

# Getting Smart!

*The newsletter of the Smart Growth Network*

## DoD as a New Smart Growth Partner

*by Alex Beehler and Bruce Beard*

A connection between urban sprawl and the Department of Defense? Increasingly, the answer is yes. With development drawing ever closer to many of its facilities, DoD has become increasingly concerned about the ill effects of sprawl hampering its ability to effectively carry out its military training mission.

In response, the Department has recently established a Readiness and Environmental Protection Initiative—a groundbreaking drive to improve test and training space while protecting the surrounding habitat, agricultural land, and open space. The Initiative will focus on better engaging in local and regional planning processes, partnering with other organizations and groups with common interests, and promoting win-win compatible land use solutions. Such solutions are often smart growth solutions.

Consider a few examples from Florida and North Carolina:

- In late 2003, DoD, the state of Florida, and the Nature Conservancy entered into a unique partnership to conserve a corridor of open space, the Northwest Florida Greenway, which stretches from the Apalachicola National Forest to Eglin Air

Force Base. The Nature Conservancy has praised the Greenway efforts as helping to protect an “epicenter of biodiversity in the United States” that is increasingly threatened by urban sprawl.

- After more than a year of engaging intensively in cooperative local planning efforts, the Navy last month partnered with Escambia County in Florida to restrict the use of land adjoining the Pensacola Naval Air Station’s airfield boundary. The land, which is less than a mile from the base’s runways and control tower, will now be used for a park and is part of a tract that Escambia County purchased from developers who were planning to turn it into a subdivision.
- In March 2004, the governor of Florida and his cabinet approved the acquisition of buffer space around Camp Blanding, a training site of the Florida Army National Guard. The acquisition added 8,500 acres (mainly black bear habitat) to the post and carried out a landmark cooperative agreement between the National Guard Bureau and the Florida Department of Environmental Protection to allow cost-sharing the purchase of this key buffer land.

*(DoD, continued on page 3)*

## The Noisette Project: Revitalizing a Distressed Community through Restorative Development

*by Storm Cunningham*

More than a trillion dollars a year is being spent worldwide on restorative development of ecosystems, watersheds, fisheries, agricultural lands, brownfields, heritage, infrastructure, and disaster/war damage. But most people are still largely unaware of

this megatrend. Is it possible that a business leader could tackle the more complex but vastly more rewarding challenge of master-planning projects that encompass all or most of those eight sectors?

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## Letter from the Editor

Dear Smart Growth Network Member:

We've grown accustomed to welcoming lots of new partners into the smart growth circle. But is there a role for the U.S. military and defense community in smart growth? As one of our authors puts it, "increasingly, the answer is yes."

Seeing urban growth pressures as a growing threat to fulfilling its training mission at military installations, the Department of Defense is taking increasingly proactive steps to forge partnerships with states, local governments, and conservationists to protect installations from the threat of "encroachment." Two of the nation's top civilian leaders in the Department, Alex Beehler and Bruce Beard, share some of the success stories from their new initiative. DoD has also been leading the way in conserving sensitive habitat and ecosystems at closed military properties, and Matthew Shaffer of the Trust for Public Land tells about an innovative approach that turned a former gunnery facility into a model conservation site.

Closed military installations are increasingly being seen as resources that communities can take advantage of to build new neighborhoods and revitalize local economies. Our remaining two articles highlight such efforts. Storm Cunningham tells the story of the Noisette project in North Charleston, South Carolina—a "restorative development" project breathtaking in its scope. And Bryan Barnhouse profiles the award-winning Village at NTC in San Diego, which used a ground-breaking public-private venture to create a new neighborhood for military personnel.

As states and localities prepare for the next round of base realignment and closure, they may want to look to communities like North Charleston and San Diego as examples of what the future could look like. Increasingly, the future looks like smart growth.

Best regards,



Dan Emerine  
Editor



**\$MART GROWTH**  
N E T W O R K

## Getting Smart!

The Smart Growth Network  
Newsletter

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*(Noisette continued from page 1)*

The answer is yes. In July of 2003, after four years of planning and design, John Knott, Jr., CEO of the Noisette Company, saw the first revenues from his 3,000-acre urban revitalization project in North Charleston, South Carolina. It integrates at least five of those sectors of restorative development and will likely encompass all eight sectors in coming years.

### The Site

Located on the North Charleston peninsula, North Charleston is adjacent to U.S. 26, sits between the Cooper and Ashley Rivers, and is just north of

its far more well-known neighbor, Charleston. North Charleston is a community without a core. Knott saw that redeveloping the recently closed Charleston Naval Base, which had physically severed large sections of the town, offered a golden opportunity to revitalize the community by restoring its connectivity.

In an April 27, 2003, article in the *Charleston Post & Courier*, reporter James Scott wrote, "At the project's heart lies the former Charleston Naval Base, where roughly 300 acres of asbestos-filled shops and rotting homes compete for space with cracked roads and faulty water and sewer lines [...]. [M]any of the roughly 170 existing

homes, warehouses and offices on the 300-acre northern tip of base [are] to be demolished. Old water and sewer lines, along with most of the roads, will be dug up as construction crews strip the land back to the way it looked a century ago when the Navy settled on the shores of the Cooper River."

