

# BRAC & HISTORIC PRESERVATION



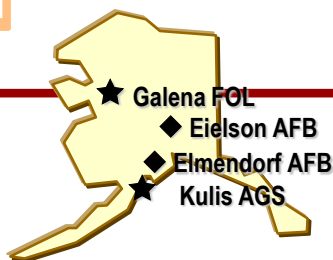
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**Project Manager**  
**Office of Economic Adjustment**



National Preservation Conference, November 2006

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# Major BRAC 2005 Actions





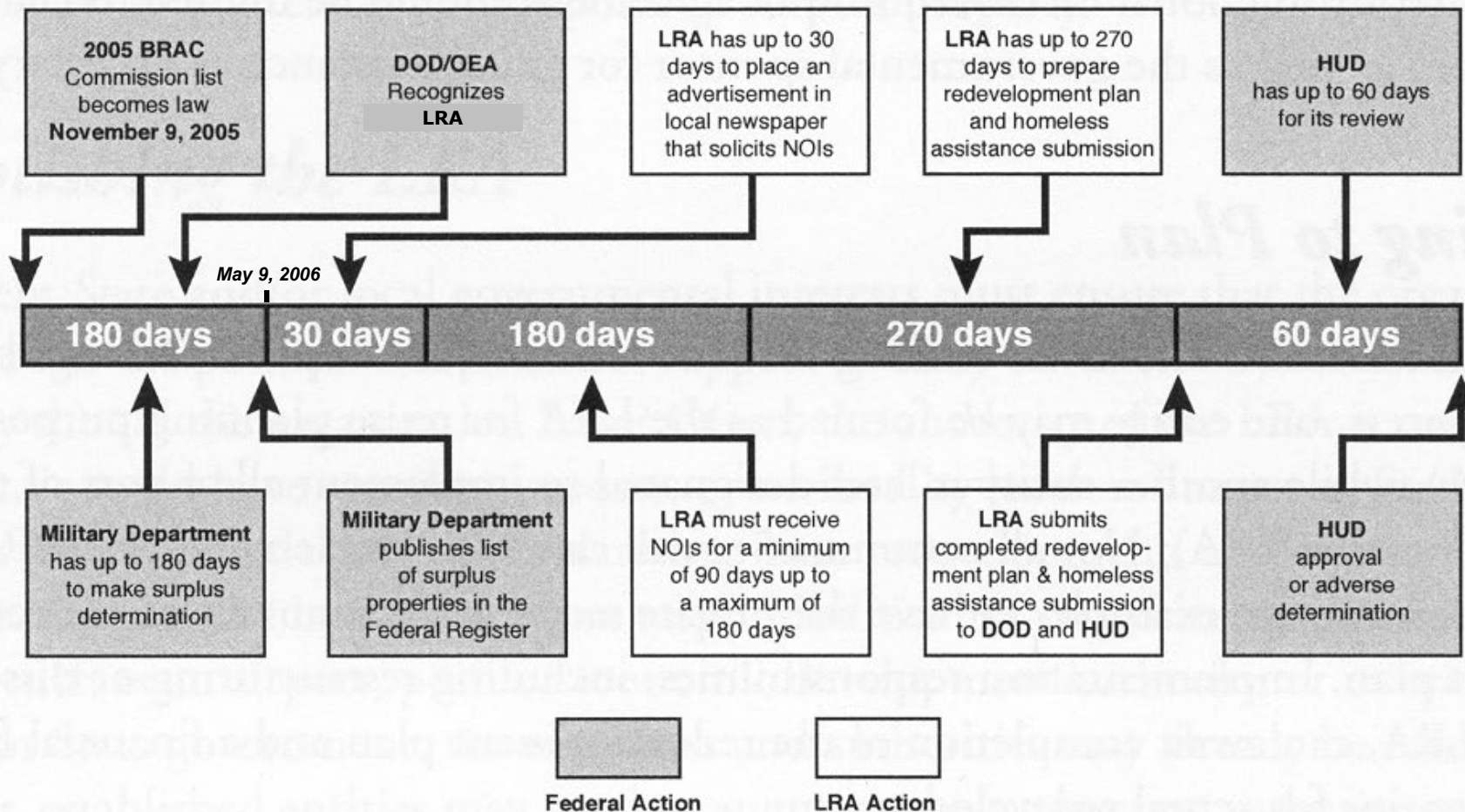
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## Key Statute (P.L. 101-510) Dates

- November 9, 2005—Date of Approval
- November 2005—DoD/Federal property screening begins; LRA formulation & recognition
- May 9, 2006—surplus property notifications
- June-August/November 2006—LRA outreach
- May/August 2007—complete redevelopment plan; submit to DoD/HUD
  - *Plan can be submitted anytime after outreach*
- May/August 2008—property disposal decisions
  - *Anytime after Military Department completes NEPA for property disposal*



