

Military Decommissioning

Acquisition and Implementation Mechanisms

Public Financing

Mmilitary posts typically occupy what is considered to be prime real estate: large parcels of relatively-undeveloped land situated in geography that includes protected sites and great vantage points. As the logistics and tactics of the military change, much of this land is being turned over to the public, providing notable opportunity for development and/or preservation. Often these sites contain historic architectural and cultural sites, along with environmental pollution and occasionally unexploded munitions.

Once designated for decommissioning through the US Department of Defense Base Realignment and Closure (BRAC) process, military base land is turned over gratis, or at minimal cost, to the surrounding community. This process is handled via economic development conveyance (EDC) and public benefit conveyance (PBC) components of the BRAC, and the activities of redevelopment are required to be handled by a Local Redevelopment Authority (LRA). Often the land is turned over to civilian use with stipulations for development of housing, public access, and open space preservation.

One of the most well-known base conversions is San Francisco's Presidio. Once a major military outpost for the United States military, this 1480 acre site is now jointly managed by the public-private Presidio Trust and the National Park Service. This park is renowned for its public amenities and its environmental restoration work. Another base conversion project in California is 28,000-acre Fort Ord, along the central coast. Just decommissioned in 1994, this site is currently undergoing normalization (explosive removal and environmental clean-up), and two-thirds of the land is targeted for endangered species land-preservation and recreational use. Locally, Seattle's 534-acre Discovery Park covers most of the former Fort Lawton base on Magnolia Bluff. This large park serves as a semi-natural retreat for city residents, a designated marine reserve, and a wastewater treatment plant. Other local examples include Magnuson Point and South Lake Union.

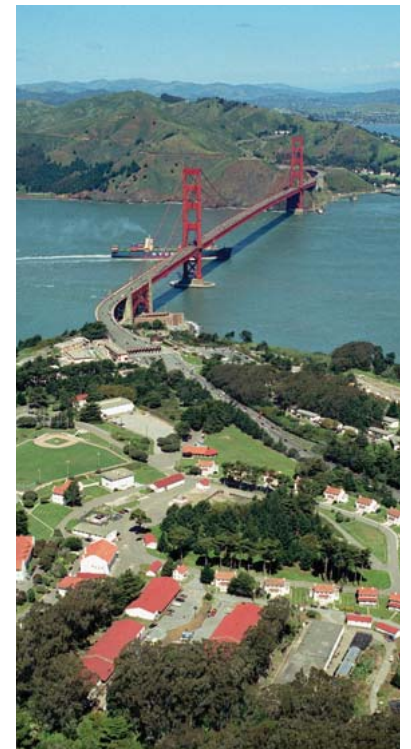
Fort Ord, California
www.ogrehut.net



Resources

<http://www.nps.gov/prs>
<http://www.presidio.gov/>
<http://www.fora.org/index.htm>
<http://www.fortordcleanup.com/>
<http://www.buildernewsmag.com/viewnews.pl?id=296>
<http://www.brac.gov/>
<http://www.cityofseattle.net/parks/Environment/discovparkindex.htm>

Discovery Park, Seattle
monika.sapek.com/



Presidio, San Francisco
www.asla.org