

Trust Land Office Federal Land Exchange Informational Briefing Resource Management Committee

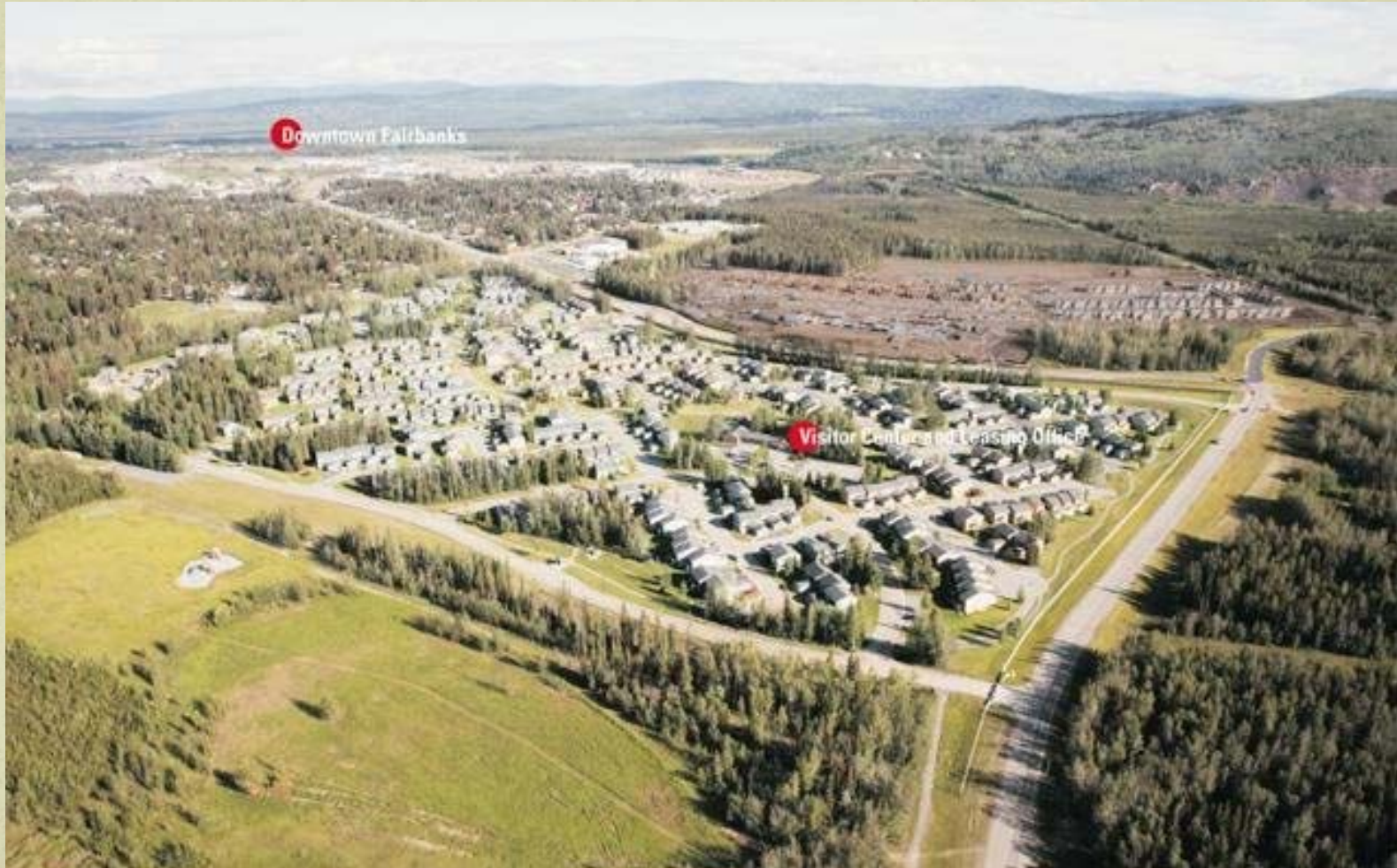
August 2, 2018

Purpose

The primary purpose of this proposed land exchange is to:

- secure the land under a rental housing resource in the Fairbanks area for long-term income generation to the Trust;
 - remove barriers to North Star's ability to maintain the long-term viability of the housing improvements; and
 - reduce the impacts of development activities to the U.S. Army, Alaska that might impede or interfere with military training or other military activities along the eastern boundary of Fort Wainwright.
- *Preliminary evaluation stage no decisions have been made*

