Marine Corps Encroachment Program – Installation Planning and Future Capability Needs

Information Briefing
for
Sharing Future Space Workshop
University of Illinois

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Briefing Overview

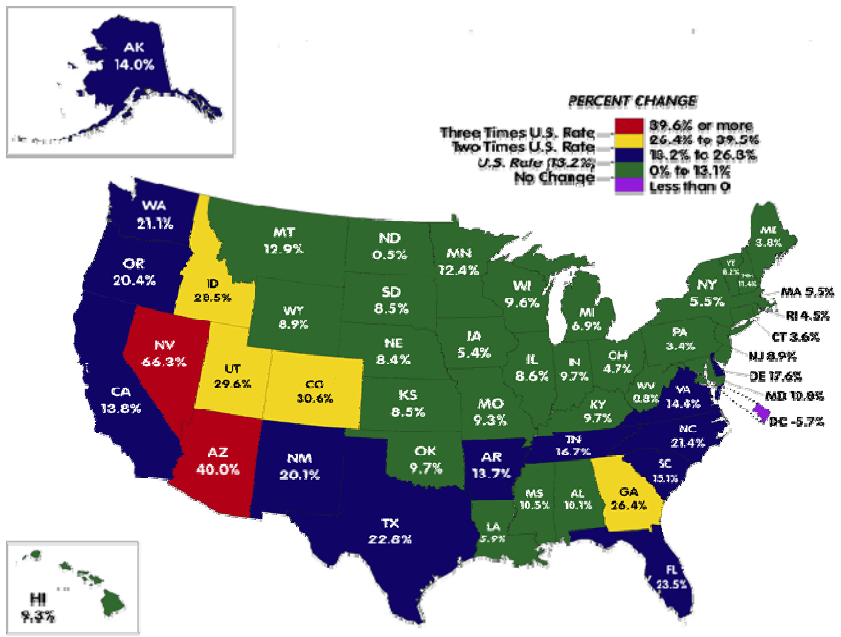
- Background
- Framework
- Marine Corps Program Overview
- Questions

Background - the Threat

"Encroachment pressures – such as private development adjacent to ranges, restrictions imposed by environmental regulation, or growing competition for airspace and frequency spectrum – are increasingly impeding DoD's ability to conduct operational testing and unit training in realistic environments.

These pressures

- limit low-altitude flight-testing
- over-the-beach operations
- night and all-weather testing
- live-fire operations
- the application of new weapon technologies"



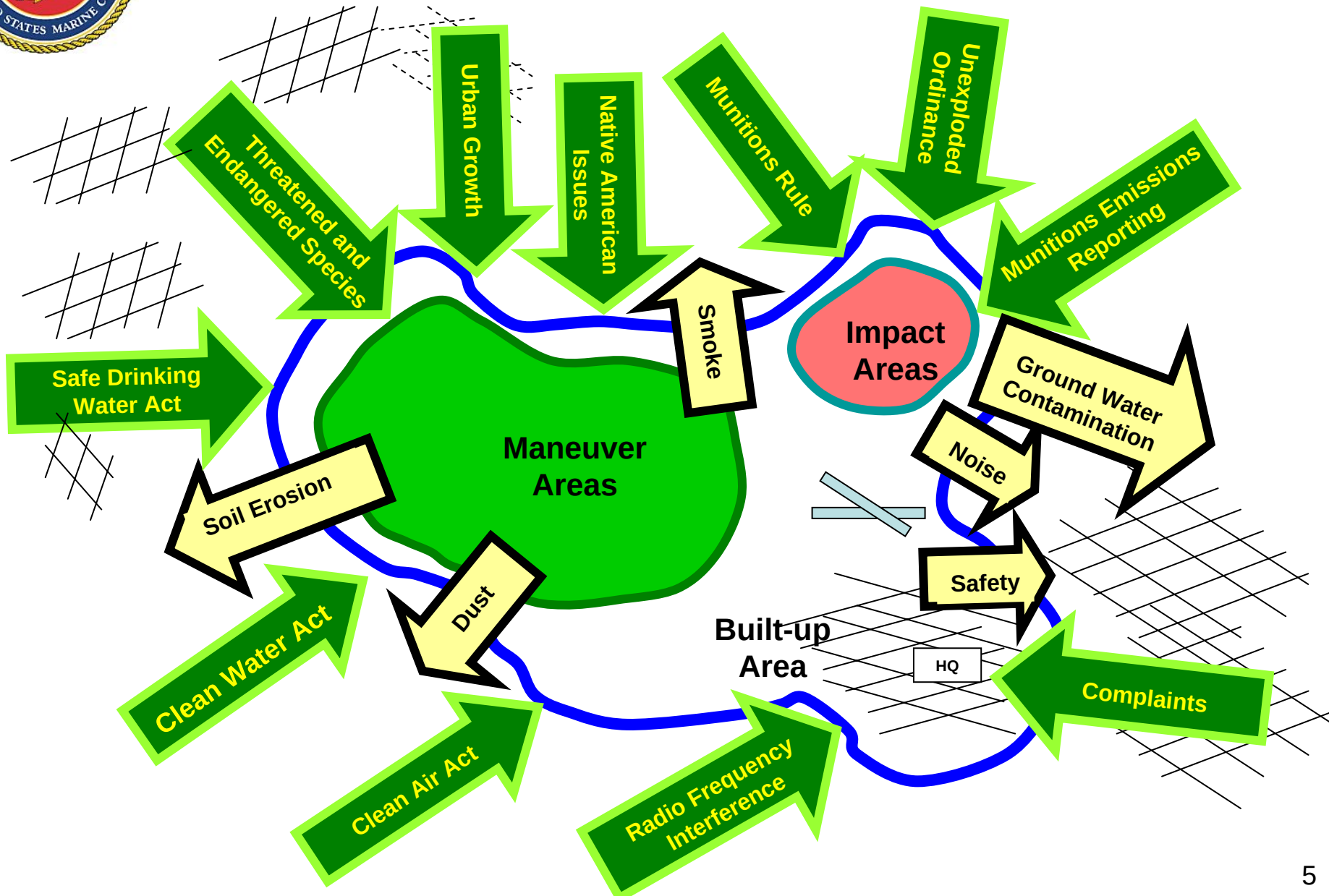
Report to the Congress, Implementation of the Department of Defense Training Range Comprehensive Plan: *Ensuring Training Ranges Support Training Requirements, Feb 2004*

