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# MMR Joint Land Use Study Update & Community – Military Partnership Study Overview

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Sharon Rooney, Chief Planner  
Cape Cod Commission



May | 2 | 2013

# Background

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- JLUS program is cooperative planning effort between military installations and surrounding communities
- Ensure that future community growth is compatible with military training/operations
- Reduce operational impacts of military operations on adjacent land

# 2005 JLUS

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- MMR nominated by Army due to increase in number of range training days, surrounding population growth, and land use conflicts w/base operations
- CCC prepared JLUS in 2005 w/grant from DoD, Office of Economic Adjustment
- Assistance from Policy/Technical Advisory Committees including representatives from MMR and four Upper Cape towns

# 2012 - JLUS Update

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- **MMR nominated by Army to update JLUS**
- **Factors included:**
  - Changes in mission and land use from 2005 BRAC process
  - Potential encroachment/land use conflicts
  - Need for improved communication tools
  - **Develop alternative energy policies**
  - **Investigate potential community – military partnerships**
- **OEA contracted w/CCC to complete update**
- **Effort guided by Policy Committee (MMR MC3)**

Tasks	July 2012	Aug	Sept	Oct	Nov	Dec	Jan 2013	Feb	Mar	April	May	June	July
Collect data	Yellow	Yellow	Yellow	Yellow	Light Gray	Yellow-Green	Yellow	Yellow	Light Gray				
Analyze services	Light Gray	Light Gray	Light Gray	Yellow	Yellow	Yellow	Yellow	Light Gray	Light Gray	Light Blue	Light Gray	Light Gray	Light Gray
Update land use	Light Gray	Light Gray	Yellow	Yellow	Light Gray	Light Blue	Light Gray	Light Gray	Light Gray				
Policy/Tech Meetings	Yellow	Light Gray	Yellow	Light Gray	Yellow	Yellow	Light Gray	Yellow	Light Gray	Yellow-Green	Light Gray	Light Gray	Light Gray
Infra Capacity	Light Gray	Light Gray	Light Gray	Yellow	Yellow	Yellow	Light Gray	Light Gray	Light Gray	Light Blue	Light Gray	Light Gray	Light Gray
Fut. Land use/energy policy	Light Gray	Light Gray	Light Gray	Yellow	Light Gray	Yellow	Yellow	Yellow	Yellow	Yellow-Green	Yellow	Light Gray	Light Gray
Base access /communication policies	Light Gray	Yellow	Yellow-Green	Yellow	Light Gray	Light Gray							
Refine shared services	Light Gray	Yellow-Green	Yellow	Yellow	Light Gray								
Draft recs.	Light Gray	Light Blue	Yellow	Yellow	Light Gray								
Comm. outreach	Light Gray	Yellow	Yellow-Green	Yellow	Yellow	Light Gray							
Final report	Light Gray	Light Blue	Light Gray	Yellow	Yellow								

