

OFFICE OF THE SECRETARY OF DEFENSE



*Deputy Under Secretary of Defense
for Installations and Environment*

OFFICE OF ECONOMIC ADJUSTMENT



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Associate Director

<http://www.oea.gov>

The JLUS program is designed to:

- **Encourage cooperative planning between the base and community**
- **Foster compatible land use planning**
- **Help to implement ALCUZ program**
- **Reduce the operational impacts on the adjacent communities**
- **Provide information and guidance**

HOW IT WORKS

- **OEA offers matching planning grants and technical support to State and local governments after bases have been nominated for a JLUS by the Military Department.**
- **The JLUS seeks to guide local jurisdiction planning.**
- **The results: Application of smart planning & development controls to prevent urban encroachment as a first line of defense.**

JLUS Projects Help:

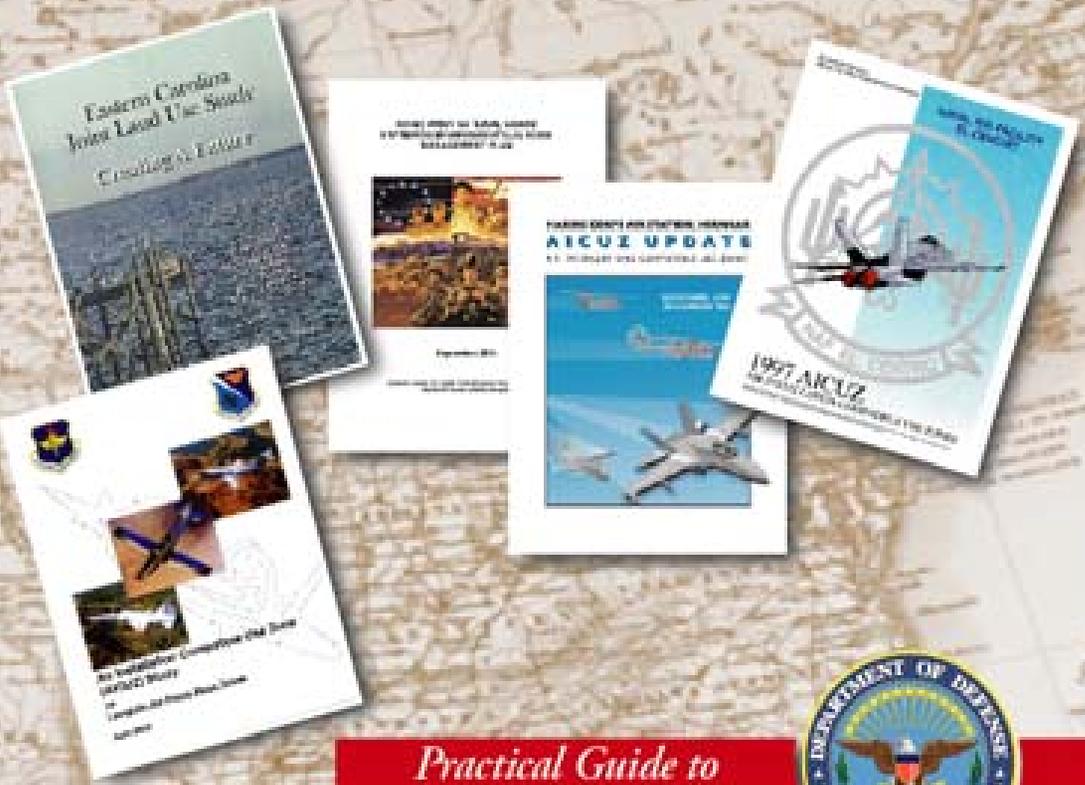
- **Connect Stakeholders.**
- **Facilitate Dialogue.**
- **Rise Public Awareness.**
- **Promote Collaboration.**
- **Protect Stakeholder Interests.**
- **Protect DoD Interests.**

Completed Joint Land Use Studies



• Completed (1985- 2005) 44

Practical Guide to Compatible Civilian Development Near Military Installations



Practical Guide to



Compatible Civilian Development Near Military Installations

Written by

Office of Economic Adjustment

In cooperation with the National Governors Association Center for Best Practices

The Practical Guide

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

The Framework

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

Practical Guide Organization

- **Part I** – Introduction to subject
- **Part II** – Role of local government in land use planning
- **Part III** – Role of state government in land use planning
- **Part IV** – Role of the Federal Govt. in local land use planning
- **Part V** – The Toolkit