To complicate this assessment, there's also the contaminated lands, the eroded urban streams, the abused waterfront with its concrete shard riprap, and the largely abandoned stretches of shops on the main street. And then there's the cultural and historic aspects of the project—the eco-

*(Noisette, continued on page 4)*

(DoD, continued from page 1)

- The Army's Fort Bragg, situated in the ecologically sensitive Sandhills Region in North Carolina, is actively participating in a cooperative agreement with the state of North Carolina, the Fish and Wildlife Service, and several nonprofit groups to cost-share the purchase of land or easements to reduce incompatible land use and promote ecosystem protection around Fort Bragg. It is also spearheading an effort called "Sustainable Sandhills" to strengthen regional planning in the area.
- Since 2001, as part of the Onslow Bight Conservation Forum, the Marine Corps' Camp Lejeune in North Carolina has worked closely on surrounding regional land issues with nonprofit groups and other governmental partners. In 2002, this group purchased 2,500 acres of open space (which was slated to become a housing development) adjacent to the Camp Lejeune tank and rifle ranges. In the process, the Marine Corps received a restrictive easement to ensure that the land would be maintained in accordance with Corps requirements.

The Readiness and Environmental Protection Initiative supports and enhances military-wide efforts to assist communities and other interested stakeholders with developing compatible land use approaches. Working with these communities and stakeholders, the DoD will be issuing new supportive policies and engaging a wide array of partners in the coming year. Several partners in this effort are members of the Smart Growth Network, including the International City/County Management Association, the Conservation Fund, the American Farmland Trust, and others.

The President's 2005 budget requests \$20 million in funding to help expand the Initiative and better support the efforts of military installations around the country.

Why the need for this initiative? Urban growth is an increasing impedi-

### Escambia County Commissioner's Viewpoint

Bill Dickson, County Commissioner for Escambia County, Florida, played a key role in forging the county's compatible land use agreement with Pensacola Naval Air Station (described in the DoD article). When asked about smart growth and working with DoD as a neighbor, the commissioner provided this viewpoint:

*"Our county, which is experiencing rapid growth, has been very concerned about residential development encroaching around the Pensacola Naval Air Station and about promoting more orderly growth. We are now successfully reaching out to and working collaboratively with the military, the state, developers, and citizens to help bring about a more sensible and community-friendly use of land. The Pensacola Naval Air Station has been very open in working with us and with different outside partners on regional growth issues and land conservation, and I encourage communities near bases to enter into similar dialogues and discussions."*

ment to the vital readiness training that takes place at military facilities. Over time, such encroachment eliminates test and training flexibility and reduces the capacity of military ranges and installations—sometimes markedly so.

DoD recognizes that it must look "beyond the fence" and work with its neighbors to promote mutually beneficial land use strategies. These problems are often regional in nature and therefore require regional solutions.

With new authorities granted by Congress in late 2002, the military now has greater flexibility to enter into agreements with private conservation organizations or with state and local governments. These agreements allow signatories to share the cost of acquiring easements to preserve high-value habitat and limit incompatible devel-

### Conservation Groups Endorse DoD Initiative

In a June, 2004, statement, 18 leading conservation and outdoors groups—including the American Farmland Trust, the Conservation Fund, the Nature Conservancy, Ducks Unlimited, and the International Association of Fish and Wildlife Agencies—came together to endorse the DoD Readiness and Environmental Protection:

*"This [initiative] represents extraordinarily good public policy. It recognizes the power of public-private partnerships and the need to honor and accommodate the interests of all legitimate stakeholders in difficult land use situations. Actions under this program serve to protect both military readiness and our significant natural resources, while providing a much-needed mechanism for local governments to protect open space and ensure that their land use planning meets both the economic and quality of life needs of their citizens."*

opment in the vicinity of military installations.

By building on successes to date, the Readiness and Environmental Protection Initiative is poised to expand the development and implementation of collaborative approaches that meet the joint needs of military installations, surrounding communities, and other partners. We look forward to strengthening our relationship with SGN and its partners as we work to expand the potential for win-win land-use solutions.

*Alex Beehler is Assistant Deputy Under Secretary of Defense (Environment, Safety and Occupational Health). Bruce Beard is Assistant Director for Environmental Readiness at DoD. For more information on the Initiative, please contact Jan Larkin at [janice.larkin@osd.mil](mailto:janice.larkin@osd.mil).*



*Restored Admirals' quarters on closed naval base.*



*Old military building currently housing the Noisette Company.*

onomically distressed, Gullah-speaking, black neighborhood of Liberty Hill, founded in 1865 by the “freemen.”

