



# *Working with Land Trusts: A Guide for Military Installations and Land Trusts*

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## **Background:**

Encroachment- incompatible uses of air, land, water, and other resources- is the cumulative impact of uncontrolled urban development that hampers the military's ability to carry out its testing and training missions. The rapid pace of urban growth into rural areas around military installations and ranges presents two sets of encroachment problems. As residential and commercial development increases in areas near military bases, residents may experience more aircraft over-flights, dust, and noise from military activities. Important military training exercises may be compromised due to incompatible land use adjacent to or near installations and ranges.

The U.S. military is responsible for protecting the American people and U.S. interests around the world. Restrictions caused by increased growth and development can have a detrimental impact on the military's ability to "train as we fight." State and local governments have the responsibility of managing urban growth and development through their land use management authorities. Land trusts, the agriculture community, and conservation organizations can leverage their respective interests in open space conservation areas and work cooperatively with the military to establish compatible land use buffer areas around DoD lands. Working collaboratively, the military, state and local governments, and other stakeholder groups can protect military training capabilities while conserving important natural resources, and maintaining community well-being.

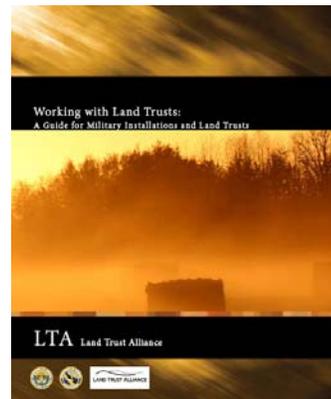
## **Objective:**

Two-way communication between the military and outside stakeholders is crucial to successful compatible land use planning. Land trusts can enhance the military's efforts to promote compatible development; the military can provide a variety of resources to help land trusts achieve their goals. Together, the military and land trusts can find mutually beneficial solutions to encroachment issues.

## **Summary of Approach:**

This primer is one of series designed to facilitate a better understanding among stakeholders, including military installation leadership, state and local government officials, land trusts, and communities, of how each operates within the context of encroachment and sustainability decision making. This information will

facilitate communication and collaboration among those stakeholders to discover ways to engage in compatible land use planning. The primers in this series provide tools and suggestions for establishing and maintaining effective relationships and partnerships to address the challenges of encroachment. By working together, these stakeholders can find mutually beneficial solutions to encroachment and other sustainability issues.



*This guide is designed to help DoD official and military base commanders gain a better understanding of how to work with land trusts.*

## **Benefit and Accomplishments:**

The resource guide is designed to help Department of Defense (DoD) officials and military base commanders gain a better understanding of state government land use decision-making that may affect military operations, and facilitate communication and potential collaboration among stakeholders on encroachment issues.

This resource guide is currently posted on the DoD-Sustainable Ranges website, [www.denix.osd.mil/SustainableRanges](http://www.denix.osd.mil/SustainableRanges).

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