Marine Corps Encroachment Issues

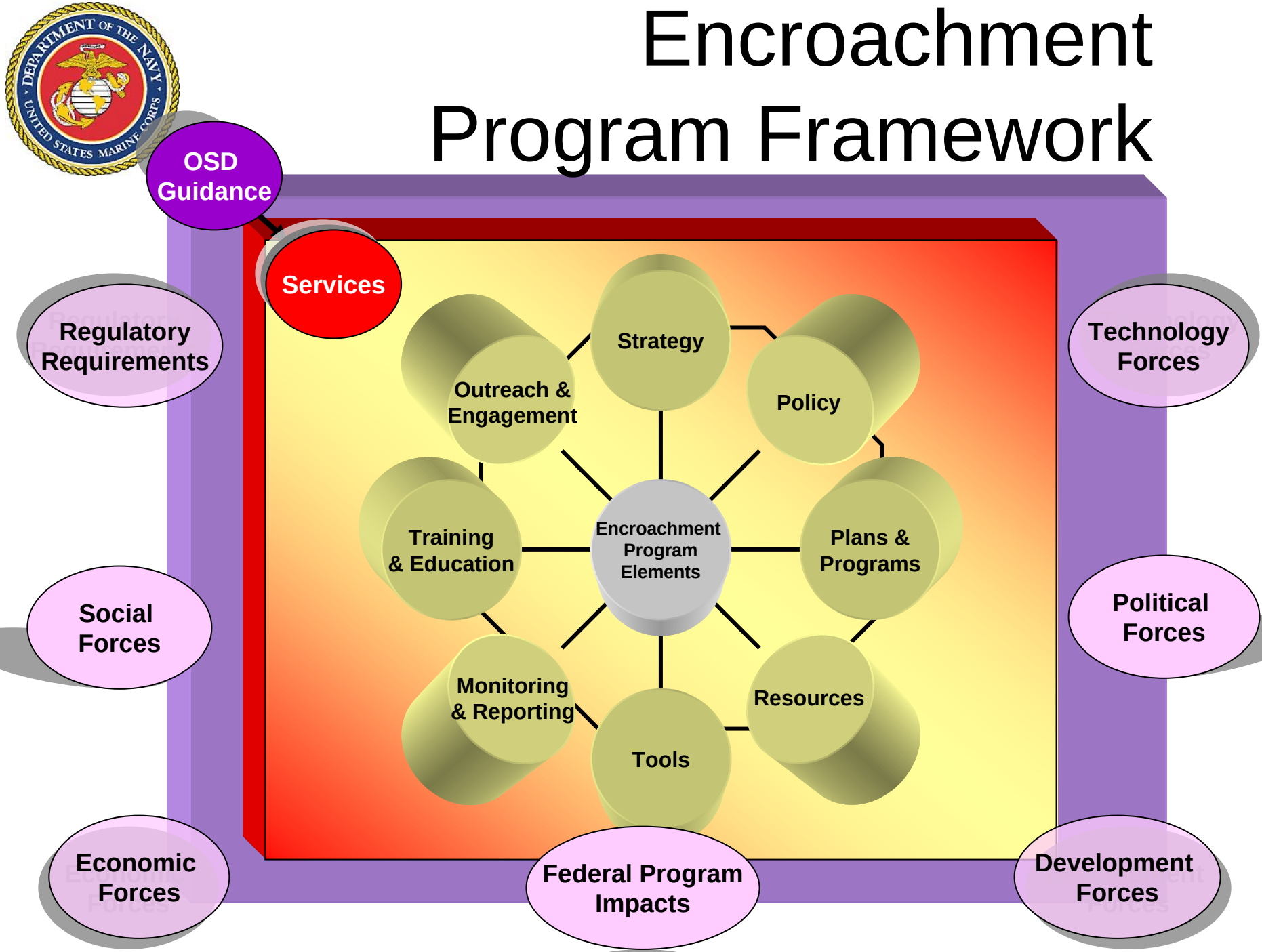
Installation	Encroachment Categories									
	Endangered Species	Cultural Resources	UXO/ Munitions	Frequency	Maritime	Air/Land space Restrictions	Air & Water Quality	Wetlands	Airborne Noise	Urban Growth
MCB Quantico	x	x		x		x		x	x	x
MCB Camp Lejeune	x		x	x	x	x		x	x	x
MCB Camp Pendleton	x	x	x	x	x	x	x	x	x	x
MCAGCC, 29 Palms	x	x	x	x		x	x		x	x
MCB Hawaii	x	x		x	x				x	x
MCB Camp Butler, Japan*	*	*	*	*		*			*	*
MCRD Parris Island	x	x								
MCRD San Diego										x
MCAS Yuma Complex	x	x	x	x		x	x		x	x
MCAS Cherry Point	x		x	x		x			x	x
MCAS Beaufort (incl. Townsend Range)	x			x		x		x	x	x
MCAS Miramar	x	x	x	x		x	x	x	x	x
MCLB Barstow	x									
MCLB Albany										

