



Submitted by the  
Deputy Under  
Secretary of Defense  
for Installations &  
Environment

On behalf of the  
Office of the  
Secretary of Defense

# READINESS AND ENVIRONMENTAL PROTECTION INITIATIVE

## SECOND ANNUAL REPORT TO CONGRESS

**MAY 2008**

<b>1</b>	<b>INTRODUCTION</b>   4
	a. PURPOSE OF REPORT ... 4
	b. PROGRAM ROLE AND CONTEXT ... 6
<b>2</b>	<b>PROJECT IMPLEMENTATION</b>   12
	a. PROGRAM SUMMARY ... 12
	b. PROJECT EFFECTIVENESS ... 13
	c. FISCAL YEAR 2006 PROJECTS ... 19 HIGHLIGHTS ... 16
	d. FISCAL YEAR 2007-08 PROJECTS ... 20
<b>3</b>	<b>INTEGRATION AND INSTITUTIONALIZATION</b>   22
	a. SUPPORTIVE EFFORTS ... 22
	b. POLICY DEVELOPMENT ... 30
	c. PROGRAM OVERSIGHT ... 32
<b>4</b>	<b>CONCLUSIONS AND RECOMMENDATIONS</b>   36
<b>A</b>	APPENDIX A..... <b>REPORTING REQUIREMENTS</b>
<b>B</b>	APPENDIX B..... <b>FY2006 PROJECT FACTS</b>



“Many other bases around the country that participate in the [REPI] program give it high marks for successfully erasing the threats to their operations posed by encroaching development.”

— **Battle Creek Enquirer**, Editorial (8/5/07)

*For more press quotes, see p. 29*

## a. **PURPOSE OF REPORT**

---

To inform Congress, the public, stakeholders and interested parties on the progress of the Readiness and Environmental Protection Initiative (REPI), a program that allows military installations to work with conservation groups as well as state and local governments to support defense readiness while protecting areas of land for conservation purposes in order to limit incompatible development or preserve biodiversity. By conserving land for environmental, agricultural and recreational uses, the military and its partners are able to protect training areas critical to national defense.

### **Legislative Requirements, Definition of Terms**

---

In 2002 as part of the **National Defense Authorization Act (NDAA)** for **Fiscal Year (FY) 2003**, Congress authorized **Section 2684a of Title 10 United States Code** (10 U.S.C. § 2684a), which allows the Military Services to enter into agreements with private conservation organizations or with state and local governments. These agreements allow the Services to cost-share the acquisition of conservation/restrictive-use easements and other interests in land from willing sellers – a way to preserve high-value habitat and limit incompatible development around military ranges and installations. Congress amended the Section 2684a authority in Section 2822 of the NDAA for FY 2006 to set out an annual reporting requirement for the **Department of Defense (DoD)**. The requirement directs the Secretary of Defense, in coordination with the Secretaries of the Military Departments and the Director, Test Resource Management Center, to report on projects undertaken under the authority provided by Section 2684a. A second reporting requirement, set out in the NDAA for FY 2008, directs the Secretary

of Defense to report on the steps taken, or planned to be taken, to address the conclusions and recommendations that make up Chapter 6 of the initial REPI Report submitted in 2007.

This document is the second annual report to be submitted in response to this Congressional requirement. It describes DoD's conservation and compatible land use efforts funded under REPI utilizing 10 U.S.C. § 2684a Congressional authority. The Report also describes how use of the authority advances DoD's Sustainable Ranges Initiative.

As set out in the language of the Congressional reporting requirement<sup>1</sup>, this REPI report provides:

- A description of the **status** of the projects undertaken under this authority.
- An assessment of the **effectiveness** of such projects, and other actions taken pursuant to this authority, as part of a long-term strategy to ensure the sustainability of military test and training ranges, military installations, and associated airspace.
- An evaluation of the **methodology and criteria** used to select, and to establish priorities, for projects undertaken under agreements under this authority.
- A description of any **sharing of costs** by the United States and eligible entities under subsection (d) during the preceding year, including a description of each agreement under this section providing for the sharing of such costs and a statement of the eligible entity or entities with which the United States is sharing such costs.
- Such **recommendations** as the Secretary of Defense considers appropriate for legislative or administrative action in order to improve the efficiency and effectiveness of actions taken pursuant to agreements under this authority.

This document is the **second annual report** submitted in response to Congressional requirements.

In addition to fulfilling the above requirements, this report also serves as a document intended for public outreach and as a status report for interested parties and stakeholders.

---

<sup>1</sup> See Appendix A for the exact reporting requirement language.

## b. PROGRAM ROLE AND CONTEXT

### The Problem

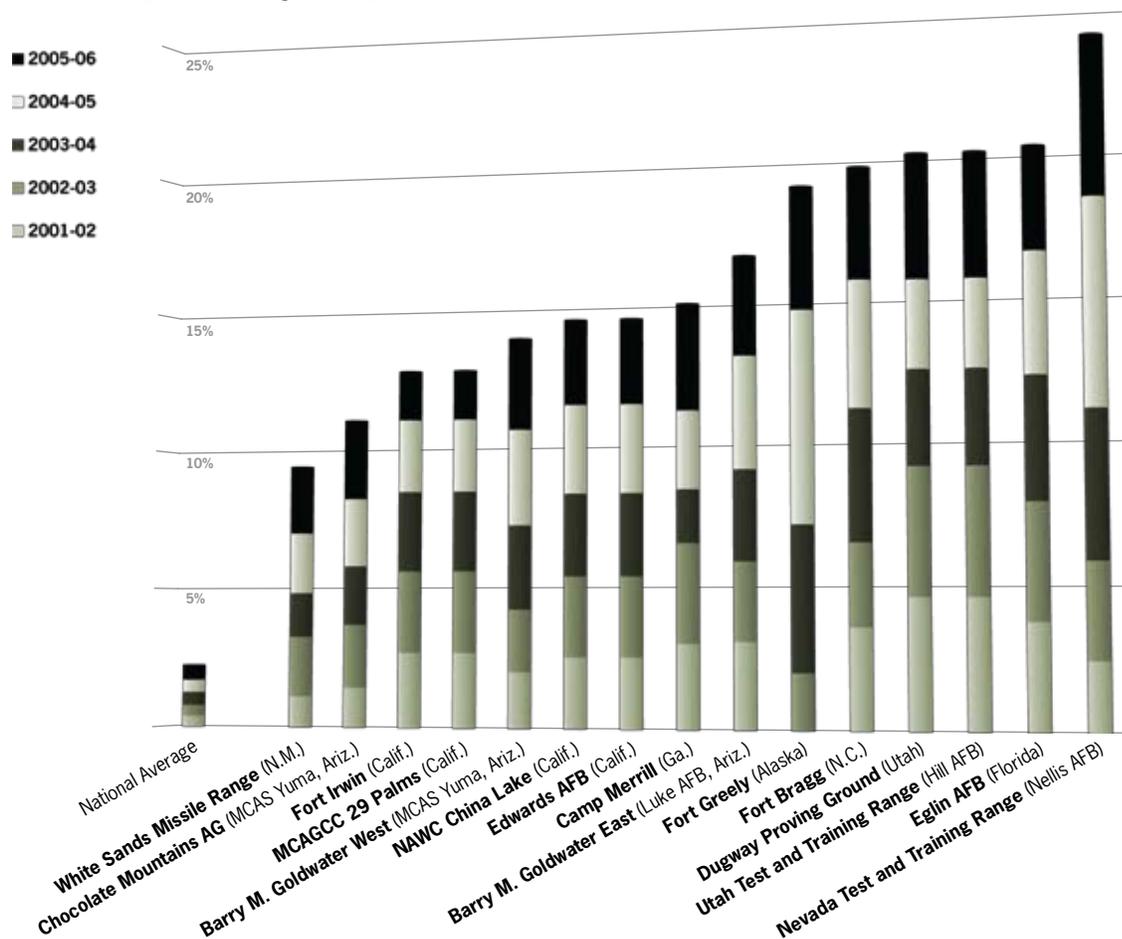
The United States military is being called upon to conduct increasingly complex and constantly evolving wartime operations around the globe. This mission demands sophisticated and flexible single-service, multi-service, and joint testing and training capabilities among the Military Services, combatant commands, and other DoD and non-DoD organizations. Realistic training and effective weapons systems testing measurably increase the survivability and success of our military forces in combat by ensuring the reliability and effectiveness of weapons systems and by providing the armed forces with the realistic, hands-on experience needed to ensure success in combat.



**Figure 1.1** | Some of the factors of encroachment that restrict military operations and training capability as identified by DoD

However, intensifying development and growing competition for land, air, sea and frequency spectrum resources, if left unchecked, will degrade training and testing activities, and thereby inhibit military readiness. In particular, when population growth and resulting development increase near and around military bases, so do potential land-use conflicts between mission activities and local communities. For instance, development near many military airports limits military flights to a narrow landing and takeoff corridor. Many military aircraft carrying heavy munitions cannot take off or land in narrow flight paths under some weather conditions, thereby

## Annual Population Growth (Cumulative) in Counties Near Large Military Ranges and Installations, 2001-06



**Figure 1.2** | In the five-year period between 2001 and 2006, the counties near 12 of DoD's 25 largest installations faced population growth rates of four times the national average and six saw eight times the national average. Among those 25, shown here are the 15 installations near counties that saw the fastest growth rates. (Source: U.S. Census Bureau)

restricting the military value of the installation. In other situations, night training exercises may become impractical when the lights of encroaching development inhibit the use of night vision equipment. In cases where development is not immediately adjacent to an installation, fragmentation or loss of viable habitat elsewhere increases the relative burden on installations to serve as a last refuge for declining species. Many other activities, such as low-altitude flight operations, live-fire activities, and electronic warfare, may also be affected. In many cases, training or testing opportunities may be postponed, restricted, or even eliminated.

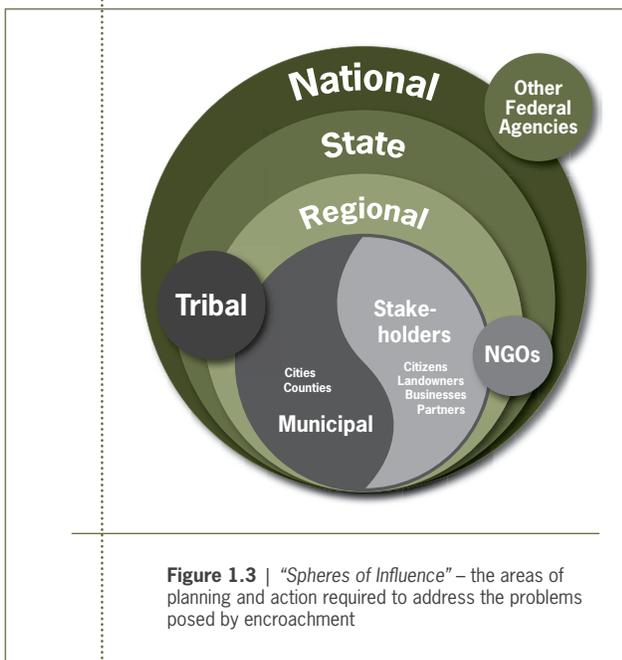
Encroachment in its many forms (see Figure 1.1) remains a significant readiness concern to DoD. Some

Loss of viable habitat elsewhere  
**increases the relative burden  
on installations** to serve as a last  
refuge for declining species.

land use changes are incompatible with current and planned military testing and training requirements. Likewise, current or planned land uses that are designed to be compatible with current training requirements can be rendered incompatible because new weapons systems and tactics may create more noise, safety risks, or electronic interference, which in turn requires larger or more isolated training and test areas. The encroachment challenge will only grow as residential development and other more intensive land uses expand near military installations.

Individual DoD test and training ranges and operating areas often are confronted with multiple encroachment issues. Efforts to address one issue may help address some related issues but may also exacerbate others. The **Office of the Secretary of Defense (OSD)** and the Services recognize this challenge and, in response, are developing and implementing comprehensive encroachment plans. DoD has developed a comprehensive strategy as part of its evolving Sustainable Ranges Initiative to ensure the sustainability of military ranges and installations and protect the environment while concurrently assuring the availability of resources for Service and joint training and testing.

### The Solution: A Comprehensive Approach



Plans to address the full range of encroachment pressures and to ensure the long-term sustainment of military testing and training capabilities can in some ways be as complex as the military mission itself. Planning and action are required at all levels: at the installations and their neighboring communities, from state and regional perspectives, and at the national level. And the concerns of all affected stakeholders must be considered; DoD must work not only internally but must also engage with other federal agencies, tribal, state and local governments, **non-governmental organizations (NGOs)**, and private landowners, industries and developers when and where their interests overlap.

OSD developed REPI as a key component of the Sustainable Ranges Initiative to implement authority granted under 10 U.S.C. § 2684a. REPI funding enables installations to enter into agreements with private conservation organizations

or state and local governments to support compatible land use and habitat management projects important to mission sustainability. Though still growing and evolving, REPI is on a solid foundation of lessons learned and is providing benefits to military missions, local communities, species and habitat recovery programs, regional planning efforts, and individual landowners. When the right groups work together toward a common goal, REPI becomes a critical tool to mitigating, eliminating, or even avoiding mission restrictions due to encroachment and providing mutual benefits to non-DoD partners.

By initiating communication between entities that may not have communicated before, **REPI is fostering connections that assist public planning decisions** as a whole.

### **DoD Approach: Sustaining the Mission**

DoD's **Sustainable Ranges Initiative** preserves military readiness while also protecting the environment and remaining a good neighbor to surrounding communities. Through comprehensive sustainment planning, policy development, education, and outreach, DoD works both within the Department and externally with a broad spectrum of stakeholders to promote the DoD mission, ensure the long-term availability of necessary land, air, sea-space, and spectrum resources, as well as provide sound stewardship of the resources in DoD's care (see Section 3, p. 22). Evolving operational demands make this a dynamic process, but one that DoD is fully committed to working on with Congress, states, local communities, NGOs and other stakeholders. A sustainable mission means encouraging compatible land uses and striving to avoid or reduce the impact of encroachment on ranges and installations while minimizing impacts on local communities. DoD's aim is not to inhibit growth, but to ensure that land uses and development remain compatible with the military activities at a particular installation, range, or military operating area while incorporating local communities' economic development needs, a significant source of support to DoD's installations and ranges. Success requires partnering to ensure that not only DoD's interests and mission needs are satisfied, but also those of its stakeholders and neighbors.

A sustainable mission means **encouraging compatible land uses** and **striving to avoid or reduce the impact of encroachment** on ranges and installations while **minimizing impacts on local communities**.

## Service Approaches

Compatible land use policy, planning and outreach efforts at the DoD level are complemented and in large part implemented by the Services.

Using its Army Compatible Use Buffer program, the **Department of the Army** includes provisions in each cooperative agreement that require its partners to provide a protective interest in real property. The partners then include in every deed or transfer specific Army rights, which include the right to monitor and enforce the easement and, if necessary, demand the transfer of the easement to the Army or a third party of its choosing. The Army also uses cooperative agreement authority under the Sikes Act as part of a comprehensive approach toward its testing and training requirements.

Under the **Department of the Navy** (DoN), the Navy and Marine Corps both title their efforts Encroachment Partnering programs, part of their overall encroachment management programs that develop encroachment action or control plans to delineate short, medium, and long-term strategies for addressing encroachment at each installation. DoN's practice is to obtain a recordable interest in property in the form of a restrictive use easement or conservation easement.

Like the other Services, the **Department of the Air Force** uses a variety of tools and strategies to address encroachment concerns including working closely with local governments to achieve compatible land uses through land use planning tools such as zoning as well as strategies such as land swaps with other Federal agencies. The Air Force is in the process of



### Soldier Picks Up the Pace

**Lt. Col. Joseph Knott**, right, became the first National Guard soldier to win the **Pace Award** from the Department of the Army on July 27, 2007, for his efforts on the Army's Compatible Use Buffer program. The Pace Award recognizes an Army staff officer whose personal efforts have made a contribution of outstanding significance to the Army.

developing a framework that integrates the various tools into a comprehensive encroachment management strategy.

For all Services, 10 U.S.C. § 2684a authority can be used in situations when the other tools or strategies are not appropriate or they fail to provide the necessary protection for the mission.

# 2

## PROJECT IMPLEMENTATION

### a. PROGRAM SUMMARY

Through REPI, Congress funds compatible land use efforts that meet the requirements of 10 U.S.C. § 2684a. REPI has funded encroachment partnering for three full years (2005-2007), with a fourth fiscal year now underway. In FY 2005, Congress appropriated \$12.5 million to the **Office of the Secretary of Defense (OSD)** to allocate funds to conservation projects, and seven DoD installations initiated the first REPI projects. In FY 2006, Congress appropriated \$37 million, which was applied toward projects at 19 installations. In FY 2007, Congress appropriated \$40 million, which supported projects at 26 installations.

REPI Program Summary					
Years funded	REPI Funds Appropriated	Other Funds Contributed	Percentage Match	State/Local Govt. Partnerships	NGO Partnerships
3	<b>\$89.5m</b>	<b>\$121.4m</b>	135%	16	22

Fiscal Year	Number of Projects	Number of Acres	REPI Funds
2005	7	14,688	\$9m
2006	19	36,409	\$30.8m
2007	26	8,032*	\$30.6m
2008	38	**	\$36m
<b>Total</b>	<b>90</b>	<b>59,129</b>	

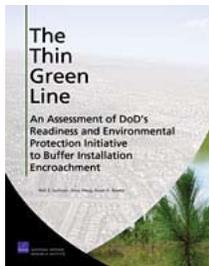
\* FY 2007 projects are still underway  
\*\* Not available

## b. PROJECT EFFECTIVENESS

REPI is an effective tool to protect military readiness, meet Service priorities, and leverage public funds. In addition, REPI partnerships provide a broad range of secondary benefits. REPI is embraced by its many stakeholders and partners as making an important contribution to national defense while also advancing important natural resource stewardship and land use planning goals and policies.

“REPI is making a huge difference in conservation in southwest Oklahoma. We are proud to be the vehicle to leverage DoD, **U.S. Department of Agriculture (USDA)**, State of Oklahoma, and local government funding in protecting the vital military mission and working farmland around Fort Sill. REPI helps us expand our capacity to serve the farmers and ranchers of the area while partnering with the Army to ensure Fort Sill can meet its obligations for training our troops well into the future.” This high praise from Robert Gregory, Executive Director of Land Legacy, the leading land trust in Oklahoma, is indicative of the multiple benefits communities derive from REPI program projects across the nation.

In order to protect the Army and Marine Corps’ only artillery school at Fort Sill, REPI funds are leveraged with USDA Farm and Ranchland Protection Program (FRPP), State of Oklahoma Governor’s Strategic Military Planning Commission, and Comanche County Industrial



### RAND Finds REPI Effective

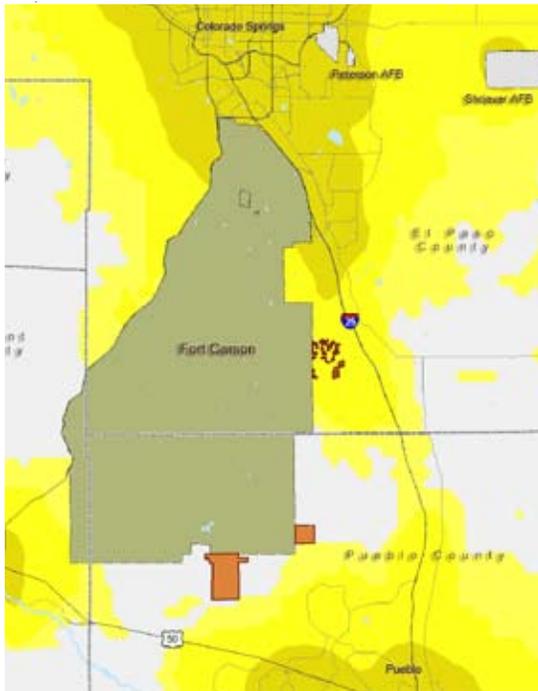
**Part of the RAND Corporation's "monograph series"** which "present major research findings that address the challenges facing the public and private sectors," *The Thin Green Line: An Assessment of DoD's Readiness and Environmental Protection Initiative to Buffer Installation Encroachment* found that "Initial results suggest that REPI is having a positive effect." Here are some of the major findings from the report:

- **Encroachment stems from two main sources:** sprawl and loss of biodiversity.

- **Buffer now** — It is in DoD's long-term interest to work with partners to protect land sooner rather than later, when land prices soar and the opportunity to buffer is lost.
- **Buffer strategically** — Typically, installations start by buffering adjacent land. But they need to look far beyond their borders to identify such features as air corridors or critical habitat that needs buffering.

A full summary of the report may be found in last year's REPI report and the full report online at [rand.org](http://rand.org).

Development Corporation dollars to act as an additional tool in local land use decision-making and growth guidance. Landowners, developers, business leaders, conservation groups, county and city administrators, and the Garrison Commander's Office are part of a team working together to protect the Army and Marine Corps' ability to train on the installation. In addition to mission benefits, REPI protects prime soils for future agricultural production, provides opportunities for communities to work with landowners to develop new recreational trails to draw tourists to the region, and ensures that growth spurred by Base Realignment and Closure actions does not inadvertently encroach upon Fort Sill.



**Figure 2.1** | Threatened by population growth and runaway development from Colorado Springs to the north and Pueblo to the south, Fort Carson stands in particular need of buffering to preserve readiness and mission capability.

Fort Carson provides another good example of an effective REPI project. Population growth and development in the area is explosive, rapidly spreading south and east toward and around the installation. At the same time, the armored maneuver ranges and impact areas at Fort Carson support vital and growing Army Brigade Combat Teams and Colorado Air National Guard training for forces deploying to warfighting operations worldwide. Continuing growth adjacent to key training areas threatens future mission capabilities and flexibility; it also puts valuable natural habitats and long-standing ranching traditions at risk.

The time-urgency of the issue, and the varied but overlapping interests of local and regional stakeholders such as The Nature Conservancy, the U.S. Fish and Wildlife Service, the Colorado Division of Wildlife, and DoD, present an outstanding opportunity to partner to preserve

military training flexibility as well as valuable ranchland and critical shortgrass prairie habitat to the south and east of Fort Carson. Executed in phases, conservation easements already preserve 14,903 acres, at a cost of \$9.95 million (through FY 2006), with further easements anticipated.

The Fort Carson example illustrates a cost-effective approach to preserving military flexibility, working with motivated partners and leveraging their contributions to achieve

mutually desirable results. It also shows how REPI projects help to build lasting relationships that provide further land use planning and protection dividends down the road. The Denver Post has praised the Fort Carson buffering effort as a way to protect “critical wildlife, provide large-scale training benefits to the military, and allow local ranchers to continue their traditional way of life.” The newspaper termed the project a “three-way win for the military, ranchers and conservation.” As RAND observed in their recent “Thin Green Line” report, “Establishing relationships with local communities, landowners, non-governmental organizations (NGOs), and other organizations interested in preserving land from development has shown itself to be an important component of successful buffering programs. It is particularly critical to build trust with the landowners.”

The Fort Carson example illustrates a **cost-effective approach to preserving military flexibility**, working with motivated partners and leveraging their contributions to achieve mutually desirable results.

REPI provides DoD with an effective, flexible, and responsive tool to address encroachment issues. Military readiness is DoD’s primary concern. Limiting incompatible development, preserving species or their habitat, or building effective conservation partnerships are benefits that can singly or in combination be considered as indicators of effectively supporting readiness. Additional benefits may also accrue near REPI projects, including farmland protection, recreational opportunities, increased property values, air and water quality improvements, economic growth, and improvement in regional planning mechanisms.

REPI provides DoD with an **effective, flexible, and responsive** tool to address encroachment issues. Military readiness is DoD’s primary concern.

In addition to describing other benefits of REPI, last year’s RAND report developed the following criteria for consideration:

- Promoting military readiness and other mission benefits
- Addressing sprawl and limiting other incompatible land use
- Preserving habitat and other environmental benefits
- Community relationship and partnership benefits
- Additional community benefits

## U.S. ARMY GARRISON—HAWAII

### *Engaging new partners, communities*

**Convincing a developer to give up lucrative beach-front property isn't easy**, but that's exactly what happened when DoD joined a broad coalition of partners — including community groups, state and federal agencies — to preserve a vast swath of open space on the Oahu North Shore in Hawaii.

The win represented not only a victory for local residents, who didn't want their scenic view disrupted by excessive new development — it also represented a victory for military interests as well as state and local policy and other federal agencies. The Army protected its ability to train in a strategically important location. The City and County of Honolulu invested in both the potential for future outdoor youth education opportunities and protection of an important tourism and recreation resource, the famous North Shore. The

State of Hawaii invested in protection of two of its biggest industries, tourism and defense through the creation of a nature preserve/park. And the **National Oceanic and Atmospheric Administration (NOAA)** supported its vital mission of coastal protection through its Coastal Estuarine Land Conservation Program.

The preservation of the open space prompted a **celebration by area residents**, drawing out a number of community leaders and VIPs, including part-time resident and guitarist **Jack Johnson** (below right), who performed a song for the gathered crowd. The event was an opportunity for the installation to improve community relations and — in cooperation with partners not traditionally aligned with military interests — to show a greener side of the military mission.



## FORT RILEY

### *Sustaining the rural way of life*

In another example of how sustaining the military mission can have far-reaching benefits beyond the ability to test and train, the U.S. Department of Agriculture's **Natural Resources Conservation Service** provided matching funds for conservation projects surrounding Fort Riley, Kansas, where much of the land is owned by ranchers, under its Farm and Ranchland Protection Program (FRPP). Because of the Army's involvement, Fort Riley represents the first project where the USDA FRPP considered REPI's federal funds as the necessary matching funds for FRPP, providing a beneficial relationship to the two programs.

In recent years, family-owned ranches have been threatened by declining revenue and the enticing proposition of selling property to developers. Together, DoD and USDA NRCS are working to offer a compelling alternative that allows ranchers to continue their way of life while ensuring that the Army's neighbors remain conducive to maintaining ideal training conditions.

## NAS FALLON

### *Changing land use policy*

The Navy's cooperation with Churchill County in Nevada shows the opportunity REPI affords communities in their efforts to make **better land use decisions** for their citizens. One key aspect of the Fallon project was the establishment of Transfer of Development Rights (TDRs), which allowed the county to sell the development rights of conservation easements to direct development elsewhere in the county, raising funds for further conservation efforts while ensuring continued economic growth. Plans to sell these rights have languished, however, as economic growth has cooled, making REPI funding an even more important component of the effort to preserve training capacity there.