# Statutory Planning Timeline





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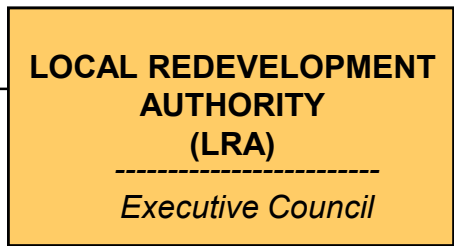
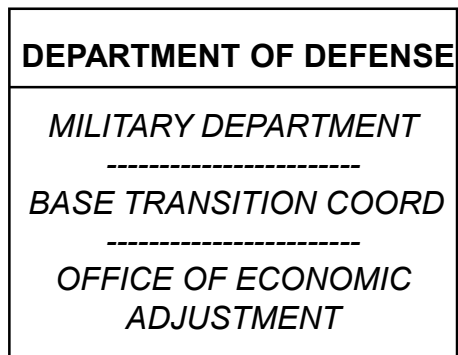
# Statutory Planning Process for LRAs

- Establish a local redevelopment authority (LRA) with broad-based membership including jurisdictions with development control authority over the property
- Conduct outreach to homeless providers & public & non-profit organizations eligible for surplus Federal property
- Prepare a base redevelopment plan that balances homeless needs with economic & community development needs
- Submit redevelopment plan to HUD & the Military Department concerned

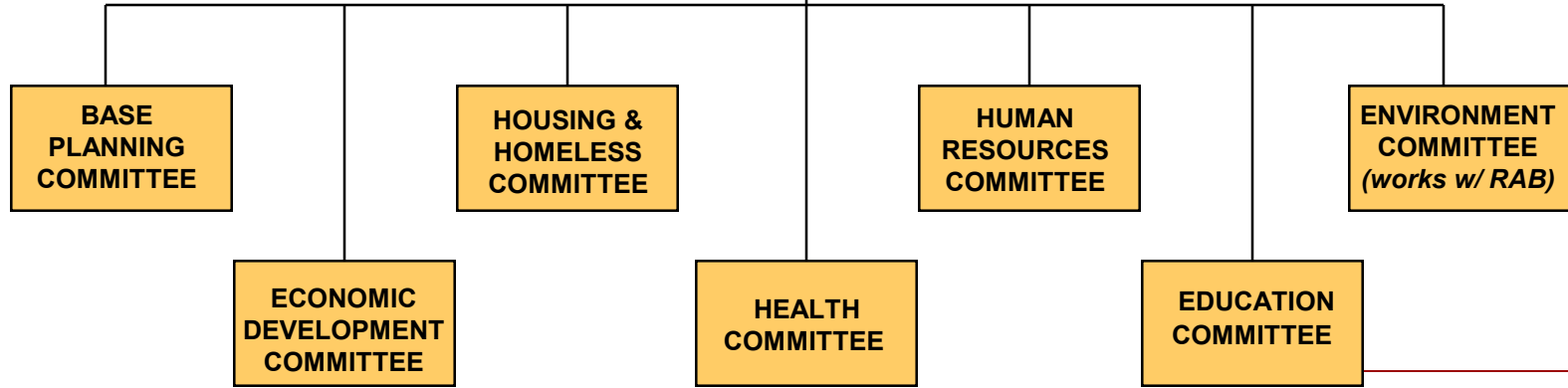
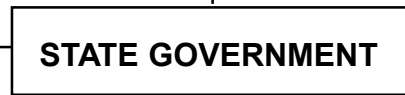
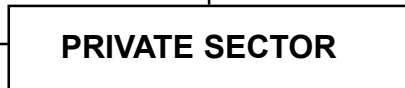


# Illustrative LRA Organization Structure

## Sources of Assistance



## Potential Members





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# LRA Outreach

*6-12 months after date of approval*

- LRA responsibility
- Begin within 30 days after surplus notification
- Publish timeframe & procedures in a local paper
- Hold at least one public hearing/workshop
- Conduct outreach to representatives of the homeless
  - *Coordinate with the appropriate HUD Field Office*
- Solicit interest of other interested parties
  - *Public entities & non-profit organizations eligible for public benefit conveyances*
  - *Law enforcement, emergency management, park, education or health facility, historic monument, etc.*
- Consider notices of interest received in preparing base redevelopment plan & accommodate homeless assistance needs



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# What is a Redevelopment Plan?

- Community's vision, goals, & objectives for base redevelopment
- Market driven
- Primary instrument to ensure land use compatibility between surrounding community & former base
  - Proposed land uses & zoning
  - Supporting infrastructure
  - Redevelopment schedule
  - Capital improvement program





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# Why is a Community Asked to Prepare a Redevelopment Plan?