Encroachment concerns at MCB Japan facilities, ranges and training areas are subject to considerations such as host-nation agreements and laws, airspace administration and international spectrum management, that do not exist at domestic installations. For overseas bases, encroachment definitions and issue identification parameters may differ than those applied at our CONUS and Hawaii installations.

Encroachment Perspectives



Encroachment Program Framework



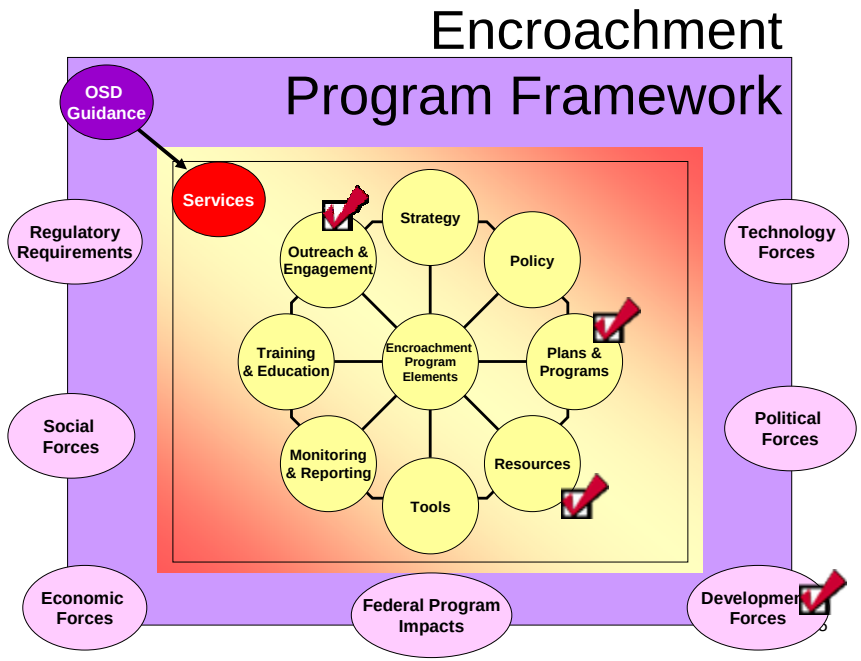
The Continuum of Stakeholders Interests and Needs

Military	Local Government	Conservation Groups	Development Community	Private Landowners
Readiness Test Training Operations Security Infrastructure Air Land Water Frequency Community Planning Information White Space	Tax Base Growth Infrastructure Transportation Utilities Quality of Life Security Schools Health Care Recreation Affordable Housing Military Planning Information	Bio-Diversity Habitat Preservation Species Protection Wilderness Areas Eco-Tourism Wetlands Water Urban Sprawl Smart Growth	Financial Market Demand & Affordability Competition Proffers National, Regional, and or Local Government Codes Environmental Regional/State Factors Business Climate Pro or Con Military Needs	Financial Secure Property Rights Development Legacies Property & Inheritance Taxes Government Intervention Taxes Quality of Life Environment Services Good Neighbors