## MCAS BEAUFORT TOWNSEND BOMBING RANGE

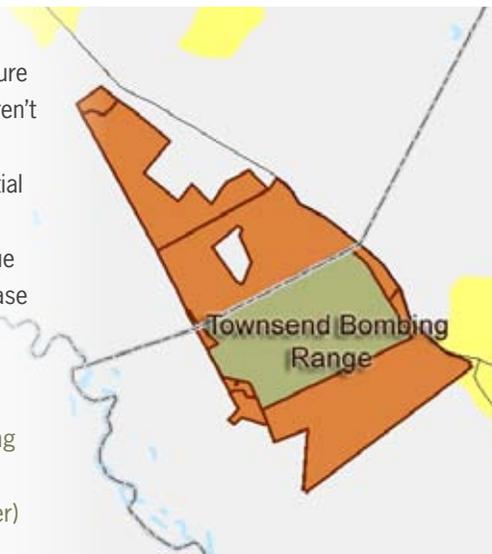
### *Enhancing biodiversity corridors*

In addition to **sustaining the essential military function of the installation** and serving a practical safety purpose, the buffers around Townsend Bombing Range in Georgia preserve ecologically important habitat while offering recreational opportunities for area residents. The government's restrictive easement will ensure compatible land use and provide the maximum ability to test and train in perpetuity.

In its 2007 report, *The Thin Green Line*, the RAND Corporation strongly

suggested increased funding to ensure that future buffering opportunities aren't lost to rising land values and future development. In preserving substantial acreage around much of Townsend Range, the Marine Corps will continue to be able to test and train at this base unconstrained by development and other encroachments.

Species benefit as well, with adjoining lands connecting to a 46,000-acre corridor including the Altamaha (River) Wildlife Management Area.



DoD is developing metrics that can serve as barometers of project effectiveness. Several initial measures, similar to criteria used for project review, may be useful in evaluating the relative merit (or effectiveness) of individual projects, or the overall effectiveness of REPI:

- **MILITARY READINESS** — ultimately, measurements such as increasing numbers of daily operations, man-days of training, or otherwise preserving and protecting training areas supporting the military mission, are paramount in judging project effectiveness.
- **IMPROVEMENT IN LAND-USE PLANNING AND COORDINATION** — guiding good growth planning through partnerships between installations, project partners, and state and local government entities to ensure compatible land uses adjacent to and near installations and ranges. Effectiveness will be linked to success in increasing and improving coordination and planning efforts associated with sustaining military readiness and missions.
- **BIODIVERSITY AND HABITAT PROTECTION AND RESTORATION** — measuring populations and recovery success for species at risk; quality, quantity, and location of habitat; and other critical natural resource factors, and how these results benefit and support the test and training mission.
- **EFFECTIVE CONSERVATION AND PLANNING PARTNERSHIPS** — measures could range from numbers of acres protected and cost (in dollars) per acre protected on the local level to regional policy and range-wide habitat management projects with state and local governments and national conservation organizations through efforts such as the Southeast Regional Partnership for Planning and Sustainability (SERPPAS — see p. 28).

## C. FISCAL YEAR 2006 PROJECTS

REPI grew significantly in FY 2006, with \$37 million in program appropriations. Funding was distributed among 19 installations: 15 Army, two Navy and two Marine Corps. Table 2.2 below lists the status of FY 2006-funded projects. Appendix B contains detailed fact sheets on each of these projects provided in the same alphabetical order.

Service	Installation	State	Acreage
Army	Aberdeen Proving Ground	Maryland	269
	Fort A.P. Hill	Virginia	1,320
	Fort Benning	Georgia	874
	Camp Blanding	Florida	3,521
	Fort Bragg	North Carolina	0 <sup>1</sup>
	Fort Campbell	Kentucky	0 <sup>2</sup>
	Fort Carson	Colorado	2,807
	Fort Custer	Michigan	418
	USAG Hawaii	Hawaii	4,829
	Fort Lewis	Washington	4,212 <sup>3</sup>
	Fort Riley	Kansas	2,379
	Camp Ripley	Minnesota	1,100
	Camp San Luis Obispo	California	315
	Fort Sill	Oklahoma	759
	Fort Stewart	Georgia	976
Marine Corps	MCAS Beaufort	South Carolina	10,687
	MCB Camp Pendleton	California	1,253
Navy	NAS Fallon	Nevada	688
	NAS Whiting Field	Florida	0 <sup>4</sup>

<sup>1</sup> Over 12,000 acres protected since project inception; 577 acres in 12 transactions pending for FY06

<sup>2</sup> 564-acre transaction awaiting matching contribution from USDA Farm and Ranchland Protection Program

<sup>3</sup> As opposed to land acquisition, Fort Lewis uses REPI funding to support conservation efforts on existing partner-owned lands.

<sup>4</sup> 5,026-acre transaction awaiting matching contribution from the Florida Forever Fund

Like their 2005 counterparts, FY 2006 REPI projects were diverse in nature. Several of the 19 funded in FY 2006 were continuations of previous REPI-funded projects or other existing partnerships. These include MCAS Beaufort, Fort Carson and Camp Blanding, as well as other installations in Florida that tie into the state's Florida Forever program. However, many of the

projects represented new efforts that provide substantial conservation benefits and increased partner participation.

FY 2006 REPI projects allowed DoD to engage with a variety of partners in creative new ways. Installations such as Fort A.P. Hill, Virginia; Fort Sill, Oklahoma; NAS Fallon, Nevada; and MCB Camp Pendleton, California, initiated important new partnerships that provide a basis for current and future compatible land use projects adjacent to these installations. USDA's Natural Resources Conservation Service (NRCS) became involved for the first time through the Fort Sill, Oklahoma, project and continued with Fort Riley, Kansas (see p. 27). The Services also provided funds in FY 2006 to supplement REPI funds for the aforementioned projects, and to

fund other acquisitions directly. The Marine Corps applied over \$2 million to projects at three installations.

In particular, the acquisition of the Moanalua tract near U.S. Army Garrison–Hawaii represented a confluence of interests typical of the kind of complementary push REPI is able to give to conservation efforts as a whole (see p. 16). In addition to serving the

interests of federal, local and state agencies, indigenous peoples saw a treasured land saved from the threat of development.

“We are grateful that Kamana Nui and Kamana Iki Valleys have been protected for future generations. Our 'Ohana have been guardians of this land since time immemorial,” said Kumu Roddy Akau from the Kamawaelualani/Kahikilaulani 'Ohana.



“We are grateful that Kamana Nui and Kamana Iki Valleys have been **protected for future generations**. Our 'Ohana have been guardians of this land since time immemorial”

— **Kumu Roddy Akau**,  
Kamawaelualani/Kahikilaulani 'Ohana

## **d. FISCAL YEAR 2007-2008 PROJECTS**

In FY 2007, an additional 26 REPI projects were approved, and subsequent progress made in forming partnerships and undertaking cooperative projects that benefit military readiness. Approved projects included submittals from all four services, and included the first Air Force REPI proposals.

The Marine Corps applied \$6.75 million in funding provided through the REPI program for encroachment protection projects at MCAS Cherry Point, NC, MCB Camp Lejeune, NC,



# 3

# INTEGRATION AND INSTITUTIONALIZATION

## a. SUPPORTIVE EFFORTS

**DoD oversees and administers REPI in conjunction with other supportive and complementary initiatives** that in unison advance DoD's compatible land use and outreach efforts. Policy and tool development, planning and execution of local, state, regional and national-level partnering, and stakeholder involvement and outreach are all essential underpinnings for a successful REPI program. A robust REPI program generates goodwill and enables effective sustainable ranges outreach, thereby enhancing DoD's ability to sustain military testing and training activities with key partners.

To help advance REPI and at the same time push forward with this broader framework, DoD is working to better institutionalize effective local, state, and regional collaboration and planning, while fostering productive relationships with key stakeholders who have interests in lands around bases and ranges. By providing installation-level personnel with the appropriate policy, training, and tools needed to work collaboratively with those outside the installation fence line, DoD is fostering compatible land use planning. By providing outside stakeholders with an improved understanding of military readiness needs as well as available cooperative planning processes and tools, DoD is opening up new partnership opportunities.

Information sharing between DoD and its partners and the pursuit of specific collaborative planning projects present valuable opportunities to further the goals of REPI. DoD's Sustainable Ranges Initiative public Web site helps increase public awareness of the program, while news articles also reflect a growing interest in the program by members of the press (see p. 29).

## Outreach

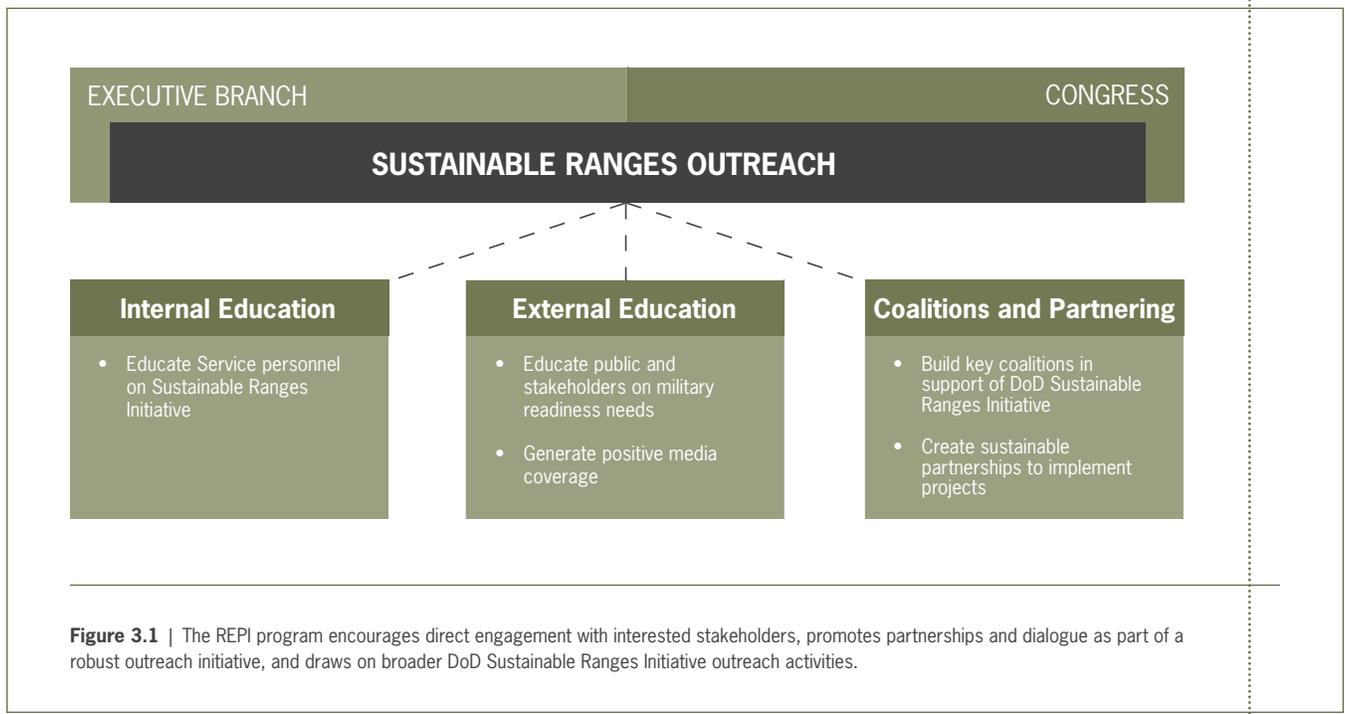
Enhancing public outreach and improving collaboration and partnering at all levels is critical to the success of both REPI and the broader Sustainable Ranges Initiative. On the following pages is a description of activities that have played an important role in the success of the REPI program to date. (For purposes of REPI program administration these efforts are collectively referred to as “planning projects.”) For additional information on Sustainable Ranges Initiative efforts, please see the 2008 Sustainable Ranges Report to Congress.

Outreach and stakeholder involvement efforts provide a fundamental basis for strong REPI partnerships.

Direct engagement with interested stakeholders through partnerships and dialogue form part of a robust outreach initiative. To enhance these efforts, the program draws on broader DoD Sustainable Ranges Initiative outreach activities. DoD’s overall outreach approach is depicted in Figure 3.1 below.

Outreach and stakeholder involvement efforts provide a **fundamental basis for strong REPI partnerships.**

- **INFORMATION EXCHANGE** — Sustainable Ranges Initiative outreach goals are accomplished in large part by providing information to both the military and the public in an open and responsible manner. The OSD continues to improve and expand the Sustainable Ranges Initiative Web site, which provides an overview of REPI and other



**Figure 3.1** | The REPI program encourages direct engagement with interested stakeholders, promotes partnerships and dialogue as part of a robust outreach initiative, and draws on broader DoD Sustainable Ranges Initiative outreach activities.

related efforts, fact sheets on completed REPI projects, and the development of shared lessons among the Services about REPI and compatible land use projects. Successful outreach also involves engaging public participation in DoD's sustainment and readiness goals and understanding the perspectives and missions of all stakeholders and interested parties. Through government interagency coordination and partnerships with state and local governments and NGOs, DoD is breaking down barriers and working effectively with partners toward mutual goals.

- **RANGE TOURS** — Exposing stakeholders from other agencies, state and local governments, and the NGO community to military test and training activities and range



Range tours allow visitors to see firsthand the natural beauty that exists on military installations, such as the peaks seen here at **MCB Camp Pendleton** in Southern California.

management practices is best accomplished with on-site visits to service ranges and installations. Range tours help increase others' understanding of DoD requirements and practices, and can stimulate the kind of in-depth discussions and shared insights that further cooperation and partnering opportunities among all involved. A number of such tours sponsored by the Sustainable Ranges Initiative and hosted at various military operational ranges have been conducted over the past several years. The results have proved invaluable. Participants

routinely comment on their increased appreciation for the training opportunities provided to our forces, as well as the exceptional environmental management practices. Range tours remain an important tool in the outreach toolbox and serve as a stepping stone to stronger mutual trust and understanding.

- **PRODUCTS AND TOOLS** — DoD, in collaboration with various partners, continues to develop tools and materials that benefit both the military and stakeholders and help advance REPI. A series of guidebooks and primers (see sidebar below) that promote compatible land use and best management practices is growing, with two new primers

under development in 2008. *The Best Practices Guide for Sustainable Community-Military Partnering* is a joint collaboration product currently being developed by the members of the SERPPAS Communications/Community Partnering Team (see regional partnerships, p. 28). It presents selected case studies and partnership models around the United States to highlight the various approaches and stakeholders involved in sustaining mutually beneficial community-military partnerships. The Guide consolidates its findings into an easy-reference compendium of lessons learned and best practices that can be used by both civilian and military stakeholders. Similarly, the Logistics Management Institute is preparing a guide on working with the various Service buffering programs for non-governmental organizations and local governments. The Sustainable Ranges Initiative is using these tools in pilot tests of training sessions and workshops, such as at Fort Stewart, where the Sustainable Ranges Initiative is partnering with the **National Association of Counties (NACo)** and The Conservation Fund to develop a curriculum model for the installation and surrounding communities to collaborate on regional planning issues.

- **EDUCATION AND RESEARCH** — To complement DoD’s engagement with other federal agencies, NGOs, and interested parties, the Sustainable Ranges Initiative is reaching out to the academic community in order to pursue a more robust sustainable ranges research and education agenda. DoD partnered with the Strategic Environmental Research



**Partner Key**

- ICMA** International City/County Management Association
- NACo** National Association of Counties
- LTA** Land Trust Alliance
- NCSL** National Conference of State Legislatures
- MIVT** Metropolitan Institute at Virginia Tech

**Prime Knowledge**

The Department of Defense has partnered with outside organizations to promote knowledge sharing among installations and relevant parties. The following primers have been produced so far.

Subject	Partners
Working with Local Governments	ICMA, NACo
Working with Land Trusts	LTA
Working with State Legislators	NCSL
Collaborative Land Use Planning	ICMA, MIVT
Working to Preserve Farm, Forest and Ranch Lands	American Farmland Trust
Commander’s Guide to Community Involvement	Range Commanders Council Sustainability Group

and Development Program (SERDP) and the Environmental Security Technology Certification Program (ESTCP) to co-sponsor a three-day workshop in April 2007 on regional planning and sustainability in the Southeast. The workshop was successful in (1.) identifying high-priority issues of shared concern between the military, academia, and other stakeholders and (2.) exploring collaborative approaches that would engage the academic community to address these issues. Immediate results of the workshop include the signing of a Memorandum of Partnership between a DoD-sponsored regional partnership (i.e., SERPPAS) and the network of universities (Cooperative Ecosystem Studies Unit) in the Southeast to facilitate immediate and applied research to support the Sustainable Ranges Initiative. Furthermore, interdisciplinary regional research projects are slated to begin in FY09 with leveraged support from the SERPPAS partners.

- **CONFERENCES AND EVENTS** — DoD partners with governmental organizations and NGOs and furthers both internal and external education on Sustainable Ranges Initiative issues through a broad array of events and activities. Engaging in a host of public forums across the country, OSD educates the military and outside stakeholders about relevant programs and shared concerns. Through ongoing dialogue, DoD shares information with and learns from groups like The Nature Conservancy (TNC), The Conservation Fund, and NACo. By participating in such conferences and meetings, DoD has taken the opportunity to meet with and have open discussion with external stakeholders and community officials.

### Spreading the Word

The **2007 Sustaining Military Readiness Conference** was held Monday, July 30th, through Friday, August 3rd. DoD personnel and non-DoD partners from the operational, planning, and cultural and natural resources conservation communities engaged in discussions and training to promote military readiness through conservation, compatible land use planning, and encroachment mitigation.

Workshops and sessions offered valuable insight and skills for mission success. The conference was sponsored by the Office of the Deputy Under Secretary

of Defense for Readiness, Office of the Deputy Under Secretary of Defense for Installations and Environment, the Office of the Deputy Director for Operational Test and Evaluation, and the Office of the Director, Test Resource Management Center. In addition, a half-day workshop on REPI drew over 300 participants.

Speaking at the event, Florida Department of Environmental Protection Secretary **Michael W. Sole** said, "Innovative partnerships between Florida and the military installations based here are a model for sustaining the environment, increasing national security and strengthening our economy."

## Partnerships

Sustainment of military testing and training requires effective partnerships and coalitions at the local, state, regional and national levels. DoD engages at each of these levels to promote compatible land use and encourage cooperation on REPI projects and other related initiatives that further the protection of military readiness in concert with its partners' missions and goals.

**FEDERAL AGENCIES.** At the national level, a number of interagency compatible land use initiatives and partnering efforts directly support REPI objectives. In late 2006, DoD signed a Memorandum of Understanding (MOU) with the **U.S. Department of Agriculture (USDA)**, signaling a ground-breaking partnership between the two agencies that accompanied the protection of 269 acres of precious grasslands near Fort Riley under REPI. The MOU pledges the two agencies to work together to promote compatible land use near installations, with the USDA Natural Resources Conservation Service (NRCS) giving special consideration to assisting land conservation efforts that build on REPI. The partnership allows REPI to better link with NRCS programs, which assist private land owners and managers on conservation concerns.

REPI program managers actively seek additional partnerships to enhance and support goals and objectives. In late 2007 an Interagency Agreement between the National Park Service and REPI provided a program manager with extensive conservation and military experience to work with REPI for a year. The partnership opened new doors for cooperation with the Park Service and all **Department of Interior** bureaus and agencies. In addition, REPI is an active member of several informal federal working groups, including the Federal Land Protection Programs and Green Infrastructure working groups. Through these meetings REPI initiated contact with the Forest Service, U.S. Fish and Wildlife Service, USDA Cooperative State Research, Education, and Extensive Service (CSREES), and several national nongovernmental organizations with interests in working lands.

Meanwhile, in FY07 the Bureau of Land Management (BLM) purchased \$2.7 million in easements near Fort Huachuca in Arizona for water conservation purposes, and in FY06 the National Oceanic and Atmospheric Administration (NOAA — **Department of Commerce**) was instrumental in the conservation of the Pupukeya Paumalu tract near U.S. Army Garrison-Hawaii through its Coastal and Estuarine Land Conservation Program.

REPI program managers **actively seek additional partnerships** to enhance and support goals and objectives.

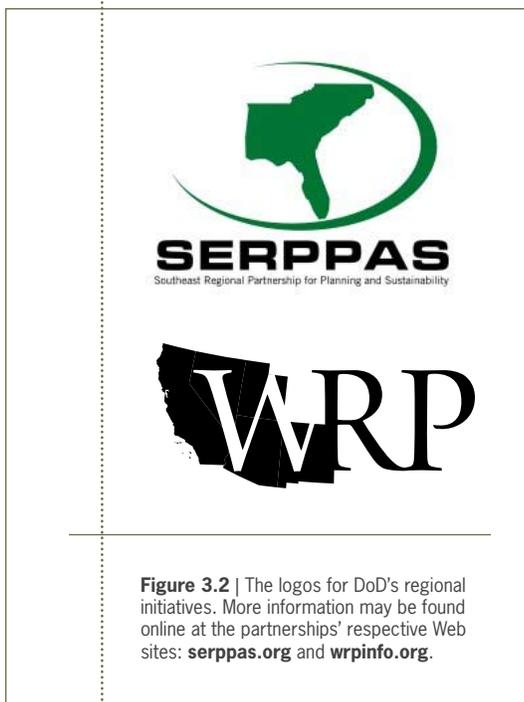
**LOCAL, STATE AND REGIONAL GOVERNMENTS.** While national-level partnerships can produce top-level policy solutions, more targeted partnering is needed to address specific problems or implement solutions at a state or multi-state level. OSD is therefore encouraging the development of regional partnerships among state, county and local governments in areas where DoD has significant testing and training activities, such as in the Southeast and Southwest, two of the fastest-growing regions of the U.S. These partnerships support multi-jurisdictional collaboration on planning and land-use issues from a broader perspective, enhancing range sustainment and preventing incompatible land use around military installations.

- The **Southeast Regional Partnership for Planning and Sustainability (SERPPAS)** brings together senior leadership from southeastern states (currently Alabama, Florida, Georgia, North Carolina, and South Carolina) and federal agencies to work collectively on regional planning, conservation, economic, and sustainability issues. SERPPAS

leverages its members' problem solving and encroachment prevention efforts, providing mutual benefits to its many partners. In particular, this effort works to promote improved regional, state and local coordination to identify and address shared land use and mission accomplishment issues in the region. SERPPAS is carrying out a number of pilot trainings, workshops, and collaborative land management projects throughout the Southeast.

- The **Western Regional Partnership (WRP)** is now in the early stages of organization. This partnership would serve as a forum for DoD, federal and state agencies to identify and address regional issues of mutual concern, and to advance shared strategic planning, land management and policy goals. A partnership such as this could leverage synergies and common interests among the stakeholders to provide a

mechanism to address emerging challenges. A successful WRP would contribute to the sustainment of test and training in the rapidly growing western region of the country. This region represents a logical clustering of operational, ecological, regulatory and staffing issues.



**Figure 3.2** | The logos for DoD's regional initiatives. More information may be found online at the partnerships' respective Web sites: [serppas.org](http://serppas.org) and [wrpinfo.org](http://wrpinfo.org).

These partnerships **support multi-jurisdictional collaboration on planning and land-use issues from a broader perspective**, enhancing range sustainment.

**NONGOVERNMENTAL ORGANIZATIONS.** NGO support is a fundamental building block of REPI’s success. The Land Trust Alliance, the Trust for Public Land, The Nature Conservancy, International City/County Managers Association, Conservation Fund, National Association of Counties, American Farmland Trust and other national groups contribute to the effort through development of outreach pieces like the primer series (see p. 25), support and participation in regional partnering efforts, and on-the-ground conservation projects. Equally important, many regional and local groups are in the lead in resource conservation and compatible land use projects. Land Legacy in Oklahoma, Oahu Conservation Partnership in Hawaii, Kansas Land Trust, North Carolina Coastal Land Trust, Sandhills Area Land Trust in North Carolina, and Chattahoochee Land Trust in Georgia are just a few of the vital partners who turn REPI funding into both protection of the DoD mission and conservation successes for their communities. REPI reaches out to a multitude of stakeholders and interest groups through annual participation in events like the Land Trust Alliance Rally, building partnerships that provide broad-based benefits to the Services, communities, and the environment.

## In the News

As buffers around the nation provide tangible benefits for surrounding communities, the media has picked up on the story. Here are a few samples from the national and local media attention REPI projects have generated.



### USA Today

“The Defense Department ... announced a national partnership with the Agriculture Department last week to ... **promote land conservation near bases.**”

November 15, 2006

**“Military bases are reaching out to local communities** and environmentalists to become better neighbors ...”

February 2, 2005

“... the **latest success story** for an unusual nationwide alliance between environmentalists and the Pentagon ...”

The San Diego  
**Union-Tribune.**

— **San Diego Union-Tribune** (August 18, 2007)

### THE WALL STREET JOURNAL

“... the Pentagon works with environmentalists and other local groups to achieve land conservation deals around military bases across the country.”

**January 24, 2007**

### The Washington Post

“... the Army will not have to worry about urban encroachment disrupting training and testing ...”

**March 19, 2007**

### THE DENVER POST

“Great strides have been made to create a buffer zone around Fort Carson that will protect ... this classic land ‘where the antelope roam.’”

**December 30, 2005** (Editorial)

## b. POLICY DEVELOPMENT

**THE SUSTAINABLE RANGES INTEGRATED PLANNING TEAM PROCESS.** To ensure sound management, implementation, and coordination of sustainable range responsibilities, DoD created the **Sustainable Ranges Integrated Product Team (IPT)**. The IPT is charged with the development and integration of DoD Sustainable Ranges requirements, processes, direction, policy, and guidance. The IPT role includes oversight and OSD/Service participation in the development and advancement of REPI and provides broader context for REPI activities. Figure 3.3 depicts the Sustainable Ranges IPT's organization and subgroup structure. DoD is taking a proactive role in developing a host of programs and efforts to protect facilities from urbanization and work with outside partners to promote compatible land use and regional planning.

**SUSTAINABLE RANGES POLICY AND GUIDANCE.** Under Title 10 U.S.C., the Services are responsible for training and equipping forces as well as maintaining installations and ranges. DoD Directive 3200.15 (Figure 3.4) establishes policy and assigns responsibility given under Title 10 with regard to sustainment of test and training ranges and operating areas. Other related

DoD directives and instructions address noise management, Air Installation Compatible Use Zones (AICUZ), the Joint Land Use program, the use, management, assessment, and overall clearance of operational ranges, and the environmental and safety concerns of explosive hazards. DoD is also currently developing both an outreach and an overseas sustainment instruction.