# Work Completed to Date

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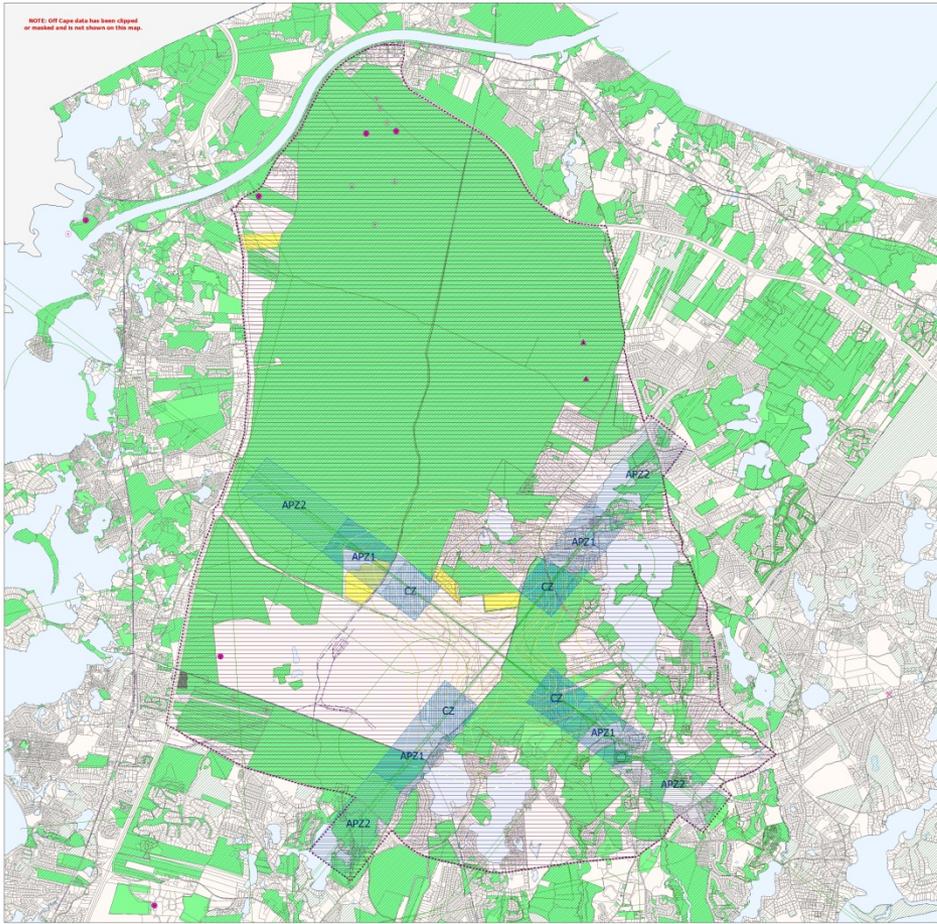
- **Mapping:**
  - Protected open space
  - Renewable energy projects on/surrounding MMR
  - Updated Chapter 40B permits
  - MMR land use and occupancy
- **Report on shared services agreements**
- **Updated buildout analysis**
- **1<sup>st</sup> workshop on community-military partnerships**

# Protected Open Space and Renewable Energy Projects



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**DRAFT** JLUS Study Area Showing Protected Open Space and Energy Projects



**Wind Turbine Site Status**

- Proposed
- Under Construction
- Operational
- ▲ Under Consideration
- × Off-Line

**Proposed Photovoltaic Project**

- Proposed Photovoltaic Project

**Open Space**

- Open Space 2011
- Open Space 2004

**JLUS Study Area**

- JLUS Study Area

**Parcel Line**

- Parcel Line

**APZ1**

- APZ1

**APZ2**

- APZ2

**CZ**

- CZ

**Runway**

- Runway

**Mass. Military Reservation**

- Mass. Military Reservation

**Water Body**

- Water Body

**Otis Future Noise Contours**

- Otis Future Noise Contours

**Otis Noise Contours 2003**

- Otis Noise Contours 2003

**MMR Flight Paths**

- MMR Flight Paths

**Railroad**

- Railroad

**Major Roads**

- Major Roads

**Town Boundary**

- Town Boundary



This Map was produced by the Cape Cod Commission's Geographic Information System Department.

The Cape Cod Commission is a division of Barnstable County. Corrections are welcome at the Cape Cod Commission office.

This map is illustrative and all depicted boundaries are approximate. It is intended for planning purposes only - not site specific purposes.



