



SUSTAINABILITY STRATEGIES TOOLBOX

What are Selfridge Sustainability Study Strategies?

Selfridge Sustainability Study (S3) strategies constitute a variety of actions that local governments, Selfridge Air National Guard Base (ANGB), and other equity stakeholders can take to promote sustainability planning with Selfridge ANGB. The implementation of these strategies can help protect the health, safety, and welfare of those in the defense communities surrounding Selfridge ANGB and, on the installation, fostering economic development to help build strong communities that strengthen the ability for service members to defend our nation.

The strategy types presented within this brochure constitute a “toolbox” of possible actions that can address the range of sustainability issues and opportunities identified during the S3 process. This brochure is intended to inspire discussion on specific strategies that are useful for the range of stakeholders within the S3 Project Study Area. A brief overview is provided for each strategy with a general description of how it can be effective. Because each stakeholder is unique with distinct needs, it will be up to each stakeholder to determine the most appropriate strategies for their community or organization.

The sustainability strategies function as the heart of the S3 and culmination of the S3 planning process. Specific strategies, as determined by the S3 stakeholders, will be incorporated in the S3 report Implementation Plan, describing the strategy, who will lead and participate in the strategy execution, timeframe for initiating the strategy, and the geography where the strategy applies.



The Strategy “Toolbox”

- Acquisition
- Air Installation Compatibility Use Zone (AICUZ)
- Airport Master Plan/Airspace Study
- Avigation Easement
- Bird/Wildlife Aircraft Strike Hazard (BASH) Program
- Building Codes/Construction Standards
- Capital Improvement Program (CIP)
- Climate Adaptation and Resiliency Planning
- Cluster Development
- Code Enforcement
- Communication and Coordination
- Comprehensive/Master Plans
- Deed Restrictions/Covenants
- Education/Awareness
- Enhanced Use Lease (EUL) Program
- Habitat Conservation Tools
- Hazard Mitigation Plans
- Legislative Tools
- Memoranda of Agreement (MOA)/Memoranda of Understanding (MOU)
- Military Sustainability Areas (MSA)
- National Environmental Policy Act (NEPA)
- Non-Governmental Organization (NGO) Partnerships
- Public-Public/Public-Private (P4) Partnerships
- Readiness and Environmental Protection (REPI)
- Real Estate Disclosures
- Sentinel Landscapes Partnership Program
- Transfer of Development Rights (TDR)
- Zoning Ordinance/Subdivision Regulations

For more information on the Selfridge Sustainability Study, visit: www.MacombS3.com

Acquisition

As a land use planning tool, property rights can be acquired through donation, easement, or the outright purchase of property for public purposes. Acquisition can eliminate land use incompatibilities by shifting future growth away from military installations and preserving community assets such as agriculture, open space, rural character, or sensitive natural habitats.

Air Installation Compatible Use Zone

The Department of Defense (DoD) AICUZ program assesses the extent of incompatible development and land use conflicts around a military airfield and provides recommended actions to address them. The AICUZ program provides information on compatibility, developing a cooperative relationship between communities and military bases, and land use compatibility guidelines to protect public health and safety and maintain military readiness.

Avigation Easement

An easement is a non-possessory right to use land owned by another party. An avigation easement grants the holder one or more of the following rights: the right of overflight; to cause noise, dust, or other impacts related to aircraft overflight; to restrict or prohibit certain lights, electromagnetic signals, and bird-attracting land uses; to maintain unobstructed airspace over the property above a specified height; and access to the land to exercise those rights.

Bird/Wildlife Aircraft Strike Hazard Program

The DoD BASH program is an operational risk management program focused on aviation safety, for air operations, aviation safety, natural resources personnel, and local communities to work together to reduce the risk of bird and wildlife strikes. Reducing the potential for collisions between military aircraft and birds and other wildlife is of serious concern to the military whether from birds that occupy the same low altitude airspace as aircraft or wildlife that can make their way on to airfields. The BASH program considers birds and wildlife within the confines of an airfield and in neighboring areas.



Building Codes/Construction Standards

Building codes and construction standards regulate the design, construction processes, materials, and occupancy of any structure to safeguard human safety and welfare. They include both technical and functional standards to address structural safety, fire safety, health requirements, and accessibility. Noise attenuation in construction, for example, is typically covered under this category.

Capital Improvement Program

A CIP is a detailed planning document used to plan and direct a jurisdiction's or agency's investment in public facilities, including infrastructure. The CIP lays out the planning and programming of public facilities that can be incorporated into the jurisdiction's or agency's budgeting cycle. CIPs can contain projects spanning multiple years to effectively plan for major expenditures and projects.

Climate Adaptation and Resiliency Planning

Climate adaptation and resiliency planning addresses the capacity of communities and community systems, institutions, businesses, and military installations to survive, adapt, and grow no matter what kinds of chronic stresses and acute shocks they experience, whether from natural disasters or hazard events. The unique planning process allows stakeholders to identify vulnerable and impacted resources, assets, and areas, to develop collaborative solutions that minimize impacts.

Cluster Development

Cluster development is a planning tool where dwelling units are grouped together, or attached, with the purpose of retaining open space and reducing the impacts of development on the landscape and environment. This can also be used to enhance sustainability by relocating development away from areas with sustainability issues or to provide a buffer.

Code Enforcement

Code enforcement promotes and maintains a safe and desirable living and working environment by ensuring that activities adhere to rules and regulations.

Communication and Coordination

Communication and coordination refers to programs, plans, and partnerships that promote information sharing and collaboration among stakeholder groups to achieve equitable solutions to military sustainability. They are integral to a comprehensive and inclusive process for the development and implementation of sustainability tools, strategies, and plans.



