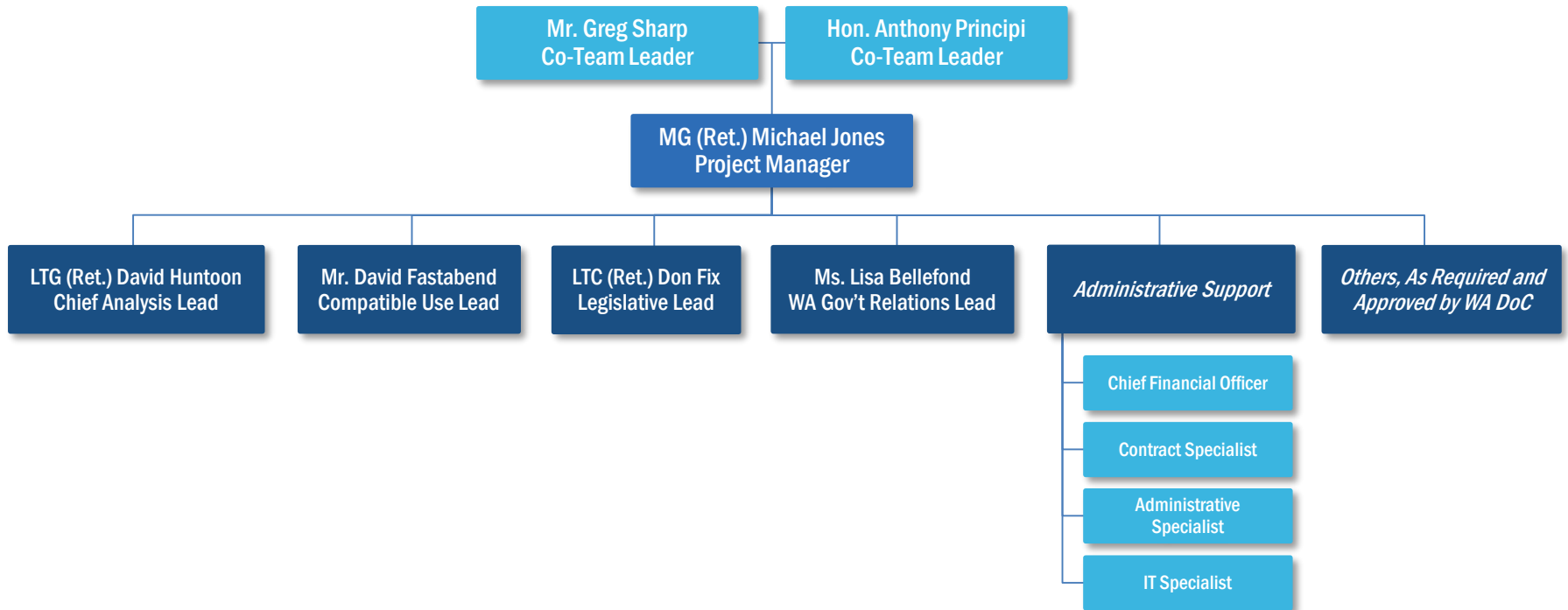
❑ Objectives / Scope of Work (SOW)

- Produce a Legislative Report
 - Outline the Issue and Importance of Compatible Land Use
 - Assess Existing Conditions
 - Conduct a Gap Analysis
 - Provide Analysis Findings and Set of Recommendations
 - Provide an Appendix of Resource Materials/Project Methods
- Provide Support for Outreach and Implementation Planning
 - Stakeholder Engagement
 - Provide State-level Implementation and Sustainability Plan

The Team

The Team: Organizational Chart

Washington State Civilian-Military Land Use Compatibility Team



The Process

Process Steps and Flow Diagram



Process Steps and Flow Diagram

□ **Process Steps**

- **Development of the Project Plan**
 - September 1, 2016
- **Kickoff Meeting with Department of Commerce**
 - September 7, 2016
- **Scheduling / Conduct of Site Visits**
 - September 19-23, 2016
- **Document Review / Analysis**
 - Ongoing
- **WMA Update Session**
 - October 19, 2016
- **Drafting of Legislative Report**
 - Ongoing
- **Finalize Legislative Report**
 - November 15, 2016 / December 1, 2016