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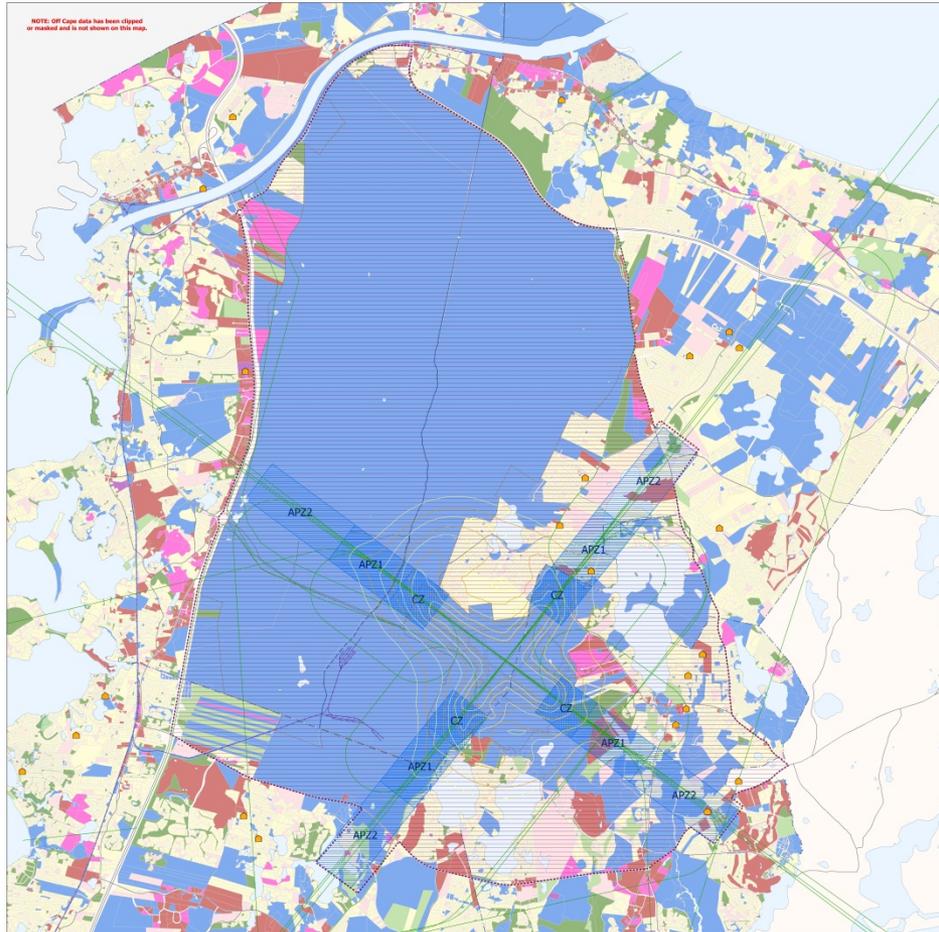
# Chapter 40B Permits



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**DRAFT**

## JLUS Study Area Showing 40B Affordable Housing



- 40B 2001-2012
- Otis Future Noise Contours
- Otis Noise Contours 2003
- MMR Flight Paths
- ⋯ JLUS Study Area
- APZ1
- APZ2
- CZ
- Runway
- Water Body
- Railroad
- Major Roads
- Mass. Military Reservation
- Town Boundary
- State Class Land Use 2011
  - Residential Development
  - Residential Development (40B)
  - Comm/Indust Development
  - Governmental Entity
  - Open Space (Protected)
  - Open Space (Recreational)
  - Developable (Commercial)
  - Developable (Residential)
  - Undefined (Other)
  - Water Feature
  - White Land Background