Guiding Principle

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

The Toolkit

**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!**



DoD Programs



ONMP/ACUB



AICUZ/RAICUZ/EPP



AICUZ/RAICUZ/MCCF



AICUZ/CPP



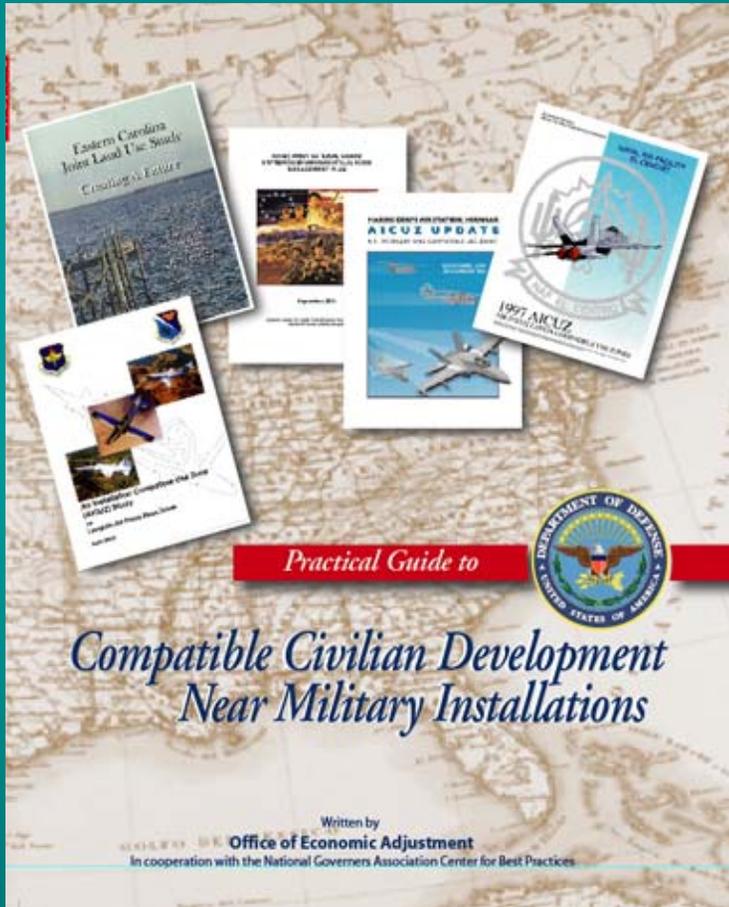
Conservation Partnering



JLUS

The Practical Guide

The Compatible Land Use Toolkit



Community Comprehensive Planning Toolbox

Local General Plan

Zoning Codes

Subdivision Regulations

Building Codes

Development Review Process

CIP

DoD

NGO

St. & Loc Gov

Conservation Partnerships

§ 2684a

Development Staging & Public land Acquisition Strategies

Title 10 U.S.C. § 2684 a & 2694

Six Elements of the Toolkit

1. Compatible land use planning	15 tools
2. Land Use Regulations	17 tools
3. Land Subdivision Regulations	4 tools
4. Building and Structural Codes	3 tools
5. Development Review Process	3 tools
6. Local Administrative Actions	10 tools
	<hr/>
	52 tools