The Services also developed their own policy directives and guidance on the sustainment of ranges and training areas within the general framework of the Sustainable Ranges Initiative. The Service approaches are defined by their overall strategy, current and

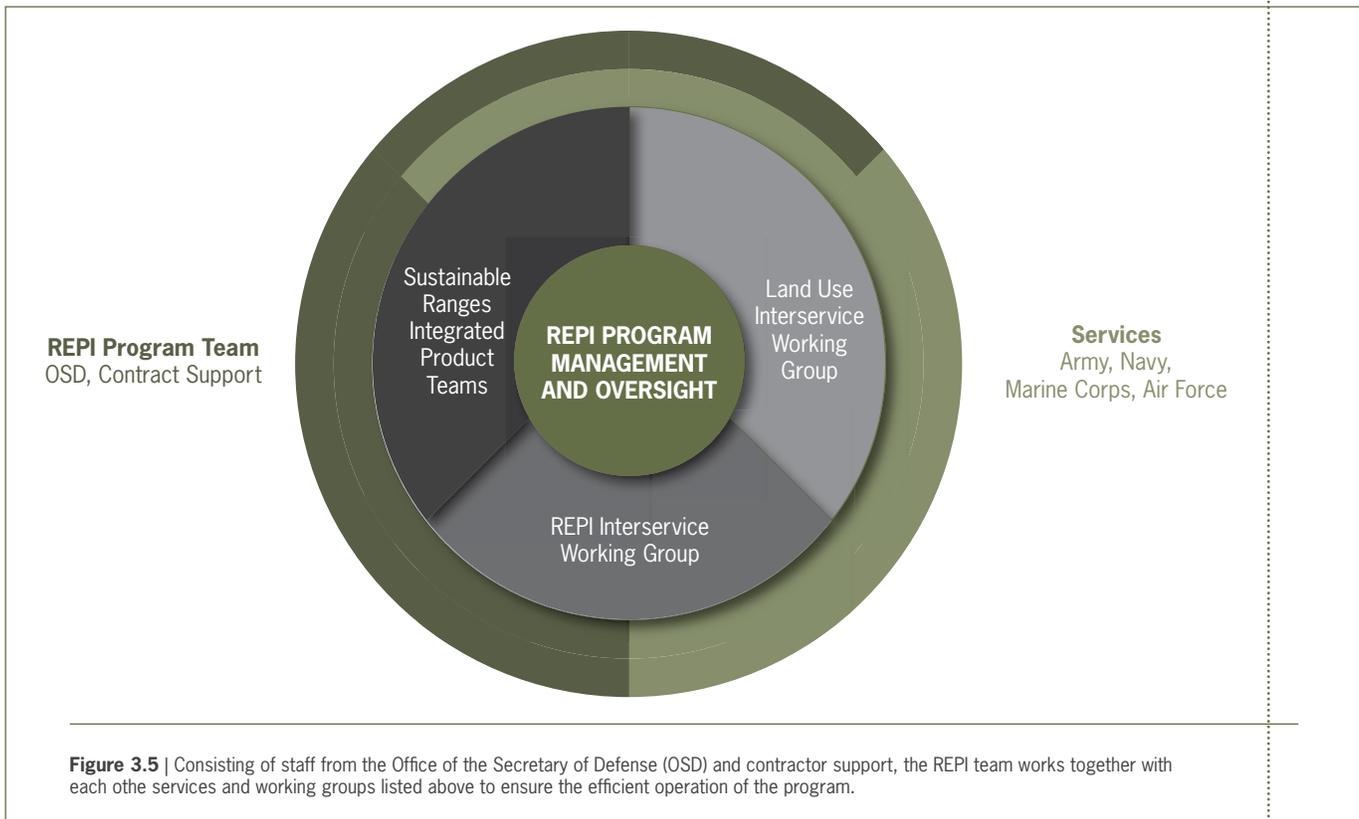
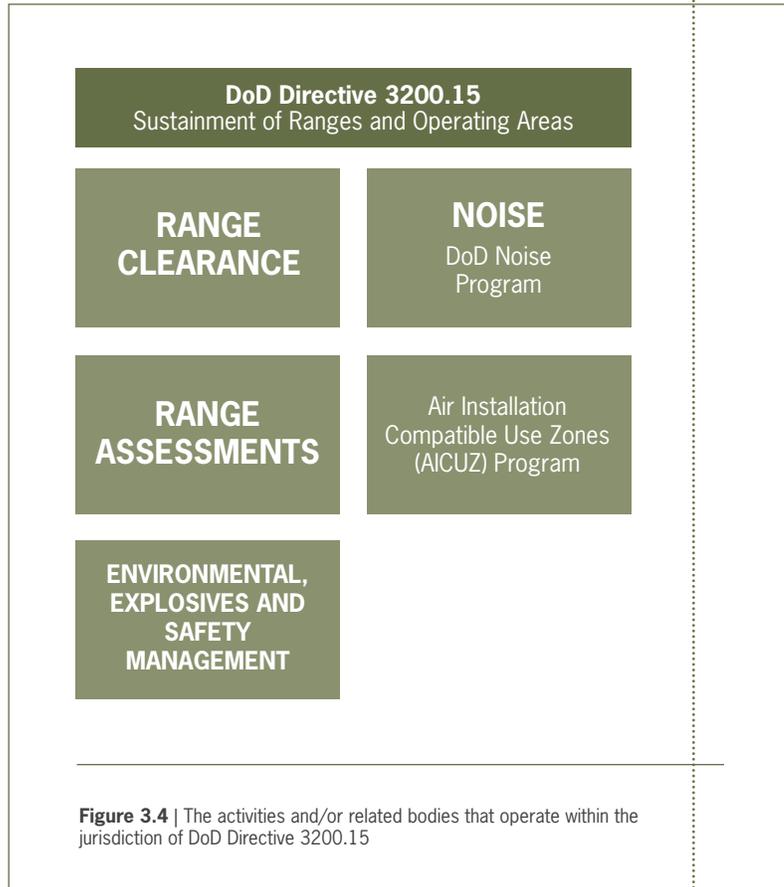


**Figure 3.3** | Some supporting groups for the OIPT include the Policy Board on Federal Aviation, the DoD Conservation Committee and the DoD Noise Working Group.

future requirements, data collection and management systems, assessment tools and quantification of encroachment impacts, and documentation and implementation plans.

**REPI Internal Program Management**

OSD provides program oversight, manages funding allocation, and monitors project execution. It also ensures communication and coordination between REPI and the rest of the Sustainable Ranges Initiative and other encroachment prevention programs (see Figure 3.5 below).



## C. PROGRAM OVERSIGHT

OSD works collectively with the Services through a focused REPI **Interservice Working Group** (ISWG). This group pulls together and draws upon the expertise of Service program managers and real estate professionals and the OSD REPI Program leads. The REPI ISWG meets monthly to track Program progress, discuss projects, and raise key issues for resolution. This group also actively supports the annual project submission, review and allocation process, and assists in the development of the Annual REPI Report to Congress. In addition to REPI ISWG, DoD officials involved with REPI also work closely with the DoD Office of Economic Adjustment's Land Use Interservice Working Group.

Through this collective effort, the REPI team has developed further guidance for the **REPI Program Guide** that sets out the policies and procedures for the program. Based on further feedback, the REPI team is updating the guide this year. A key component of REPI oversight, the guide outlines to Services and installations the steps for requesting funding for a REPI project as well as the program requirements set out by 10 U.S.C. § 2684a authority and OSD policy. In addition to defining project selection criteria, definitions of key REPI terms, and annual reporting requirements, the guide is under revision to reflect ongoing REPI program

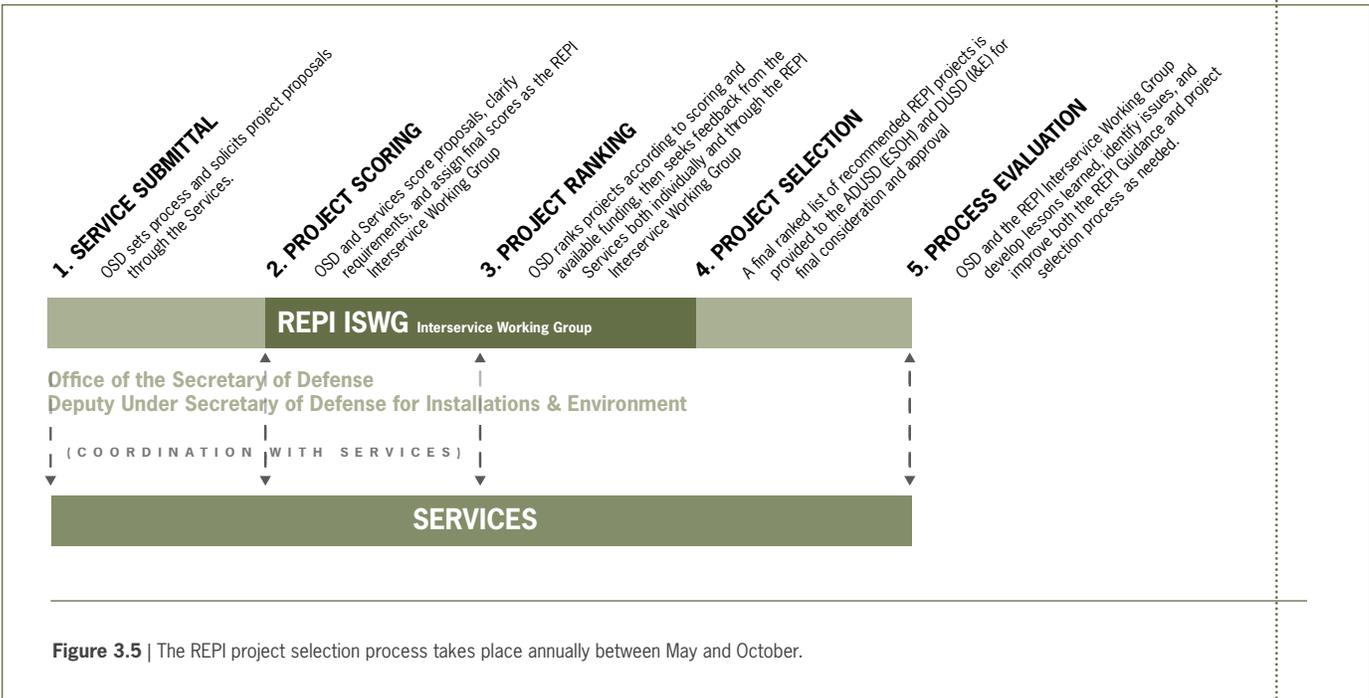
maturity, discussions between OSD and REPI ISWG, as well as legislative changes to said authority. The REPI Program Guide continues to be an important tool for ensuring a smooth and successful process of REPI proposal submission, selection, and implementation.

The REPI Program Guide continues to be an important tool for ensuring a **smooth and successful process** of REPI proposal submission, selection, and implementation.

The REPI team is also developing a database to provide improved financial control and reporting; streamline project selection and implementation; and use geospatial tools to gauge program effectiveness and target REPI efforts more precisely.

### **Project Selection**

As described in last year's REPI Report to Congress, OSD and the Services developed a process for selecting projects for FY07 funding. This process includes the submission of proposals by the Services and the application of tailored criteria that are used to score those



projects. OSD worked with the Services in late 2007 and early 2008 to build on this approach and further adjust the criteria and process used as it applied to FY08 funding.

Particular refinements include adding effective scoring measures and elevating the importance given to the threat posed by encroachment to military testing, training, and operations at the particular project installation. The general criteria used in evaluating proposals include the following:

- Threat to Military Training, Testing, and Operations
- 10 U.S.C. § 2684a Authority Options Used  
(*e.g.*, limiting incompatible development, habitat preservation)
- The Viability of the Agreement/Project
- Benefit of Project to Multiple Services

As opposed to the previous year, when an OSD team scored the proposals, in 2007 the Services themselves scored each other’s proposals. Even with the emphasis on criteria and scoring, it should be noted that the process remains flexible enough to take into account Service and OSD priorities and new information about the projects put forward during the process.

In order, the key overall elements in the process are:

**1. OSD SOLICITATION TO SERVICES AND SERVICE SUBMITTAL OF PROPOSALS TO OSD**

OSD provides the Services with a detailed explanation setting out the criteria used for selecting the projects, and OSD (ADUSD(ESOH)) issues a memorandum soliciting project proposals based on Service priorities and responsive to these criteria. The Services then develop and submit their annual REPI project proposals. Each Service, as described in last year's REPI Report to Congress, has its own internal process for choosing its proposals. This year, based on Service feedback, more time was given to the Services to submit their proposals.

**2. OSD ASSIGNS PROPOSALS FOR SERVICE SCORING AND OSD/SERVICES MEET TO REVIEW THE SERVICE SCORES PROVIDED**

Upon receipt of the project proposals from the Services, OSD distributes the projects to the Services for scoring against the criteria developed. The Services score the project (except their own) and then meet together with OSD to discuss the scores project-by-project and to add new information about the projects or correct any misimpressions; the scores can thus be adjusted through this input.

**3. BASED ON REVISED SCORES, PROJECT RANKING DEVELOPED WITH OSD/SERVICE JOINT REVIEW**

OSD adds up the scores based on the scoring provided by the Services and makes any necessary adjustments. OSD meets with the Services and allows the Services to review the draft ranking list and to provide the Services an opportunity for feedback with respect to the inclusion of any of their specific projects.

**4. REPI PROJECT SELECTION COMMITTEE RECOMMENDATIONS**

A final ranked list of recommended DoD REPI projects is provided to the ADUSD(ESOH) and DUSD(I&E) for final consideration and approval.

**5. ANNUAL PROCESS EVALUATION**

As part of the process, OSD works with the Services each year to learn lessons and improve upon the process. The process will be adjusted where appropriate as REPI matures.

## Funding Allocations for FY 2007

Service	REQUESTED		ALLOCATED	
	Projects	Funds	Projects	Funds
<b>Army</b>	20	\$66m	16	\$16.4m
<b>Navy</b>	7	\$25.5 m	5	\$5.4m
<b>Marine Corps</b>	14	\$25.1m	10	\$9.5m
<b>Air Force</b>	13	\$40.9m	2	\$2m
<b>Total</b>	54	<b>\$157.6m</b>	26	<b>\$30.6m</b>

**Table 3.1** | REPI funding is in high demand among the Services. DoD is only able to allocate 19.4% of requested funds.

## Web-based Database Development

As a step toward further institutionalizing REPI and enhancing the tracking and maintenance of REPI project data, the REPI team is developing a Web-accessible database. The objective of the database is to provide a central repository for all REPI project-related information. Such information includes fiscal year REPI funds utilized, obligation and execution of REPI funds, other Service funds contributed, partners, acreage, planned project acquisition and objectives, and actual implemented acquisition details. The database will allow REPI and Service managers to access up-to-date REPI project details, and to generate a variety of reports.

The initial phase of development of the REPI database includes the core project tracking data (i.e., financial, acreage and partner information), as well as reporting functionality. Subsequent phases of development will include electronic submission and review of project proposals and GIS capability. The initial phase of the REPI database will be complete in mid-2008.

**REPI is a highly effective tool on behalf of DoD and its partners in the ongoing effort to mitigate the effects of encroachment** on testing, training, and operations. An expanding number of military installations and ranges participate in REPI, putting in place permanent land use protections that will provide a long-term benefit to military readiness.

These same projects help DoD's neighbors, addressing important partner objectives related to habitat conservation, biodiversity, open space, community land use planning, and economic development. Increasingly, REPI is attracting wide interest from other federal agencies, states, localities and NGOs, and it is helping the Services establish new and beneficial relationships with others who share common land management interests and can help to preserve military readiness while also furthering their own goals.

DoD remains fully committed to REPI and welcomes Congressional interest and assistance in furthering REPI goals and improving its implementation. As part of the REPI Congressional reporting requirement, Congress has asked for any recommendations DoD may have to improve the efficiency and effectiveness of REPI, as well as a follow-up report to the recommendations from the initial REPI Report. Several policy considerations are discussed below, along with some potential legislative topics that could be further developed for future consideration and those actions that have taken place to address the issues raised in the 2007 Report.

### **Policy considerations**

---

- **IMPROVED PROGRAM POLICY GUIDANCE AND FOCUS.** The REPI team, with and through the REPI ISWG, continues refining and expanding existing program

guidance to improve program implementation. The program focuses on best practices and multi-objective goals in drafting new guidance. Updating of the REPI Program Guide will offer more guidance, encouraging joint projects and leveraging regional planning processes. Further, the REPI Team is actively working with all the Services to expand and improve their use of 10 U.S.C. § 2684a authorities. This includes sponsoring training for installations, supporting and coordinating on refinements and expansions of policy and Service-level implementation guidance, and convening meetings of OSD and Service General Counsel attorneys to discuss and evaluate both policy and implementation “best practices” for each Service. These improvements will result in more diverse and valuable collaborative relationships, more effective and efficient transactions, greater protection of the military mission, and broader benefits to the communities and natural resources in the vicinity of military installations.

- **FEDERAL AGENCY COLLABORATION.** In addition to the regional partnering efforts mentioned above, REPI seeks new and innovative ways to partner with other federal programs to serve the public interest. Engagement through inter-agency working groups provides multiple opportunities to address issues and cooperatively pursue solutions in areas such as national energy policy, endangered species management and recovery, and coastal land use. Collaboration also provides the chance to glean best practices from other successful federal programs. Over the past year, many new partnerships have come to fruition, with projects being completed involving the USDA NRCS, BLM, NOAA, and other federal agencies. These projects also include state and local governments, academia, and business as key players, and work to create win-win scenarios for the military mission and stakeholder objectives. The FY08 NDAA Sense of Congress language is particularly encouraging to this effort.
- **IMPROVING FLEXIBILITY IN USE OF FUNDS.** DoD anticipates positive results from the expansion and increased flexibility of 10 U.S.C. § 2684a authority, as amended by the NDAA for FY08. The expanded authority allows agreements that provide for REPI funds to be used for certain habitat management costs and, in very limited circumstances, allows the Services’ contributions toward the acquisition of a real property interest to exceed the fair market value of the property interest acquired. These changes in the authority will be crucial to successful transactions on critical parcels of land. The more flexible approach of the authority will improve

the responsiveness of REPI to the rapidly changing real estate market and further leverage species recovery and protection efforts.

## **Future Legislative Considerations**

---

DoD legislative proposals are developed and submitted to Congress through an established annual process. The following discussion, therefore, is not intended to convey official legislative recommendations, but could serve as potential topics for further development and consideration. In addition, the following reviews some of the steps taken, or planned, to address the conclusions and recommendations in Chapter 6 of the 2007 REPI Report as required by the 2008 NDAA. This report addresses some of those recommendations and what course may be considered in the future.

REPI is highly successful in **leveraging partner funds**, thereby increasing the on-the-ground effect of REPI and Service funding. Matching funds were mentioned in the 2007 REPI Report as a potential topic for further development and consideration. With partners contributing an overall average of 135% of REPI funding to transactions, OSD is comfortable that the flexibility in the current authority is sufficient, though we will continue to monitor transactions and encourage the maximum leverage possible to protect the taxpayers' investment. As OSD and the ISWG, along with their various legal teams, continue to meet and discuss various best practices, the topic of matching funds will continue to be examined.

Among the legislative topics recommended in 2007 was the reconsideration of the **fair market value investment limit**. As previously mentioned, the NDAA for FY08 increased the Services' flexibility in meeting, or in limited circumstances, exceeding the fair market value of the real property interests acquired. This change allows the Services to satisfy the fair market value cap over the total of all properties or interests acquired pursuant to a cooperative agreement rather than with respect to each acquisition. The expanded 10 U.S.C. § 2684a authority also allows the Services to exceed the fair market value for a particular acquisition by providing notice to the Committee on Armed Services of the Senate and the Committee on Armed Services of the House of Representatives certifying that the military value of the land or easement justifies payment in excess of the fair market value. These changes provide needed flexibility for the Services to fund any necessary acquisitions by partners, preventing possible delays in taking action that could otherwise result in either higher costs or permanent loss of the opportunity to effectively address encroachment at a particular installation.

**Multi-year funding** was also mentioned as a topic for further consideration in the 2007 REPI Report. By using multiple year agreements, the Services are able to obligate appropriated funding and therefore expend this funding across fiscal years consistent with established principles of federal fiscal law. These mechanisms provide a way to meet the need suggested in the 2007 document. It is important to note however that other federal funding programs with longer histories can point out many examples of real estate negotiations extending for three, five, or more years. REPI and the Services will make every effort to prioritize and sequence transactions to fit the needs of both the military mission and the landowner, and reserve the right to readdress multi-year funding should the need arise.

**Various prospective legislative issues** may also be discussed by OSD and the ISWG as the review of the Program process continues. Possible issues could include further broadening of the authority allowing agreements to provide for easement maintenance and improvement costs beyond those authorized in the FY08 NDAA. Another proposal could expand the class of eligible entities that the Services may enter into agreements with to include American Indian and Alaska Native tribes and villages. REPI program effectiveness is strong, and may be best served by continuing the current process with only minor refinements and continued dedicated funding.

In light of its growing REPI experience, DoD plans to evaluate these and other prospective legislative or administrative issues and may provide any new legislative proposals as part of the FY2010 NDAA legislative process.

### 10 U.S.C. § 2684a Language

**No later than March 1, 2007, and annually thereafter, the Secretary of Defense shall, in coordination with the Secretaries of the military departments** and the Director of the Department of Defense, Test Resource and Management Center, submit to the Committees on Armed Services of the Senate and House of Representatives a report on the projects undertaken under agreements under this section.

Each report under paragraph (1) shall include the following:

- A description of the **status** of the projects undertaken under this section
- An assessment of the **effectiveness** of such projects, and other actions taken pursuant to this section, as part of a long-term strategy to ensure the sustainability of military test and training ranges, military installations, and associated airspace.
- An evaluation of the **methodology and criteria** used to select, and to establish priorities for, projects undertaken under agreements under this section.
- A description of any **sharing of costs** by the United States and eligible entities under subsection (d) during the preceding year, including a description of each agreement under this section providing for the sharing of such costs and a statement of the eligible entity or entities with which the United States is sharing such costs.

## **Congressional NDAA for FY 2008 Language**

---

Not later than 90 days after the date of the enactment of this Act, the Secretary of Defense shall review Chapter 6 of the initial report submitted to Congress under section 2684a(g) of title 10, United States Code, and report to the congressional defense committees on the specific steps, if any, that the Secretary plans to take, or recommends that Congress take, to address the issues raised in said chapter.



The information on the following pages was provided by the Services regarding their respective projects. Arranged alphabetically by installation name, the FY 2006 projects described hereafter may be found in the following order:

<b>Installation</b>	<b>State</b>
<b>Aberdeen Proving Ground</b>	Maryland
<b>Fort A.P. Hill</b>	Virginia
<b>MCAS Beaufort</b>	South Carolina
<b>Fort Benning</b>	Georgia
<b>Camp Blanding</b>	Florida
<b>Fort Bragg</b>	North Carolina
<b>Fort Campbell</b>	Kentucky
<b>Fort Carson</b>	Colorado
<b>Fort Custer</b>	Michigan
<b>NAS Fallon</b>	Nevada
<b>USAG Hawaii</b>	Hawaii
<b>Fort Lewis</b>	Washington
<b>MCB Camp Pendleton</b>	California
<b>Fort Riley</b>	Kansas
<b>Camp Ripley</b>	Minnesota
<b>Camp San Luis Obispo</b>	California
<b>Fort Sill</b>	Oklahoma
<b>Fort Stewart</b>	Georgia
<b>NAS Whiting Field</b>	Florida

# ABERDEEN PROVING GROUND



## ACCOMPLISHMENTS

- 269 acres preserved at a cost of \$1.6 million (\$5950/acre)
- Testing capability preserved through mitigation of noise and dust issues
- Open spaces for **habitat** and **farmland** preserved

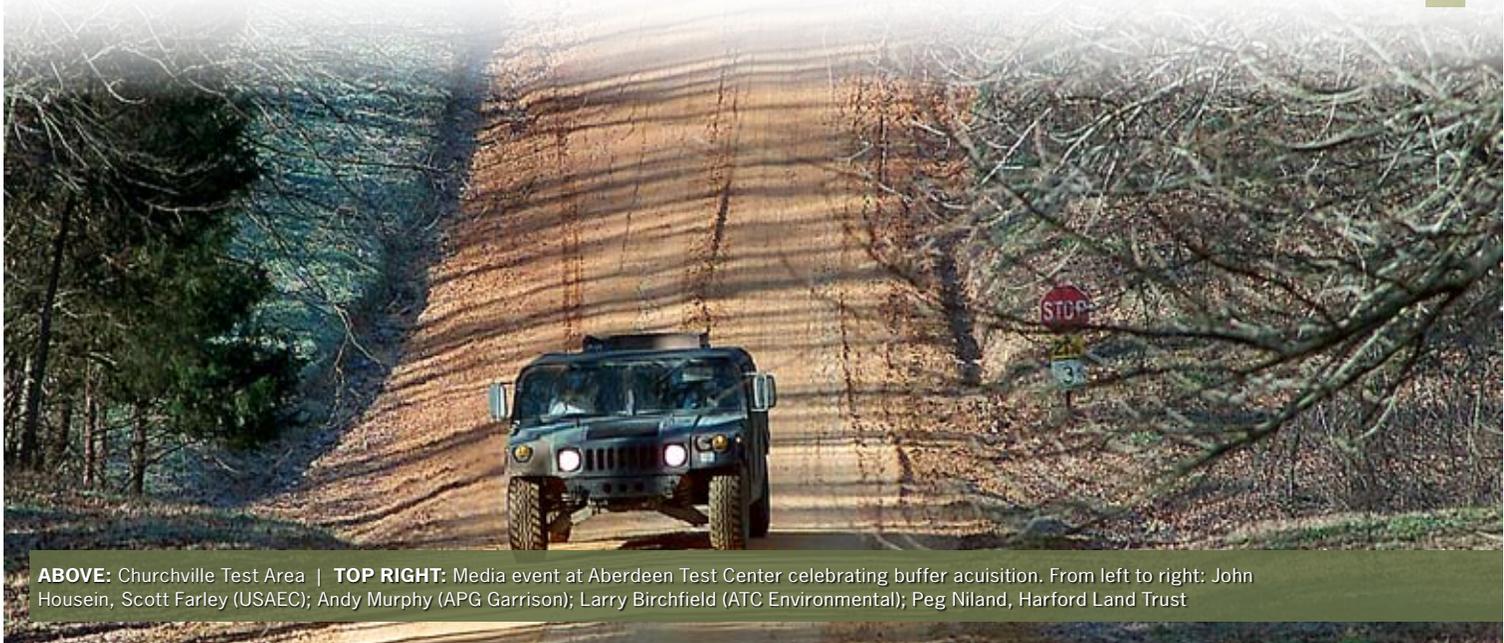
## OVERVIEW

This project was brought to the attention of Aberdeen Proving Ground through the combined efforts of staff from the tenant organization, Aberdeen Test Center and concerned local stakeholder Harford Land Trust. The adjacent landowner planned to subdivide and for the development of additional residential units. The property is adjacent to the northern boundary of Churchville Test Area and provides views buffered by trees.