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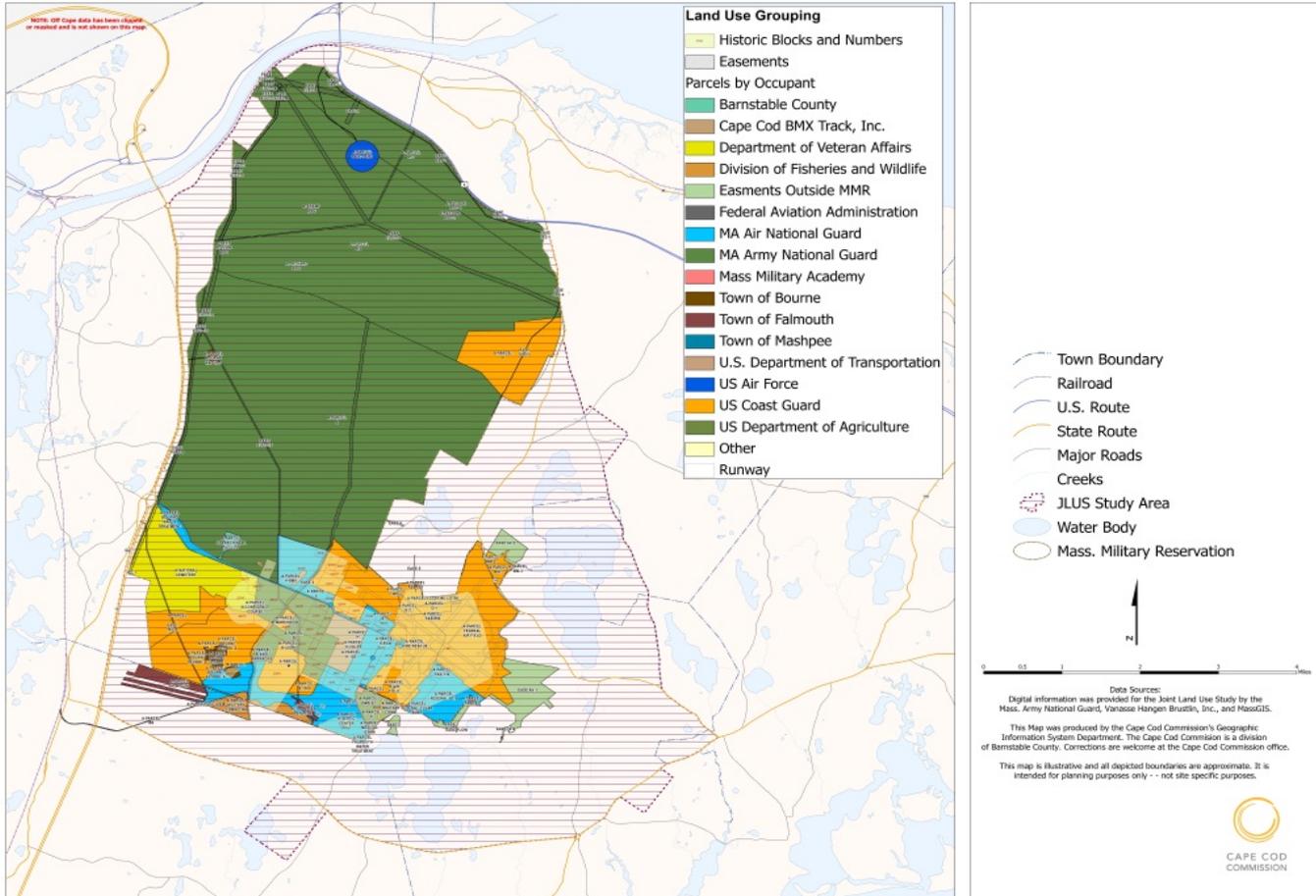
# MMR Land Use



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**DRAFT**

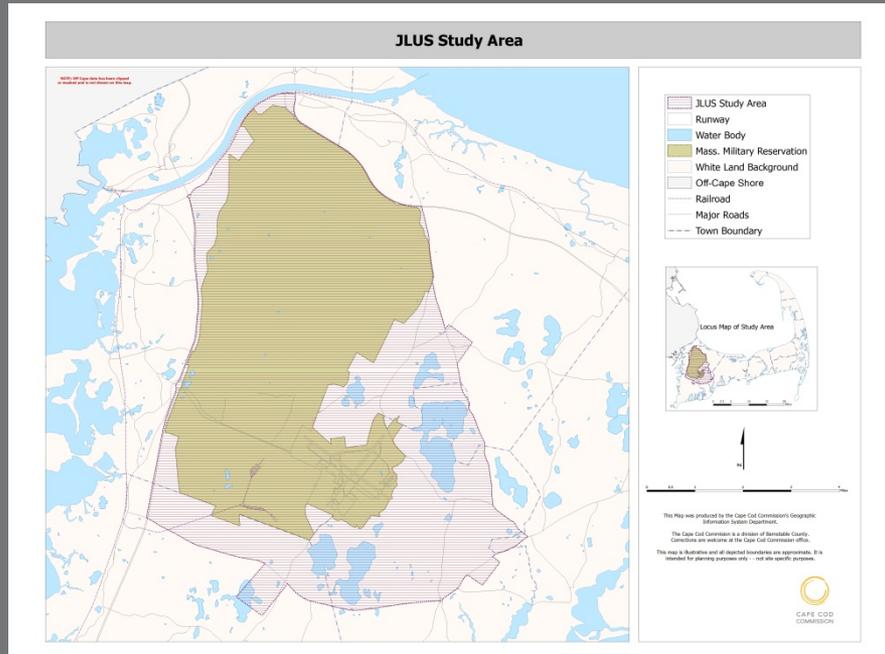
## JLUS Study Area Showing Ownership, Occupancy, and Uses on MMR