Noisette has been called “the largest sustainable redevelopment project in the U.S.” and “the largest and most comprehensive urban redevelopment project in the United States.” It will include, among many residential, commercial, and industrial features, a redeveloped naval base, numerous brownfields, renovated infrastructure, a restored 200-acre ecosystem reserve, and the restoration of polluted, eroded Noisette Creek as a healthy, wildlife-rich tidal estuary. In the process, the

project will build 7,000 new housing units, rehabilitate 3,000 existing housing units, and create or renovate 6 million to 8 million square feet of commercial and retail space.

The Noisette Company describes this project as “a modern-day regeneration [...], a public-private financial partnership, community-based development process, a project financing model (with) master plan elements and sustainable design principles which champion community, economic viability, education and the social fabric of the population.” Knott describes the developer’s role as “an integrator of community vision.” What’s more, he claims, “I’m not in the land business. Not in the sticks-and-bricks business either. I’m in the business of building community.”

### **Making the Project Work**

Earlier, I referred to the Noisette Project as a 3,000-acre redevelopment, but it’s actually a 280-acre redevelopment project being done in a manner that integrates with—and revitalizes—approximately 2,700 acres of contiguous, mostly private property. About 13,000 people currently live within the project area.

Current estimates are that Noisette will attract about \$1 billion in private and public investment in the near term and about \$3 billion over 15 years.

John Knott’s firm is only taking actual ownership of major portions of the 300-acre former Charleston Naval Base, but he has wisely not limited his focus to that isolated chunk of property. Instead—and at the community’s request—he has integrated the base redevelopment into a master plan for revitalizing the surrounding community (the southern end of North Charleston).

The Noisette Project didn’t start with the base, despite the fact that the base property has consumed the majority of the development team’s time in recent years. The Noisette Project started with a five-square-block area in the historic center of North Charleston. This plan was gradually expanded for over a year, at which point the concept of including the base property was hit upon, as a result of the mayor’s request for the development team to look at more potential revitalization areas. The mayor identified what he called “five cancers” in the city that needed to be cured: The Garco asbestos and rubber plant; the Century Oaks and Calhoun Homes (World War II temporary military housing areas); North Park Village (the largest public housing project in the state, now being redeveloped under the Hope VI program); and the closed naval base and adjoining areas.

Knott’s ultimate vision goes beyond the roughly 3,000-acre area. During a recent planning session with his all-star team of green architects, restoration ecologists, and sustainability engineers, the conversation regarding future restorative efforts drifted north and west along the Cooper River into the watershed, plus south and east into the estuarine fisheries. Knott knows how infectious restorative development can be—how the revitalization of even a single building or block can spill over, triggering a positive feedback loop of revitalization that just keeps spreading.

In addition to the designers, Knott’s team includes those who know the assets best, such as James Augustin, vice president and co-founder of the Noisette Company. Recently retired

from the military, Augustin was director of base closure for the U.S. Navy Civil Engineer Corps and was a national leader in making the U.S. Navy's operations more sustainable.

Because he will have no control over what the surrounding private property owners do with their homes and businesses, Knott helped form the Sustainability Institute, which bought (for \$30,000) and completely restored (for \$55,000) a dilapidated 900-square-foot home using the latest "green" materials and technologies. It serves as a model so that local homeowners can learn how to renovate their homes to become healthier, cheaper to maintain, and more energy-efficient. The Sustainability Institute is now planning a similar "green model" project for a retail store in the Olde Village area in order to show commercial establishments how the same approach can work for them.

To help homeowners and business owners pay for their renovations—and to help ward off some of the negative effects of gentrification—the city of North Charleston is using a mechanism that has become popular in city revitalization projects throughout the nation: tax increment financing (TIF) districts. By designating an area as a TIF district, owners aren't penalized for the increases in their property values that result from both their individual renovations and the overall revitalization plan.

In a TIF district, all tax revenues above the original (pre-revitalization) levels go into a special fund that is earmarked to fund the renovation of public infrastructure and green spaces within that area only. North Charleston plans to put a quarter of the funds into the local schools and the rest into planting trees, refurbishing roads and sidewalks, and demolishing unsalvageable structures. In this manner, the restoration of private property and public infrastructure is integrated via a direct, simple linking mechanism.

How exactly does a private businessman like Knott accomplish something this complex, a project that requires the



*Map of the Noisette Project footprint.*

involvement of so many government agencies at the local, state, and federal levels, not to mention the buy-in of local citizens? Part of Knott's success to date has resulted from his sincere efforts to keep the local residents "in the loop," holding many public meetings that are often hosted in local churches.

The financing is being done through the city as a public-private partnership. The Noisette Company won't actually perform much of the actual deconstruction/redevelopment work; some of the work will be subcontracted to various engineering and contracting firms, and other plots will be sold outright to developers who will work in accordance with the Noisette master plan.

About 250 acres of the 300-acre naval

base was appraised at \$9.6 million.

That property was deeded to North Charleston from the federal government at no cost, and the city then sold it to Noisette (the remaining 50 acres is still being appraised).

