

MISSION

To foster effective communication, understanding, and mutual benefit by serving as the most effective point of coordination for resolution of those issues which transcend the specific interests of the military and civilian communities of the South Sound region.

VISION

The SSMCP is an innovative and flexible partnership uniquely positioned to provide regional leadership to bridge military & civilian communities.

STEERING COMMITTEE

- City of DuPont
- City of Lacey
- City of Lakewood
- City of Tacoma
- City of Olympia
- City of University Place
- City of Yelm
- Pierce County
- Thurston County
- Thurston Regional Planning Council
- Nisqually Tribe
- Joint Base Lewis-McChord
- Tacoma-Pierce County Health Department
- Tacoma-Pierce County Chamber of Commerce
- United Way-Pierce County
- Washington State Department of Transportation
- Washington State Military Department

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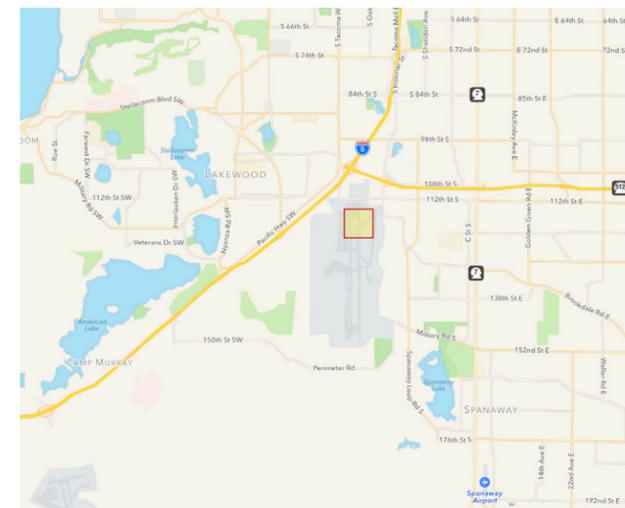


North Clear Zone

The South Sound Military & Communities Partnership (SSMCP) is developing a strategy and plan of action to resolve existing land use incompatibilities and bring the McChord Field North Clear Zone into compliance with federal guidelines for public and air safety.



McChord Field North Clear Zone looking southwest with I-5/SR 512 interchange at Lakewood in foreground



Vicinity of McChord Field North Clear Zone

BACKGROUND

The South Sound Military & Communities Partnership (SSMCP) works to address issues that affect military and civilian communities around Joint Base Lewis-McChord (JBLM) and to foster outcomes that are mutually beneficial for the South Sound region.

SSMCP recently completed the JBLM Joint Land Use Study (JLUS). JLUS was a collaborative process designed to create a collective regional dialogue around the sometimes complex issues of balancing military operational demands and mission changes with the region's and local communities' land use plans, economic development and infrastructure needs, and goals for environmental sustainability. The JLUS was completed in 2015 and provided recommendations for compatible land use and development patterns around JBLM.

One of the highest priority recommendations to come out of the JLUS is to develop a strategy and plan for the North Clear Zone.

NORTH CLEAR ZONE PROJECT OBJECTIVES

- » Ensure public and air safety
- » Bring use of the North Clear Zone into Federal Aviation Administration and Department of Defense regulatory compliance
- » Preserve JBLM "Mission Assurance"
- » Implement the 2015 JBLM Joint Land Use Study
- » Maintain full airfield operational capacity and capability

North Clear Zone Project

A Clear Zone is a federally-designated, 3,000-by-3,000-foot safety area adjacent to the end of a runway. This area has the highest statistical possibility of aircraft accidents. Department of Defense guidelines call for Clear Zones to be undeveloped and free of people and flight obstructions. This protects the safety of the public and ability of the military to carry out its missions.

The North Clear Zone is located at the north end of the McChord Field runway. It is partly within JBLM and partly within the City of Lakewood. The part in Lakewood includes many buildings and business on privately-held properties. Based on federal safety guidelines, these uses are incompatible with runway operations and pose public and flight safety risks.

