

Goal 6: Sustainable Master Plan Five-Year Plan

Sustainable Master Plan

Further integrate sustainability principles into the Fort Carson land use planning, Real Property Master Planning, and Military Construction, Army (MCA) programming processes.

The long-term goal for this Five-Year Plan is to further integrate sustainability principles into the Fort Carson land use planning, Real Property Master Planning, and MCA programming processes. Attainment of this goal requires input and support from both Army and non-military stakeholders, and increased involvement in planning and project programming procedures by the Real Property Planning Board (RPPB), through 2006. The desired end state is the implementation of integrated, comprehensive long range master planning, land use planning, and MCA project development processes that incorporate sustainability principles. Keys to this end state are consideration of community and regional land use issues and an enhanced ability to train the Objective Force.

Background

The original goal from the Sept 2002 conference related to sustainable master planning is:

Integrated, comprehensive Fort Carson Real Property Master Plan will be prepared and implemented (to include local stakeholders). Regular input to and modification of the plan through Planning Board meetings.

The purpose of this goal is to work with city planners to prevent encroachment from creating issues that might threaten the long-term viability of the Installation and for Fort Carson planners to work in coordination with area planners to create a better region for all. The desire is for growth to be directed in a coordinated and logical fashion that takes transportation, space requirements, shrinking open space and other issues into consideration.

Desired end states related to sustainable master planning from the Sept conference are as follows:

- ?? Staff Fort Carson's Master Planning Office appropriately for the day-to-day workload generated by an Army installation of this size.
- ?? Fort Carson actively working with local community planners to prevent encroachment issues and establish a larger buffer zone.
- ?? Improved walk-ability of Installation neighborhoods.

- ?? Improved vehicle and pedestrian circulation.
- ?? A master plan for Fort Carson that addresses Quality of Life issues
- ?? Increasing open space.
- ?? Site development is a major master planning consideration.
- ?? Address aging infrastructure issues using sustainability principles, and.
- ?? All buildings tied to the master plan.

The Natural Step System Conditions

1. Nature is not subject to systematically increasing concentrations of substances extracted from the earth's crust.
2. Nature is not subject to systematically increasing concentrations of substances produced by society.
3. Nature is not subject to increasing degradation by physical means.
4. Human needs are met worldwide.

A sustainable master plan would address all TNS System Conditions, thus this goal supports them all. Sustainable planning meets System Condition 1, because fewer roads should be needed, decreasing the extraction of gravel and other materials from the Earth's crust (including fossil fuels, if planning encourages walking). Creating fewer roads also reduces the need for automobiles that pollute the air and need maintenance and replacement parts, addressing System Condition 2. Sustainable master planning supports the needs and locations of facilities, utilities, and roadways in a manner that makes every attempt to prevent degradation by physical means; thereby supporting System Condition 3. For System Condition 4, more human needs may be met through the use of a reduced amount of resources; thus creating fewer roads and using less gasoline allows others to use those resources.

Challenges and Barriers

- ?? Insufficient Master Planning staff
- ?? Army military construction (MILCON) project work routinely takes priority over that of master planning
- ?? The concept of a "Sustainable Master Plan" is not well defined
- ?? Availability of money for sustainability training
- ?? The division between "planning" and "programming" is confusing
- ?? Limited involvement by the RPPB
- ?? Resistance to changes in established procedures
- ?? Extra design and construction efforts required to attain higher levels of sustainability are not currently being funded by Headquarters, Department of the Army (HQDA)

Strategies

- ?? Hire additional master planning staff
- ?? Improved staff access to master planning and project programming info
- ?? Broaden responsibilities of the RPPB
- ?? Increase coordination with non-military planning agencies
- ?? Increasingly incorporate sustainability into planning and project programming and design

Areas of Overlap

- ?? Sustainable Transportation
- ?? Platinum Buildings
- ?? Training Lands
- ?? Partnerships

Objectives, Initiatives, Steps and Resources

Objective 6.1: Create sustainable master planning and land use planning processes and plans that integrate all relative aspects of Fort Carson and its surrounding communities by June of 2004.