The Results

Findings and Recommendations

❑ **25 Recommendations**

❑ **Aligned with Four Major Categories**

- Communications
- Implementation
- Legislation
- Funding

Four Major Recommendation Categories

1. Leverage the Power of Sharing: **Communications** and Coordination
2. Make the **Implementation** of Compatibility Efforts more Effective, Simpler, and more Comprehensive
3. Amend Certain **Legislation** to make it Clearer and more Effective
4. **Allocate Funds** in the State Budget to respond to the Resolution of Compatible Use Issues, Emergencies, or other Changes to Military Base Requirements (i.e. Contraction or Expansion)

Category 1: Foster Communications

- Build a web-based, interactive statewide map of military compatibility information.
- Establish a more structured approach to civilian-military communications.
- Institutionalize and increase use of the Washington Military Alliance.
- Include all relevant, military economic impact factors, to include military retiree compensation and Veterans Disability, when conducting overall economic impact studies.
- Track best practices in land use compatibility across the U.S. and share with stakeholders.

Category 2 : Support Implementation

- Leverage mutual interests between installations and environmental groups.
- Develop a formal program to consolidate, integrate, align and prioritize existent regulatory, policy, and programmatic resources involving incompatible land use.
- Conduct a statewide review of Joint Land Use Studies (JLUSs) and other compatibility plans in order to develop best practices for use throughout the State.
- Pass legislation to address the effects of light pollution on Washington's military bases' mission related activities.
- Establish a statewide registry for underwater listening devices to limit use in restricted areas and ensure their eventual removal.

Category 2 : Support Implementation (Cont'd)

- Promote the establishment of Steering and Coordinating Committees as a best practice for implementing comprehensive plans and JLUS recommendations.
- Create a Cabinet level position that has responsibility for military issues.
- Include impacts to military bases in State Environmental Policy Act (SEPA) reviews.
- Leverage former senior military officials and Congressional Members living in Washington State by creating a Military Advisory Council.

Category 3 : Introduce Legislation

- Add a disclosure requirement about military installation impacts and development restrictions in real estate transactions.
- Ensure comprehensive plans include updated military planning information.
- Amend the GMA to better define what constitutes development that is incompatible with military bases.
- Amend the GMA to include the Coast Guard as a military entity for compatible land use.

Category 3 : Introduce Legislation (Cont'd)

- Amend RCW 47.80.060 to mandate non-voting membership on Regional Transportation Planning Organizations (RTPOs) for major military bases.
- Amend paragraph 36.70A.530(3) of the GMA to eliminate inconsistencies and ambiguity.
- Amend paragraph 36.70A.280 of the GMA to stop incompatible development during an appeal process.

Category 4 : Identify Funding

- Create a compatible land use fund, or a fund for conservation and non-conservation land purchases, easements, and resolution of compatibility issues near installations.
- Prioritize funding for conservation and environmental programs that contribute to ensuring compatible land use at military installations.
- Create an appropriation to responsively fund high priority military compatible land use projects identified by communities.
- Increase acquisition of Office of Economic Adjustment (OEA) funding to support compatible land use issues.

Priority Recommendations

Department of Commerce Priority Recommendations

❑ **Foster Communications**

- Establish a more structured approach to civilian-military communications.

❑ **Support Implementation**

- Develop a formal program to consolidate, integrate, align and prioritize existent regulatory, policy and programmatic resources involving incompatible land use.

❑ **Legislation**

- Amend the GMA to include the Coast Guard as a military entity for compatible land use.
- Amend paragraph 36.70A.530(3) of the GMA to eliminate inconsistencies and ambiguities.

The Way Ahead

Current Situation / Future Requirements

□ Current Situation

- WMA Legislative Day on the Hill
 - Draft Legislation – Protection of Military Installations
- WMA Spring Quarterly Meeting

□ Future Requirements

- Provide Support for Outreach and Implementation Planning
 - Stakeholder Engagement
 - State-level Implementation and Sustainability Plan

Discussion & Questions