Birchwood Homes

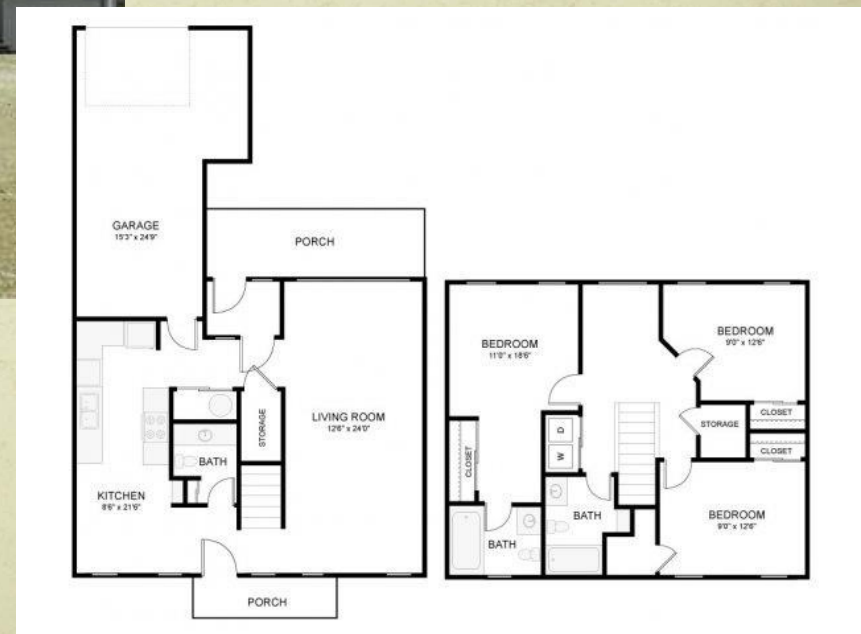


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Birchwood Homes, continued



Typical three bedroom unit



Trust Land, Wainwright



Trust Land, JBER



Trust Land, Eielson



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Management Principals

- A conservative estimate of a hypothetical ground lease ranges between \$6-12 Million over the life of the agreement.
- Identified federal lands would increase the value of adjacent Trust parcels, and make commercial development more attractive.
- Identified Trust parcels are currently non-performing assets.
- Acquisition of rental property would diversify the Trust's revenue producing assets.

Options

- Land exchange
- Sale or non-development easement
 - Army Compatible Use Buffer (ACUB) Program
 - Readiness and Environmental Protection Integration (REPI) Program

Questions

[Virtual Tour](#)

Joint Land Use Study (JLUS) Program

- Most military installations were originally located in remote areas, distant from urban areas due largely to the availability of land and for defense and security purposes. Over time however, installations drew people and businesses closer and closer to take advantage of civilian job opportunities offered by the installation and to provide the goods and services to support the installation's operations. As urban growth and development increased near and around military installations land use conflicts between base operations and civilian development increased.
- Certain types of land use activities, such as homes, places of assembly (i.e., schools or religious centers), childcare centers, nursing homes, hospitals, restaurants, theaters, shopping centers, etc. often are not compatible uses/activities if located close to military operations.
- Urban development near the perimeter of active military bases impacts operational effectiveness, training, and readiness missions. This results in public pressure on the military base commander to modify or curtail operations or transfer activities to other installations, and in some case the mission constraints can lead to base closure.

Wainwright, JLUS

- In 2006 the FNSB partnered with the U.S. Department of the Army and the U.S. Air Force to conduct the Fairbanks JLUS. The study explored opportunities to accommodate necessary growth and to maintain the regional economic sustainability associated with Fort Wainwright Army Post and Eielson AFB.
- The study resulted in 57 recommendations to reduce current and future conflicts between civilian and military land uses.
- In 2012, the FNSB and its partners focused the JLUS project on land uses adjacent to the military bases in the area, and that work resulted in the identification of parcels that are with the military noise contours, Accident Potential Zones (APZ), and/or are adjacent to base boundaries and of particular interest.

JBER, JLUS

- The MSB has partnered with the U.S. Army, the U.S. Air Force (USAF) and the Alaska National Guard to conduct the MSB JLUS. The study explores opportunities to accommodate necessary growth and to maintain the regional economic sustainability associated with Fort Richardson Army Post and Elmendorf AFB.
- The JLUS process encourages residents, local decision makers, and installation representatives to study issues of compatibility in an open forum, balancing both military and civilian interests. The resulting recommendations are intended to guide the local government and the military in implementing appropriate land use controls around military installations as well as other mitigation measures.

Army Compatible Use Buffer (ACUB) Program

- The ACUB program supports the Army's mission to fight and win the nation's wars. Winning wars requires a trained and ready force. Trained and ready Soldiers require land for maneuver exercises, live-fire training, equipment and Soldier skill testing, and other operations. Training restrictions, costly workarounds, and compromised training realism can result from incompatible development surrounding the installation (external encroachment) and from threatened and endangered species on the installation (internal encroachment).
- the Department of Defense is authorized to form agreements with non-federal governments or private organizations to limit encroachments and other constraints on military training, testing, and operations by establishing buffers around installations.
- The Army implements this authority through the ACUB program, which is managed overall at Army Headquarters level by the office of the Assistant Chief of Staff for Installation Management (OACSIM).
- The ACUB program allows installations to work with partners to encumber off-post land to protect habitat and buffer training without acquiring any new land for Army ownership.
- Through ACUB, the Army reaches out to partners to identify mutual objectives of land conservation and to prevent development of critical open areas.
- The Army can contribute funds to the partner's purchase of easements or properties from willing landowners. These partnerships preserve high-value habitat and limit incompatible development in the vicinity of military installations.
- Establishing buffer areas around Army installations limits the effects of encroachment and maximizes land inside the installation that can be used to support the installation's mission.

Readiness and Environmental Protection Integration (REPI)

- The Department of Defense (DoD)'s REPI Program is a key tool for combating encroachment that can limit or restrict military training, testing, and operations. The REPI Program protects these military missions by helping remove or avoid land-use conflicts near installations and addressing regulatory restrictions that inhibit military activities. The REPI Program is administered by the Office of the Secretary of Defense (OSD).
- A key component of the REPI Program is the use of buffer partnerships among the Military Services, private conservation groups, and state and local governments, authorized by Congress at 10 U.S.C. § 2684a. These win-win partnerships share the cost of acquisition of easements or other interests in land from willing sellers to preserve compatible land uses and natural habitats near installations and ranges that helps sustain critical, at-risk military mission capabilities.