Demolition and asbestos removal alone will cost approximately \$8 million. Once the sites have been thus prepared, the next step will be for Noisette to sell parcels to other redevelopers, thus spreading the risk and tapping far more sources of funding. This might sound relatively straightforward, but it has been tremendously risky. The Noisette Company has already spent more than \$6 million planning this project, and this money would have been completely lost if the deal

had fallen through for any reason. Since the project was first envisioned, the local real estate market has taken a downturn, which has certainly added to the uncertainties and risks.

### A Vision for the Future

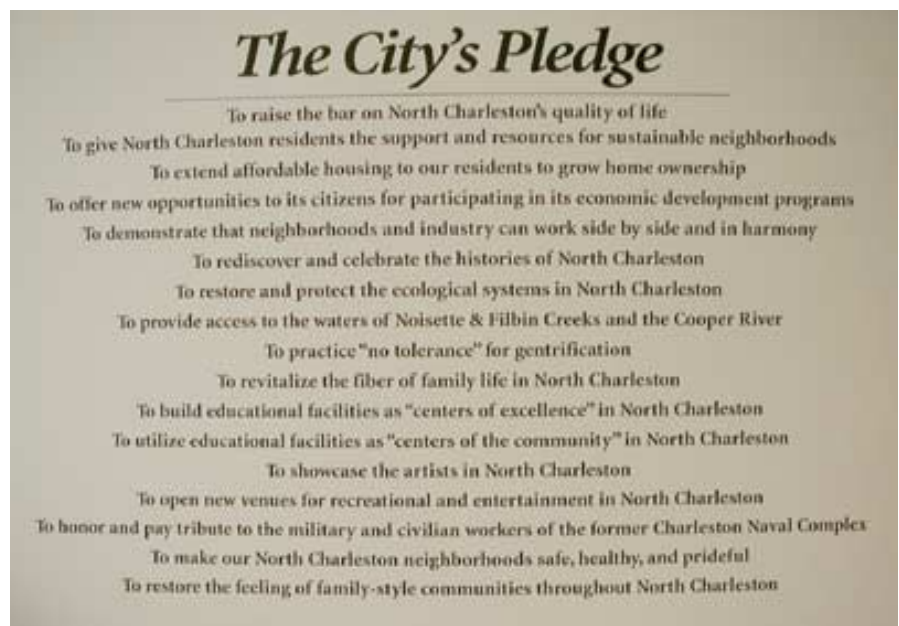
One of the most powerful catalysts of urban revitalization in recent decades has been the reconnection of citizens with their waterfront. Throughout most of the 18th, 19th, and 20th centuries, waterfronts were blighted zones of warehouses, factories, and polluted ports. Cleaning up brownfields and redeveloping them with residential and commercial projects or public parks have turned around many depressed communities.

And so it will be in North Charleston, a riverfront city whose citizens seldom saw the water: Both industry and the military had denied residents access to their Cooper River waterfront for as long as any living person can remember. The city will eventually reimburse the Noisette Company for the cost of cleaning, replanting, and redeveloping a three-quarter-mile stretch of the riverfront that will become a combination of park, strolling trails, public dock, and amphitheater. Around the entire perimeter will be a biking trail.

Using the “pocket park” concept that is so popular in this part of the south—small public parks are within a block or two of almost any point in the downtown—Knott intends to give aesthetically challenged North Charleston a feel similar to that of Charleston. Many streets will end at the water and be lined with attractive, sidewalk-front commercial buildings (offices, restaurants, and shops). Loft apartments will be above many of the commercial establishments in order to form the diverse, 24/7 activity necessary for successful urban revitalization efforts. Housing prices will be reasonable, ranging from condominiums around \$65,000 to single-family homes around \$250,000. Knott claims that “[w]hen the project is done, it will feel like it has been there forever.”



*A degraded stream bank on the former naval base.*



### *North Charleston's restoration-infused City Pledge.*

At a ceremony celebrating the land transfer on July 1, 2003, North Charleston Mayor Keith Summey told a crowd of 200 city and Noisette Company employees and other guests, “It’s taken a lot of stamina to get where we are today. You’re standing in a building that hasn’t been on the tax books since it was built (in the early 1900s). Now, it’s time to take it back to private development.”<sup>1</sup>

At that ceremony, John Knott, Jr., said, “I believe that we can create a global prototype for the sustainable rede-

velopment of our inner cities. Noisette holds the potential to become a transformative project for American cities.”

*Storm Cunningham (storm@revitaliz.org) is Executive Director of Revitalization Institute (www.RevitalizationInstitute.org), the association of restoration, remediation, and redevelopment professionals. He is also the author of The Restoration Economy.*

<sup>1</sup>Quoted from a July 2, 2003, article in *The Post and Courier* by Terry Joyce.

### Alameda Point: A Model for Sustainability

Located within the metropolitan Bay Area, across the estuary from Oakland and across the bay from San Francisco, the redevelopment of Alameda Point (formerly the Alameda Point Naval Air Station) provided a unique opportunity to develop new housing along with a new-mixed use community based on the principles of smart growth and sustainable development.

For more information about this project, go to <http://www.hokplanninggroup.com/info/news/> and select "16 September 2003: Alameda County: A Model for Sustainability."