Most Effective Tools

- **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**

Continuum of Public Actions

Lowest Cost

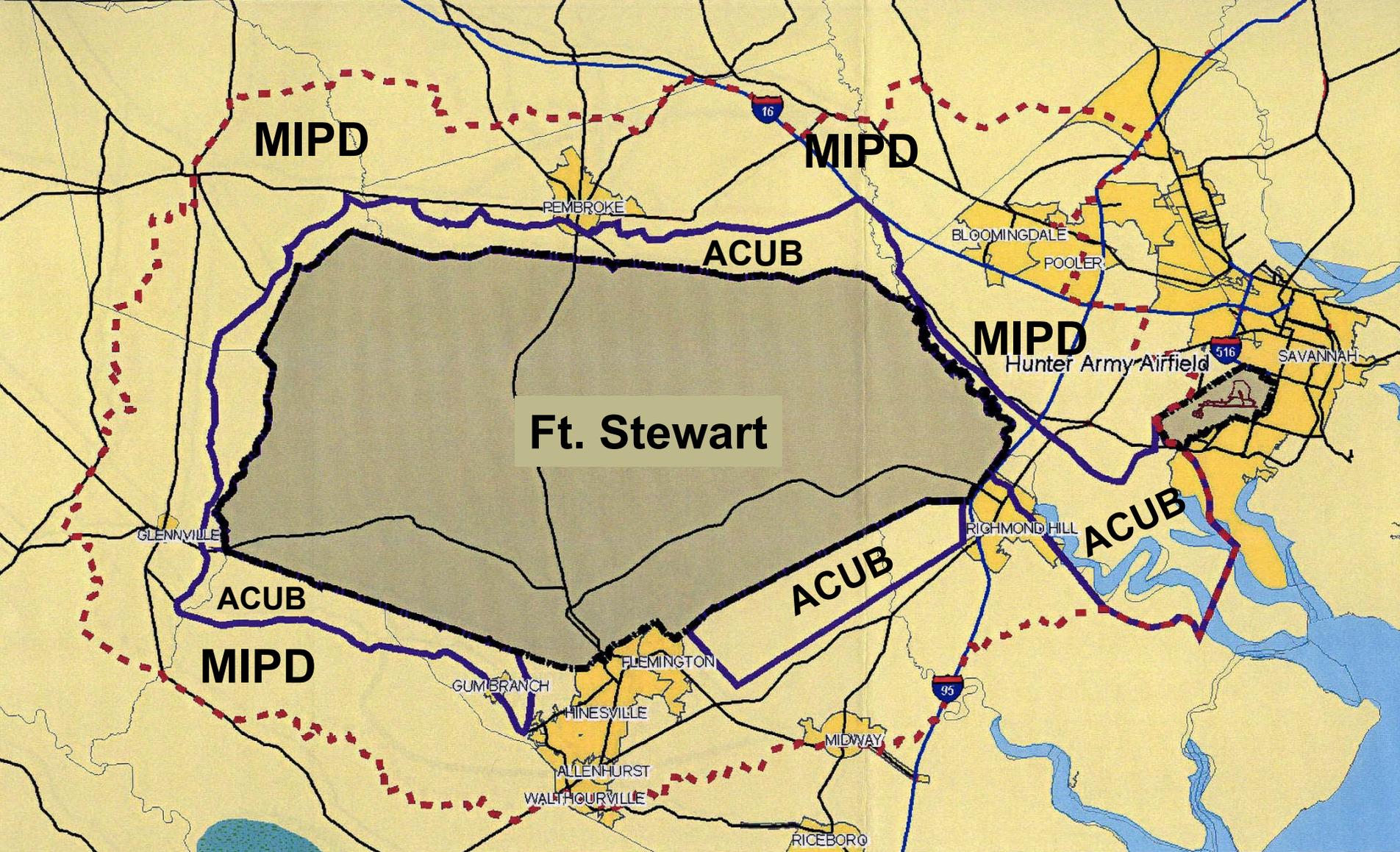


Highest Cost

- **State mandate compatible land use (CLU) planning around military installations**
- **Local CLU plans**
- **Real Estate Disclosure**
- **Develop and implement complementary zoning**
- **Exact dedications, easements, developer agreements not to encroach with incompatible development**
- **TDR and property tax incentives**
- **DoD may partner with St./Loc. Govts. and NGO's for conservation easements to acquire less than fee simple interest**
- **Acquire fee simple interest**

Military Influence Planning District: (MIPD)

- Designated by local government**
- Focuses on a particular area**
- Sets public policy**
- I. D. special legislative interest**
- Sets the planning framework and the regulatory template based on local planning policies**