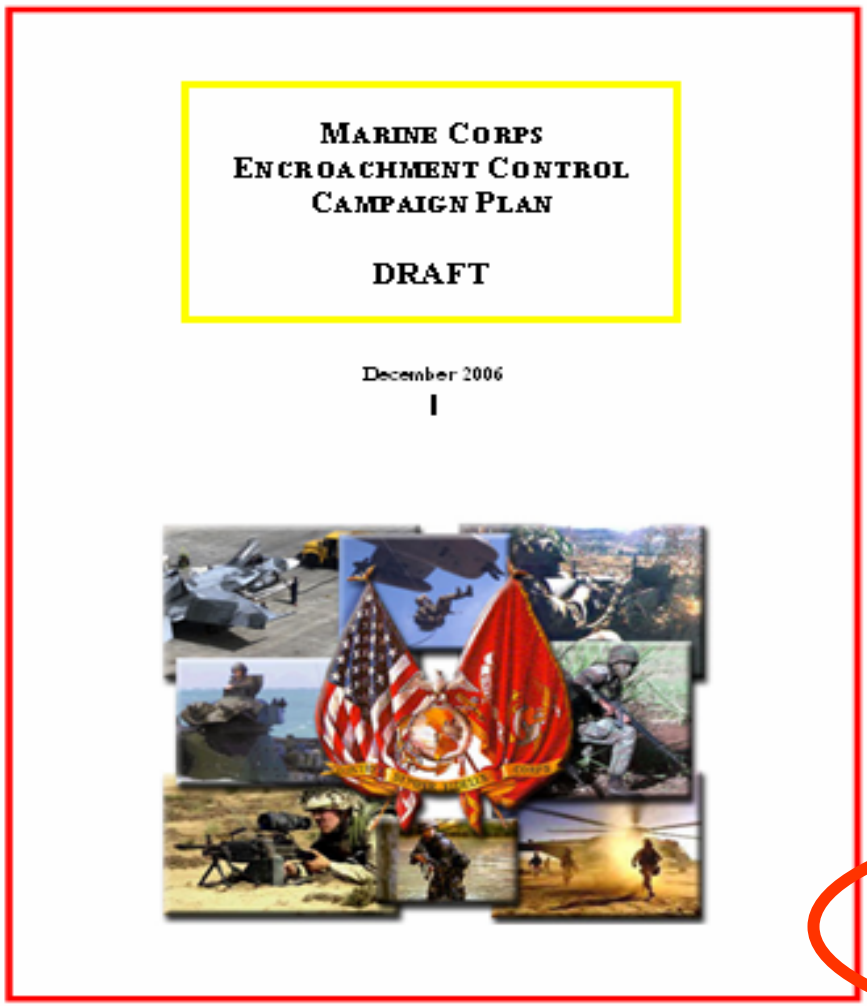
Stakeholders That Protect the Installation Mission

Encroachment Portfolio Completed

- Marine Corps Headquarters' Encroachment Control Campaign Plan
- Developed an Encroachment Decision Support System to Evaluate Encroachment Partnering Real Estate Actions
- Prototype Marine Corps “Installation Encroachment Control Plan” – MCAS Beaufort and Townsend Bombing Range and MCAS Cherry Point
- Prototype Installation Encroachment Partnering Land Acquisition Strategy – MCAS Beaufort and MCAS Cherry Point
- Commanders Guide to Encroachment Partnering



Technology is Important



Implementing Strategies

- Leverage Resources, Share Knowledge and Lessons Learned
- Engage with Stakeholders at all Levels
- Focus on Collaborative Problem Solving
- Employ Technology