### New Online Database Gives Public Access to Recent History of Conservation Ballot Measures

Developed by the Trust For Public Land (TPL), a national conservation organization, the new LandVote Database serves as the premier source of information about conservation ballot measures. The database, accessible online at <http://www.landvote.org>, brings together a five-year, comprehensive history for all conservation-related ballot measures that have been voted on since 1999. A full 10-year database dating back to 1994 is expected by October, well in advance of the November elections.

Through its analysis of the data, TPL finds that in both the robust and challenging economic times of the past decade, American voters have strongly supported conservation finance measures that preserve natural lands, create parks, and protect farmland. Over the five years covered in the initial LandVote Database dataset, 78 percent of the conservation finance measures put to voters were approved, generating a total of \$26.3 billion.

## Smart Growth and Housing Privatization at Military Bases

by Bryan Barnhouse

In 1993, President Clinton approved the Base Realignment and Closure (BRAC) Commission's addition of the Naval Training Center (NTC), San Diego, to the closure list. A decade later, the Village at NTC has been recognized with the U.S. Environmental Protection Agency's (EPA) prestigious National Award for Smart Growth Achievement for Built Projects. The city of San Diego, as the local redevelopment authority (LRA), in coordination with the Department of the Navy (DON)—Southwest Division Naval Facilities Engineering Command (NAVFAC), and the private sector formed a unique partnership to redevelop 50 acres of the former base into affordable rental housing for military personnel.

Smart growth principles are evident throughout the Village at NTC. Highlights of the project include:

- Five hundred affordable housing units
- A seven-acre site for a future elementary school

- A community center
- Recreational space
- An adjacent (already-existing) Naval Exchange, which serves as a local grocery store.

Noted New Urbanist architecture and planning firm Torti Gallas & Partners designed the neighborhood, which includes a number of features common to Traditional Neighborhood Developments (TNDs) across the United States, such as front porches to define the streetscapes, back alleys for garage and service access, and beautiful, well-defined public spaces.

The Village at NTC is but one component of the larger master base reuse plan. The city intends to reuse the remainder of the former NTC as a mixed-redevelopment site called Liberty Station. The project, approved in 1998, calls for the integration of a new urban, seaside community in the North Bay region with downtown San Diego. Revitalization of the former base includes facilities for education, training and development programs,

and retail and provides space for waterfront recreation, parks, museums, and arts and cultural activities. By supporting a greater variety of events, businesses, and organizations, Liberty Station can greatly enhance its chances for attracting the talent pool necessary for the region to compete effectively on economic and cultural levels. Information about this larger development can be found at <http://www.libertystation.com/>.

The success of applying smart growth principles in developing the Village at NTC has spilled over to neighboring areas. Already, two more neighborhoods have been planned and are currently being developed by Clark Realty, the same builder responsible for developing the housing in the Village at NTC. Clark is modeling the nearby Village at Serra Mesa and Gateway Village after the already-built Village at NTC.

The success of these projects is due to the establishment of a collaborative partnership. The Navy and the devel-

*(NTC, continued on page 8)*



*A view of the Village with construction nearly completed.*



*Architecture informed by local traditions makes attractive public and private settings.*

oper formed a public-private venture (PPV), as permitted under the Military Housing Privatization Initiative (MHPI).

The MHPI, authorized in 1996, contains provisions that enable all services to update aging military housing through privatization and commercial market investment. Since authorization, the Navy has leveraged over \$1.4 billion and created 11 PPV partnerships that have built or renovated over 16,000 homes. The empowerment and flexibility built into this initiative allows all the services to carry out tasks not traditionally associated with the military. For instance, the military depart-

ments can form and invest in limited partnerships with private-sector developers who will build to community standards. Under this arrangement, the military service can make loan guarantees, convey land and ancillary facilities, and improve property without owning the housing or incurring project operation costs. The structure of the deal also requires, in this case, the Navy's consent in decisions about:

- Refinancing or taking out additional debt
- Disposition of company assets
- Changes in the distribution of cash flow
- Replacement of the property manager

- Changes in project ownership.

The authority granted to the armed services by the MPHI presents new opportunities for local governments to work cooperatively with neighboring military installations. Better and more affordable housing for military service personnel can free up scarce housing units for nonmilitary individuals and families.

The purpose of the PPV is primarily to provide housing, recreational facilities, and parks for military personnel. Because of this, the Village at NTC creatively takes advantage of existing and planned development in the surrounding neighborhood to provide amenities for the residents. In addition to the Naval Exchange, the nearby neighborhood includes shopping, restaurants, and several schools.

In February 2004, Clark Realty completed the final residential unit in the Village. All 500 townhomes are now occupied. The best testimony for the success of the neighborhood is from the residents, including one who says, "My wife is going to reenlist if we can stay here."