The need to address incompatible land uses in the North Clear Zone was first identified in 1992. Since then some properties have been purchased by government entities but the bulk of properties remain in private ownership.

SSMCP hired a team of consultants led by 3 Square Blocks LLC to assist us in developing and implementing an action plan to resolve existing land use incompatibilities and improve safety in the North Clear Zone.

NORTH CLEAR ZONE ACTION PLAN

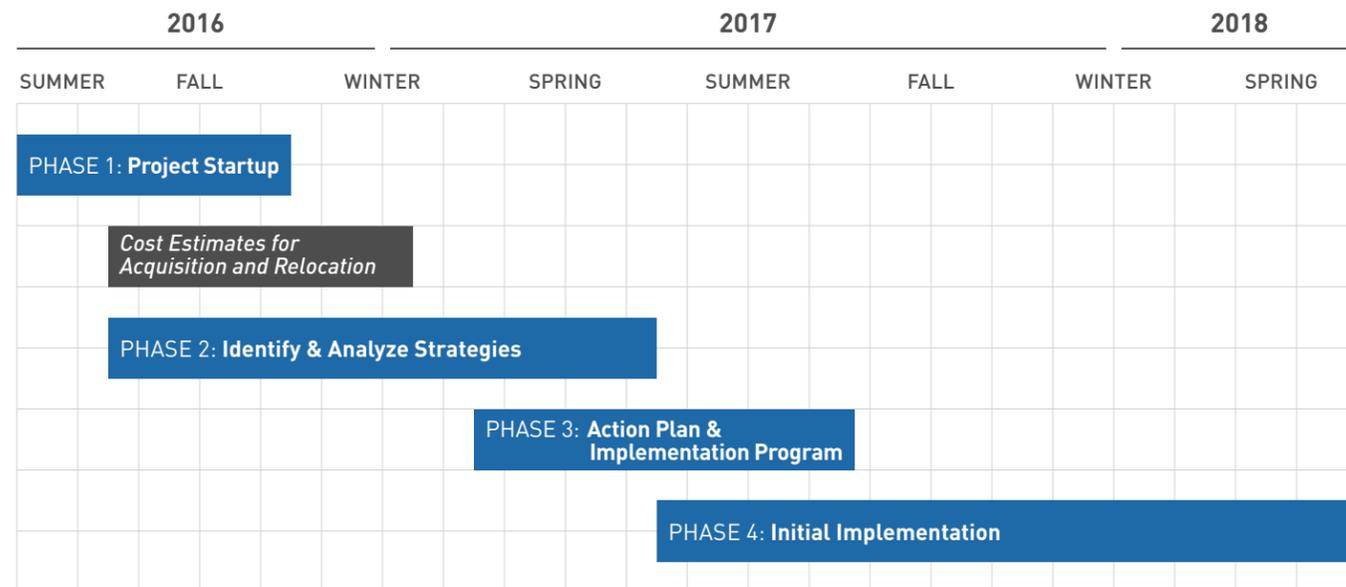
The North Clear Zone Action Plan will likely include multiple strategies to achieve compatibility and safety goals.

Potential strategies that will be evaluated to address North Clear Zone resolution include zoning changes, potential land swaps, formal acceptance of risks, revisions to the McChord Airfield configuration, land acquisition and business relocation, and others.

SSMCP has hired an independent appraisal firm, Montro and Johnston, to develop cost estimates in the second half of 2016 for property acquisition and business relocation assistance to determine the approximate scale of funding that would be required.

The immediate goal is to begin demonstrating progress towards resolving encroachment in the JBLM Clear Zone

Project Timeline



A Strategy That Makes Cooperative Agreement Possible

Strategy development will be focused on specific business and military needs and operations. Existing businesses operating in the North Clear Zone are an important part of the local, regional and state economy. Retention of existing business in the Lakewood area is a high priority for SSMCP and its partners.

Retention of JBLM Mission Readiness and potential mission expansion is critical to the local economy and stability around the globe. Addressing North Clear Zone encroachment and safety issues will strengthen JBLM's ability to operate in both the short and long term.

McChord Field North Clear Zone