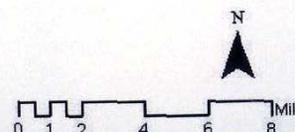
Legend

-  Installation Boundary
-  ACUB Boundary
-  JLUS Boundary

-  Municipalities
-  Interstate
-  US Highway
-  State Highway

EDAW

Ft. Stewart JLUS



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

THE COMPREHENSIVE PLAN

MASTER PLAN

LEGEND

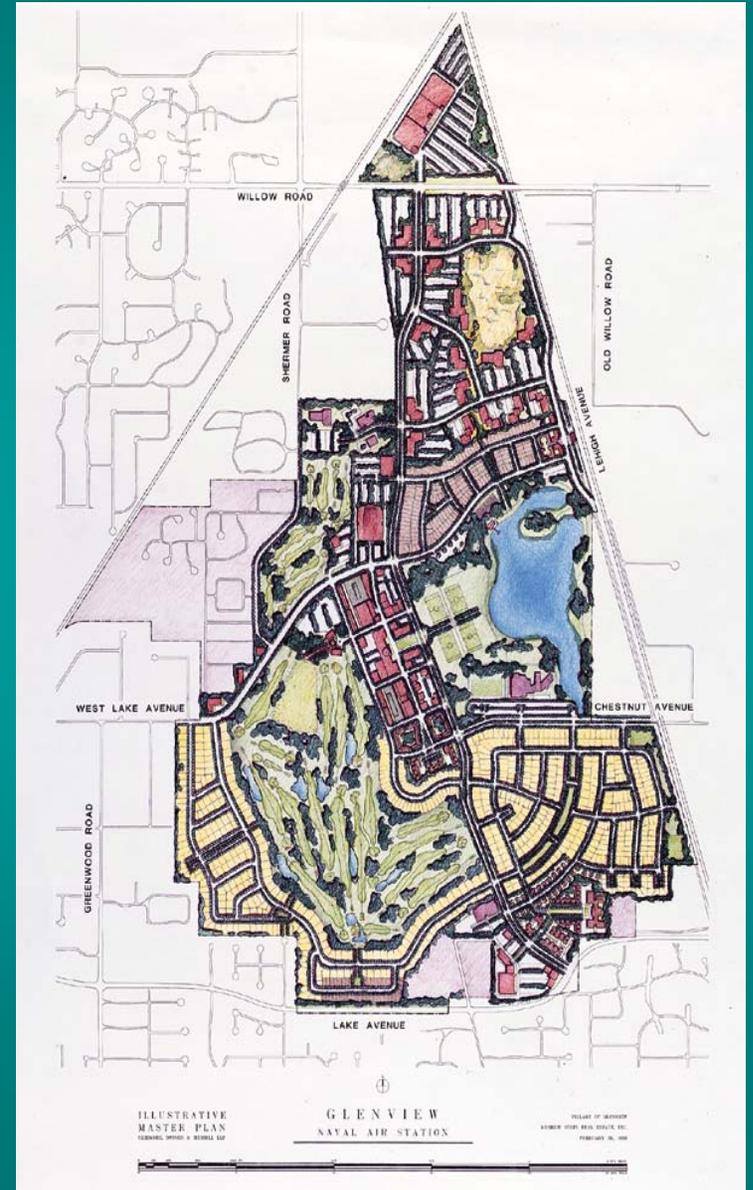
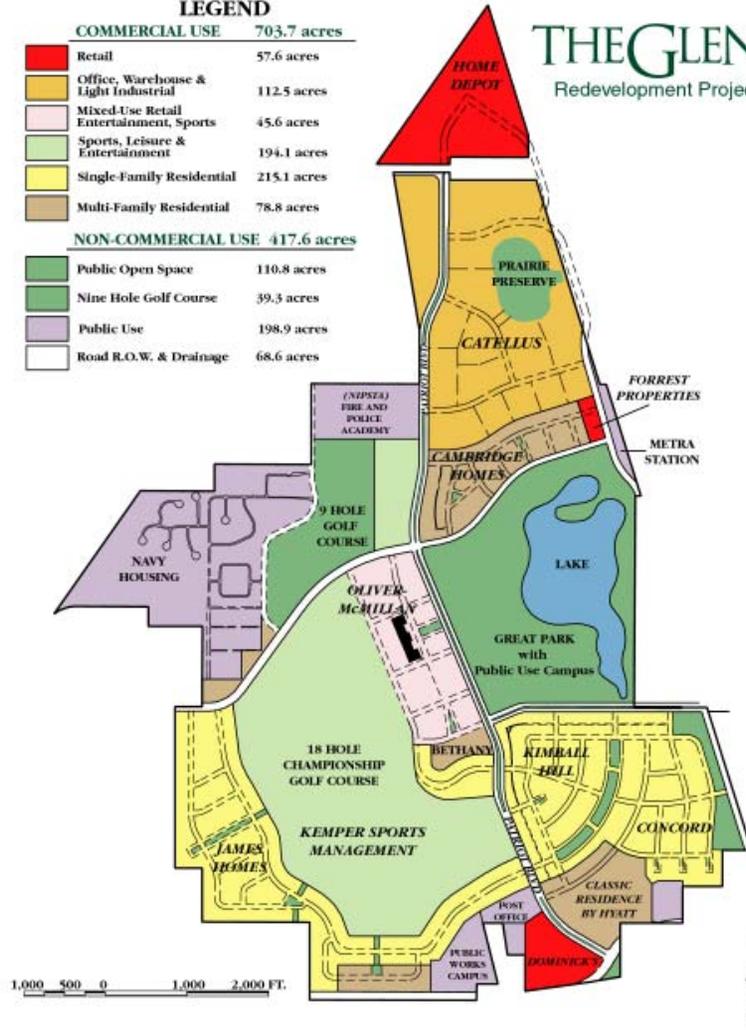
COMMERCIAL USE 703.7 acres