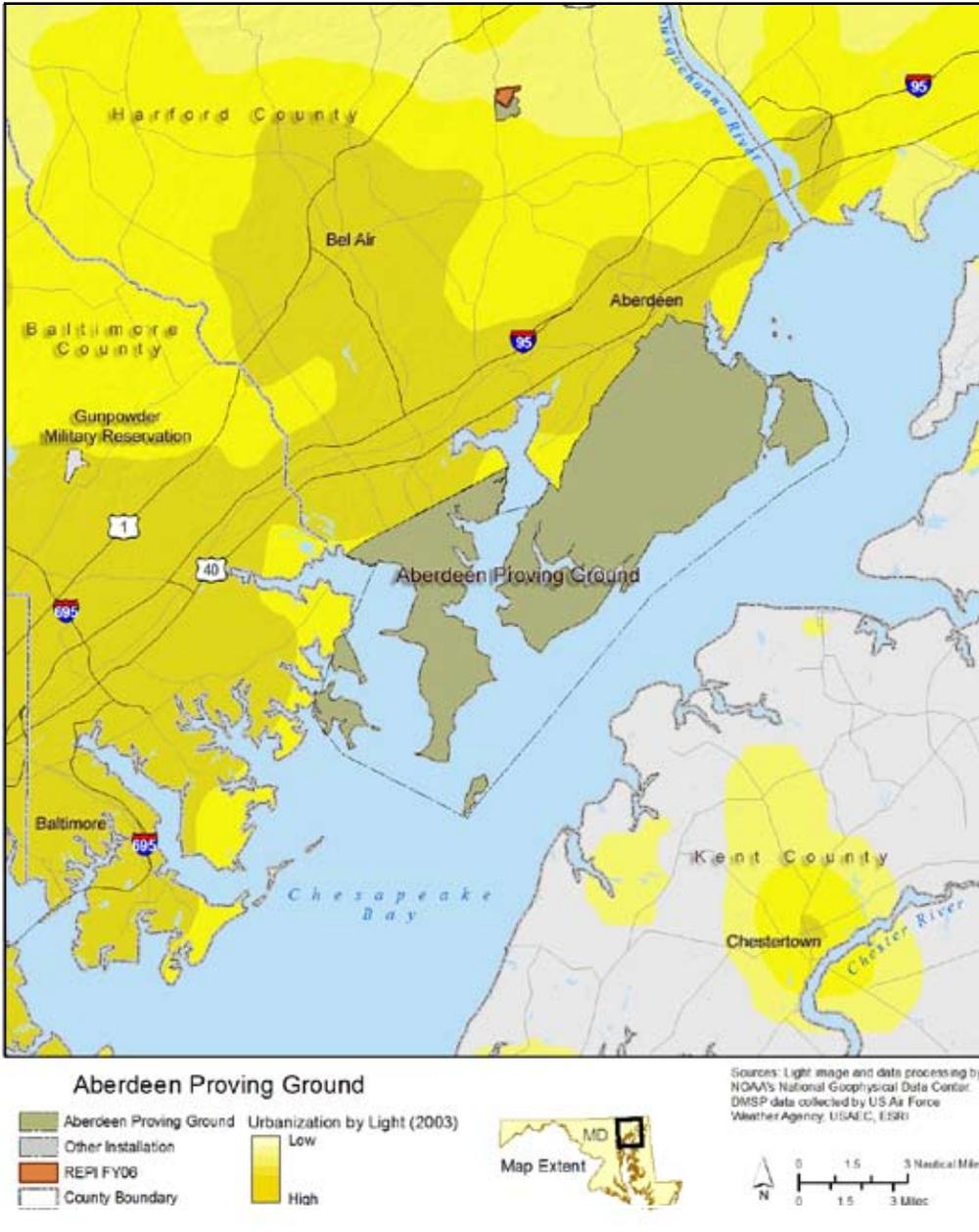


“WE HAVE HAD PROBLEMS IN THE PAST WHEN THE CIVILIAN WORLD COMES CLOSER TO US. WE NEED THIS HILLY TEST SITE, AND WE WANTED TO EXTEND OUR BUFFER ZONE, NOT SEE IT TURNED INTO CONDOS.”

**George Mercer**  
Aberdeen Proving Ground



ABOVE: Churchville Test Area | TOP RIGHT: Media event at Aberdeen Test Center celebrating buffer acquisition. From left to right: John Housein, Scott Farley (USAEC); Andy Murphy (APG Garrison); Larry Birchfield (ATC Environmental); Peg Niland, Harford Land Trust



**INSTALLATION MISSION**

The DoD lead for automotive testing for all manned and unmanned, wheeled, and tracked vehicles

**CHALLENGES**

Significant residential encroachment due to regional suburban growth for the City of Baltimore and other nearby cities is causing training conflict due to noise, dust and other training-related conflicts.

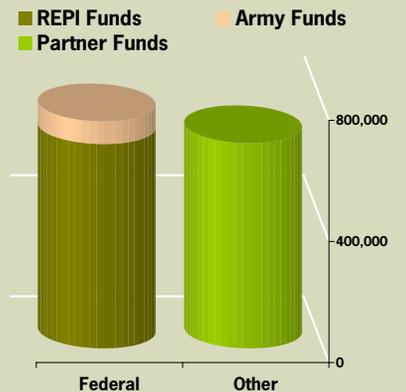
**OPPORTUNITIES**

Located in Deer Creek watershed, project preserves part of only known habitat for Maryland Darter, a species on the International Union for Conservation of Natural Resources (ICUN) red list.

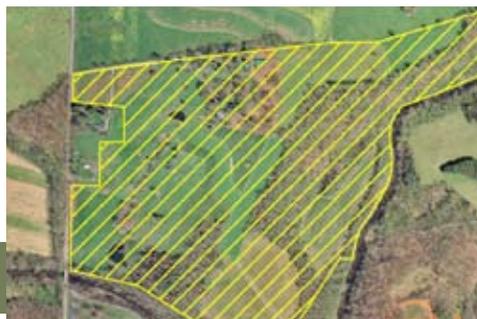
**PARTNERS**

Harford Land Trust  
Harford County

**PROJECT FUNDING**



**OUTLOOK** | Due to the region's temperate climate, Aberdeen Test Center can test vehicles in 80 percent of real-world environments using world-renowned test tracks. These tracks, a national asset, are irreplaceable and critical to the Army's present and future testing of vehicles.



**CONTACTS**

**Nancy Natoli**  
U.S. Army Environmental Command  
nancy.natoli@us.army.mil  
(410) 436-7090

**Peg Niland**  
Harford Land Trust  
pniland@harfordlandtrust.org  
(410) 836-2103

LEFT: Extent of land purchase for CTA.  
FAR LEFT: Churchville Test Area.

# FORT A.P. HILL



## ACCOMPLISHMENTS

- 1,320 acres conserved at a cost of \$3.3 million (\$2525/acre)
- Critical habitat preserved
- Training capability preserved
- Links to existing projects



## | OVERVIEW

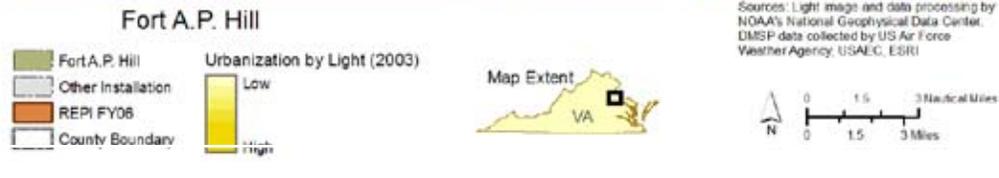
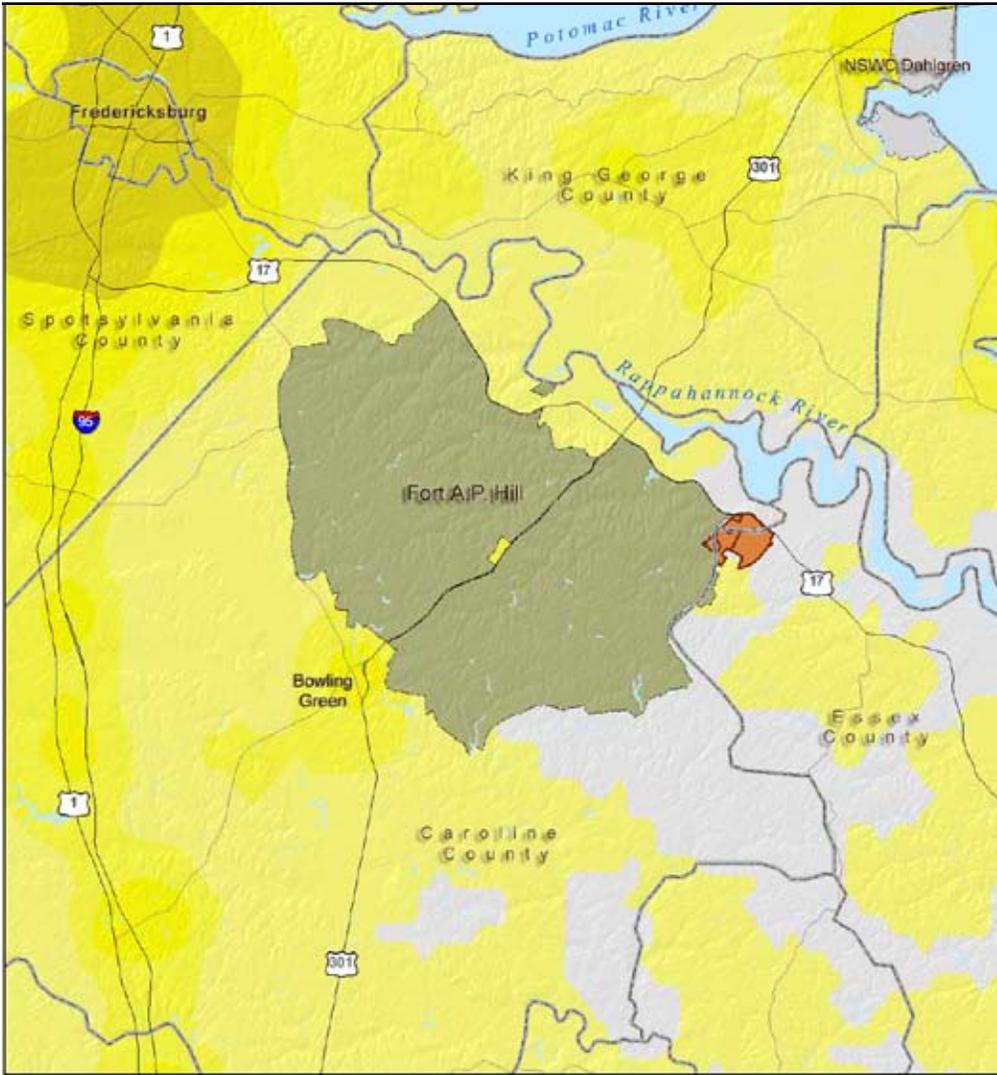
The 1,320-acre Portobago Creek tract is strategically located, bordering nearly 3 miles of Fort A.P. Hill's eastern boundary and close to important firing ranges and the impact area. The easement transaction for this first parcel was secured by The Trust for Public Land, which worked with the landowners to develop the terms of the easement. The Virginia Outdoors Foundation will hold the easement.

“THIS PARTNERSHIP WILL CREATE AN IMPORTANT BUFFER FOR FORT A.P. HILL, AND WILL ADD TO THE CONSERVATION OF OPEN SPACES ACROSS THE COMMONWEALTH. THIS IS TRULY A ‘WIN-WIN’ FOR VIRGINIA AND THE ARMY.”

**John Warner**  
U.S. Senator



TOP RIGHT: Wetland terrain on acquired parcel | ABOVE: Memorandum of Understanding signing ceremony December 19, 2006



**INSTALLATION MISSION**

Home to 100 direct and indirect firing ranges, Fort A.P. Hill emphasizes ranges that enable units to engage in combined arms live fire and demolition exercises within an integrated, whole-unit environment.

**CHALLENGES**

Accelerating population growth and residential development near the installation pose a substantial encroachment threat to training.

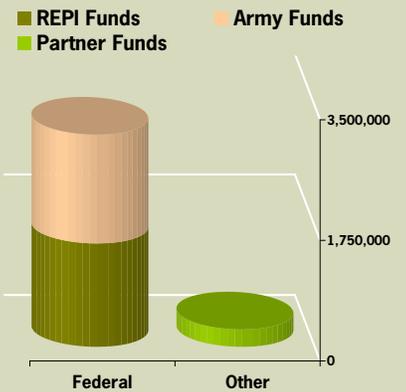
**OPPORTUNITIES**

One of the largest blocks of unfragmented forest in the mid-Atlantic region. The Rappahannock River Valley National Wildlife Refuge acquisition boundary abuts the installation, providing an important habitat connection potential.

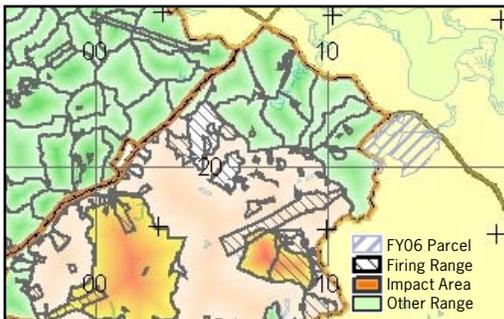
**PARTNERS**

The Nature Conservancy, Trust for Public Land, Conservation Fund, Virginia Outdoors Foundation

**PROJECT FUNDING**



**OUTLOOK** | Had it been developed, the Portobago Creek tract would have caused serious disruptions to military training. Meanwhile, species such as the bald eagle and the small whorled pogonia (*isotria medeoloides*) benefit from the preservation of 550 acres of wetlands and 940 acres of open land.



**CONTACTS**

**Nancy Natoli**  
 U.S. Army Environmental Command  
 nancy.natoli@us.army.mil  
 (410) 436-7090

**Alan Front**  
 Trust for Public Land  
 alan.front@tpl.org  
 (202) 256-2157

LEFT: Field patrol training for Iraq-bound Marines  
 FAR LEFT: Map of parcel and installation uses

# MCAS BEAUFORT

TOWNSEND  
BOMBING RANGE | GEORGIA



## ACCOMPLISHMENTS

- **10,687 acres** preserved at a cost of **\$1.6 million** (\$150/acre)
- Live-fire **training capability** and **critical habitat** preserved
- Links to **existing projects**



## | OVERVIEW

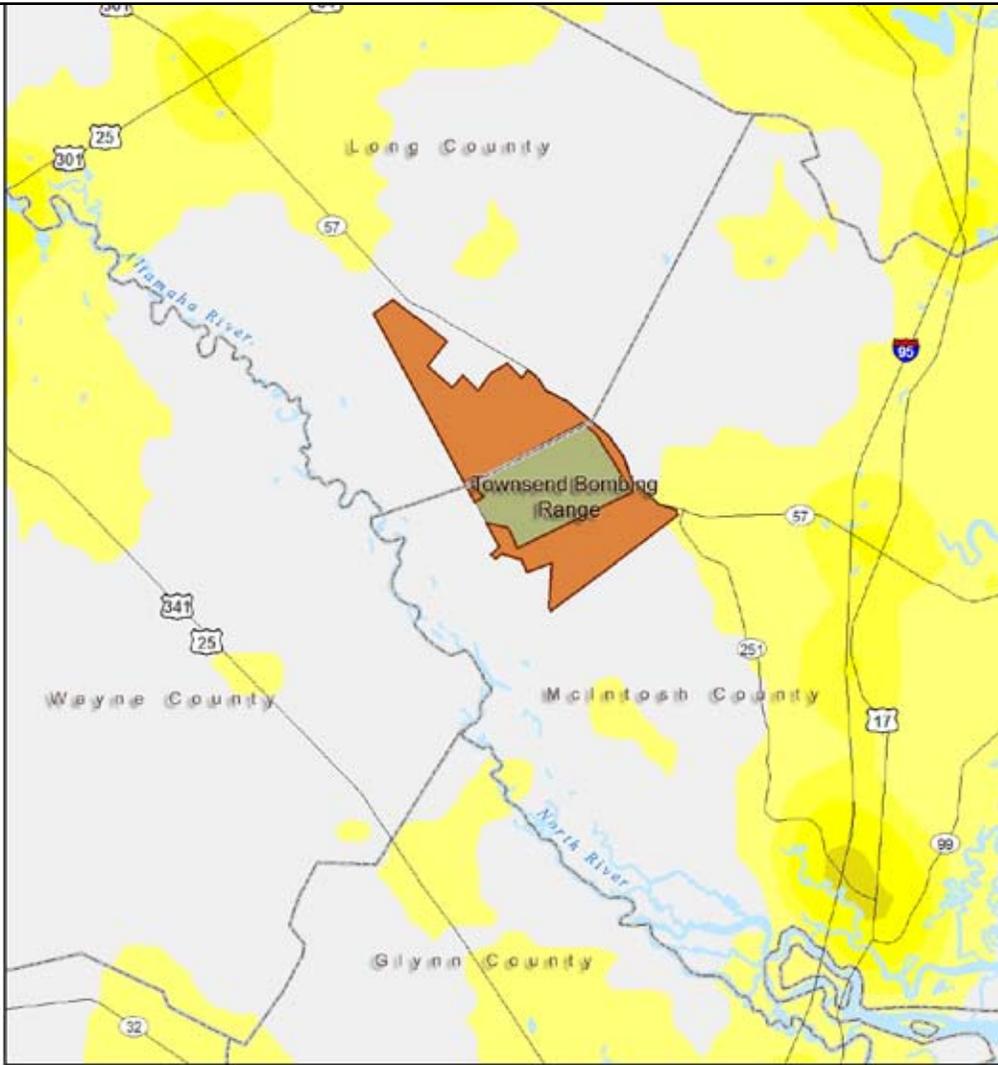
With its significant natural resources, the Altamaha river system has been recognized by The Nature Conservancy as a globally significant conservation area. This watershed is also home to Townsend Bombing Range, a primary training area for all four services and considered a key DoD asset. The buffers surrounding the range are part of a \$45 million effort to conserve 24,000 acres involving TNC, the Marine Corps, the State of Georgia, and other public and private partners.

“CONSERVATION OF THE TOWNSEND TRACT HELPS PROTECT THE ALTAMAHA RIVER SYSTEM, WHICH BOASTS THE HIGHEST DOCUMENTED NUMBER OF RARE PLANTS, ANIMALS, AND NATURAL COMMUNITIES IN GEORGIA ... (AND) PROVIDES A CRITICAL LINK TO OTHER PROTECTED LANDS ...”

**Alison McGee**  
The Nature Conservancy



**ABOVE:** MSgt. Jeff Davidson, Georgia Air National Guard, inspects one of the many wildlife habitat improvement projects at Townsend Bombing Range.  
**TOP RIGHT:** A Marine Corps Air Station Beaufort, S.C., -based F/A-18 Hornet prepares for target practice.



**INSTALLATION MISSION**

The Townsend Range is utilized by all four services in the Southeast, by visiting military units from MCAS Beaufort and the Georgia Air National Guard Combat Readiness Center in Savannah, Georgia.

**CHALLENGES**

Residential growth threatens to constrain the training mission of the bombing range as retirees move to the area and development creates noise conflicts along the I-95 corridor.

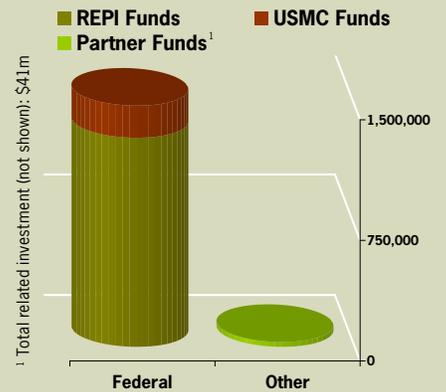
**OPPORTUNITIES**

The project protects a highly productive, globally significant biological system while protecting training capabilities.

**PARTNER**

The Nature Conservancy

**PROJECT FUNDING**



**OUTLOOK** | With blue skies conducive to the installation’s flight training mission, Townsend Bombing Range’s central location and close proximity to other training sites makes it a key asset. The range is used by units originating from 15 installations representing each military service.



**CONTACTS**

**Alice Howard**  
 Marine Corps Air Station Beaufort  
 alice.howard@usmc.mil  
 (843) 228-7558

**Alison McGee**  
 The Nature Conservancy - Georgia  
 amcgee@tnc.org  
 (912) 239-9800

**LEFT:** Control tower supervising operations  
**FAR LEFT:** Practice bombs impact their target.

# FORT BENNING



## ACCOMPLISHMENTS

- 874 acres preserved at a cost of \$2.9 million (\$3336/acre)
- Live-fire **training capability** and **critical habitat** preserved
- Links to **existing projects**

## | OVERVIEW

The Fort Benning parcels represent a model for future projects, wherein the land is used for habitat restoration while simultaneously marketed to conservation buyers who may be interested in purchasing the land for recreational uses. Preventing development, a conservation easement makes the parcel more affordable for such buyers. Proceeds from the sale are reinvested in conservation efforts, leaving only the shared cost of the

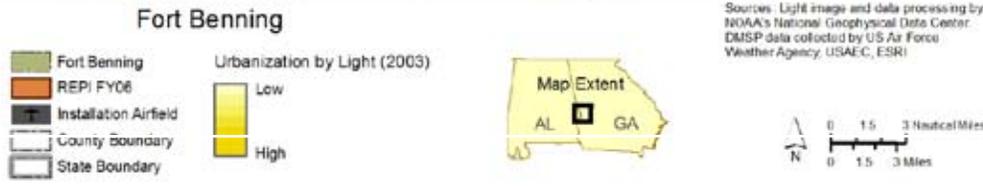
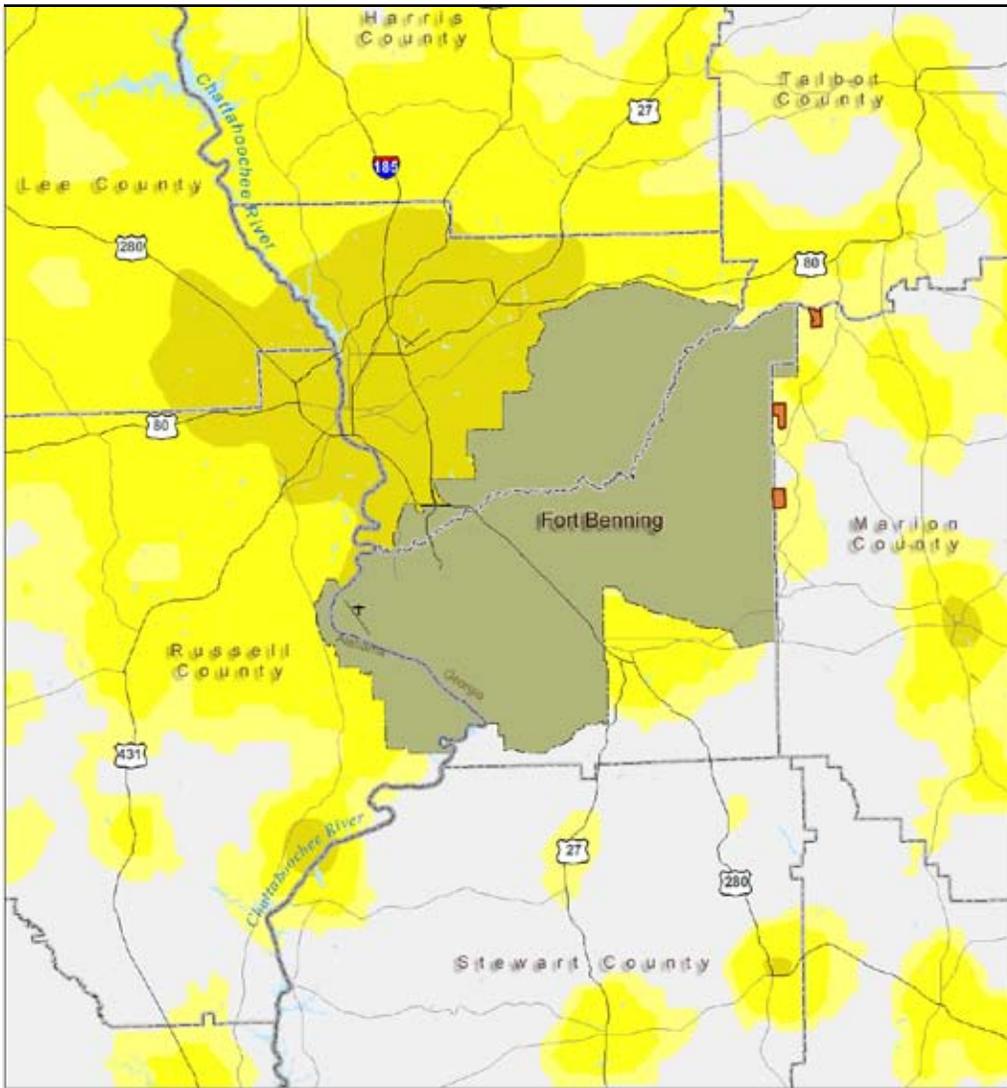


“THE NATURE CONSERVANCY’S PARTNERSHIP WITH FORT BENNING ENABLES THE MILITARY TO CONTINUE TO TRAIN OUR COUNTRY’S SOLDIERS AT THE HIGHEST STANDARDS, WHILE PRESERVING GEORGIA’S NATURAL DIVERSITY.”

**Wade Harrison**  
The Nature Conservancy



ABOVE: Basic training at Fort Benning | TOP RIGHT: Soldiers need healthy longleaf pine forest for realistic training.



Sources: Light image and data processing by NOAA's National Geophysical Data Center. DMSP data collected by US Air Force Weather Agency. USAEC, ESRI

**INSTALLATION MISSION**

Fort Benning is home to the Army Infantry School and Center, which is the Army's premier infantry training facility.