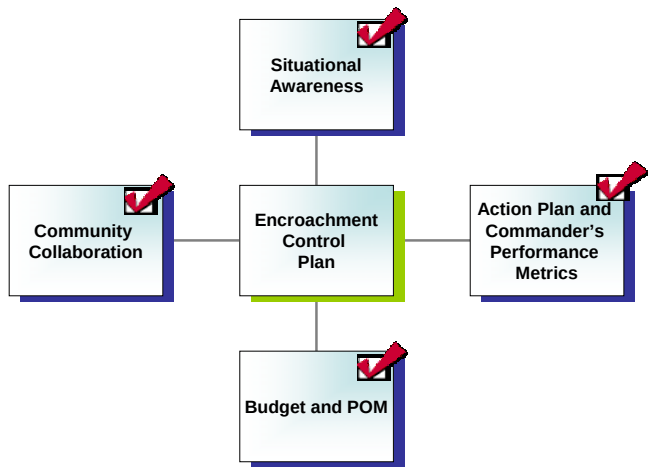
Real Estate Site Assessment Criteria

Assessment Factors	Assessment Methodology	Data Requirements and Point of Contact(s)	Scoring
Mission Protection Assessment	Relative ranking based on the Paired Comparison Technique	Qualitative opinion based on the Mission Commander's assessment	**1, 2, or 3** **Raw scores that are calculated by the individual assessment methodology are converted into thirds.** **When projects are not equally divided by 3, the preparer is required to decide how the one or two additional projects should be categorized. The logic for assigning the additional project scores must be explained.**
Ecological Value Evaluation Ecological Services Human Use Values	Service Acre Years (dSAYs) using the Habitat Equivalency Analysis (HEA) model Willingness to pay measures	Natural resource information developed and managed by the installation natural resource and planning staffs and local community planning and natural resources staffs Community recreation assets, population needs, and costs Community and installation recreation services staffs	
Public Perception Analysis	Survey analysis	Installation PAO surveys and/or community surveys completed in support of planning and taxation issues Installation PAO, local community planners, and community groups	
Costs adjusted on a per-acre basis	Dollar values per acre adjusted for acquisition cost less partner contributions divided by total project acreage	Estimate real estate values based on professional opinions and or recent appraisals Real estate, natural resource and planning staffs from the Navy, the local community, and/or conservation organizations staffs from the Conservation Forum partners	
Buffer Effectiveness Assessment	Pre-established criteria based on key mission factors	Installation Community Planning and Liaison Officer	

	Mission Importance	Ecological Value	Cost	Public Perception	Buffer Effectiveness	Project Score	Rank Order	Adjusted Rank Order
Winn Property	1	2	3	1	3	10	2	3
Trask Property	1	2	3	2	1	9	1	1
Walsh Property	2	2	2	1	2	9	1	2
International Paper Company Property	3	1	1	3	2	10	2	4

Marine Corps Installation Encroachment Control Plan

- Designed to create situational awareness for installation commander and staff
- Assigns responsibilities
- Integrates all encroachment issues into one action plan
- Involves multiple stakeholders for effective action
- Documents specific problems and solutions
  - Assists in building a budget and POM
  - Provides HQ auditable information
  - Facilitates trade-off analysis for resource allocation
  - Provides input for the Congressional Section 320 Report
- Promotes actions for compatible development and regulatory compliance



SERM Inputs into ECP Methodology

- Inform installation commander and staff and civilian personnel of stud purpose and methodology
- Study framework
  - Regional Campaign Plans
  - Current and future operations (FYDP)
  - SROC encroachment issues and Sec 366 Report training impacts
  - BASOPs focus
- Collect information
  - Data Bases
  - Documentation
  - Interviews

• SIRRA -regional resource issues
• LEAM project regional land use changes & impacts on Defense bases/ranges

• PONDS will be used to search for studies associated with the installation, community, and state

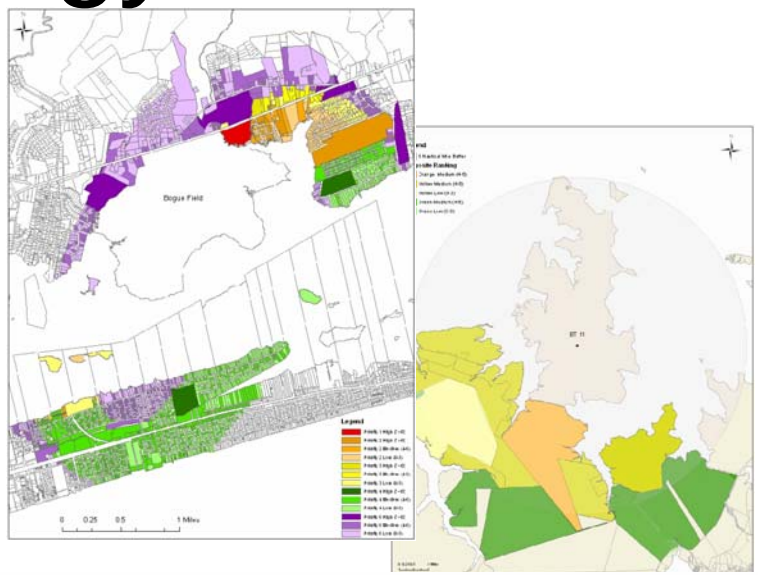
• SIRRA will assist in defining the regional context for the ECP. It will point out key issues that need to be addressed during the interview process
•LUCA will depict the historic trends and help focus question on future trends based on current planning assumptions and Capital Investment Plans

- Assess Training and Operation Threats
  - Quantifies impacts to training facilities and ranges (service providers)
  - Identify sources of impacts
  - Identifies potential tools to deal with the issues
  - SWOT analysis
- Document findings
- Develop action plan – installation staff and contractor
  - Land interests
  - Education and training
  - Planning coordination and integration
  - Community and stakeholder outreach

• LEAM will support “what if” scenarios during and after the action planning phase. Will promote further collaboration

Encroachment Partnering Strategy

- GIS-based ranking system
- Encroachment analysis tiers from ECP, JLUS, AICUZ, RAICUZ
- Can tier from others as appropriate, e.g. ESMP, master plans, etc
- Parcels ranked by Primary Factors (for mission protection) and then Secondary Factors (potential for development, cost effectiveness, partnering, partnering, etc)
- Composite score derived for each parcel
- All parcels are ranked, color coded, mapped, and land ownership statistics presented for top ranked parcels