	Retail	57.6 acres
	Office, Warehouse & Light Industrial	112.5 acres
	Mixed-Use Retail Entertainment, Sports	45.6 acres
	Sports, Leisure & Entertainment	194.1 acres
	Single-Family Residential	215.1 acres
	Multi-Family Residential	78.8 acres

NON-COMMERCIAL USE 417.6 acres

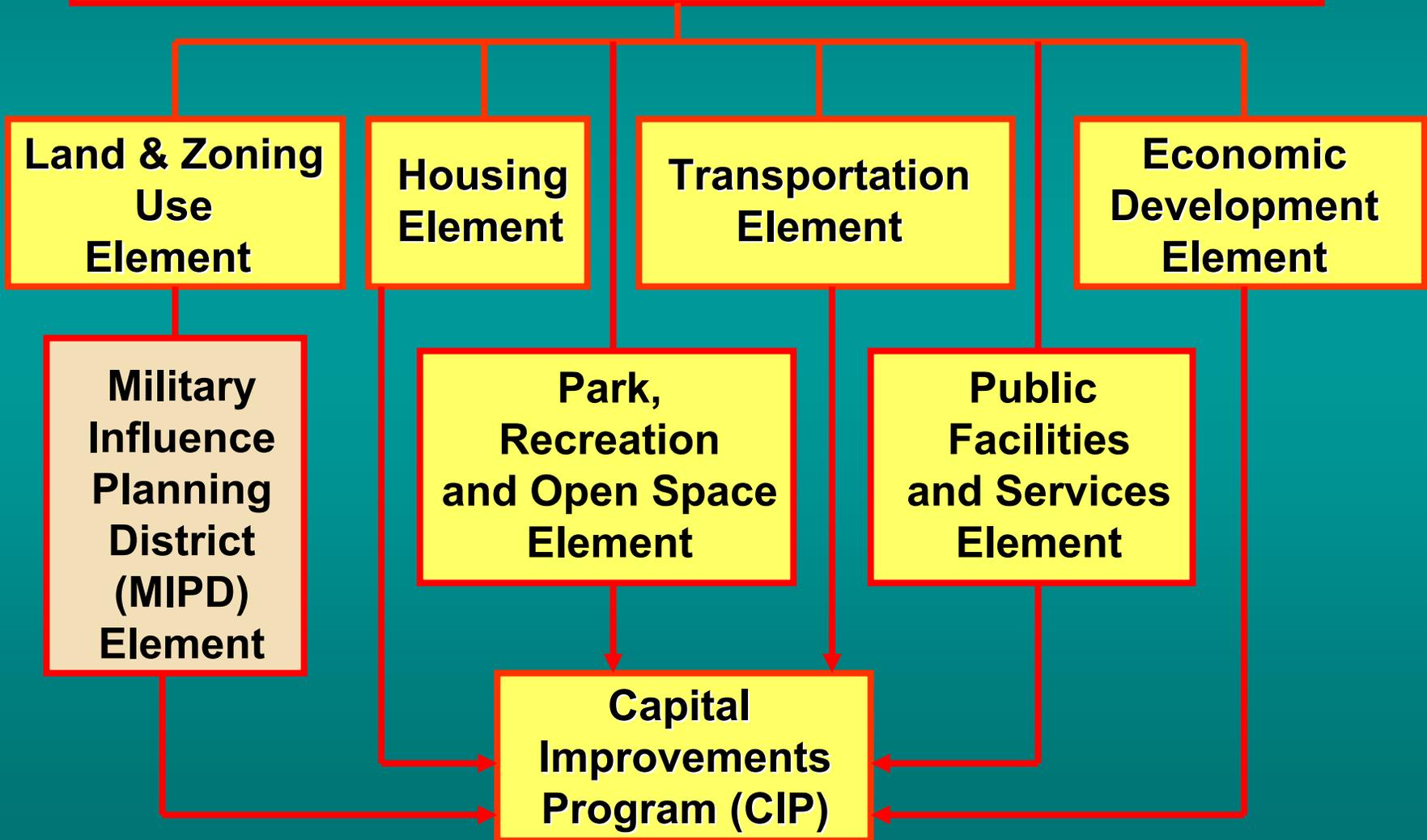
	Public Open Space	110.8 acres
	Nine Hole Golf Course	39.3 acres
	Public Use	198.9 acres
	Road R.O.W. & Drainage	68.6 acres