**CHALLENGES**

Growth of nearby Columbus, Georgia, particularly to the north and west.

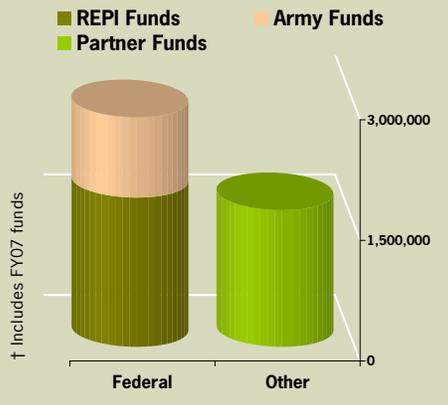
**OPPORTUNITIES**

In addition to allowing live fire exercises at the impact area to continue, buffers will provide contiguous longleaf pine habitat extending out from the installation for the red-cockaded woodpecker, gopher tortoise, and the ecosystems that support them.

**PARTNERS**

The Nature Conservancy, Chattahoochee Valley Land trust, Georgia Land Trust, Alabama Land Trust, Alabama Forest Resource Center, U.S. Fish and Wildlife Service, Trust for Public Land, Conservation Fund, State of Georgia, State of Alabama, W.C. Bradley Company, and Enon Plantation

**PROJECT FUNDING†**



**OUTLOOK** | Fort Benning's mission is expanding considerably as a result of 2005 BRAC legislation, which among other changes is bringing the Armor School to Fort Benning from Fort Knox by 2011.



**CONTACTS**

**Nancy Natoli**  
*U.S. Army Environmental Command*  
 nancy.natoli@us.army.mil  
 (410) 436-7090

**Wade Harrison**  
*The Nature Conservancy*  
 wharrison@tnc.org  
 (706) 682-0104

**LEFT:** Prescribed burns keep forest floor clear  
**FAR LEFT:** Parcels enhance existing efforts

# CAMP BLANDING



## ACCOMPLISHMENTS

- 3,521 acres conserved at a cost of \$21 million (\$5,964/acre)
- Open space for habitat preserved
- National Guard training capability preserved



## | OVERVIEW

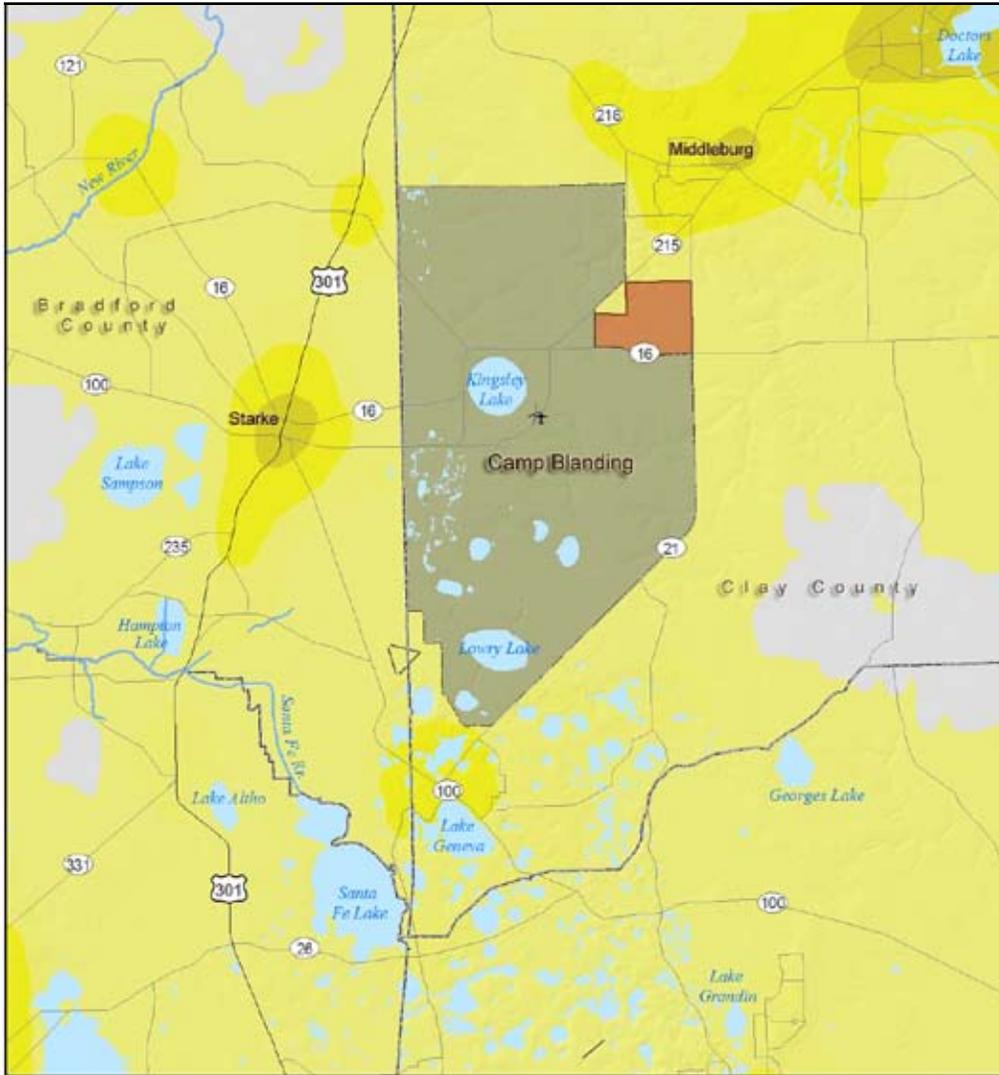
Together with a state program consisting of voter-approved bonds to acquire properties or conservation easements on lands that hold significant conservation value, Camp Blanding's shared goals include the restoration of damaged environmental systems, water resource development and supply, increased public access, public lands management and maintenance, and increased protection of land.

"OVER THE PAST FIVE YEARS CAMP BLANDING HAS SEEN AN 85 PERCENT INCREASE IN THE TOTAL NUMBER OF ACTIVE (RED-COCKADED WOODPECKER) CLUSTERS, AND WE ARE ONLY ONE AWAY FROM REACHING OUR RECOVERY GOAL."

**Ulgonda Kirkpatrick**  
Florida Department of Military Affairs (2005)



TOP RIGHT: Urban combat training exercise | ABOVE: Controlled burns prevent wildfires and ensure unobstructed terrain for training purposes.



**Camp Blanding**

- Camp Blanding
- REPI FY06
- Installation Airfield
- County Boundary
- Urbanization by Light (2003)
  - Low
  - High

Map Extent: FL

Sources: Light image and data processing by NOAA's National Geophysical Data Center, DMSP data collected by US Air Force Weather Agency, USAEC, ESRI

Scale: 0, 1.5, 3 Nautical Miles / 0, 1.5, 3 Miles

**INSTALLATION MISSION**

Primary training area for Florida National Guard meets the training needs of tens of thousands of National Guardsmen, Active Army and Reserves from around the country. Home to 202nd Red Horse Civil Engineering Squadron, providing a rapidly deployable, highly trained force to accomplish heavy damage repairs to runways, facilities, and utilities of the Air Force worldwide.<sup>1</sup>

**CHALLENGES**

Development pressures from nearby Jacksonville

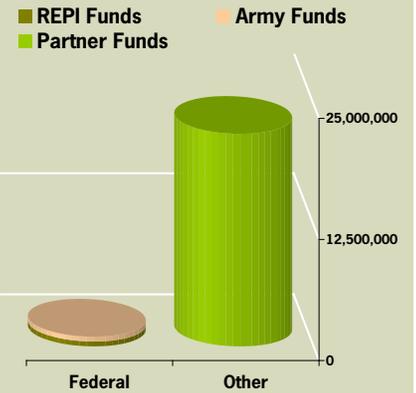
**OPPORTUNITIES**

Restoration of endangered species habitat (red-cockaded woodpecker and gopher tortoise) will potentially reduce the protection requirement on the installation.

**PARTNERS**

Florida Department of Environmental Protection, Forest Legacy

**PROJECT FUNDING**



<sup>1</sup> Source: globalsecurity.org

**OUTLOOK** | In addition to the Bull Creek parcel, other parcels closed in 2007 added another 2,683 acres to Camp Blanding's buffer at no cost to DoD. Parcels planned for 2008 are expected to preserve another 4,875 acres, with DoD funding of \$400,000 matched by the state at a nearly 10-to-1 ratio.



**CONTACTS**

**Paul Catlett**  
 National Guard Bureau, U.S. Army  
 paul.catlett@fl.ngb.army.mil  
 (904) 682-3453

**Ray Bunton**  
 St. John's River Water Management District  
 rbunton@sjrwmd.com  
 (386) 329-4335

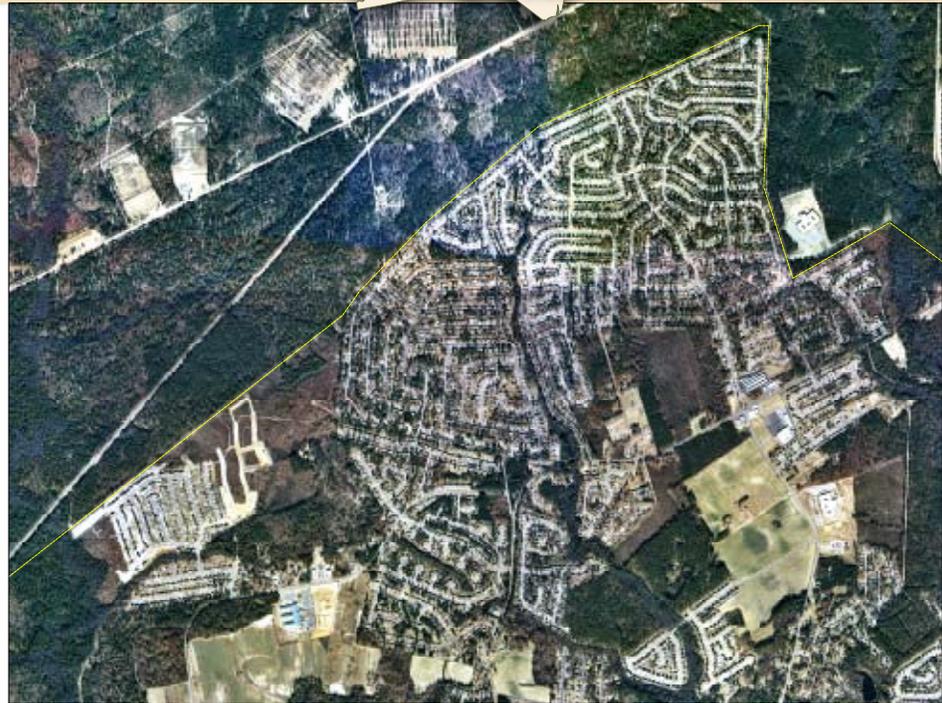
LEFT: Wildfire suppression at Camp Blanding  
 FAR LEFT: Project area detail

# FORT BRAGG

NORTH CAROLINA

## ACCOMPLISHMENTS

- ~12,000 acres preserved since project inception
- Open space preserved
- Critical habitat preserved
- Endangered species restored



## | OVERVIEW

In June 2006, the U.S. Fish and Wildlife service announced that the population of the red-cockaded woodpecker had not only recovered, but 5 years ahead of schedule. It marks the first documented recovery of the species, and as the population recovers, training restrictions placed on soldiers at Fort Bragg are being relaxed. The population of the species here has risen from 238 clusters in 1992 to 368 in 2006.

“FORT BRAGG HAS BEEN A LEADER IN COMING UP WITH INNOVATIVE WAYS TO PARTNER WITH PRIVATE, FEDERAL AND STATE AGENCIES IN ORDER TO MEET THEIR RECOVERY RESPONSIBILITIES FOR THE RED-COCKADED WOODPECKER.”

**Dale Hall**  
U.S. Fish and Wildlife Service

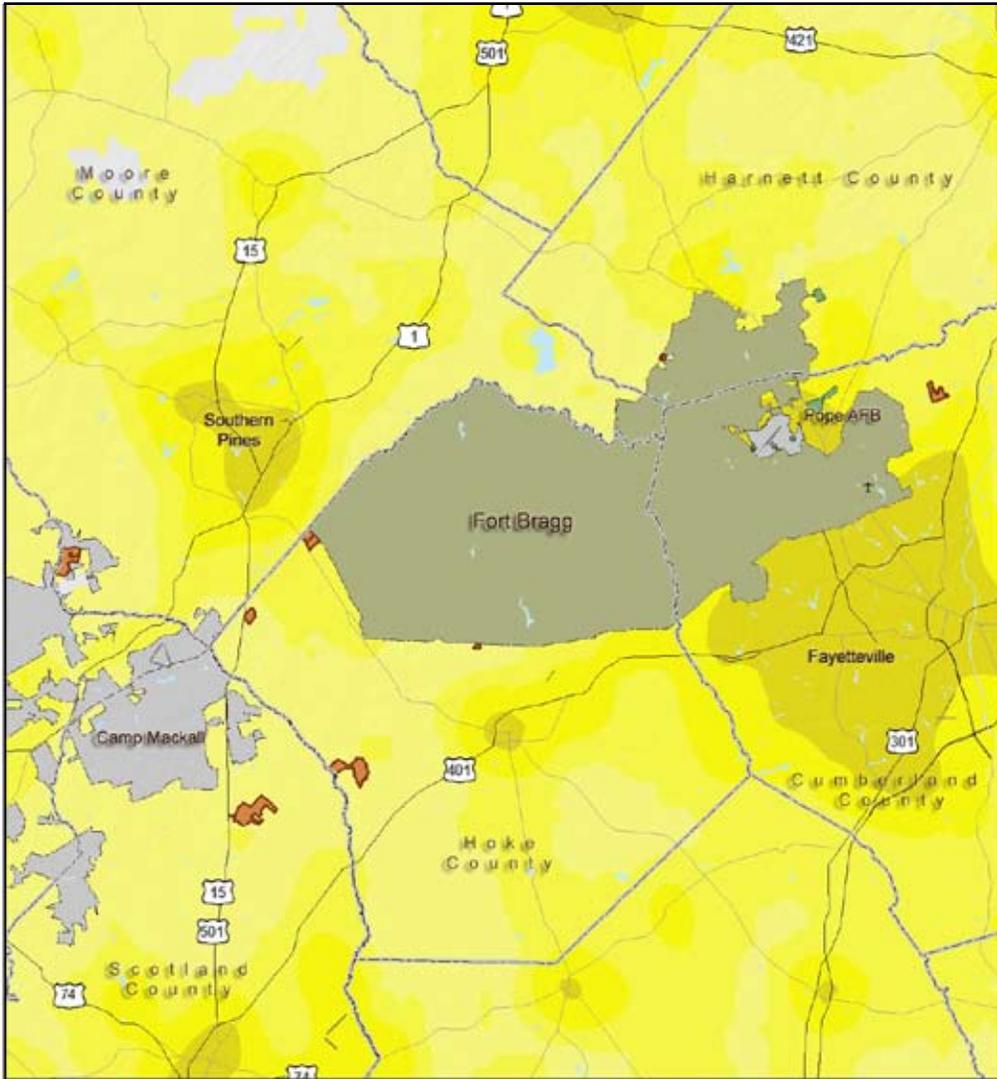
## | VERBATIM

“I am pleased to be a part of the North Carolina Sandhills Conservation Partnership. As a fourth-generation resident on my family’s parcel of land, my goal has always been to be a good steward of my property. ... The truth is, no private landowner wants to see his or her land abused or turned into an environmental nightmare ... Through the partnership, I have received cost-share funds to aid in hardwood control, which has benefited both [Red-Cockaded Woodpeckers] and my business.”

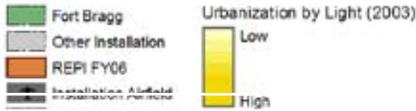
– **Julian Johnson**



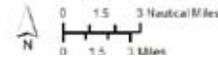
ABOVE: Julian Johnson, the first landowner to participate in the easement program. | TOP RIGHT: Encroachment on Ft. Bragg’s southern boundary.



**Fort Bragg**



Sources: Light image and data processing by NOAA's National Geophysical Data Center  
DMSP data collected by US Air Force  
Weather Agency, USAEC, ESRI



**INSTALLATION MISSION**

Fort Bragg is home to the 82nd Airborne Division, XVIIIth Airborne Corps and U.S. Army Special Operations Command (USASOC).

**CHALLENGES**

Rapid incompatible growth has resulted in high-density residential development immediately adjacent to training areas, particularly along the southern border of the installation.

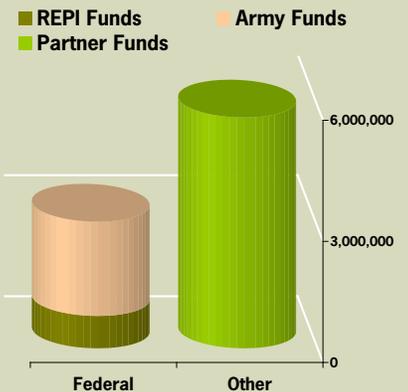
**OPPORTUNITIES**

The area is home to the red-cockaded woodpecker (RCW), a federally listed endangered species. Buffering efforts enhance the larger North Carolina Sandhills Conservation Partnership.

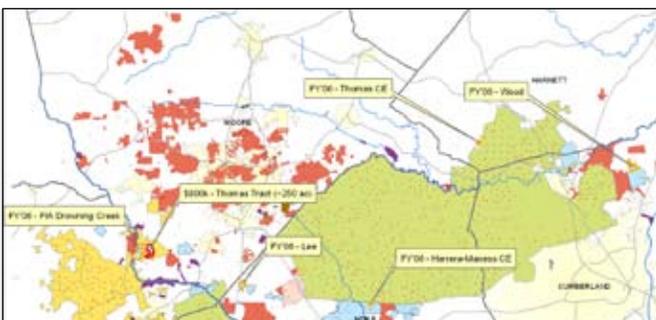
**PARTNERS**

The Nature Conservancy, Sandhills Area Land Trust, USFWS, USAEC, North Carolina Wildlife Resources Commission, Sandhills Ecological Institute, N.C. Dept. of Agriculture, N.C. Division of Parks and Recreation

**PROJECT FUNDING**



**OUTLOOK** | Since 1999, more than 12,000 acres of current and future restored longleaf pine forest have been protected in the Sandhills through a cooperative agreement with The Nature Conservancy, over 90 percent of which represents potential new training lands.



**CONTACTS**

**Ms. Nancy Natoli**  
U.S. Army Environmental Command  
nancy.natoli@us.army.mil  
(410) 436-7090

**Ms. Maria Sadowski**  
The Nature Conservancy  
msadowski@tnc.org  
(919) 403-8558

LEFT: Red-cockaded woodpecker  
FAR LEFT: FY06 parcels outlined orange and red

# FORT CAMPBELL

KENTUCKY

TENNESSEE

## ACCOMPLISHMENTS

- **564 acres** to be conserved at an estimated shared cost of **\$2.5 million** (awaiting matching funds)
- **Habitat and farmland** preserved
- **Aviation training** protected

## | OVERVIEW

A \$400,000 landowner donation will be combined with \$600,000 from the United States Department of Agriculture's Natural Resources Conservation Service to leverage REPI funding from fiscal years 2006 and 2007. 2006 funds were used as matching funds to apply for NRCS Farm and Ranchland Protection Program funds. Subsequent NRCS funding decisions allowed Fort Campbell to expand its consideration.

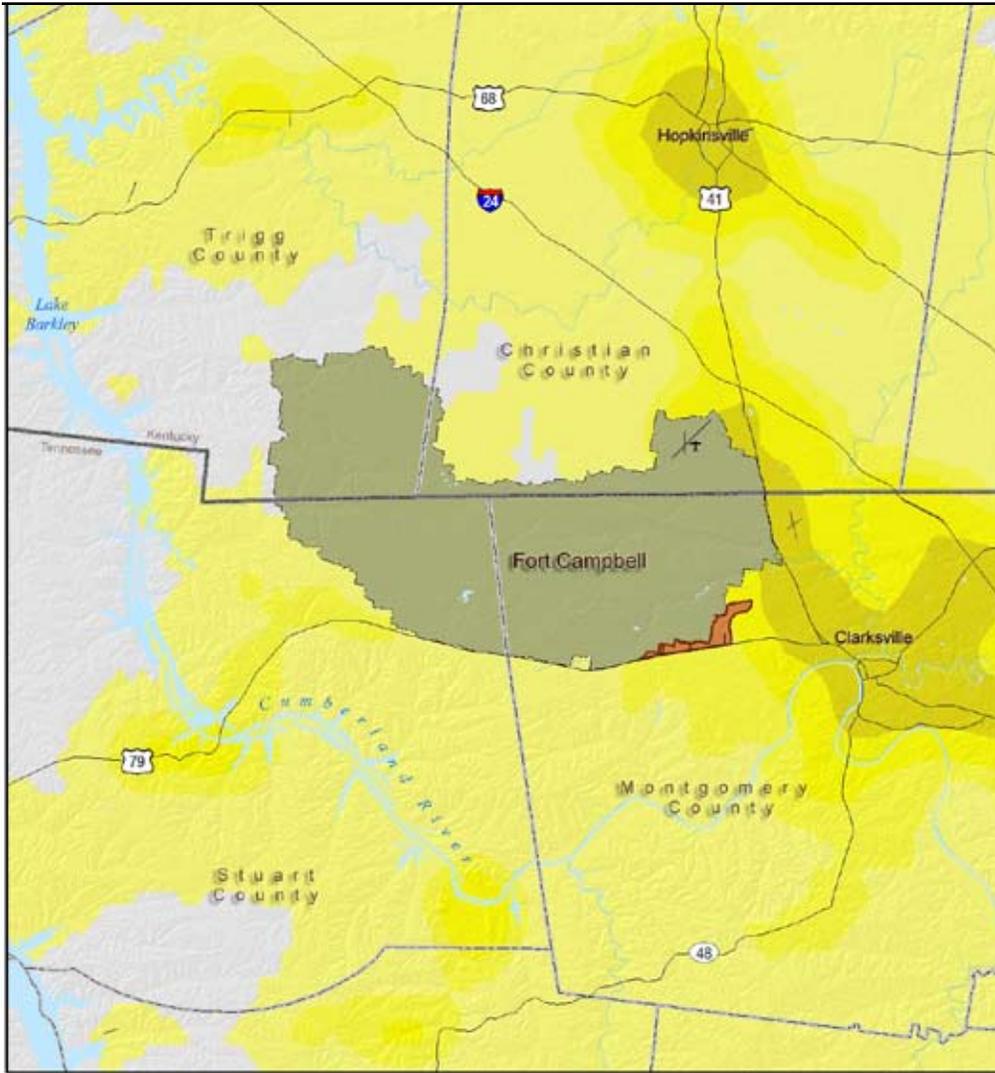


“FORT CAMPBELL HAS THE OPPORTUNITY TO HELP PRESERVE THE ECOLOGICAL INTEGRITY OF THE SURROUNDING LANDSCAPE SO THAT THE HABITAT INSIDE THE FENCELINE IS PART OF A ... LARGER NETWORK OF PROTECTED LANDS ...”

**U.S. Army Environmental Command**  
Army Compatible Use Buffer (ACUB) Fact Sheet



TOP RIGHT: Eastern view of Bell Farms from Bell Station Road (Picture 5 on map to right) | ABOVE: Northern view (Picture 7)



**INSTALLATION MISSION**

Fort Campbell is home to the Army's only special forces aviation unit and the only Army installation to use all four transportation modes (air, rail, land and water) to deploy soldiers and equipment.

**CHALLENGES**

The neighboring towns of Clarksville, Tenn., and Oak Grove, Ky., are growing rapidly, and the targeted land is likely to be developed within a short period of time if it is not conserved.

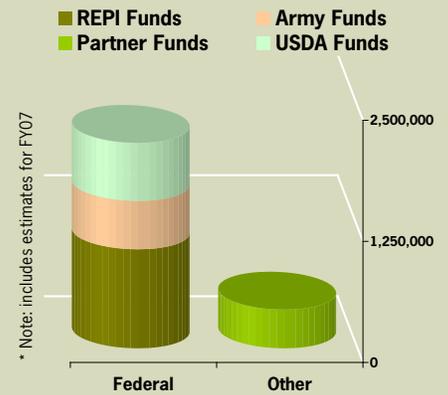
**OPPORTUNITIES**

The targeted land, currently working farmland, can be converted back to grasslands, called "the Barrens," a unique ecosystem type. This parcel represents the largest such remaining fragment east of the Mississippi.

**PARTNERS**

Land Trust for Tennessee, State of Kentucky Department of Agriculture

**PROJECT FUNDING\***



**OUTLOOK** | Because of the installation's proximity to abundant rural lands and a large national recreation area (Land between the Lakes), it is well suited for supporting aviation operations. A designated hurricane evacuation site for East Coast forces, the installation's central location protects it from severe weather.



**ABOVE:** Evacuated Hercules cargo aircraft  
**LEFT:** Parcel detail (with photo points)

**CONTACTS**

**Ms. Nancy Natoli**  
U.S. Army Environmental Command  
nancy.natoli@us.army.mil  
(410) 436-7090

**Brent Frazier**  
Kentucky Department of Agriculture  
brent.frazier@ky.gov • (502) 564-4696

**Jeanie Nelson**  
The Land Trust for Tennessee  
jnelson@landtrusttn.org  
(615) 244-5263

# FORT CARSON

COLORADO

## ACCOMPLISHMENTS

- 2,807 acres conserved at a cost of \$7.9 million (\$2,814/acre)
- Open space preserved for **critical habitat** and **ranchland**
- **Training capability** preserved

## | OVERVIEW

With three of four phases complete, conservation easements acquired to date have eliminated potential encroachment conflicts from development that would impact the installation's Multi-Purpose Range Complex (MPRC), Tank Table VII (Fort Carson's largest tank gunnery range), Range 123 – Colorado Air National Guard training range, the installation's Large Impact Area and southern and eastern training ranges.