- Supports the Military Department's disposal of surplus Federal property
- Guides the Military Department's environmental analysis of base redevelopment as required by the National Environmental Policy Act of 1969, as amended (NEPA analysis)
- Military Department uses the plan in considering property disposal conveyance options for surplus Federal property



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# Redevelopment Planning Drivers

- Physical & environmental conditions
- Market potential for redevelopment
- Public facilities & services needs
- Homeless accommodation
- Institutional needs
- Compliance with local, state and federal statutes and regulations
  - *Zoning and land use*
  - *Building codes*
  - *Federal property disposal laws*



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# Collect Data/Analyze Existing Conditions

- Data collection & analysis begins concurrent to specialized planning studies
- Military Department is the source of most technical data for on-base conditions
  - *Base engineering, planning & environmental offices*
  - *Installation Summary Report*
  - *Environmental Condition of Property (ECP) Report*
    - ✓ completed remedial & corrective actions
    - ✓ current property use
    - ✓ nature & extent of known contamination
    - ✓ current phase of remedial or corrective action underway
    - ✓ presence of protected species
    - ✓ presence of historical and cultural assets



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# Redevelopment Plan Adoption

- LRA forwards final base redevelopment plan & homeless submission package to HUD & Military Department concerned
- Upon HUD acceptance local government jurisdiction(s) with planning & zoning authority formally adopt plan
- Property is zoned or otherwise entitled to permit redevelopment



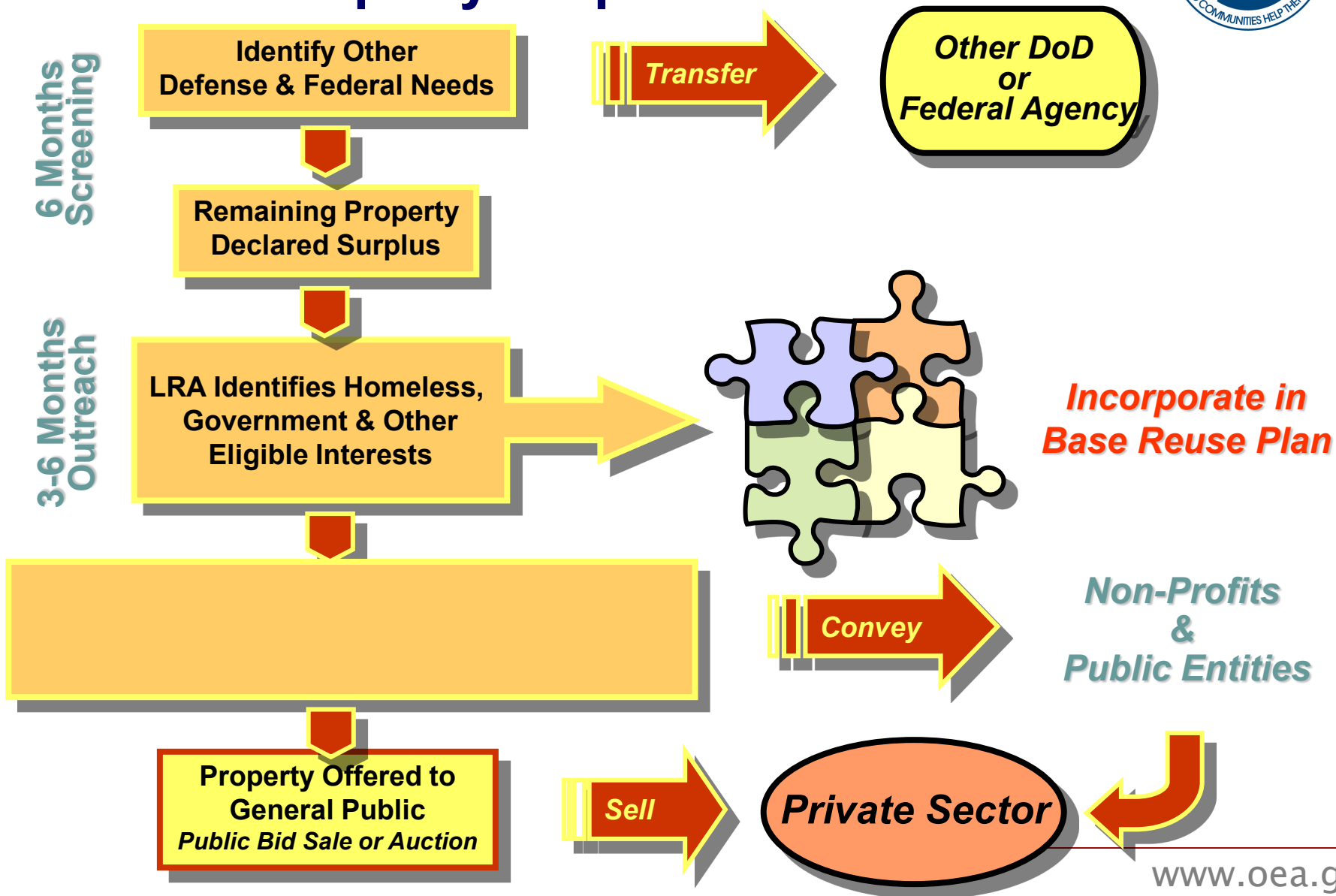
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# Property Disposal Options

- Other DoD/Federal Agencies
- Public Benefit Conveyances (PBCs)
  - *Education, health, recreation, law enforcement, emergency management, homeless, etc.*
- Economic Development Conveyance
- Negotiated Sale to Public Entities
- Public Bid Sales



# Federal Property Disposal Process





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# Questions?

Office of Economic Adjustment (OEA)  
Department of Defense

<http://www.oea.gov>

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