*Bryan Barnhouse is the assistant project manager for ICMA's military programs, which include the Base Reuse Consortium. He can be reached at [bbarnhouse@icma.org](mailto:bbarnhouse@icma.org). Getting Smart! editor Dan Emerine also contributed to this article.*



### American Planning Association

Since the last update, APA has released a number of Planning Advisory Service (PAS) Reports pertaining to various aspects of smart growth, including *Smart Growth Audits*, *Regional Approaches to Affordable Housing*, *Planning for Street Connectivity*, and an examination of methods to achieve a better *Jobs-Housing Balance*.

Spring 2004 brought the publication of *Community Indicators*, *Ecological Riverfront Design: Restoring Rivers, Connecting Communities* (with American Rivers), and *Urban Containment in the United States: History, Models, and Techniques for Regional and Metropolitan Growth Management*, by Arthur C. Nelson and Casey J. Dawkins. APA has also released a revised edition of Randall Arendt's popular *Crossroads, Hamlet, Village, Town: Design Characteristics of Traditional Neighborhoods, Old and New*. The new version comes with a CD providing illustrations and voice-over commentary on suggested ordinances and subdivision regulations.

Hot off the press is *Codifying New Urbanism: How to Reform Municipal Land Development Regulations*, produced with the Congress for the New Urbanism. For more information on these publications, see [www.planning.org/bookservice/](http://www.planning.org/bookservice/). Visitors to the Web site can also access two new policy guides, *Energy and Redevelopment*, that set forth best planning practice in energy conservation and public redevelopment ([www.planning.org/policyguides/](http://www.planning.org/policyguides/)), as well as an article on *Measuring Urban Form* from the spring *Journal of the APA* ([www.planning.org/japa/pdf/JAPAsong.pdf](http://www.planning.org/japa/pdf/JAPAsong.pdf)).

Measuring planning's impact is one of several tracks announced for the *2005 National Planning Conference*, to be held in San Francisco. Other tracks will address affordable housing, "safe growth," and regional alliances. APA welcomes session proposals on these and many other topics. See links from the home page to the online proposal form and entry information for the National Planning Awards (due September 3).

### Environmental Law Institute

The Environmental Law Institute's Sustainable Use of Land Program published *Nature-Friendly Ordinances*, a new book on how to integrate ecological conservation principles into land use ordinances at the local level. Based on land use principles developed by the Ecological Society of America, the book examines key elements of land use plans, zoning ordinances, subdivision ordinances, vegetation ordinances, and other local forms of regulation that can support conservation goals. ELI continues its work on infrastructure policy and land use, working in Pennsylvania with 10,000 Friends of Pennsylvania and others. Additional activities include work on affordable housing and ways to ensure that environmental regulation is not treated as a barrier to affordability. Longer-term projects include work on taxation, open space conservation, and expanding the range of choices in land use and development. ELI also continues to examine what it takes to accomplish sustainable land use policy changes given political realities. In ELI's *The Environmental Forum* (January/February 2004), former Maryland Governor Parris Glendening describes his approach to gaining approval for Maryland's landmark package of smart growth laws in a detailed article called "Smart Politics." For more information, visit <http://www.eli.org/research/SUL.htm>.

### National Association of Local Government Environmental Professionals

NALGEP and the Smart Growth Leadership Institute have released a new report, "Smart Growth is Smart Business—Boosting the Bottom Line & Community Prosperity." The study documents sprawl's economic impacts and profiles 17 business-led efforts to counter it, whether by adopting alternative business models or pushing for policy change.

The "smart growth is smart business" message is being echoed by business leaders. Kenneth Lewis, Chairman and CEO of Bank of America, said, "For us, business and environmental issues go hand in hand. We care about protecting the environment because the health of the environment directly affects the quality of life of our associates, our customers, and our communities."

The "Smart Growth is Smart Business" report also highlights five key smart growth business strategies and outlines the reasons why business leaders are supporting smart growth policies and projects. Electronic copies of the report are available on NALGEP's Web site at <http://www.nalgep.org>.

NALGEP and the Northeast-Midwest Institute have also launched the Brownfield Communities Network. The nationwide network comprises localities that are working to demonstrate how the cleanup and redevelopment of contaminated property can be an effective tool for community revitalization. The initiative will harness the knowledge, expertise, and experience of the nation's leading brownfield communities and share it with localities around the country. On June 2–4, 2004, the Network held its first annual Brownfield Communities Summit in Washington, D.C., for peer-to-peer discussion on pressing revitalization issues facing localities.

## **National Neighborhood Coalition**

NNC is working with Shaw EcoVillage, a community-based organization in Washington, D.C.'s Shaw neighborhood, to train high school students to use NNC's *Neighborhoods, Regions and Smart Growth Tool Kit*. NNC's tool kit is an adaptable resource for community organizers, neighborhood planners, and advocates who want to build relationships with other stakeholders and create development opportunities that are good for neighborhoods.

Shaw EcoVillage offers high school students summer and academic-year fellowships in which students develop leadership skills and create innovative solutions to real-life community issues. Students work on a range of projects, including arts; clean air, land and water; health and wellness; and equitable development. NNC will train team leaders and student teams to use the Tool Kit as a way to deepen neighborhood involvement in the community revitalization projects they are working on, which include a main street revitalization project and an examination of contributing factors and solutions to homelessness.

