

PANEL : GENERAL (Non-Mortgage): Public Sector Asset and Portfolio
Management
APPRAISAL INSTITUTE: 2010 Washington Summit

Installation Planning and Development 'preserving long term value in military installations'



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Purpose

- National need for installations today and tomorrow
- Planning Guidelines, Laws and Executive Orders
- Installation Planning; Vision for the Future
- Planning and Development Challenges
- Future Planning Principles to preserve best value.
- Role in understanding 'value' of property

Why we need Military installations

Military Installations are the platforms from which our Nation's Defense Forces are trained and deployed to meet our National Security needs now and the future

Meet current Missions today, preserving Military Capabilities for the future



Installations are
Deployment Sites
Training Centers and
Communities with housing,
Schools, shopping, public
Spaces – Home towns

National Laws, Executive Orders and Agency Policies

Public Laws

Title 10 US Code Directs and authorizes the establishment of military installations owned and operated by the Armed Services

National Environmental Policy Act NEPA directs preservation and stewardship of Environmental systems of our installations.

Chief Financial Officers Act 1990

Energy Policy Act 2005 (July 2005)

Executive Orders

Executive Order 13423, Strengthening Federal Environmental, Energy, and Transportation Management (January 2007)

Energy Independence and Security Act (December 2007)

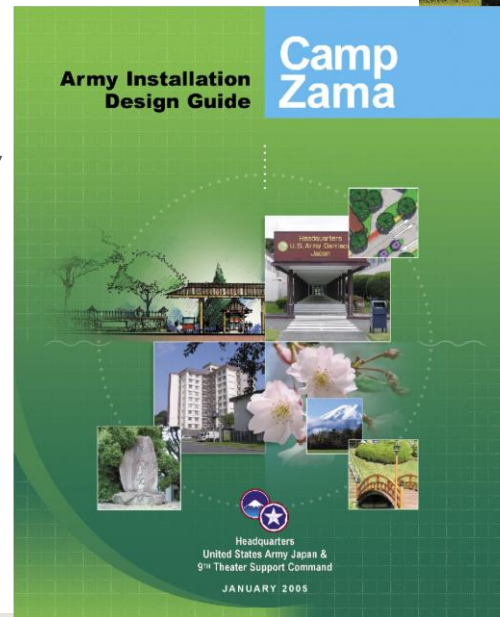
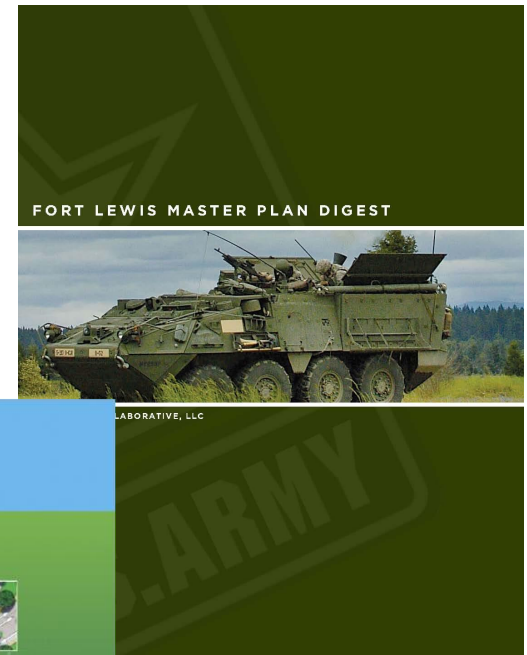
Executive Order 13514, Federal Leadership in Environmental, Energy, and Economic Performance (October 2009)

Policies

AR 210-20, Master Planning for Army Installations, May 2005

Real Property Master Plan documenting the Planning Process

- * RPMP Digest
 - * Area Development Plans
- * Long Range Component
- * Installation Design Guide
- * Capital Investment Strategy
- * Short Range Component



Planning and Development Challenges

Sprawling Development on Installations around the world

Public Private Development and “Chopping Up Installations”

New Undefined Military Missions/ Training Missions

New Weapon Systems and Operation and Training Range requirements

Growing Cities and Towns National Urbanism

Changing Soldier Expectations

Future Planning Principles

Planning Tenets

- (1) Form-Based Coding
- (2) Area Development Planning
- (3) Sustainable Development
- (4) Sustainable Building Design
- (5) Natural and Cultural Resource Preservation
- (6) Planning for Healthy Communities
- (7) Critical Infrastructure Risk Management (CIRM)
- (8) Anti-Terrorism/Force Protection Planning (AT/FP)
- (9) Facility Standardization
- (10) Spatial Data Management

Military installation development patterns will follow new urbanism planning Practices utilized by cities and towns throughout America. Planning based on long-term capabilities vs today's present needs.