# Buildout Summary



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Town	Commercial Square Ft	Dwelling Units
Bourne	1096357	41
Falmouth	85018	169
Mashpee	1902625	495
Sandwich	763000	546

# Wastewater Capacity & Need Summary



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## MMR Treatment Plant Capacity

Flow Characteristics (GPD)	Design Capacity	Permit Conditions	Current Operation Conditions	Remaining Capacity
Average Daily Flow	300,000	360,000*	143,000	157,000
Maximum Month Flow	430,000		248,500	181,500
Maximum Day Flow	800,000	840,000	555,600	244,400
Peak Hourly Flow (hydraulic capacity)	1,380,000			

\* 12-month rolling average daily flow

## Town Needs

Total	Near-term Need (GPD)	20-Year Need (GPD)
Treatment & Disposal	454,040	3,271,900
Disposal Only	240,000	280,000



# Transportation Capacity Summary

- Analysis focused on operation and safety at access points to/from the MMR gates

Intersection	Crashes /Year <sup>1</sup>	Operation <sup>2</sup>	Recommendations
<b>Otis Rotary</b> (access to Main Gate)	31	Poor	Implement short-term improvements (restriping) and consider long-term replacement alternatives (grade-separation)
<b>Route 130 at Snake Pond Road</b> (access to Sandwich Gate)	8	Fair (LOS B)	Minor safety improvements, relocate Sandwich gate and Greenway Road further into the base to buffer adjacent residential properties and improve base security
<b>Route 151 at Sandwich Road</b> (access to Falmouth Gate)	4.2	Fair (LOS C)	Minor safety improvements, Falmouth gate relocation improvements underway

<sup>1</sup> 2006-2010 average for MassDOT crash database

<sup>2</sup> Level of Service (LOS) based on estimated existing summer conditions, A - F scale

# Public – Public Partnerships/ Shared Service Agreements

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- Added focus of 2012 JLUS update
- explore potential for partnerships among military installations on the MMR and surrounding towns

# Why Now?

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- **Department of Defense looking for reduction in costs**
- **Sequestration**
- **Budget Control Act of 2011**
  - \$ 1.2 trillion dollars in cuts in defense and non-defense spending

# Why now?

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- **No authorization for BRAC in 2013 and 2015**
- **Goal – realize savings through reduction in infrastructure through shared service agreements**
- **Focus funding on core missions of installations**

# How?



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- **National Defense Authorization Act (FY2013)**
  - **Would give Federal Government sole source authority to contract with municipalities for shared services**

# Requirements of Act

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- (A) serves the best interests of the military**  
enhancing mission effectiveness creating  
economies of scale (reducing costs)
- (B) serves the best interest of State or local  
government,** (determined by community's  
particular circumstances)
- (C) otherwise provides a mutual benefit**  
military and State/local government

# What is a Public – Public partnership?

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- **Construct between two or more public agencies that combines resources**
  - **Either monetary or in-kind**
  - **To achieve common goals and objectives**

# What is a Public – Public Partnership

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- **Creates mutual value that is greater than the partners could achieve on their own**
- **Leveraging of resources**
- **Address common issues**
- **Sharing of risk**

# Examples of Public – Public partnerships

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- **Most common types of public-public partnerships**
  - Inter-local support agreements between military and civilian fire and police forces
  - Facilities-use agreements for the sharing of facilities
  - Provision of water, sewer and energy utility infrastructure
  - Use of real property resources for renewable energy

# The Monterey Model

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- **Successful community-installation partnership**
- **City of Monterey, California**
  - Army Defense Language Institute at the Presidio
  - Naval Postgraduate School
- **Proposed subject to BRAC (Base realignment and Closure)**
- **Military contracted with City for base operating and maintenance services**