For more information about the NNC's tool kit and how to use it in your community, contact Leah Kalinosky at [leah@neighborhoodcoalition.org](mailto:leah@neighborhoodcoalition.org).

## **Sustainable Communities Network**

All institutions have events, but they are not always environmentally and transit-friendly or they do not model smart growth and sustainability principles. Any event, however, can be successful and sustainable.

CONCERN, Inc., the director of the Sustainable Communities Network, has published the *How to Plan a Sustainable Event* brochure, which offers many guidelines for organizing and implementing more sustainable events that create community, conserve resources, support the local economy, and improve the environment. The brochure is free and available for download from the Sustainable Communities Network Web site, [www.sustainable.org](http://www.sustainable.org).

## **Urban Land Institute**

In fast-growing regions, the preponderance of growth continues to take place on the suburban fringe. Even though the smart growth movement has had great success at bringing growth and development to inner cities and to infill sites within cities and close-in suburbs, sprawl continues to dominate the fringe. In response to this phenomenon, ULI chairman Harry Frampton has made smart growth on the fringe a priority for the Institute. To better understand what smart growth on the fringe is and what principles and best practices define it, ULI held a Public Officials' forum chaired by ULI senior resident fellow Bill Hudnut. The output of the forum will be fed into a Smart Growth Solutions workshop that will establish principles for smart growth on the fringe. Those principles will be published later this year and made available online at ULI's Web site.

ULI has created a new community outreach department to help ULI's district councils around the country engage their communities in ongoing programs to address land use issues. Examples of new community outreach programs now being developed are efforts to form a regional growth alliance in Richmond, Virginia; the formation of the Delaware Valley Smart Growth Alliance in Philadelphia, Pennsylvania; and a partnership with Envision Central Texas in Austin, Texas, to support implementation of the regional visioning effort. In the Washington, D.C. region, ULI's community outreach department is working with the Smart Growth Alliance on a growth visioning exercise called Reality Check to be held in January 2005. In the Los Angeles region, Reality Check was used to great effect to bring together conflicting factions in the community and arrive at an understanding of the need to and methods for accommodating future growth.

## **U.S. Environmental Protection Agency**

The new EPA report *Protecting Water Resources with Smart Growth* compiles 75 policies aimed at protecting water resources and achieving smart growth. Growth and development, with the corresponding loss of natural areas and increase in impermeable cover, can profoundly affect water quality and quantity. To address these and other impacts, local governments need smarter approaches to growth: policies and tools that enhance existing neighborhoods, improve schools, protect drinking water, and provide attractive housing and transportation choices. *Protecting Water Resources with Smart Growth* is written for audiences who are familiar with smart growth and now seek additional ideas for protecting water resources. To receive a free hardcopy of the report when it is released, send an e-mail to [ncepimal@one.net](mailto:ncepimal@one.net) or call 1-800-490-9198 and request EPA publication 231-R-04-002. The report is also available online at [www.epa.gov/smartgrowth](http://www.epa.gov/smartgrowth).

EPA is working on several other publications related to smart growth and water. One publication will discuss how density can help communities protect water quality. Also in the works is a document that describes how communities can use smart

## Partner Update

(Continued)

growth to meet EPA's new regulatory requirements on stormwater. Over the next five years, more than 5,000 cities, counties, and large facilities will be developing and implementing stormwater management plans. Many smart growth techniques, such as infill, redevelopment, vacant property campaigns, "fix it first" infrastructure policies, urban forestry programs, and better models for parking, can fit into both growth and stormwater planning.

In a partnership between EPA, NOAA Sea Grant, the city/county of Honolulu, and the University of Hawaii, Geoff Anderson led a team of national smart growth experts to consult with the city, landowners, developers, and the public on smart growth options for the "Second City" of Kapolei and the town of Kailua, both on Oahu in Hawaii. Kapolei expects significant growth over the next 10–20 years, whereas Kailua is a relatively established town where residents want to make the existing downtown more pedestrian friendly. The team conducted several public meetings to gather and provide ideas and will issue a report outlining smart growth options to the city and university. This effort was jointly sponsored by the university's Sea Grant program and was the program's first activity under its new Center for Smart Building and Community Design.

## Resources on Encroachment for Planners

In the November 2003 issue of *Zoning News*, the American Planning Association (APA) published an article by Department of Defense planner Mike Davis, titled "Military Installations Under Pressure from Urban Sprawl." An "Ask the Author" segment with Mr. Davis can be found on the APA Web site at <http://www.planning.org/zoningpractice/askauthor1203.htm>.

## NGA Center for Best Practices: Military Bases Issue Page

The National Governors Association's Center for Best Practices has a number of resources on its Web site related to sprawl encroachment on military installations, as well as information about base closure issues. See their military base issue page at [http://www.nga.org/center/topics/1,1188,C\\_CENTER\\_ISSUE^D\\_4504,00.html](http://www.nga.org/center/topics/1,1188,C_CENTER_ISSUE^D_4504,00.html). Two issue briefs in particular, "State Strategies to Address Encroachment at Military Installations," and "Military Installations Pressured By Sprawl," provide good overviews of state strategies that can be used to protect installations from sprawl.