Fort Lewis Planning Vision:

In support of the mission, Soldiers, and Families, we will create a sustainable community of walkable neighborhoods with identifiable town centers connected by great streets.



town center

Goals and Design Objectives:

- | | |
|---|--|
| <ul style="list-style-type: none"> Enhance Mission Capabilities Compact Development Rangeland Preservation Close-in Training Efficient Transportation Affordable Development | <ul style="list-style-type: none"> Sustainable Communities Narrow Buildings Walkable Neighborhoods Car Parks Public Transit Bike-able Street Grid Linear Parks Planting Strip Multi-story Mixed-use |
| <ul style="list-style-type: none"> Walkable Neighborhoods Mixed-use Connected Sidewalks Hidden Parking Shop Fronts Views Planting Strips Car Parks Linear Parks Street Grid Visible Entries Aligned Entries | <ul style="list-style-type: none"> Great streets Street trees Multway boulevard Bulb outs Parkways Shop Fronts Sidewalk Buildings Street Cafes Focal Points Connected Sidewalks Bike Paths On-street Parking |
| <ul style="list-style-type: none"> Identifiable Town Centers Mixed-Use Town Square Multi-Story Buildings Focal Point Regional Character Clear Edges | |



prepared by the urban collaborative, llc
www.urbancollaborative.com



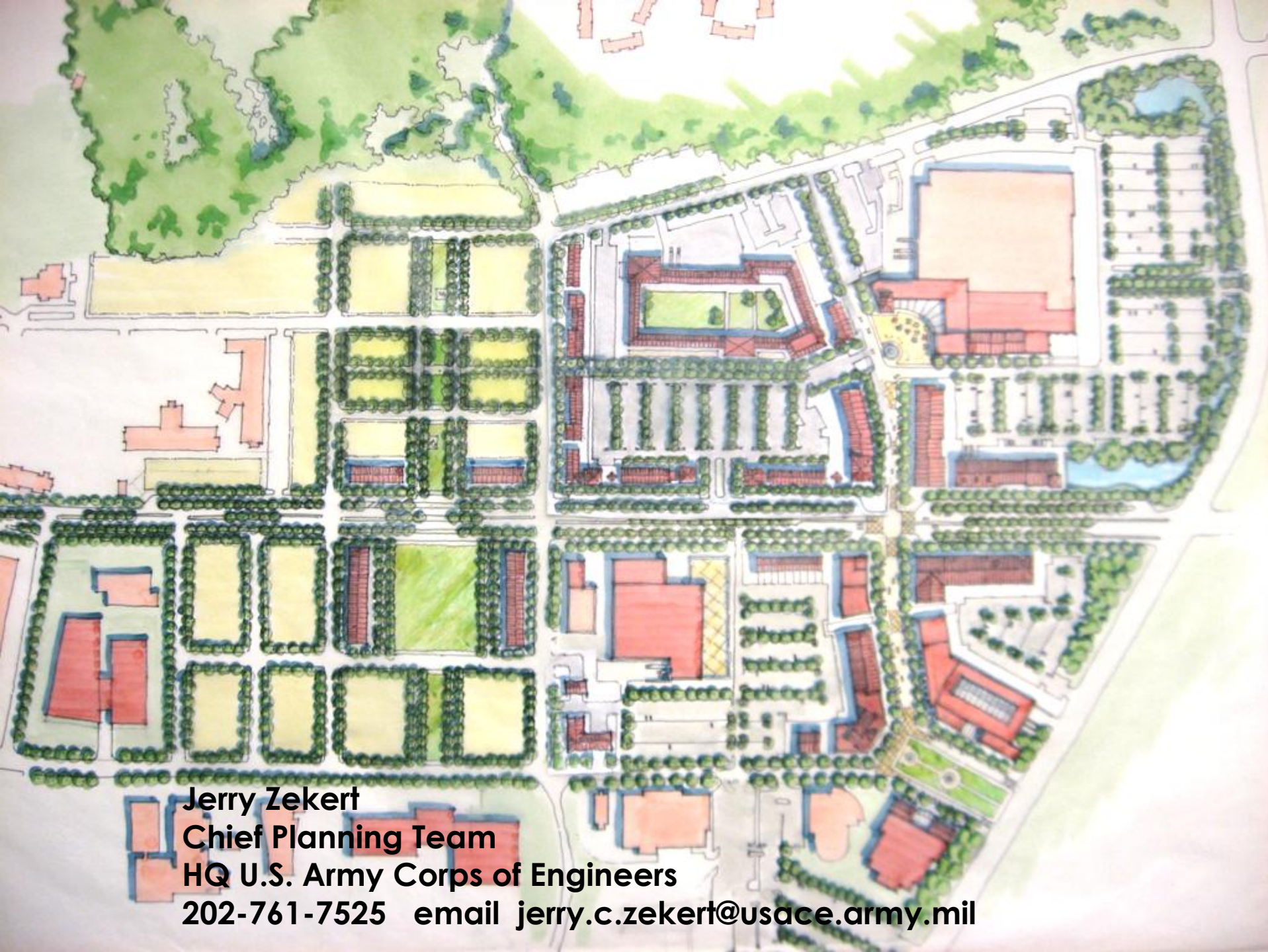
Visioning statement

Increased Role in understanding 'value' of property' in base planning and development

Maintain accurate inventory of Real Property and more effective utilization.

Planning and Development will be based on more compact development focused on parceling of sites and understanding the value of the property and preserving valuable range and training land.

'Value' will be more than just \$\$\$ but also military value for long term sustainable development.



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