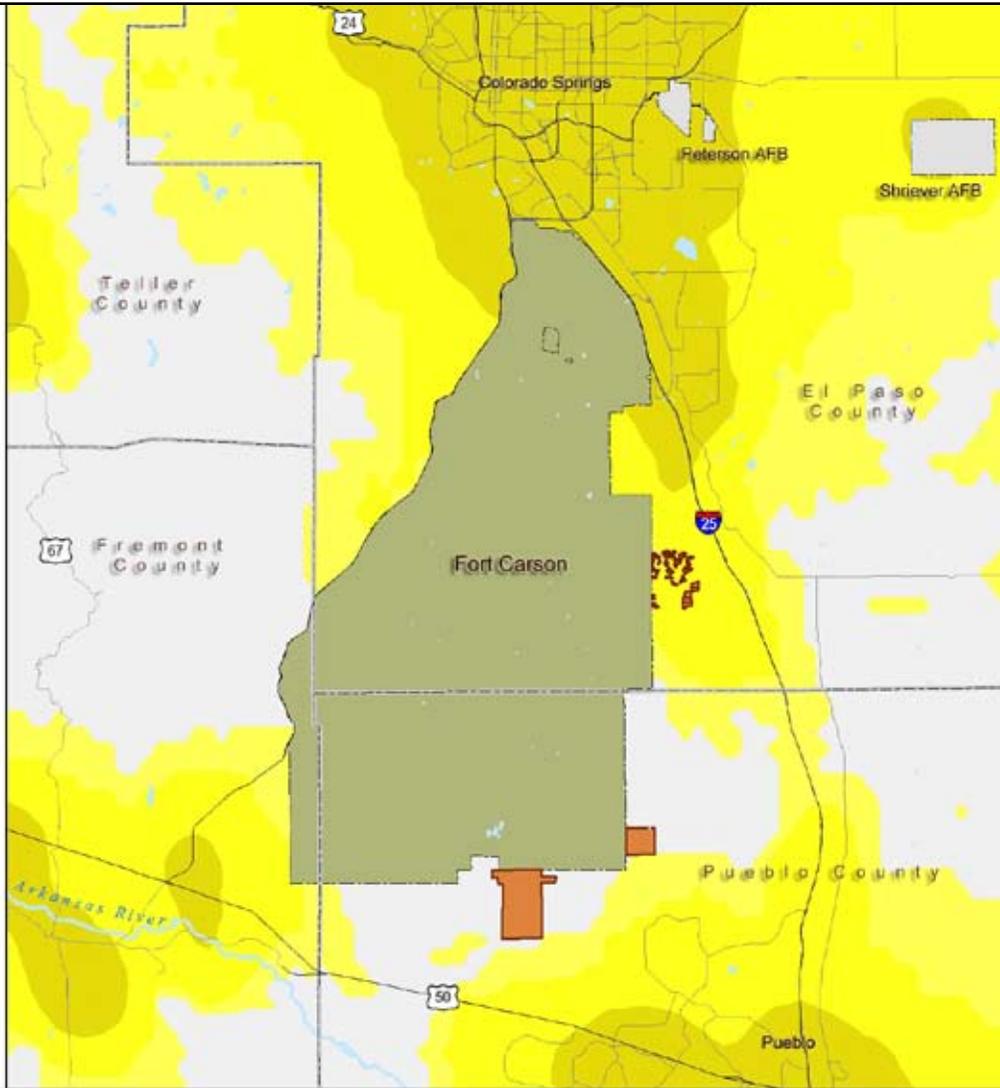
The Nature Conservancy

“GREAT STRIDES HAVE BEEN MADE TO CREATE A BUFFER ZONE AROUND FORT CARSON THAT WILL PROTECT ... CRITICAL WILDLIFE, PROVIDE LARGE-SCALE TRAINING BENEFITS TO THE MILITARY, AND ALLOW LOCAL RANCHERS TO CONTINUE THEIR TRADITIONAL WAY OF LIFE.”

Denver Post  
Editorial



ABOVE LEFT: REPI buffers help protect wide-scale training such as that seen here. | ABOVE RIGHT: Encroachment on Fort Carson's eastern boundary from development in El Rancho, Colorado | TOP RIGHT: Gary Belew, left, and landowner Gary Walker shaking hands across Fort Carson's boundary fence



**INSTALLATION MISSION**

Aside from hosting major army missions, supports an Air Force airburst range, numerous branches of the National Guard and reserve components of the Army, Navy and Marine Corps.

**CHALLENGES**

Colorado Springs and Pueblo are generating extreme residential growth pressures, threatening future training.

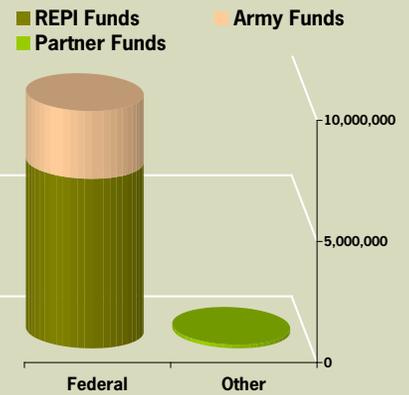
**OPPORTUNITIES**

Land in and around Fort Carson provides excellent habitat for the mountain plover, the black-tailed prairie dog, and several rare plant species with high potential for federal listing.

**PARTNERS**

The Nature Conservancy, Great Outdoors Colorado, U.S. Fish and Wildlife Service, Colorado Division of Wildlife, El Paso County, and Colorado Department of Transportation

**PROJECT FUNDING**



**OUTLOOK** | Unique training provided to the Army’s largest regiment will become even more important with the addition of significant troops realigned to Fort Carson as a result of BRAC, IGPBS, and AMF, resulting in additional training requirements for new and existing troops.



The Nature Conservancy

**CONTACTS**

**Mr. Tom Warren**  
 Fort Carson  
 Thomas.L.Warren@us.army.mil  
 (710) 526-1706

**Ms. Nancy Natoli**  
 U.S. Army Environmental Command  
 nancy.natoli@us.army.mil  
 (410) 436-7090

**LEFT:** Turkey Creek Ranch, Colo., in the morning  
**FAR LEFT:** Armored vehicle training



# FORT CUSTER

## ACCOMPLISHMENTS

- **418 acres** conserved at a cost of over **\$2 million** (\$4,784/acre)
- Open space, **wetlands preserved**
- 50 percent loss of firing range **training capability** restored



## | OVERVIEW

The Calhoun Conservation District is a locally controlled subdivision of state government, created by concerned landowners, and administered by publicly elected boards of directors to promote the wise use and management of natural resources. Hart's Lake had been promoted by the city for 30 years as a potential site for development, but now it will be preserved for public use and as a buffer for military training.

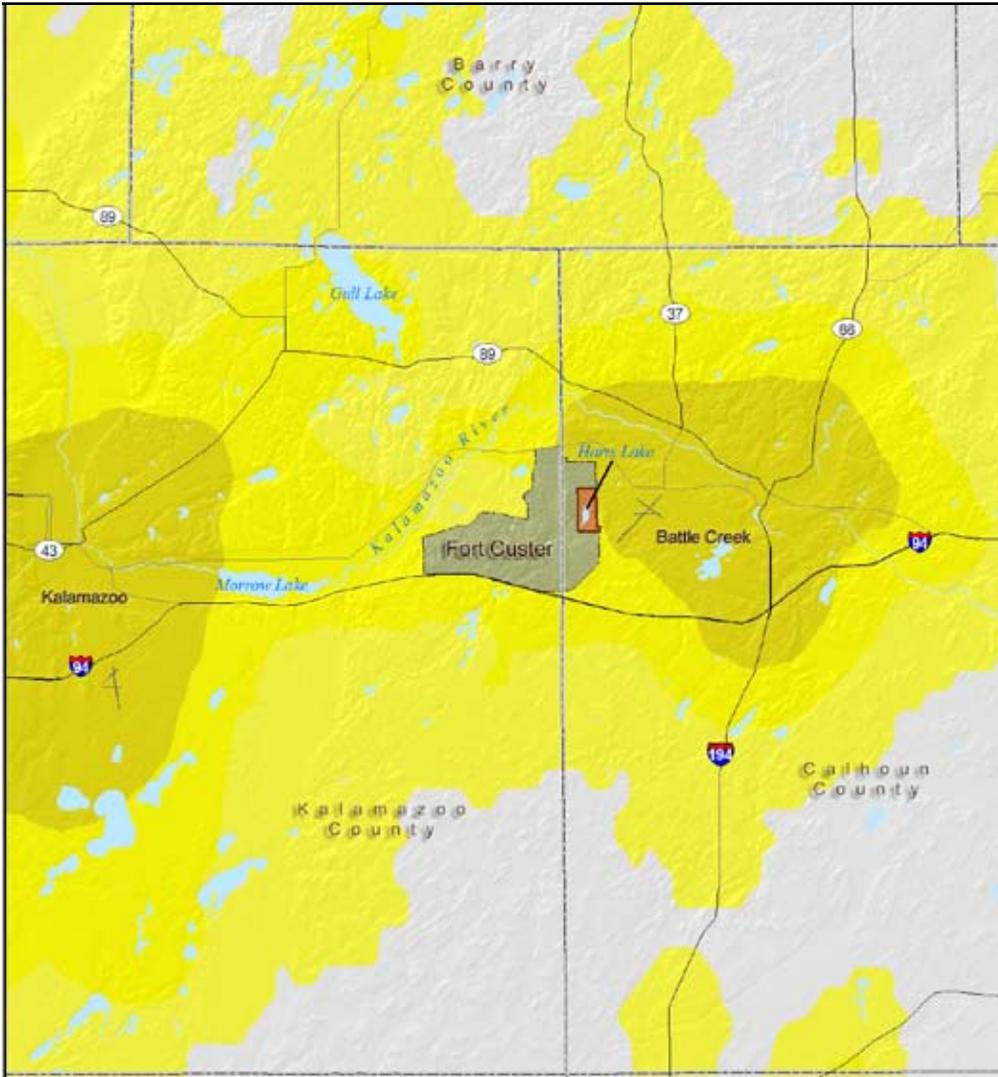
“THE SALE OF THE PROPERTY WILL PRESERVE ONE OF THE LAST, IF NOT THE LAST, REMAINING UNDEVELOPED LAKE PROPERTY IN MICHIGAN.”

**Wayne Wiley†**  
Battle Creek City Manager

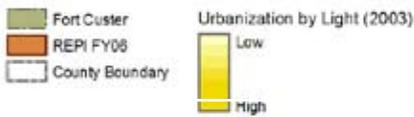
† Paraphrased in Kalamazoo Gazette, 9/17/07



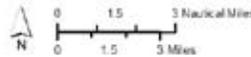
**TOP RIGHT:** View of Hart's Lake from the shore | **ABOVE:** High-Mobility Multipurpose Wheeled Vehicle (HMMWV) during a field training exercise



Fort Custer



Sources: Light image and data processing by NOAA's National Geophysical Data Center; DMSP data collected by US Air Force Weather Agency, USAEC, ESRI



**INSTALLATION MISSION**

One of the most heavily used training facilities in the Midwest with its close proximity to Ohio, Indiana, and Illinois, Fort Custer is primarily used for small arms and maintenance training.

**CHALLENGES**

Encroachment and noise contours forced reduced training capacity on some ranges by 50%.

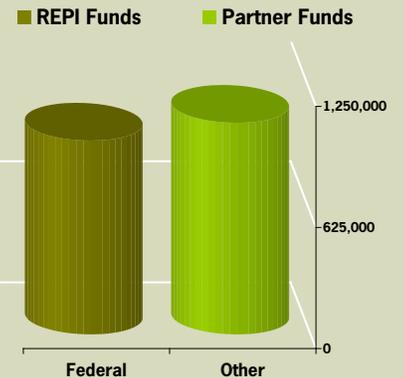
**OPPORTUNITIES**

Since the military training mission is a critical lifeline for this area's fiscal solvency, providing a means to protect training benefits not only the soldier and the mission, but also the area economy.

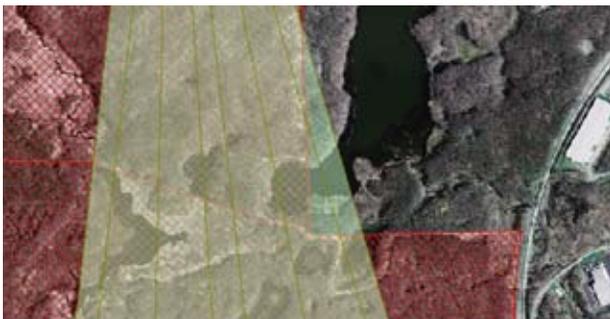
**PARTNERS**

Calhoun Conservation District  
W.K. Kellogg Foundation

**PROJECT FUNDING**



**OUTLOOK** | Additional green space benefits the soldiers training at Fort Custer as well as providing recreation for the general public. In FY 2008 an additional 118 acres north of Hart's Lake is expected to close with \$1.2 million in partner funds at no cost to DoD.



**CONTACTS**

**Michele Richards**  
U.S. Army  
michele.richards@us.army.mil  
(269) 731-6570

**Tracy Bronson**  
Calhoun Conservation District  
tracy.bronson@macd.org  
(269) 781-4867

**LEFT:** Hart's Lake parcels and nearby tank trails  
**FAR LEFT:** Safety Danger Zone from 7.62 mm range (green) and extent of installation (red)

# NAVAL AIR STATION FALLON



## ACCOMPLISHMENTS

- **688 acres** preserved at a cost of **\$1.73 million** (\$2,515/acre)
- **Farm and ranchland** preserved
- Live bombing **training capability** preserved

## | OVERVIEW

Churchill County and the Air Station have signed a 5-year agreement to purchase conservation/restrictive-use easements within the highest-impact off-station areas, under departure corridors, and other areas that could result in growth inducement if developed. By preventing issues that have hampered installations elsewhere in Nevada, the agreement allows entire carrier air wing groups to continue to train using live weapons.

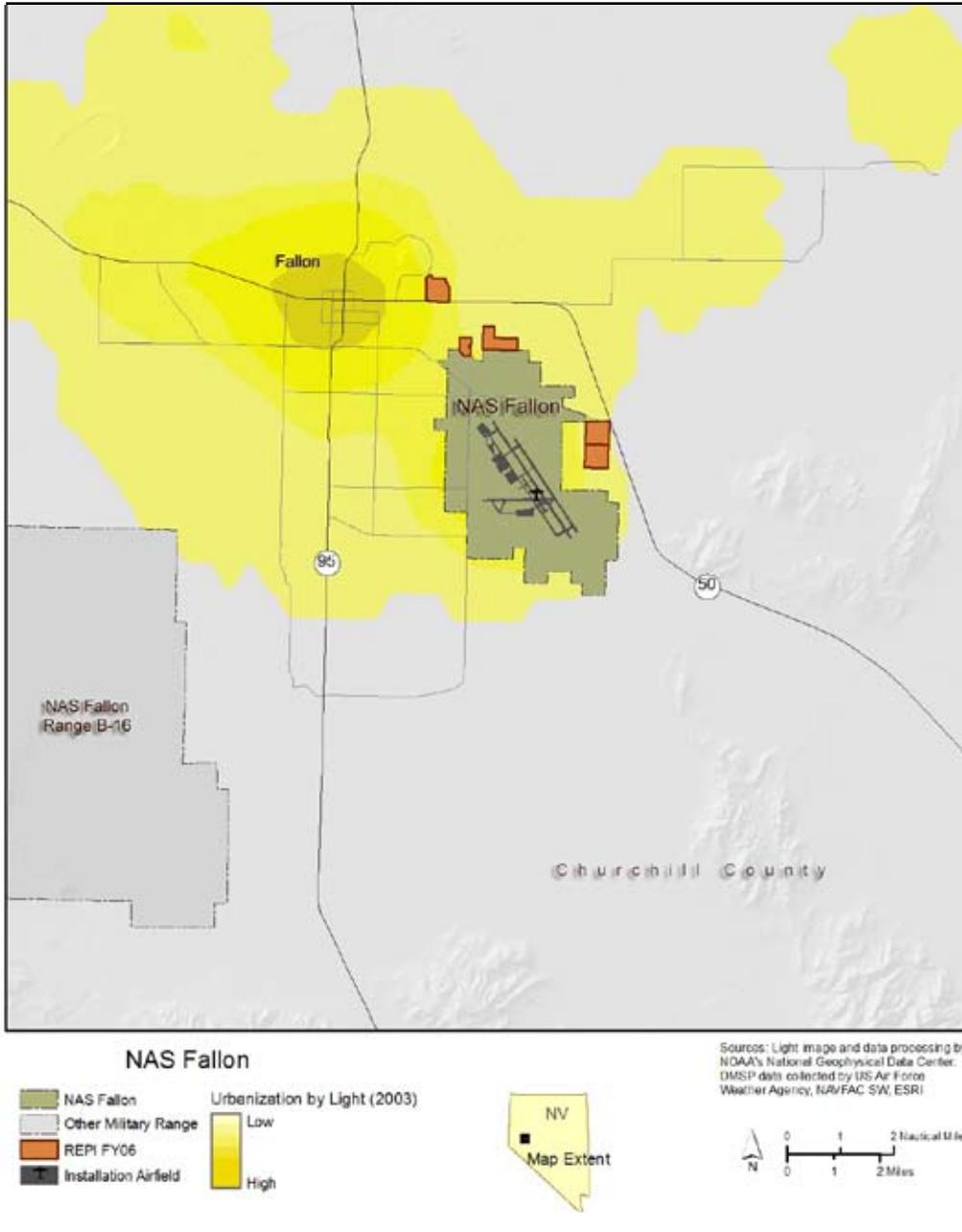


“IT’S VITAL THAT WE WORK TOGETHER TO PRESERVE THE SURROUNDING AREAS SO THAT OUR MISSION IS NOT IMPACTED AND THE CIVILIAN COMMUNITY CONTINUES TO GARNISH EFFECTIVE USE OF THAT LAND WITHOUT MASS DEVELOPMENT.”

**Rear Admiral Len Hering**  
Commander, Navy Region Southwest



**ABOVE:** An HH-60H Sea Hawk returns to base after a Combat Search and Rescue (CSAR) exercise.  
**TOP RIGHT:** Navy SEALs secure a landing zone as part of a downed pilot scenario.



**INSTALLATION MISSION**

The Navy's premier tactical air warfare training center, serving as the only facility where an entire carrier air wing can conduct comprehensive training and integrate realistic battle scenarios.

**CHALLENGES**

Nevada is the fastest-growing state in the country, and six of Nevada's nine fastest-growing counties are within commuting distance of Fallon, including Churchill County, home to the air station.

**OPPORTUNITIES**

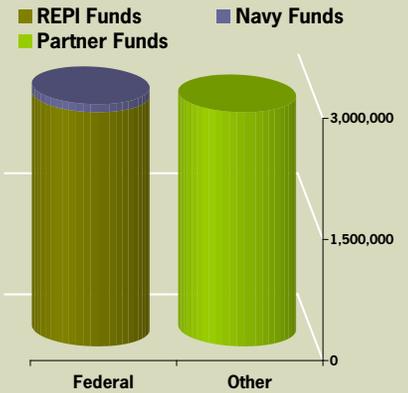
Transfer of Development Rights (TDR) direct economic growth where it makes sense while raising funds for more easements.

**PARTNERS**

Churchill County

**PROJECT FUNDING<sup>1</sup>**

<sup>1</sup> To be executed over five years



**OUTLOOK** | The climate around Fallon is highly conducive to flight training, with over 300 days of clear skies per year. Fallon also has a 14,000 foot runway, the longest in the Navy, and four bombing ranges, which are invaluable to training operations.



**CONTACTS**

**Ed Rybold**  
 Naval Air Station Fallon  
 ed.rybold1@navy.mil  
 (775) 426-2925

**Brad Geotsch**  
 Churchill County  
 countymanager@churchillcounty.org  
 (775) 423-5136

**FAR LEFT:** TDRs protect local dairy farms.  
**LEFT:** F/A18 from a carrier air wing group

# U.S. ARMY GARRISON



## ACCOMPLISHMENTS

- 4,829 acres preserved at a cost of \$13.5 million (\$2,795/acre)
- Cooperation with federal agencies, community groups, and NGOs of diverse backgrounds
- Critical habitat preserved
- Open space preserved

## | OVERVIEW

The conservation effort at USAG-HI took several years to come to fruition, involving community groups as well as state and federal agencies. One of the parcels in question was slated to become a major residential development, but will now be preserved for future generations instead. The military and the residents of Hawaii's North Shore have much to celebrate.

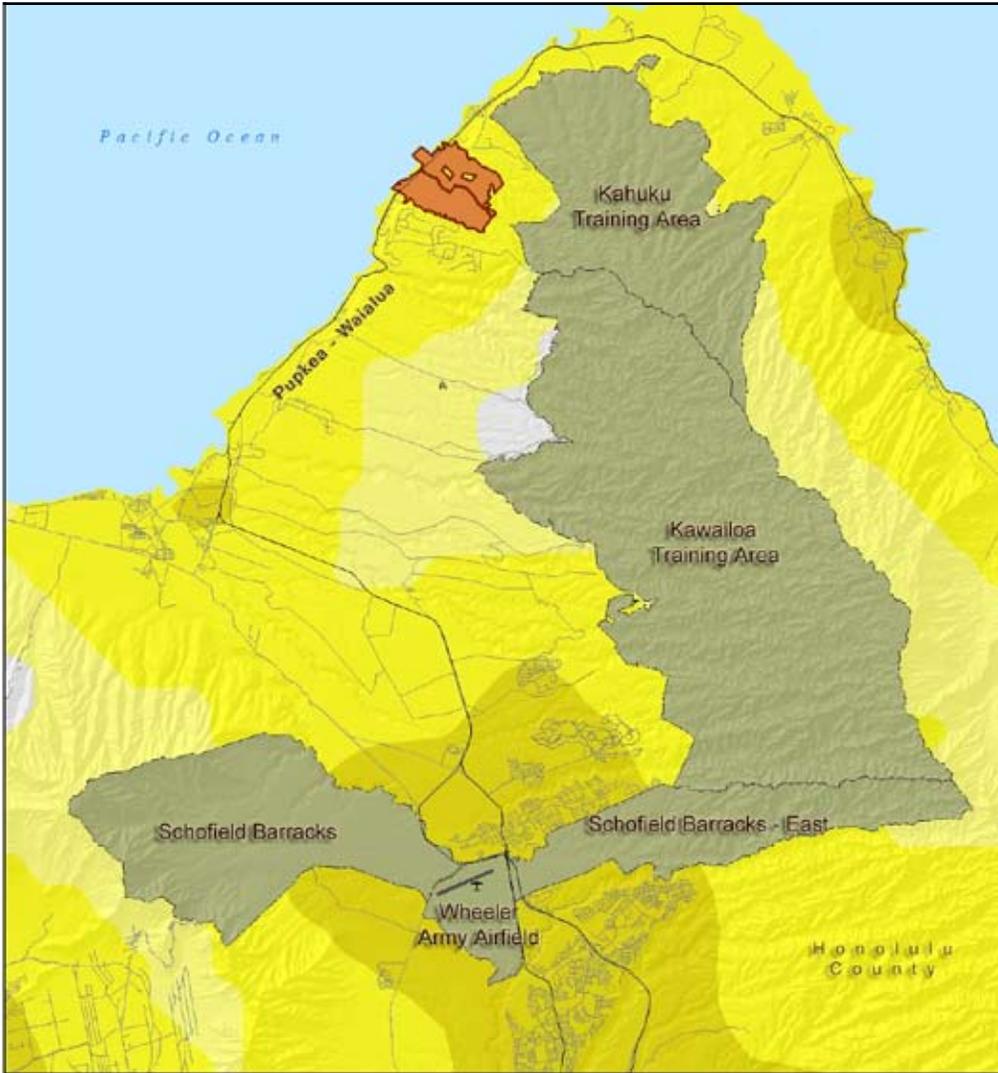


"SOMETIMES, THE STARS ARE ALIGNED TO CREATE THE PERFECT OUTCOME — ONE THAT WILL ENDURE FOR GENERATIONS TO COME ... A PUBLIC-PRIVATE PARTNERSHIP THAT SOULD SERVE AS A MODEL; A BROAD COALITION ..."

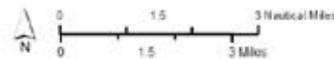
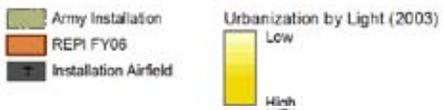
**The Honolulu Advertiser**  
Editorial (6/29/07)



**ABOVE LEFT:** Part-time North Shore resident Jack Johnson sings the praises of Pupukeya Paumalu conservation at a celebratory event in May 2007. **ABOVE RIGHT:** A rainbow is visible over the installation. | **TOP RIGHT:** Surfers take to world-renowned waves on Oahu's North Shore.



**U.S. Army Garrison**



Sources: Light image and data processing by NOAA's National Geophysical Data Center; DMSP data collected by US Air Force Weather Agency, USAFEC, ESRI

**INSTALLATION MISSION**

A platform for the Pacific theater, USAG-HI serves principally as a training center for soldiers of the 25th Infantry Division (Light), which can mobilize quickly in support of combat operations and disaster relief missions.

**CHALLENGES**

With high numbers of rare species and cultural resources as well as a highly desirable climate and scenery in a small land mass, Oahu is the most densely populated of the Hawaiian Islands.

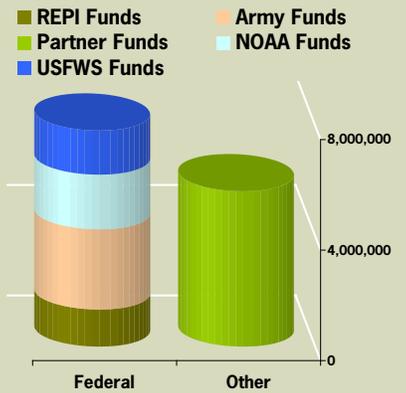
**OPPORTUNITIES**

A chance to work with partners with which the military is not normally aligned; improved community relations. Protecting habitat for the Elepaio, a bird native to Hawaii, also eases training restrictions on USAG-HI lands.