THE GLEN Redevelopment Project



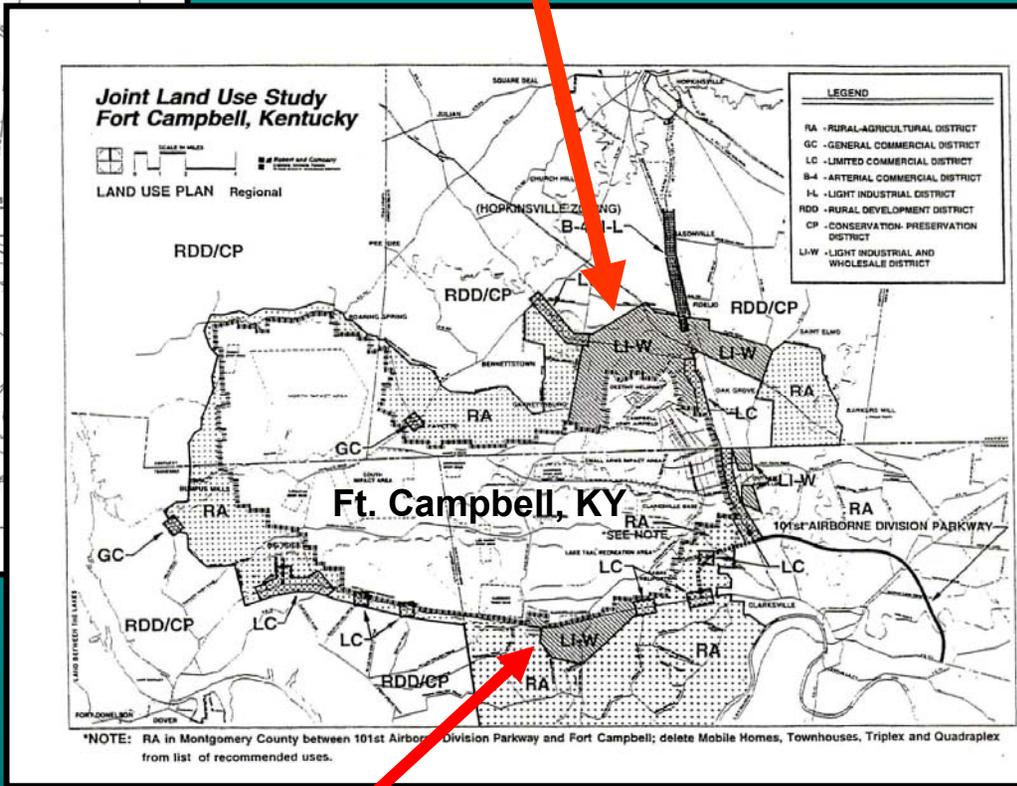
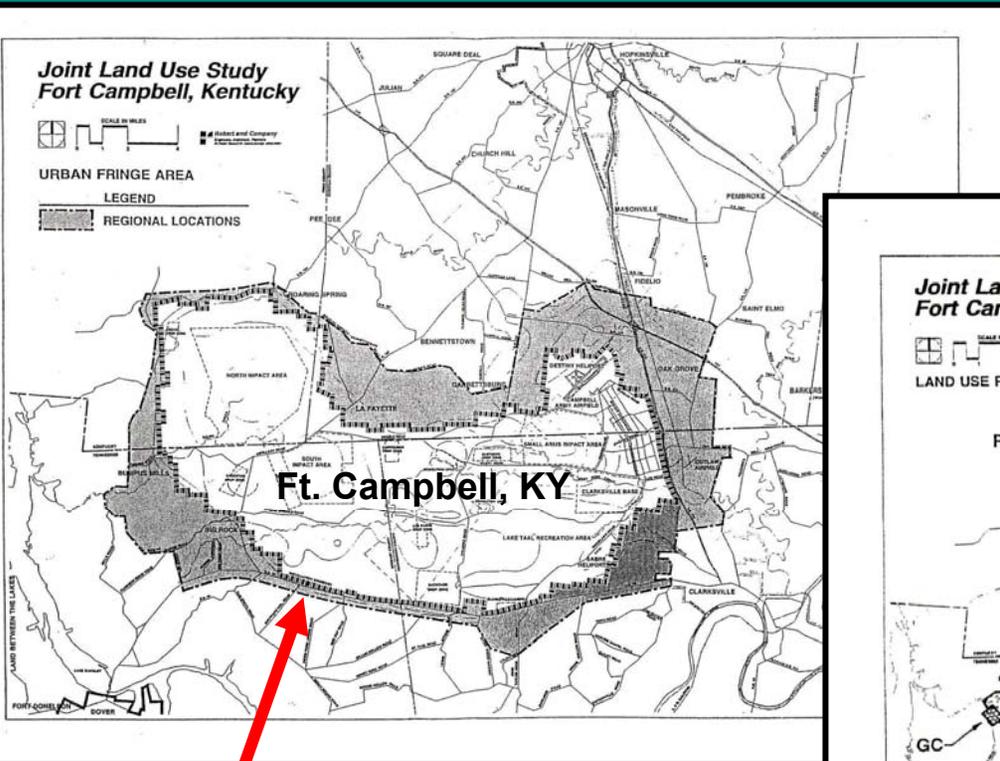
Local General Plan Elements