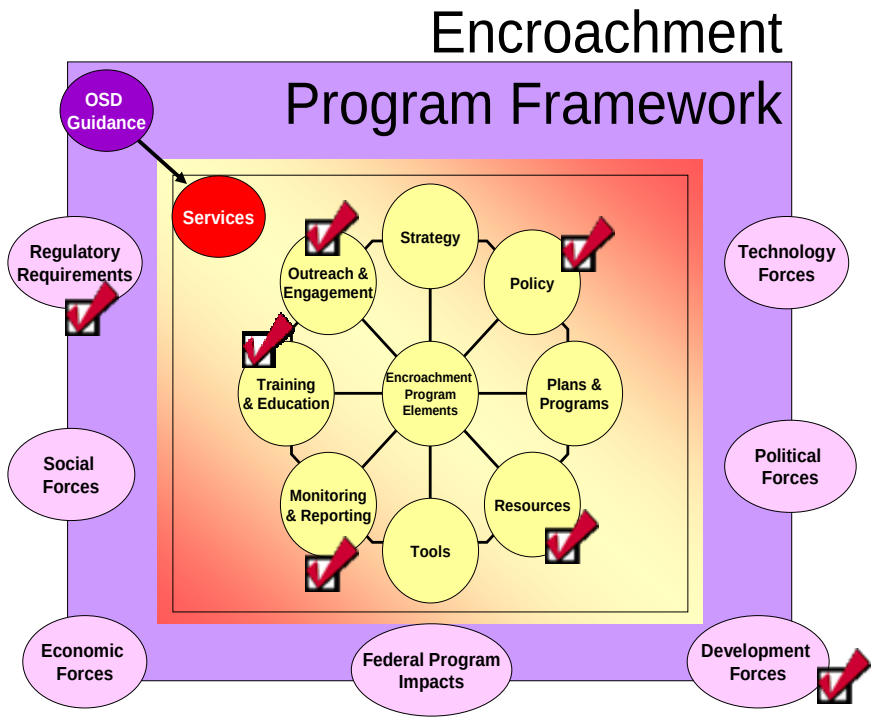


1 **Exhibit 35. Highest Ranked Parcels within the AICUZ Footprint of MCAS Cherry Point**