## Smart Growth Calendar of Events

### September 4–8, 2004

Sixth Symposium of the International Urban Planning & Environmental Association

Location: Louisville, Kentucky

The event will attract a diverse field of academics and practitioners in order to discuss the very latest advances in practice and research and to advance the implementation of sustainable urban forms through sharing knowledge and good practice. Conference themes include:

- What does planning for sustainability mean?  
How do you define, measure, and promote effectiveness in pursuit of sustainability?

- What are institutional frameworks and structures that promote sustainable urban practices?

For more information, see <http://cepm.louisville.edu/IUPEA6/index.html>

### September 26–29, 2004

Profitable Sustainability: The Future of Business

Location: Seattle, Washington

This premier conference presents regional, national, and international best practices for sustainable business. The conference features plenaries and forums on key topics in sustainable business as well as workshops, exhibits, and case studies by world-class companies.

For more information, see <http://www.nbis.org/events.htm>.

Check out the SGN web site for other upcoming events  
<http://www.smartgrowth.org>

# Conservation of Honey Lake Strengthens Military's Land Stewardship

by Matthew Shaffer

After the Cold War ended more than a decade ago, the Pentagon took a long hard look at its system of U.S. bases, realized that it had far too many facilities, and decided that it was time to downsize.

That effort, which is still ongoing, has been arduous, particularly for communities that have grown up around bases and have developed economies that are heavily dependent on military-related spending.

One of the major issues to be resolved in the Pentagon base cutbacks has been what to do with the thousands of acres and hundreds of buildings that are no longer needed.

One solution has been found high in the Sierra Nevada mountains of northern California, where an Army ammunition and gunnery installation has coexisted with thousands of birds and animals for the past 70 years.

Honey Lake is north of the much better-known Lake Tahoe and has long been part of the Pacific Flyway for birds, home to 348 bird, mammal, and reptile species. It is the location of 167 historic and cultural sites, which date from Honey Lake's time as a home for Native American tribes and as one of the stops for American settlers who came to California during the late 1800s.

And since 1933 it has been home to an Army facility where demolitions of all sizes were exploded and aerial gunnery was practiced.

As part of the base-closing process, the Army decided it no longer wanted Honey Lake, opening up for debate the question of what to do with the land.

In 2002, Congress enacted a law permitting the military to transfer surplus property to not-for-profit groups for the purpose of conserving natural resources. With interest from the Army and on-the-ground support

from the Trust for Public Land (TPL), the Bioengineering Group, and the Center for Urban Watershed Renewal, turning Honey Lake from a military outpost to a conservation site became a team enterprise.

The four groups formed the Honey Lake Conservation Team and dedicated themselves to solving the myriad problems associated with bringing Honey Lake into public ownership. The hurdles included:

- Management of the endangered Carson Wandering Skipper butterfly
- Conservation of historic and cultural resources
- Resolution of encroachment and title issues
- Mediation of related federal, state, local, and tribal agencies and interests.

## Bringing Resources to Bear

Led by TPL, the team put together several strategies that form a model that TPL expects will be replicated for future military conservation projects. Some of the resources the team tapped into for Honey Lake included:

- A release from Section 7 of the Endangered Species Act from the United States Fish & Wildlife Service for managing the endangered butterfly
- The involvement of California's Department of Toxic Substance Control, particularly for identifying the boundary of the old ordinance and explosive area
- Money from the Army to cover liabilities to complete environmental studies (ASTM 1527-00 Phase I ESA and Limited Phase II ESA).

Of course, due diligence for the conservation project at Honey Lake also included developing an implementation plan, community involvement, property encroachment resolution, developing a

management plan, and habitat identification and enhancement.

## What the Future Holds

Today the Honey Lake landscape doesn't look that much different, but thanks to the multistakeholder approach, it has a bright future. With the Honey Lake management plan well under way and with surveys having been conducted to determine the status of the Carson Wandering Skipper, the team continues to manage the Honey Lake resource in collaboration with the U.S. Fish and Wildlife Service, Lassen County, and the California State Lands Commission, to which the property will likely be transferred in the fall of 2005.

Also, growing out of the experience with Honey Lake, TPL has recently formed a Property Renewal Group (PRG) designed to offer conservation expertise for environmentally challenged or impaired properties.

TPL is currently considering projects at several base realignment and closure properties like Honey Lake with the U.S. Department of Defense (DoD). With the Honey Lake model as a guide, these properties may well be transformed into parks and open space— invaluable additions to the limited space available for communities experiencing the growing need for more parkland within their boundaries.

There are currently a dozen or more DoD surplus properties remaining that might be well served by the military's new Conservation Conveyance authority. That number could increase as other military bases, depots, and ammunition plants are declared surplus in 2005, creating significant new opportunities to renew and restore many environmentally impaired properties.

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