Statement of Goals and Objectives



Military Influence Planning District (MIPD, MIDD & MIOD)

Conservation Partnerships



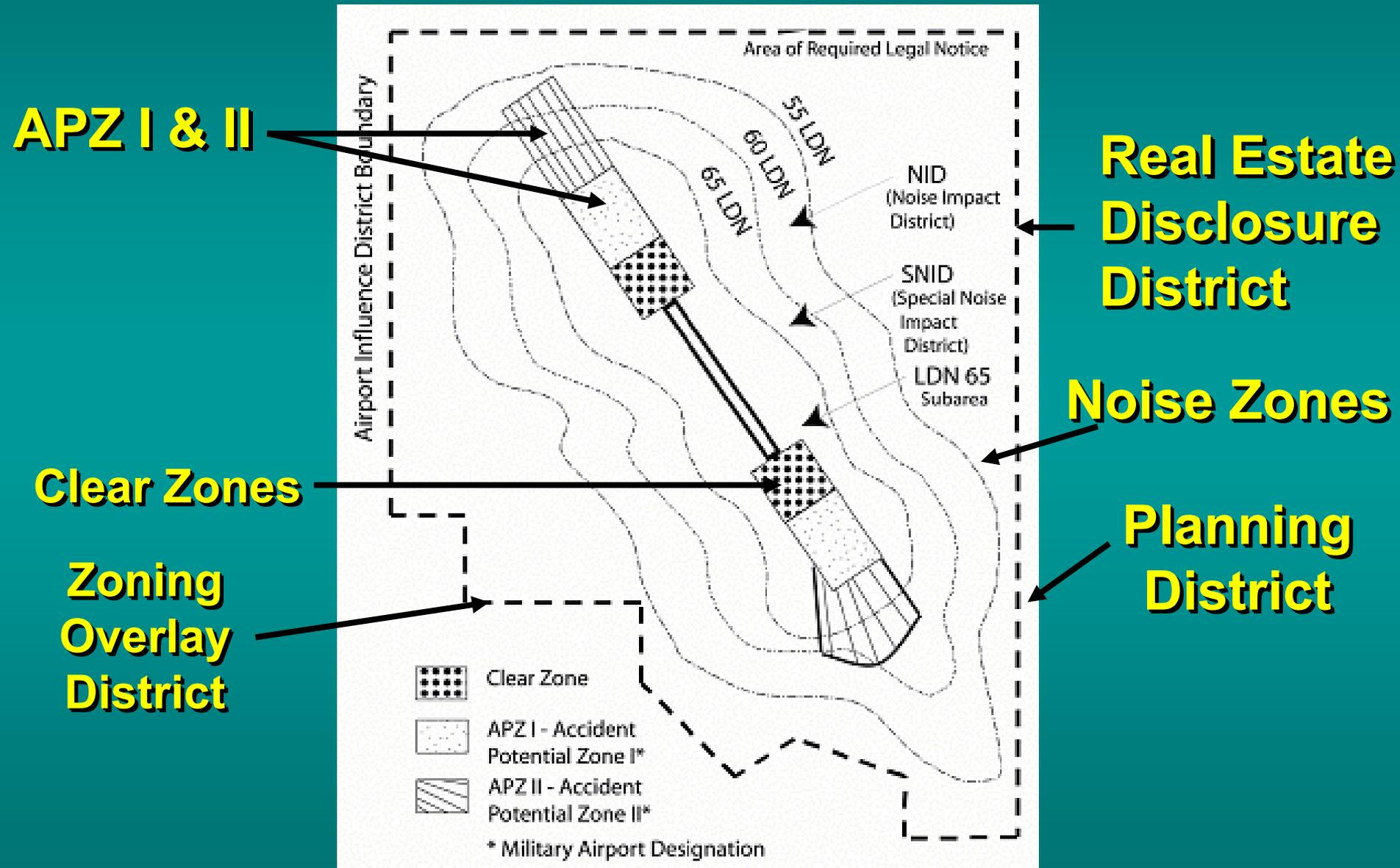
MIPD, MIDD, MIOD

Compatible Zoning Districts

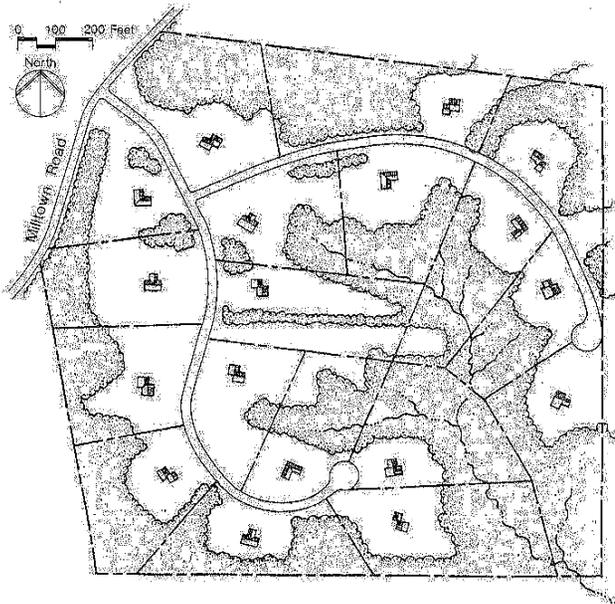
GENERIC TYPES OF ZONING CLASSIFICATIONS

- **Original zoning (traditional)**
- **Amended or piecemeal rezoning (traditional)**
- **Comprehensive Rezoning (traditional)**
- **Special District Zoning (modern)**
- **Overlay District Zoning (modern)**
- **Planned Unit Development (Modern)**
- **Performance Zoning (Innovative)**
- **Transfer of Development Rights (Innovative)**
- **Any combination of the above.**

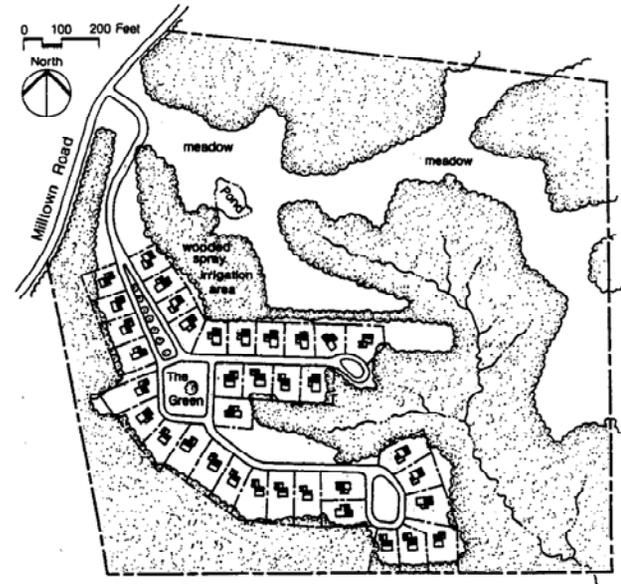
Military Installation Zoning Overlay District



Typical Cluster Subdivision



Plan A. To determine density under Pennsylvania's Growing Greener Program Conventional "Yield Plans" such as this demonstrate the feasibility of 18 two-acre lots in a two-acre district.



Plan B. Alternative layout demonstrates how lot yield could be doubled as an incentive for developers to produce lot layouts that include 70 percent of the unconstrained land to remain as permanent open space

Source: Randall Arendt, *Crossroads, Hamlet, Village, Town: Design Characteristics of Traditional Neighborhood, Old and New*, (rev. ed.), Advisory Service Report No. 523/524 (Chicago: American Planning Association), 2004, with permission.

Comparison between Conventional and Cluster Designs

Building and Structural Codes

- **Building Codes**
 - High noise zones
 - Accident potential zones
 - Floodplains
 - Unstable geological conditions
- **Noise level reduction**
- **Building and structural heights (FAA)**
- **Urban Lighting**

Development Review Process

- **Development review process**
 - **Development Agreements**
 - **Easement set asides**
 - **Dedications**
 - **Etc.**
- **Mandatory Referral of developments to military installations by agreement/statute**

Summary

Planning and land use regulations are the best strategies to address land use compatibility issues

The Practical Guide

**Provides the framework,
strategies and tools to address
incompatible civilian development
that at can
affect the sustainability
of a military mission**

The JLUS Program

Provides the planning context within which to apply the tools.

It is to the community that we must look to partner in order to achieve balance among competing ends



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