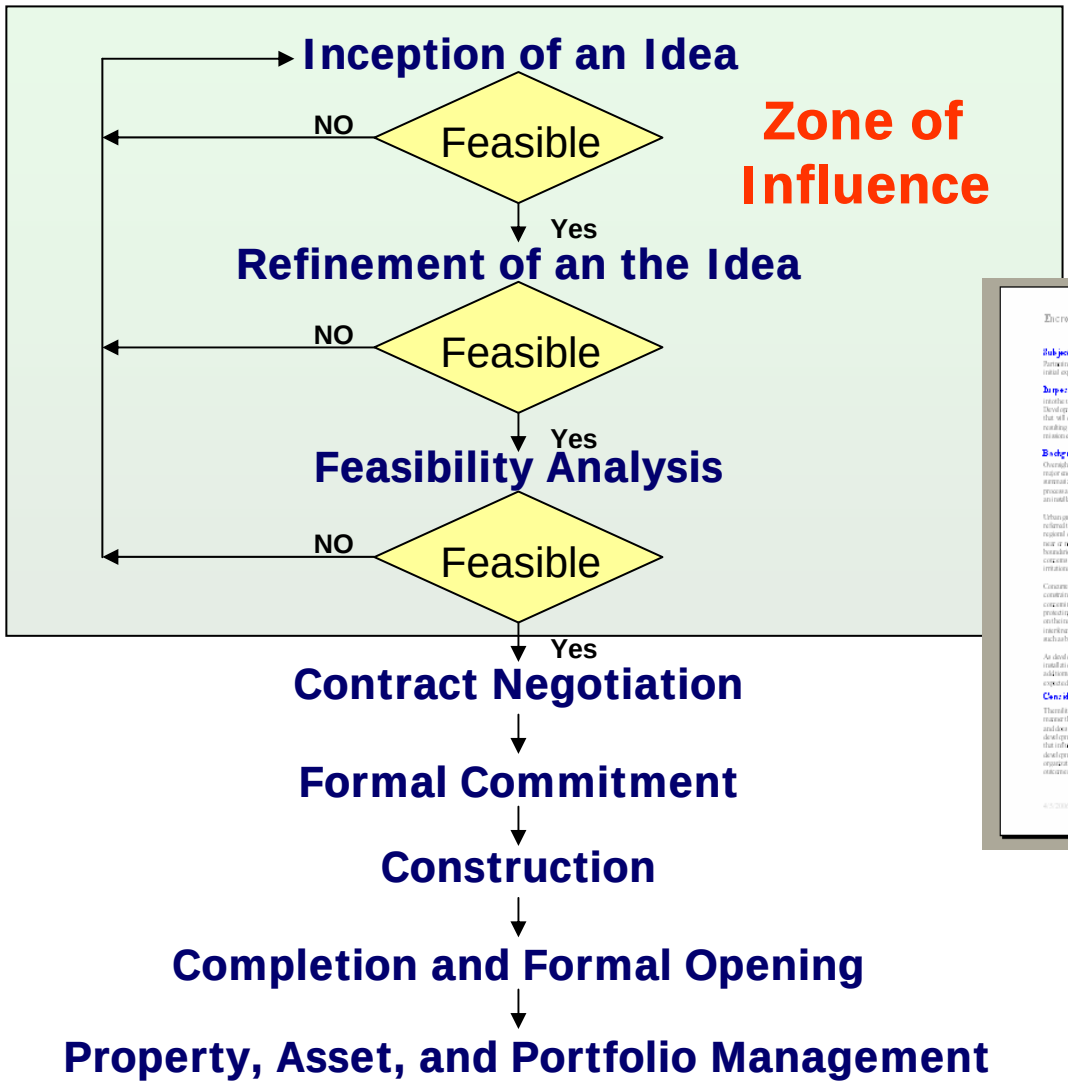
Parcel ID	Owner	Acres	Priority Category	Zoning and Land Use	Roads	Utilities	Land Prices	Conservation Value	Composite Score
Priority Category 1: Parcels in Clear Zone									
47236	CREECH, LOUIS & FRANCES	74.0	1	High	Low	Low	High	High	6
Priority Category 2: Parcels in APZ1 and NZ3									
48518	CIESZKO CONSTRUCTION CO INC	43.3	2	High	High	Low	High	Medium	7
Priority Category 3: Parcels in APZ1 and NZ2									
47403	DAVIS,JOEL JR FAMILY LTD	239.7	3	High	High	High	High	High	10
49580	CANNADY, MORRIS HEIRS	81.7	3	High	Medium	High	High	Medium	8
49605	CANNADY, MORRIS HEIRS	81.7	3	High	Medium	High	High	Medium	8
49746	LEWIS, JAMES ART	19.7	3	High	High	High	Medium	Medium	8
49808	LEWIS, JAMES ART	13.6	3	Medium	High	High	Medium	Medium	7
Priority Category 4: Parcels in APZ 2									
49676	WEYERHAEUSER COMPANY	688.7	4	High	High	High	High	High	10
49924	DAVIS, JOEL JR FAMILY LTD	239.7	4	High	High	High	High	High	10
47369	HUKINS, MABRY HRS	53.3	4	High	High	High	High	High	10
48990	MOORE, S HUNTER HRS	27.6	4	High	Medium	High	High	High	9
50164	LEWIS, JAMES ART	19.7	4	High	High	High	Medium	Medium	8

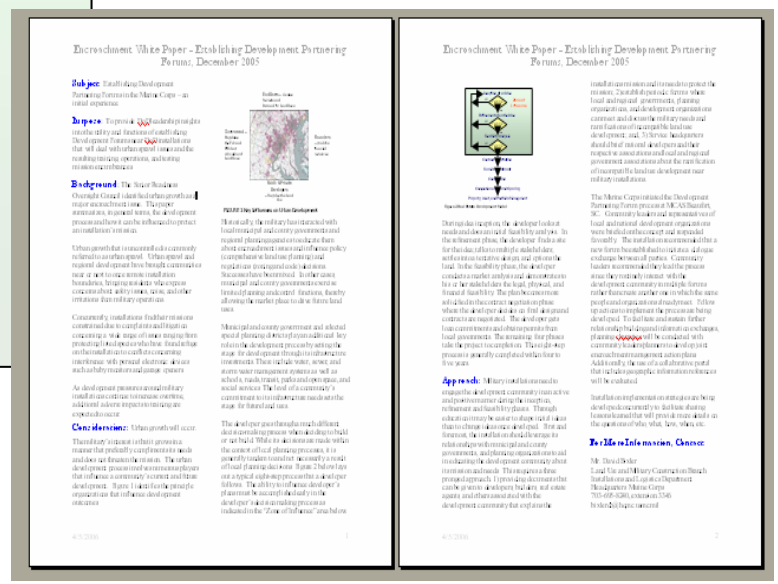
Encroachment Portfolio Selected On-going Projects

- Developers Roundtables
- Encroachment Control Planning Awareness Training for Installation Staff
- Installation Outreach and Engagement Strategy
- Encroachment Control Program Metrics
- Charrette Planning for Community Action Plan for MCAS Beaufort and MCAS Cherry Point