**PARTNERS**

NOAA, USFWS, City and County of Honolulu, State of Hawaii, North Shore Community Land Trust

**PROJECT FUNDING**



**OUTLOOK** | Protection of Pupuks Paumalu protects training assets at Kahuku Training Area and the road that connects it to Schofield Barracks. Protection of that property was also of significance to residents of the North Shore community, which is not yet densely populated like Honolulu



**CONTACTS**

**Nancy Natoli**  
*U.S. Army Environmental Command*  
 nancy.natoli@us.army.mil  
 (410) 273-5895

**Lea Hong**  
*Trust for Public Land*  
 lea.hong@tpl.org  
 (808) 524-8563

**LEFT:** Kahuku Training Area  
**FAR LEFT:** An aerial view of Pupuks Paumalu

# FORT LEWIS



WASHINGTON

## ACCOMPLISHMENTS

- 4,212 acres actively conserved on partner-owned lands
- Off-base habitat restored
- Critical Stryker training protected



## | OVERVIEW

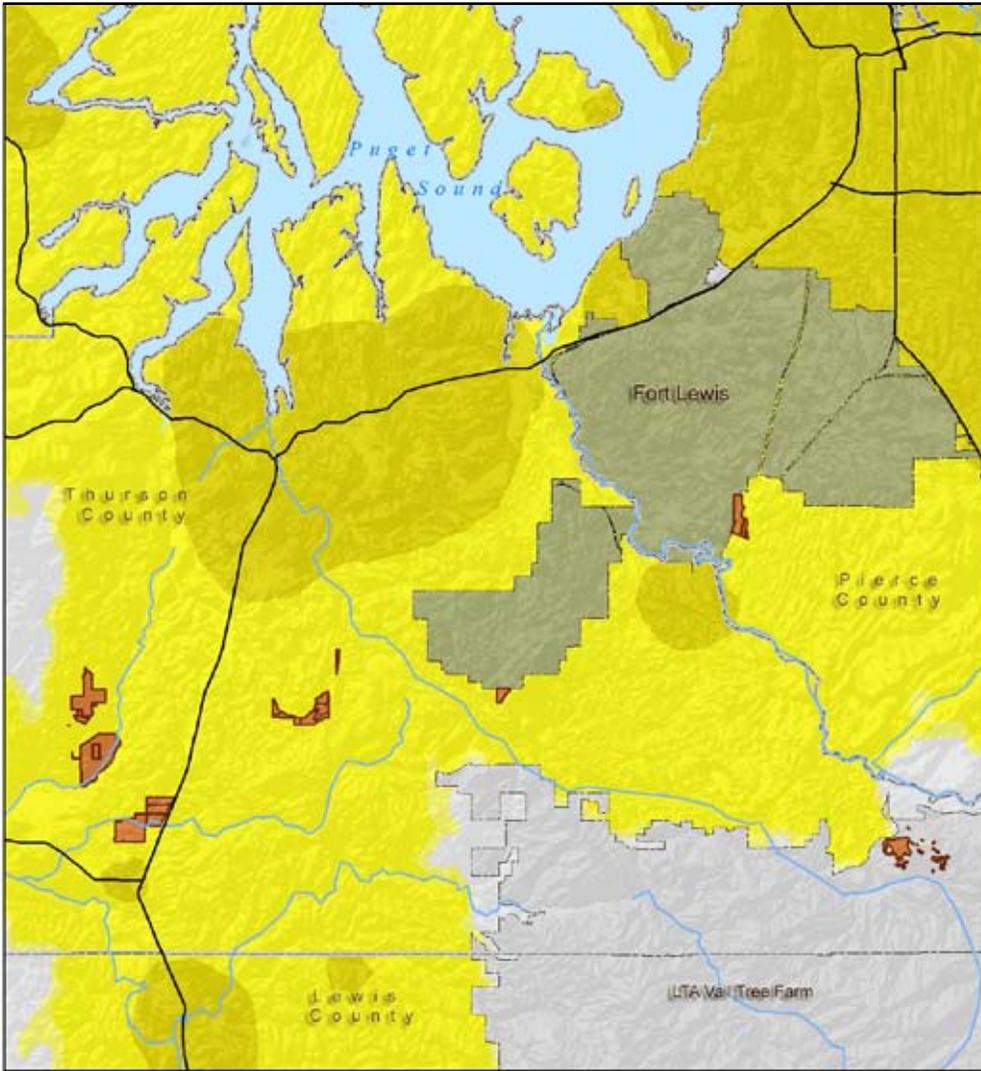
For many years, The Nature Conservancy has conducted habitat restoration on southern Puget Lowland prairies under cooperative management agreements with Fort Lewis, the State of Washington, and Thurston County. Parcel acquisitions allow for habitat restoration and maintenance, species recovery, monitoring, planning and research. This strategy is coordinated with other regional efforts.

“FORT LEWIS HAS BEEN A GREAT PARTNER OVER THE YEARS. THEY HAVE WORKED HARD TO BE GOOD STEWARDS OF THE PRAIRIE HABITAT ON THE BASE, EVEN AS THEY ADVANCED THEIR TRAINING OBJECTIVES.”

**Pat Dunn**  
The Nature Conservancy



**ABOVE:** According to The Nature Conservancy, the remnant prairies of the South Puget Sound region such as those near Fort Lewis are considered one of the most imperiled ecosystems in the United States. | **TOP RIGHT:** Mount Rainier, as visible from many parts of Fort Lewis



**INSTALLATION MISSION**

Fort Lewis conducts live fire exercises and maneuver training events up to the platoon level for Stryker units, as well as combat support and combat service support units.

**CHALLENGES**

If species native to the area around Fort Lewis are listed under the Endangered Species Act, there would be a significant impact on training since the installation contains most of the remaining necessary Puget Lowland Prairie Habitat for these species.

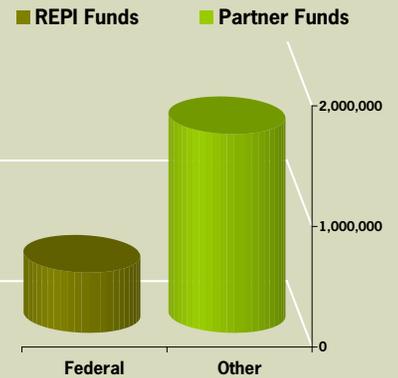
**OPPORTUNITIES**

Preserving ecological assets before they are endangered represents a model proactive approach toward land management and use.

**PARTNERS**

The Nature Conservancy, Washington Department of Fish and Wildlife, Washington Department of Natural Resources

**PROJECT FUNDING**



**OUTLOOK** | Most Army programs are focused solely on land acquisition, but Fort Lewis’s ACUB program operates under a different model. To date, Fort Lewis’s partners have provided all land purchase funds while DoD funds have been used for management and restoration of off-post habitat.



**CONTACTS**

**Ms. Nancy Natoli**  
*U.S. Army Environmental Command*  
 nancy.natoli@us.army.mil  
 (410) 436-7090

**Hannah Anderson**  
*The Nature Conservancy*  
 handerson@tnc.org  
 (360) 701-8803

**LEFT:** AT4 fired during training at Range 59  
**FAR LEFT:** Stryker vehicle training in action

# MCB CAMP PENDLETON



## ACCOMPLISHMENTS

- **1,253 acres** conserved at a cost of **\$4.7 million** (\$3,745/acre)
- **Open space** preserved
- **Critical habitat** preserved

## | OVERVIEW

One of the last remaining open spaces in Southern California, Marine Corps Base Camp Pendleton provides a critical training area and base of operations for the Western U.S. and Pacific theater. The base provides diverse training opportunities while playing a critical ecological role, and it represents some of the last remaining habitat for several threatened and endangered species.



“... THIS COLLABORATION ... REPRESENTS THE FUTURE OF HOW LAND CAN SUCCESSFULLY BE PROTECTED IN HIGH-VALUE, HIGH-GROWTH SETTINGS ... A WIN-WIN SITUATION FOR THE MILITARY, FOR THE LOCAL COMMUNITY AND FOR ENDANGERED SPECIES.”

**Steven Gordon**  
Trust for Public Land



**ABOVE:** Adjacent to key maneuver and impact areas, Margarita Peak has commanding views of Camp Pendleton.  
**TOP RIGHT:** Partners meet with press on site shortly after closing.



**MCB Camp Pendleton**

- MCB Camp Pendleton
- REPI FY06
- Installation Airfield
- County Boundary

Urbanization by Light (2003)

- Low
- High

Sources: Light image and data processing by NOAA's National Geophysical Data Center, DMSP data collected by US Air Force Weather Agency, GeoFidelity, ESR!

Map Extent: CA

Scale: 0, 1.5, 3 Nautical Miles / 0, 1.5, 3 Miles

**INSTALLATION MISSION**

Home to the Marines' only West Coast amphibious assault training center; one of the DoD's busiest installations, offering training facilities for Marine, Army and Navy units, as well as national, state and local agencies.

**CHALLENGES**

Located between Los Angeles and San Diego, where the current population of 21 million is projected to increase by nearly one-third to 27 million by 2040.

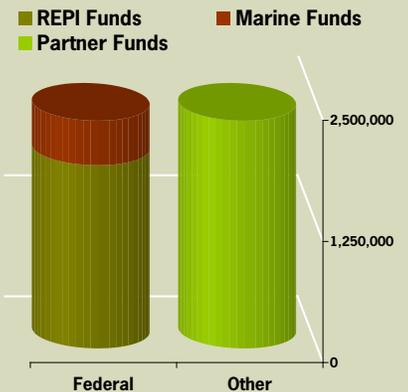
**OPPORTUNITIES**

Preserves off- base coastal sage scrub habitat for threatened species including the coastal California Gnatcatcher, whose presence on base can impede operations.

**PARTNERS**

The Trust for Public Lands, State of California Wildlife Conservation Board, Fallbrook Land Conservancy

**PROJECT FUNDING**



**OUTLOOK** | Parcels surrounding Camp Pendleton provide open-space corridors with connectivity essential to ensuring the long-term viability of wildlife populations of the region, limiting further fragmentation and isolation of sensitive species while facilitating related conservation goals.



Pendleton's coastal location is essential for amphibious training.



Red diamond rattlesnake (Crotalus ruber)

**CONTACTS**

**Ken Quigley**  
 Marine Corps Base  
 Camp Pendleton  
 kenneth.quigley@usmc.mil  
 (760) 725-9733

**Wallace Tucker**  
 Fallbrook Land Conservancy  
 flc@sdllc.org  
 (760) 728-7103

**Mary Niez**  
 San Diego County Parks & Recreation  
 mary.niez@sdcounty.ca.gov  
 (858) 966-1373

**Steven Gordon**  
 The Trust for Public Lands  
 steven.gordon@tpl.org  
 (415) 495-5660 ext. 456

# FORT RILEY



## ACCOMPLISHMENTS

- 2,379 acres preserved at a cost of \$1.36 million (\$572/acre)
- Farm and ranchland preserved
- Live-fire exercise and maneuver training capability preserved

## | OVERVIEW

In the last two decades, Kansas Land Trust has protected an average of 262 acres a year. In just the first year of Army involvement, it protected 537 acres, more than double the previous average. Combined with matching funds from USDA's Natural Resources Conservation Service (NRCS), the Fort Riley conservation project represents the mutual benefit that comes from REPI involvement in buffering projects.

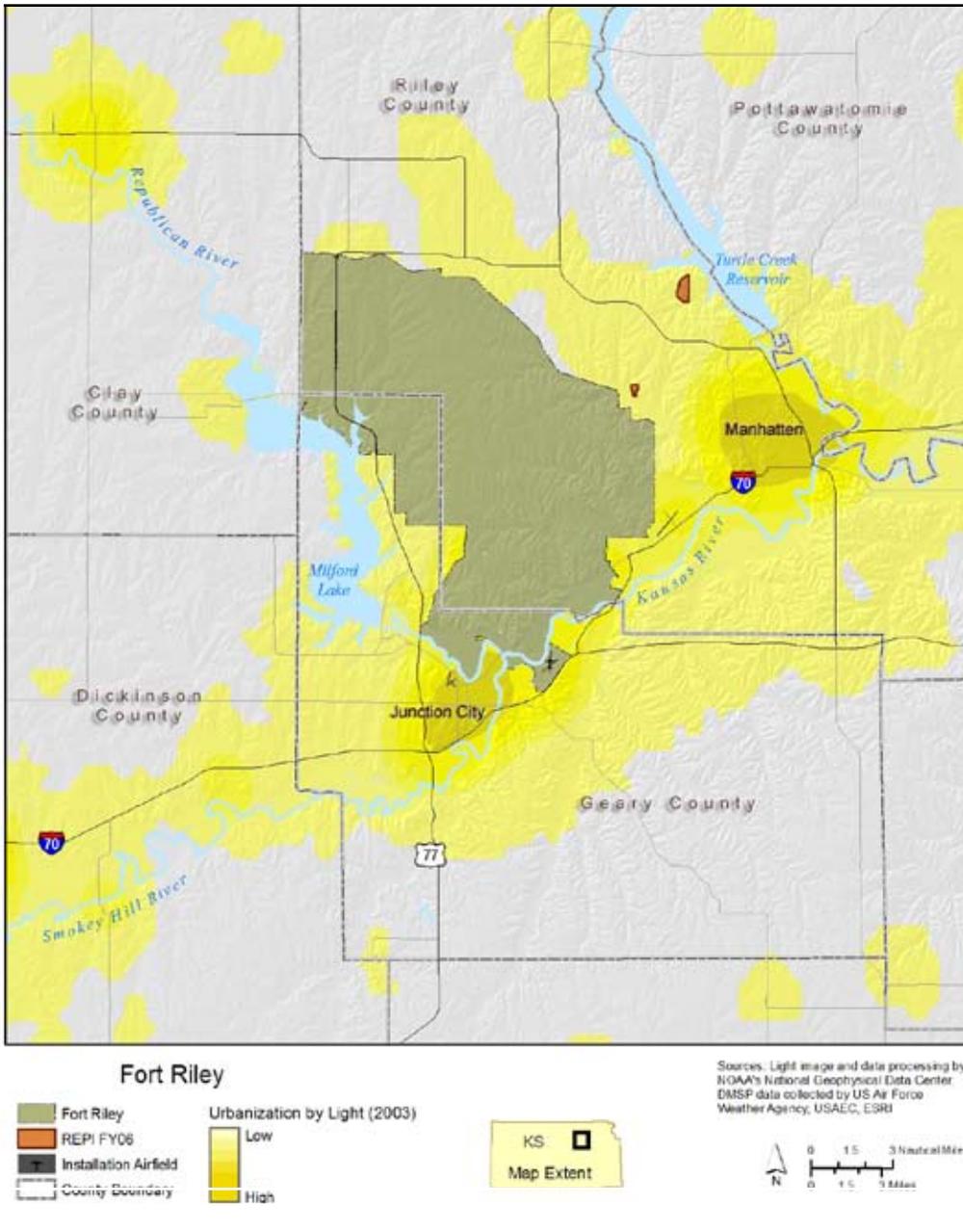


“THIS PARTNERSHIP WILL ALLOW US TO CONTINUE TO TRAIN THE WAY OUR COUNTRY EXPECTS US TO.”

**Maj. Gen. Carter Ham**  
Fort Riley



**TOP RIGHT:** The protection of the first parcel (the Laman property) was celebrated at a ceremony in November 2006, where Agriculture Undersecretary for Natural Resources and Environment **Merlyn Carlson**, left, and Deputy Undersecretary of Defense for Environment, Safety and Occupational Health Alex Beehler signed an agreement marking DoD's partnership with USDA NRCS. | **ABOVE:** Prairie farmlands surrounding Fort Riley



**INSTALLATION MISSION**

Fort Riley provides training assistance to over 30,000 reserves, including live fire exercises and vehicle maneuver training in which every weapons system in a heavy division's inventory may be fired.

**CHALLENGES**

Landowners around Fort Riley were interested in selling property, thus raising the possibility that land would be developed in a manner that would encroach on the Army's ability to train.

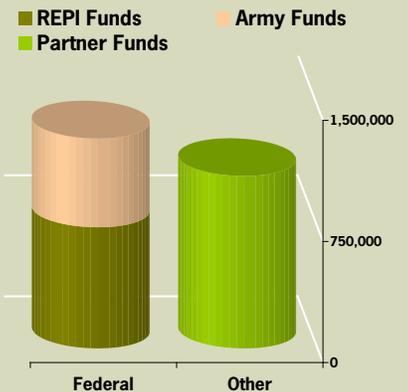
**OPPORTUNITIES**

Fort Riley's 50,000-acre buffer focus area consists of 55% prime agricultural soils and 45% native tallgrass prairie, the largest such remaining tract in Kansas.

**PARTNERS**

Kansas Land Trust, USDA Natural Resources Conservation Service, Kansas Department of Natural Resources, and The Nature Conservancy

**PROJECT FUNDING**



**OUTLOOK** | Fort Riley represents the first time that a land trust has used federal funds to fulfill the matching funds requirement for the USDA's Farm and Ranchland Protection Program. Fifty-two landowners with 10,425 acres have applied to the program.

**CONTACTS**

**Ms. Nancy Natoli**  
*U.S. Army Environmental Command*  
 nancy.natoli@us.army.mil  
 (410) 436-7090

**Ms. Beverly Worster**  
*Kansas Land Trust*  
 info@klt.org  
 (785) 749-3297



**LEFT:** Tactical Unmanned Aerial System training  
**FAR LEFT:** Greater prairie chicken habitat

# CAMP RIPLEY



MINNESOTA

## ACCOMPLISHMENTS

- **1,100 acres** conserved at a cost of \$4.7 million (\$4272/acre)
- **19,253 acres** preserved since project inception
- Key winter **training preserved**



## | OVERVIEW

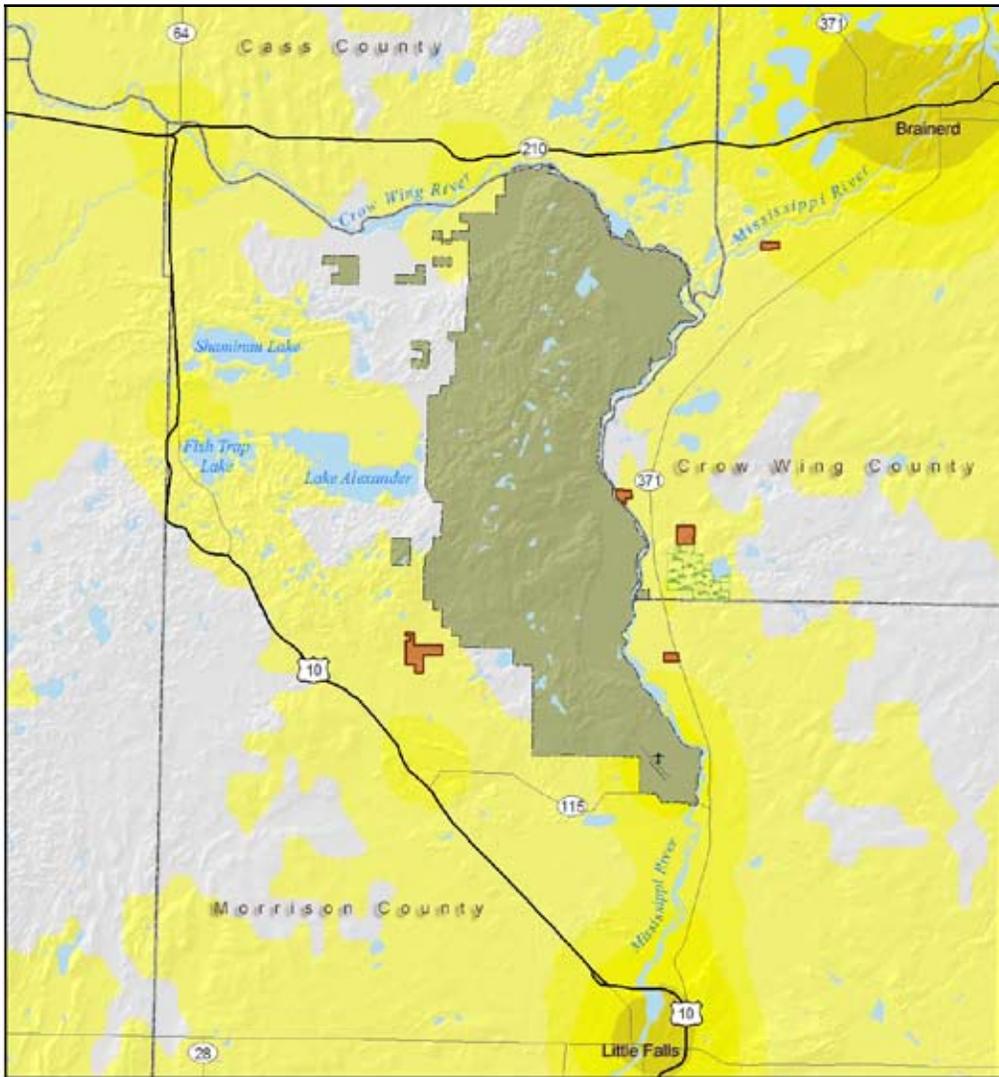
The Prairie to Pines Partnership was established in response to the fiscal year 2003 Department of Defense Authorization Act, which authorizes a military installation to enter into an agreement with a state, local government, or private conservation organization to limit encroachment on lands neighboring the installation. Only willing landowners with property lying within a 3-mile buffer of Camp Ripley are eligible.

“I AM PROUD THAT THIS PIECE OF LAND HAS BEEN IN MY FAMILY FOR OVER 100 YEARS, AND I AM CONFIDENT THAT [REPI] WILL ENABLE MY FAMILY TO CONTINUE TO FARM FOR ANOTHER 100 YEARS.”

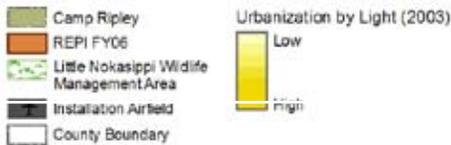
**Dale Nelson**  
Landowner



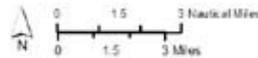
**TOP RIGHT:** 21 miles of the Mississippi River represents the eastern boundary of Camp Ripley and consists of large, undeveloped areas for agricultural or recreational land use. | **ABOVE:** The 8 miles of the Crow Wing River along the northern boundary is located in one of the fastest growing townships in Minnesota, where developers have particularly expressed interest in the prime riverfront property.



**Camp Ripley**



Sources: Light image and data processing by NOAA's National Geophysical Data Center, DMSP data collected by US Air Force Weather Agency, USAEC, ESRI



**INSTALLATION MISSION**

The primary winter training site in the United States for all active and reserve components of the military. Foreign units from Canada, Great Britain, Norway and the Netherlands conduct training exercises on a regular basis.<sup>1</sup>

**CHALLENGES**

Development along the Mississippi River would greatly limit Camp Ripley's ability to train soldiers on artillery firing, heavy mechanized maneuvers, large-caliber weapons firing, and demolition charges.

**OPPORTUNITIES**

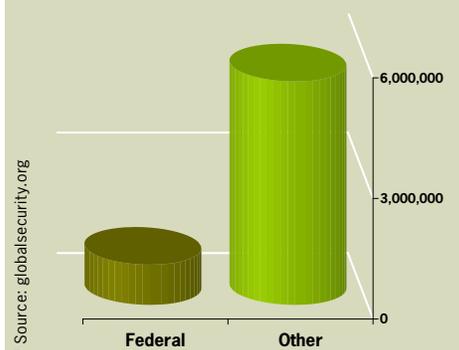
Camp Ripley abounds with plant and animal life unique to surrounding transitional forestland. Wildlife species of particular interest include the white-tailed deer, black bear and timberwolf.

**PARTNERS**

Minnesota Department of Natural Resources, Minnesota Board of Water and Soil Resources, The Nature Conservancy, Parks and Trails Council, Trust for Public Land

**PROJECT FUNDING**

■ REPI Funds ■ Partner Funds



Source: globalsecurity.org

**OUTLOOK** | Completed and ongoing projects in FY08 are expected to add another 2,170 acres to conservation efforts at a cost of \$6.5 million shared among NGB, the state of Minnesota and DoD (REPI).