# The Monterey Model

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- Congress authorized Secretary of Defense to contract for municipal services with city as a demonstration project
- Included fire-fighting, security guard, police, public works, utility and other municipal services
- City of Monterey provided \$ 14 million in services to the Army
- Partnership reduced Army costs by 41%

# The Monterey Model

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- **Contract pricing – marginal cost model**
- **Garrison commander – full access to any city service on a cost-reimbursable basis, including:**
  - facility maintenance and repair;
  - fire detection and alarm system;
  - street and storm water system maintenance;
  - elevator, generator, HVAC system repair;
  - capital improvement projects;
  - locksmith, pest control and tree maintenance.
- **Other partnerships including parks, recreation, child care**

# Other successful Public-Public Partnerships

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- **Tyndall Air Force Base in Bay County, Florida**
  - 40 acre site on Tyndall Air Force Base leased to Bay County for future capacity for its wastewater treatment facilities
  - Municipalities in area were joint owners of the plant and charged users for use of plant
  - Tyndall AFB received benefit of plant as a customer and also used the effluent to water the base's golf course



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# Feb. 27 MMR Table Top Exercise

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- **Participants identified range of potential partnerships:**

- Infrastructure
- Facilities
- Services

## **3 Groups identified:**

- Could this partnership happen on Cape Cod?
- Who should participate?
- What resources are available?
- What value/benefit gained?
- Timeframe (short/long)
- Issues/obstacles

# Priority Grid Exercise



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- 1) Public works
- 2) Wastewater
- 3) Renewable energy
- 4) Solid waste/  
recycling
- 5) Higher education
- & training

**Title** \_\_\_\_\_ **Date:** \_\_\_\_\_

Click on the buttons associated with the items in the ten numbered slots below to indicate your preferences between them in the following manner: use the first row of buttons to indicate your preference between items 1 and 2; use the second row to indicate your preferences between items 1 and 3 and items 2 and 3; in the third row indicate your preferences between items 1 and 4, 2 and 4 and 3 and 4. Continue until you reach the end of the form and scroll forward to complete the exercise.

Priority grid © 1989 by Richard N. Bolles. All rights reserved.

The form is a triangular grid of 10 rows. Each row contains a series of numbered buttons (1-10) and a corresponding input box. Row 1: 1 button, 1 box. Row 2: 1, 2 buttons, 1 box. Row 3: 1, 2, 3 buttons, 1 box. Row 4: 1, 2, 3, 4 buttons, 1 box. Row 5: 1, 2, 3, 4, 5 buttons, 1 box. Row 6: 1, 2, 3, 4, 5, 6 buttons, 1 box. Row 7: 1, 2, 3, 4, 5, 6, 7 buttons, 1 box. Row 8: 1, 2, 3, 4, 5, 6, 7, 8 buttons, 1 box. Row 9: 1, 2, 3, 4, 5, 6, 7, 8, 9 buttons, 1 box. Row 10: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 buttons, 1 box. The buttons are small circles with a number inside. The input boxes are rectangular and positioned to the right of the buttons in each row. The grid is numbered 1 through 10 on the right side of each row.

# Today's workshop – Breakout Groups

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- **1) Public works**
  - Team leader: Glenn Cannon
- **2) Wastewater**
  - Team leader: Tom Cambareri
- **3) Renewable energy/Higher Education & Training**
  - Team leader: Ryan Christenberry
- **4) Solid waste/ recycling**
  - Team leader: Patty Daley

# Process for Today's workshop

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- 1) Complete shared services concept outline (one for each type)
- 2) Prioritize if more than one
- 4) Report back to main group
- 5) Discussion – which is most viable?
- 6) Next steps

# Next Steps

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- Complete feasibility report for each shared service type (May-June)
- Prepare Model Agreement (June-July)
- Outreach to Boards of Selectmen/Planning Boards on draft report (May – June)
- Final JLUS Report (July)

# Questions/Comments?

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## Contacts:

Sharon Rooney, AICP

[srooney@capecodcommission.org](mailto:srooney@capecodcommission.org)

Jessica Wielgus, Commission Counsel

[jwielgus@capecodcommission.org](mailto:jwielgus@capecodcommission.org)

Ryan Bennett

[rbennett@capecodcommission.org](mailto:rbennett@capecodcommission.org)