Comprehensive/Master Plans

These are long-range plans that outline goals and policies to guide the physical development in a county, township, or city. Comprehensive/Master Plans serve as a jurisdiction's blueprint for future decisions concerning land use, infrastructure, public services, and natural resources. These plans consist of a written narrative and one or more maps illustrating the location of existing and future land uses, roadways, public facilities, and parks and open space.

Deed Restrictions/Covenants

Deed restrictions, or covenants, are written agreements that restrict or limit some of the rights associated with property ownership. These restrictions are recorded with the deed for the property and remain in effect when it changes ownership. Deed restrictions can control uses and activities on a property.

Education/Awareness

Education and awareness is a tool to reinforce support for the military and encourage sustainable development and growth with military missions and operations. Communicating military value (jobs and economic contribution) to a region, identifying military operational areas, and how civilian and military activities impact each other is necessary to develop mutually beneficial sustainability solutions.

Enhanced Use Lease Program

Enhanced Use Leases are a method for funding construction or renovations on federal property by allowing a private developer to lease underutilized property, with rent paid by the developer in the form of cash or in-kind services. EULs are a tool to incentive defense contractors to a military installation which can provide jobs and economic opportunity to a region.

Habitat Conservation Tools

Habitat conservation tools conserve and protect sensitive natural habitats and the species that occupy them. Habitat Conservation Plans are an example tool to identify and provide for the regional or area-wide protection of plants, animals, and their habitats, while allowing sustainable economic activity.

Hazard Mitigation Plans

Hazard mitigation is defined as any sustained, cost effective action taken to reduce or eliminate long-term risk to people, property, and the environment from natural and man-made hazards and their effects. Hazard Mitigation Plans include actions that have a positive impact over an extended period of time and can be used to eliminate or minimize the risk to life and property by: keeping the hazard away from people, property, and structures; keeping people, property, and structures away from the hazard; and by reducing the impact of the hazard.



Legislative Tools

State and local legislation can have a significant impact on sustainability planning by allowing, restricting, or limiting the tools available to local jurisdictions to control land use planning activities. Legislative tools are designed to encourage changes in state and local laws and ordinances to support the objectives of the recommended S3 strategies.

Memoranda of Agreement/ Memoranda of Understanding

An MOA and MOU are documents formalizing agreements or understanding made between two or more parties to cooperatively work together on an agreed upon purpose or objective. The purpose of an MOA/MOU is to have a written understanding of the agreement between the parties and any actions covered under the terms of the MOA/MOU.

Military Sustainability Areas

An MSA is a formally designated geographic planning area where military operations may impact local communities, and conversely, where local activities may affect the military's ability to carry out its mission. MSAs promote an orderly transition between community and military land uses to ensure that they are sustainable.



National Environmental Policy Act

The NEPA is the federal law and national policy for the environment, requiring federal agencies to acknowledge the environmental ramifications of a proposed action, fully disclose to the public proposed federal actions and provide a mechanism for public input to federal decision making, and prepare environmental impact statements for every major action that would significantly affect the quality of the environment.

Non-Governmental Organizations Partnership

Non-Governmental Organizations are recognized for their role in developing innovative programs to address a variety of issues. Local governments and military installations can develop relationships with NGOs to provide additional resources to achieve joint goals. For example, under these partnerships, agreements can be reached to acquire real estate or property rights in the vicinity of military installations to protect military training, testing, operations, and readiness, while at the same time, achieving the objectives of the NGO, such as habitat protection.

P4 Partnerships

P4 partnerships, or Public-Private Partnerships and Public-Public Partnerships, occur between governments or the military and private entities as opportunities and agreements for sharing resources and responsibilities to accomplish common goals such as between the community and military.

Readiness and Environmental Protection Integration

The REPI Program is a DoD initiative to address encroachment on military training, testing, and operations through partnerships with public and private partners. The program is used to remove or mitigate land-use conflicts by creating buffers surrounding military installations.

Real Estate Disclosures

Real estate disclosures are documents used in the transfer of property whereby a property seller discloses the condition of the property. These conditions can include noise or other impacts associated with property near a military installation or operations area. Real estate disclosures provide a practical and cost effective tool to facilitate awareness and protect the seller, buyer, and sales agent from potential litigation resulting from specified existing and/or anticipated conditions (e.g., hazard areas, existing easements).



Sentinel Landscapes Partnership Program

The Sentinel Landscapes Partnership Program is an initiative between the Departments of Agriculture, Defense, and the Interior. This partnership unites the shared land protection interest of federal, state, and local agencies and private partner organizations, to support land uses that are compatible with sustaining military readiness. Through the program, Sentinel Landscapes are designated as areas anchored by a military installation and where it is important to preserve the working and rural character to strengthen agriculture, preserve natural resources, and protect military missions.

Transfer of Development Rights

Transfer of Development Rights, sometimes referred to as a transfer of development credits, relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (sender site) to another area (receiver site) determined on the basis of its ability to accommodate additional development. TDRs can be used to enhance military sustainability by transferring (relocating) development potential from a site with sustainability issues to an area with no sustainability issues. The advantage of this tool is that the property owner of the sender site can be compensated for the development potential that is relocated.

Zoning Ordinance/Subdivision Regulations

Zoning is the division of land into districts (zones) where controls on uses and development standards are prescribed including building height, bulk, setbacks, and other requirements. The primary purpose of zoning is to protect the public health, safety, and welfare of the community by separating unsustainable land uses, in turn protecting the value of property. Effective zoning can also support land use sustainability near military installations. Subdivision regulations provide minimum requirements for the division of land into two or more separate parcels. They allow local governments to ensure that a new subdivision is properly served by services. These regulations can be effective for limiting the division of land for additional development in areas with sustainability issues and any open space set-asides in subdivisions can be used to create buffers. Also see Cluster Development.

For More Information Contact:



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