**CONTACTS**

**Martin Skoglund**

National Guard Bureau, U.S. Army  
 marty.skoglund@mn.ngb.army.mil  
 (320) 616-2722

**Mark Hauck**

Minnesota Dept of Natural Resources  
 mark.hauck@dnr.state.mn.us  
 (320) 255-4279 Ext. 236



LEFT: Winter artillery training  
 FAR LEFT: Camp Ripley

# CAMP SAN LUIS OBISPO



CALIFORNIA

## ACCOMPLISHMENTS

- **315 acres** conserved at a cost of nearly **\$500,000** (\$1,587/acre)
- **Open space** preserved
- **Critical habitat** preserved

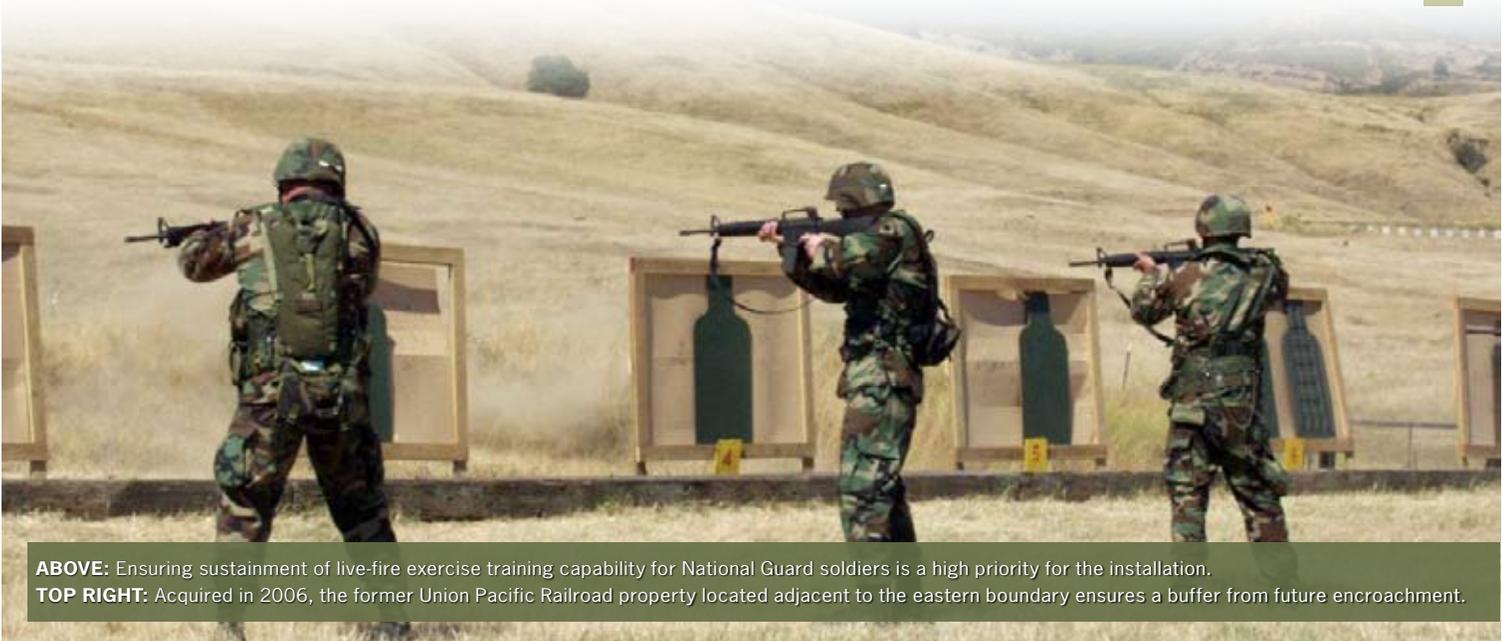


## | OVERVIEW

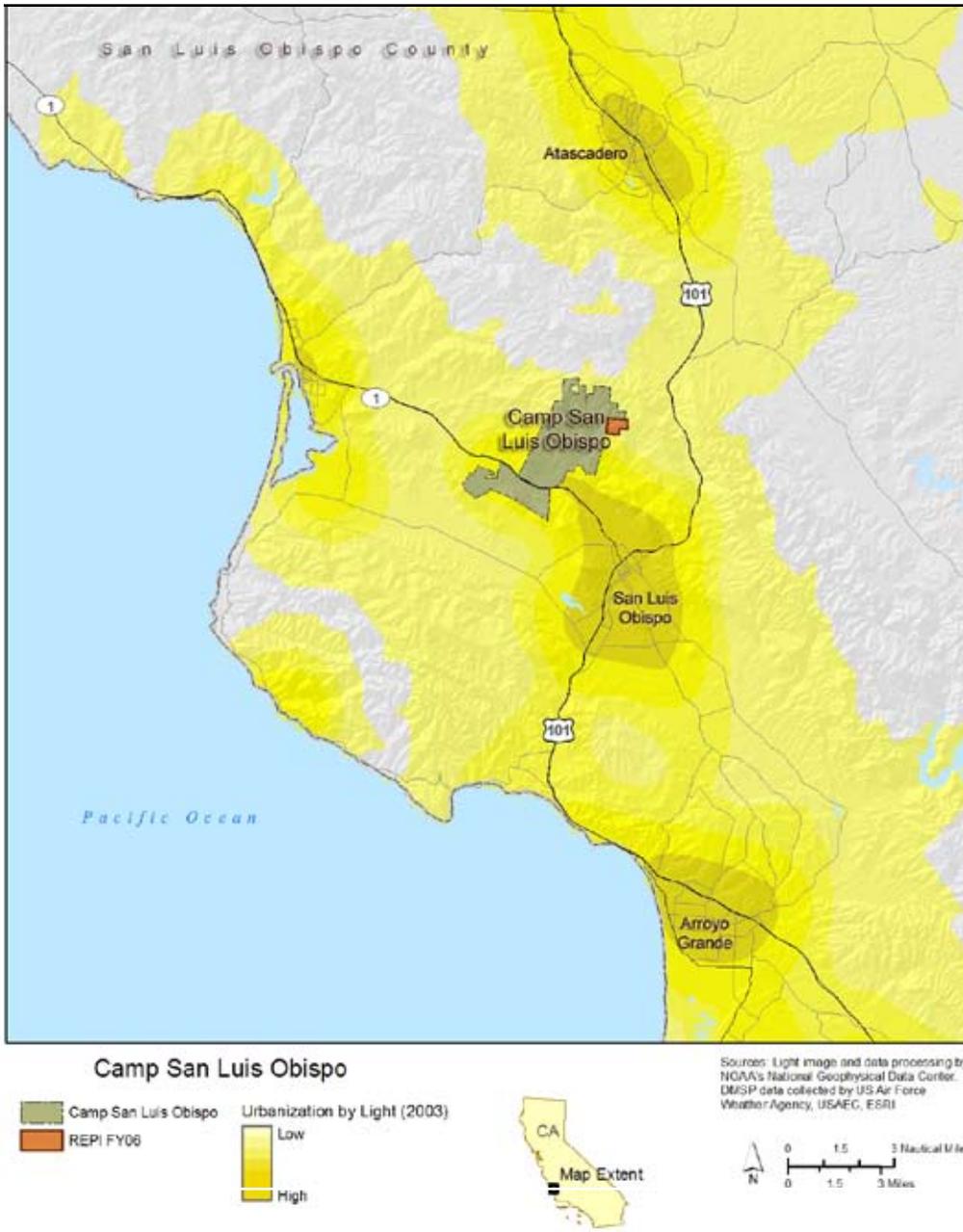
Plans for Camp San Luis Obispo involve addressing the growing concern that encroachment poses to the future viability of the camp as a military training site by creating a one-mile buffer through conservation easements on its east, south and northwestern boundaries. In addition, future efforts will be directed toward conserving up to 1,500 acres of land from 72 tracts of land within three miles of CSLO's boundary.

“... THE SUCCESSFUL COMPLETION OF THIS LAND PURCHASE ADJACENT TO CAMP SAN LUIS OBISPO MARKS THE BEGINNING OF A POWERFUL PARTNERSHIP BETWEEN THE LOCAL LAND TRUST AND THE NATIONAL GUARD BUREAU.”

**Land Conservancy of San Luis Obispo County**  
Press Release (12/12/06)



**ABOVE:** Ensuring sustainment of live-fire exercise training capability for National Guard soldiers is a high priority for the installation.  
**TOP RIGHT:** Acquired in 2006, the former Union Pacific Railroad property located adjacent to the eastern boundary ensures a buffer from future encroachment.



**INSTALLATION MISSION**

The camp provides military support for training in the areas of civil authority, counter-drug, air assault, small arms, counter-terrorism, basic rifle marksmanship, and other specialties, including pre-command and occupational specialization (MOSQ) training. CSLO tenants include California Air National Guard units as well as state and civilian organizations.

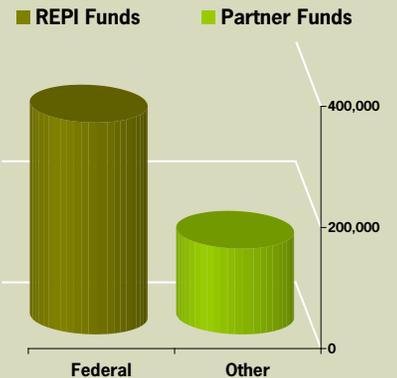
**OPPORTUNITIES**

Conserving natural and cultural resources in the vicinity of the installation helps it avoid future training restrictions.

**PARTNERS**

Land Conservancy of San Luis Obispo, California Department of Fish and Game, California Department of Transportation, USDA Natural Resource Conservation Service, Morro Bay National Estuary Program, Sierra Club (Santa Lucia Chapter)

**PROJECT FUNDING**



**OUTLOOK** | The primary near-term target for FY08 consists of a 380-acre conservation easement on Manini Ranch, the \$1.75 million shared cost of which will be split roughly evenly between DoD and the Land Conservancy of San Luis Obsipo County.

**CONTACTS**

**Chris Long**  
 U.S. Army  
 christopher.long17@us.army.mil  
 (805) 594-6575

**Robert Hill**  
 Land Conservancy of San Luis Obispo  
 bobh@special-places.org  
 (805) 544-9096



LEFT: Habitat for the California red-legged frog  
 FAR LEFT: Terrain ideal for infantry operations

# FORT SILL



OKLAHOMA

## ACCOMPLISHMENTS

- 759 acres preserved at a cost of \$2.5 million (nearly \$3300/acre)
- Open space for **habitat** and **ranchland** preserved

## | OVERVIEW

Landowners generate revenue primarily by farming and ranching, and agricultural activities are not affected by noise from military training activities. These activities are not generating enough revenue to keep the landowners from succumbing to development pressures in the region. The Army and Land Legacy are working together to keep these lands in private hands for open space uses.

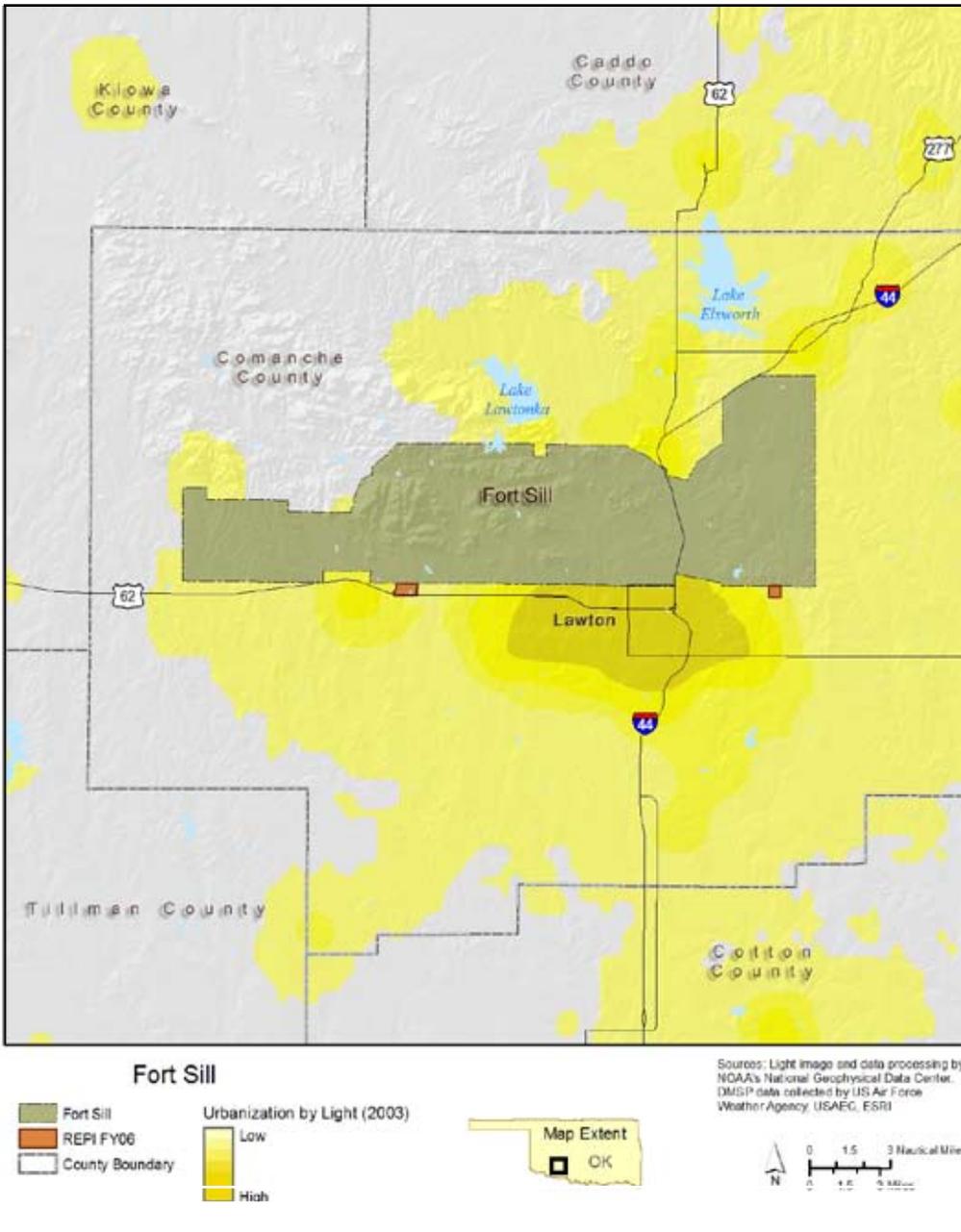


“AS HOMES APPEAR ON ITS FENCELINE, FORT SILL, IN SOME CASES, HAS TO SHUT DOWN FIRING POINTS. FOR TRAINING PURPOSES, THE MILITARY NEEDS TO HAVE THE MAXIMUM RANGE FOR ITS ARTILLERY.”

**Robert Gregory**  
Land Legacy



**ABOVE:** Artillery units, such as the Palladin Howitzer crew seen here, use Fort Sill for live-fire training.  
**TOP RIGHT:** In a ceremony on his ranch, A.J. Ryder (left) became the first private landowner to sign an ACUB agreement protecting Fort Sill.



**INSTALLATION MISSION**

Four artillery brigades stationed at Fort Sill comprise the firepower of the III Corps Artillery, America's largest artillery unit. The installation is also home of the Army Field Artillery school and Field Artillery Training Center.

**CHALLENGES**

The town of Lawton near the installation is growing at a rapid pace, which presents the threat of increased incompatible development near the installation.

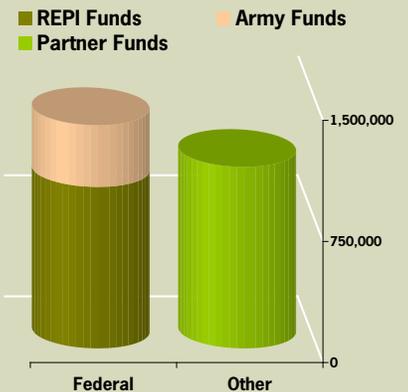
**OPPORTUNITIES**

The primary objectives of the project are to preserve farmland, as well as important habitat, including that which supports the Black-Capped Vireo, a federally listed endangered species.

**PARTNERS**

USDA Natural Resources Conservation Service, Land Legacy, State of Oklahoma, Comanche County Industrial Development Authority

**PROJECT FUNDING**



**OUTLOOK** | Fort Sill and Land Legacy are working together to protect large tracts of privately owned land on the southern, eastern, and northern boundaries of Fort Sill. Easements help landowners maintain agricultural and open-space uses in the face of lack of revenue from other sources.



**CONTACTS**

**Ms. Nancy Natoli**  
*U.S. Army Environmental Command*  
 nancy.natoli@us.army.mil  
 (410) 436-7090

**Mr. Robert Gregory**  
*Land Legacy*  
 rgregory@landlegacy.com  
 (918)-587-2190

LEFT: Black-capped vireo  
 FAR LEFT: Medicine Bluff, protected cultural site

# FORT STEWART



## ACCOMPLISHMENTS

- 976 acres preserved at a cost of \$2.9 million (\$3,028/acre)
- Airspace, drop zone and mechanized maneuver **training capability** preserved
- **Critical habitat** preserved



## | OVERVIEW

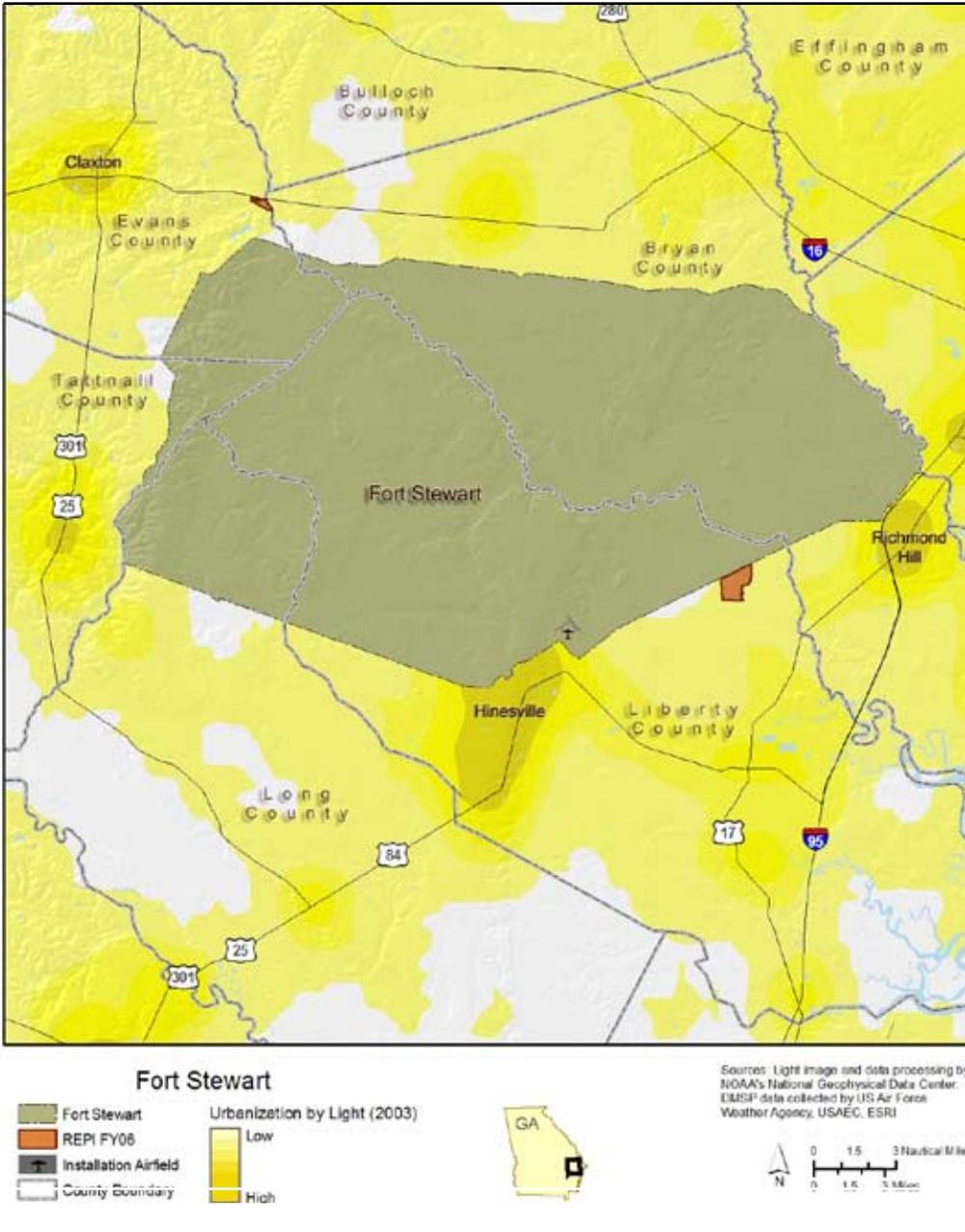
The area around the Collins parcel (to the southeast) is Fort Stewart’s highest mission strategic priority area, due to the fact that the off-post property is covered by the installation’s airspace. and near three drop zones for paratrooper training. The Buie parcel is also a mechanized maneuver training area. Maintaining an open space buffer around Fort Stewart will prevent habitat from being forced on base and interfering with missions.

“OUR PARTNERSHIP ... ENABLES THE MILITARY TO CONTINUE TO TRAIN ... WHILE WE WORK TO PRESERVE ... SOME OF OUR BEST REMAINING EXAMPLES OF ... LONGLEAF PINE FOREST ... HOME TO SO MANY ... RARE PLANTS AND ANIMALS.”

**Curt Soper**  
The Nature Conservancy



TOP RIGHT: Wetland habitat typical of Fort Stewart | ABOVE: REPI protects the realistic training soldiers need before entering combat environments.



**INSTALLATION MISSION**

Home to the 3rd Infantry Division, which has deployed several times to Iraq and Afghanistan. Urban combat training takes place on the western side of the reservation, live fire exercises to the east.

**CHALLENGES**

Savannah is growing rapidly toward the west along the northern and eastern installation boundaries. The installation gateway community of Hinesville is also growing along the southern boundary.

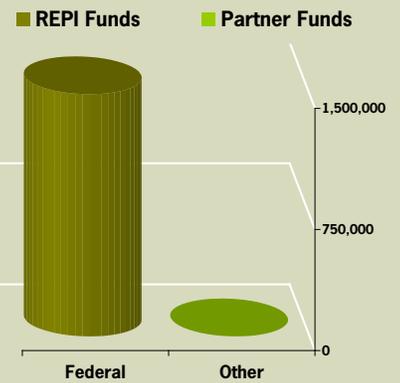
**OPPORTUNITIES**

Federally endangered species on Fort Stewart include red-cockaded woodpecker, wood stork, and shortnose sturgeon. Federally threatened species include flatwoods salamander, eastern indigo snake, and bald eagle.

**PARTNERS**

Trust for Public Land, The Nature Conservancy, Georgia Land Trust, State of Georgia

**PROJECT FUNDING**



**OUTLOOK** | In addition to performing all appraisal, survey, and due diligence work, Trust for Public Land is also in the process of applying for a grant that could reimburse the partnership up to 50% of the value of the parcel. Those cost savings, if awarded, will be applied to future transactions.

**CONTACTS**

**Ms. Nancy Natoli**  
*U.S. Army Environmental Command*  
 nancy.natoli@us.army.mil  
 (410) 436-7090

**Frederick Lewis**  
*Trust for Public Land*  
 frederick.lewis@tpl.org  
 (843) 379-8440



**LEFT:** Fire management ensures conservation.  
**FAR LEFT:** REPI protects realistic training.

# NAS WHITING FIELD



## ACCOMPLISHMENTS

- 5,026-acre transaction awaiting \$15 million state matching funds
- Sensitive habitat to be protected
- Links to existing projects
- Will protect training corridors



## | OVERVIEW

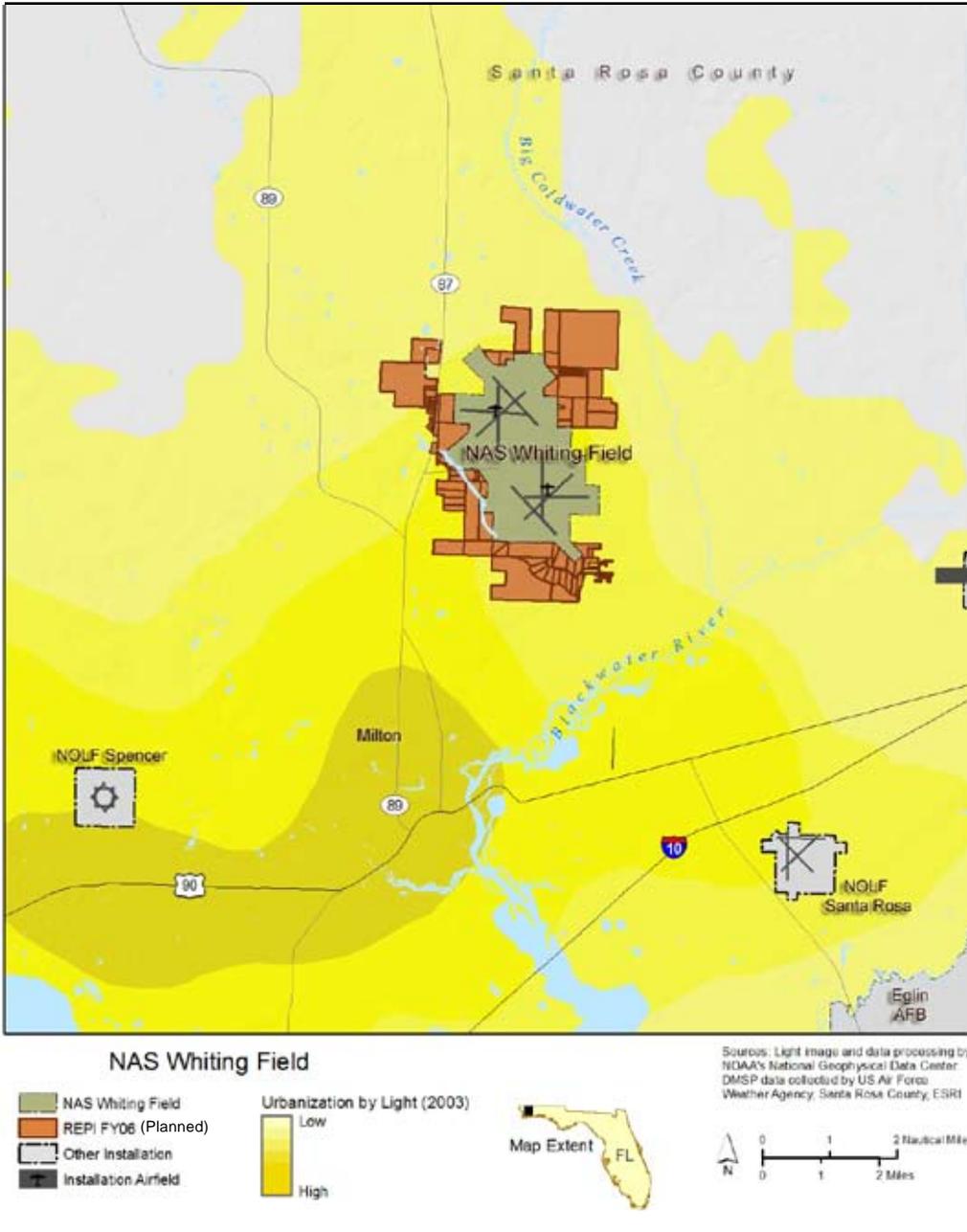
The State of Florida and the Air Station have signed a 5-year agreement to purchase parcels for conservation use within the vicinity of the Air Station. The acquisition of the parcels subjected to restrictive use covenants will protect the high noise and safety corridors for both training aircraft and helicopters. The State of Florida benefits by preserving habitat and creating a nature trail.

“BY PRESERVING THESE LANDS ... WE CAN PROTECT ... CRUCIAL RESOURCES AND HABITAT WHILE ALSO PROVIDING ECONOMIC BENEFITS FOR TAXPAYERS AND PROPERTY OWNERS.”

**Bob Ballard**  
Florida Dept. of Environmental Protection



ABOVE: Helicopter flight students stationed at Whiting | TOP RIGHT: Hurricane-evacuated helicopters return to Whiting Field.



**INSTALLATION MISSION**

Whiting Field's mission is to train aviators in the primary and intermediate phases of fixed-wing aviation and in the advanced phases of helicopter training.

**CHALLENGES**

The installation is located in Santa Rosa, one of the fastest growing counties in the country. The county's population increased by 44% in the 1990s.

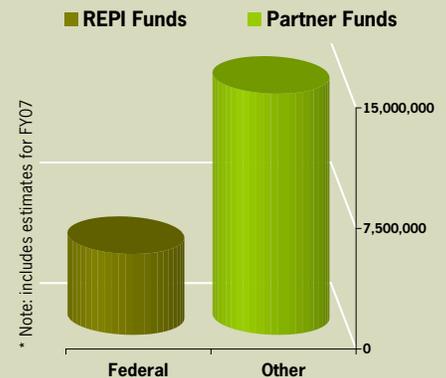
**OPPORTUNITIES**

The project protects sensitive wildlife habitats and natural areas while protecting the airfield from development pressures.

**PARTNERS**

Florida Department of Environmental Protection, Florida Office of Greenways and Trails

**PROJECT FUNDING\***



**OUTLOOK** | The State of Florida has identified the Clear Creek area as a top 20 project in 2008 and is also attempting to reauthorize the Florida Forever land acquisition program. The Navy is a vocal supporter of the state program.



**CONTACTS**

**Mr. Tony Danesi**  
 U.S. Navy  
 tony.danesi@navy.mil  
 (202) 685-9185

**Deborah Poppell**  
 Fla. Dept. of Environmental Protection  
 deborah.poppell@dep.state.fl.us  
 (850) 245-2555

**LEFT:** Flatwoods salamander native to area  
**FAR LEFT:** T34C in the air