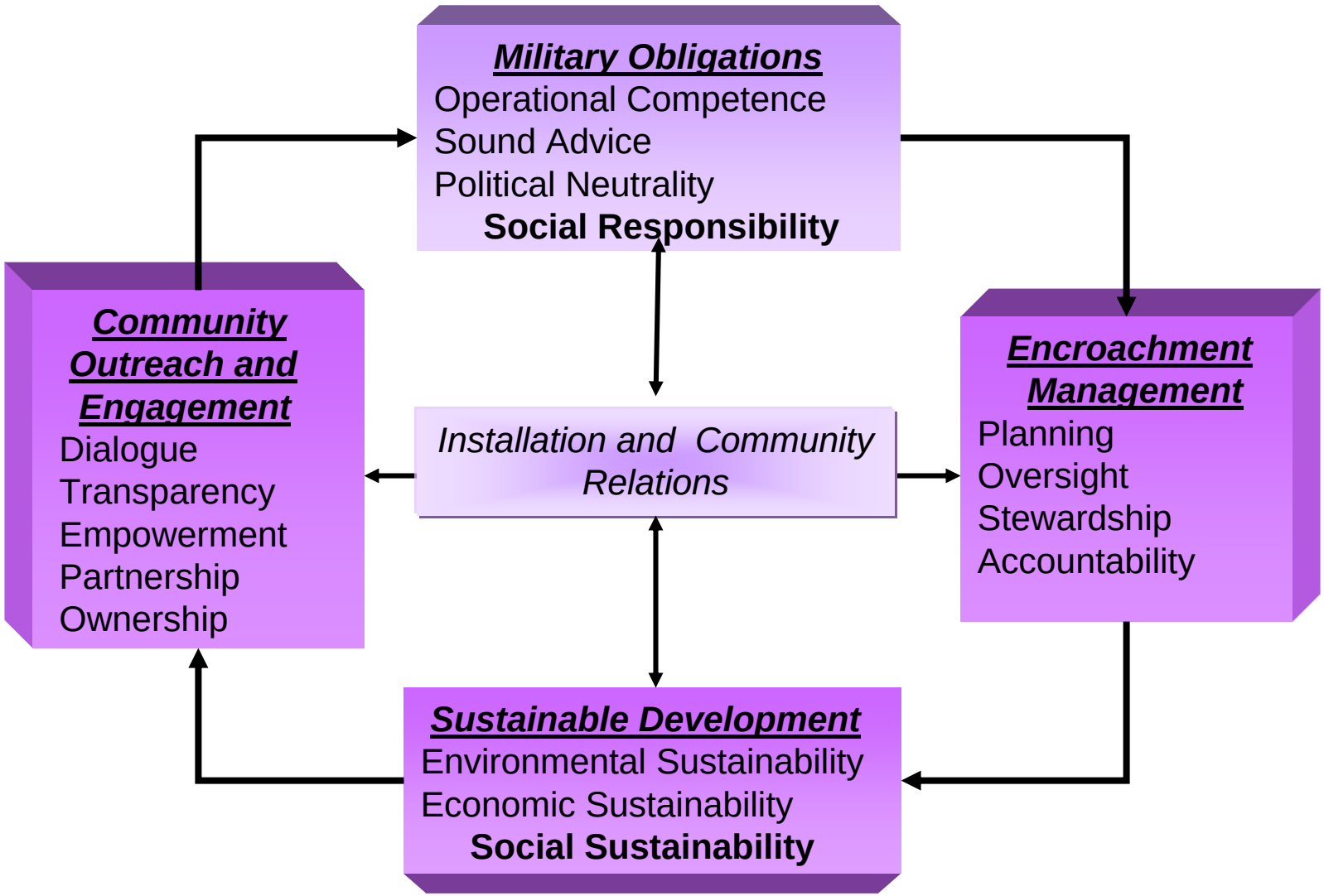


Working with the Development Community





A "Working" Social Responsibility Framework



ECP Community-Installation Analytical Analysis Components

Factor	Perspective	Method	Research Needs
Economic impacts	Installation on Community	Economic models	•Improve description of economic impact at the "so what" level •Workaround costs and loss of value
Social interactions	Installation and Community Interactions	Listing of installation activities	•**Evaluation and importance criteria** •Installation impacts on social issues
Urban development	Future community growth impacting installation mission	Identifying future growth based on capital improvement plans, permit filings, and models	•**Better understanding of "Market" mechanisms** •Compatible land use criteria/standards that are accepted by military and community •**Sustained engagement with communities**
Future Military Mission	Known new mission	Planning directives	•Ability to reasonably forecast changes in military mission based on concepts, doctrine, and advanced systems •Ability to translate into community planning horizons
Compliance Issues	Regulatory driven, must comply	List compliance situation now and in future	•Improved methods to promote compliance by focusing on elimination the compliance aspect •Introduction of improved scheduling and control systems to minimize airspace conflict •Improved use of frequency spectrum

Questions and Discussions