



Narrative

BACKGROUND

In 2005, the Cape Cod Commission, through a grant provided by the U.S. Department of Defense, Office of Economic Adjustment (OEA), prepared a Joint Land Use Study (JLUS) for the Massachusetts Military Reservation (MMR) and the four Upper Cape towns of Bourne, Falmouth, Sandwich, and Mashpee. The JLUS was completed with the assistance of the Technical Advisory Committee, consisting of the four town planners and representatives from the Massachusetts Air National Guard (MAAG) 102nd Fighter Wing, Massachusetts Army National Guard (MAANG), and U.S. Coast Guard; and, the Policy Committee, consisting of representatives from the Boards of Selectmen and Planning Boards in the four towns, as well as the three base commanders.

The JLUS program is designed as a cooperative planning effort between military installations and surrounding communities. Among the goals of the program is to preserve the sustainability of the mission by ensuring that future community growth and development is compatible with the training or operational missions of the installation. Through the JLUS planning process, dialogue between communities and the military service also can result in ways to reduce the operational impacts of military installations on adjacent land.

The MMR was nominated for a JLUS by the Army due to an increase in the number of training days on the range and rapid population growth and ongoing development pressures in the four Upper Cape towns of Bourne, Falmouth, Mashpee, and Sandwich surrounding the MMR as well as the potential for increasing land use conflicts with base operations.

UPDATING THE 2005 MMR JLUS

On May 23, 2011, OEA received FY11 nominations from the Army for the Joint Land Use Study (JLUS) program. The MMR was among those installations nominated. An assessment completed by OEA evaluated installation concerns about the potential for existing and future civilian encroachment on existing and future mission readiness. The following factors were among those considered:



- Significant changes in mission and associated land use in part due to the passage in 2005 of the Base Realignment and Closure law (BRAC), including an increased training population and concerns about potential impacts on surrounding communities;
- Potential encroachment/land use conflicts on MAAG and MAANG operations arising from existing or proposed development surrounding MMR;
- Continued concern by military officials about unauthorized access to the MMR training area by civilians for hunting, dumping, or other activities;
- The need for a more coherent and robust communication and coordination strategy/tool between tenants on the MMR and surrounding communities;
- The need for development of policy and procedures concerning potential alternative energy development, both on- and off-base (and cognizant of published DoD alternative energy siting standards);
- Mutual interest between the MMR and surrounding communities to investigate opportunities for shared utility service delivery to reduce costs and manage community growth through development of inter-governmental agreements.

NEED FOR ASSISTANCE

In response to the FY11 JLUS nomination and assessment, the Cape Cod Commission (Commission) proposes to update the 2005 MMR JLUS. Due to the complexity of the MMR's ownership and lease structure and the Commission's role in completing the 2005 JLUS, the Commission will continue to coordinate and complete the JLUS update.

The following Scope of Work identifies Tasks and Deliverables to be completed by Cape Cod Commission staff within 9 months of successful execution of a contract.

In completing this Scope of Work, the U.S. Coast Guard, Massachusetts Army National Guard, and Massachusetts Air National Guard agree to provide and/or direct their contractors to provide the Commission with plans, reports, and



updated GIS data layers necessary to complete the update including but not limited to:

- Noise contours of MMR Army National Guard ranges;
- 2005 Air Installation Compatible Use Zone (AICUZ) study;
- Current military-community agreements for shared services on MMR; and,
- MassDevelopment's unified plan for MMR and wastewater options study that includes: The Massachusetts Army National Guard Master Plan, the Massachusetts Air Guard Master Plan, and the Coast Guard Air Station Cape Cod Master Plan.