Sustainable master planning is a new area of study, and thus will require education and understanding by Fort Carson and surrounding communities. The Pikes Peak region requires a systemic approach to sustainability and planning. Furthermore, a single master planner at an installation the size of Fort Carson cannot perform all of the normal functions required and incorporate sustainability into those activities, thus additional master planning personnel are required. True sustainability will require changes in thinking and approaches that include areas within and beyond the Installation, thus the Fort Carson master planning office will need to improve visibility into military construction activities, gain the ability to review all construction on the Installation, and broaden the responsibilities of the RPPB.

Initiative 6.1.1: Have a study performed by an external agency that will determine: how planning and programming is impacted by sustainability; methods by which sustainability may be integrated into planning at Fort Carson (e.g., Master Plan, Land Use Plan, etc.); what existing procedures or guidance must be modified to support sustainability; and how to minimize adverse impacts of frequent command changes on planning and programming processes at Fort Carson.

Lead: DPW
Action Agent: DPW

Steps	Resources Needed	Time/Cost
Prepare justification for study		
Identify source and amount of funding		

Write Statement of Work/Performance Work Statement (SOW/PWS)		
Review SOW/PWS		
Submit SOW/PWS		
Select contractor for study		

Measure: Study 100% complete by 2004.

Initiative 6.1.2: Provide the resources required by DPW Master Planning to routinely support their accomplishment of programming and planning tasks in a more timely and thorough manner, including those which support the incorporation of sustainability principles into both processes.

Lead: DPW

Action Agent: DPW

Steps	Resources Needed	Time/Cost
Draft job description for additional master planning staffer		
Supervisory review of justification and edit		
Staffing of new job description		
Personnel search, interview and hiring.		

Measure: At least two Master Planners working at Fort Carson and trained on sustainability principles by the end of 2004.

Initiative 6.1.3: Improve accessibility/visibility of land use, master planning, and MILCON project programming products for the installation staff.

Lead: DPW

Action Agent: DPW

Steps	Resources Needed	Time/Cost
Revise and update land use plan, master plan, and Military Construction, Army (MCA) priority list		
Install most current MCA and MILCON program lists, graphic master plan, and land use plan on DPW website		
Create an intranet website for Fort Carson personnel to access		

Measure: Percent of Fort Carson personnel with the ability to access planning and programming information via the Intranet by 2007.

Initiative 6.1.4: Revise the applicable local regulation to broaden the responsibilities of the RPPB to incorporate the sustainability aspects from Sustainable Project Rating Tool (SPiRiT) and restructure the membership of the Board; thereby ensuring that a more thorough overview of project programming and planning at Fort Carson is accomplished in the future.

Lead: GC

Action Agent: DPW

Steps	Resources Needed	Time/Cost
Revise and update FC Regulation 210-8, which governs the RPPB		
Staffing/approval		
Training of RPPB on sustainability principles		
Put newly revised regulation to work		

Measure: 50% proposed construction complies with SPiRiT 1.C2 (Installation/Base Redevelopment), 1.C3 (Brownfield Redevelopment), 1.C4 (Alternative Transportation), 1.C10 (Facility Impacts), 1.C11 (Site Ecology), 4.C1 (Building Reuse), and 8.C2 (Adaptation, Renewal, and Future Use) by 2005.

Initiative 6.1.5: Increase coordination and involvement of Fort Carson master planning staff with off-post planning agencies.

Lead: DPW

Action Agent: DPW

Steps	Resources Needed	Time/Cost
Attend meetings set by local planning agencies (City of Colorado Springs, El Paso County, Pueblo County, Pikes Peak Area Council of Governments [PPACG], etc)		
Coordinate/correspond with civilian planning agencies		
Complete new downrange project siting plan		
Distribute revised master plans to off-post agencies		

Measure: Number of regional or integrated approaches to transportation, land use, master planning, and MCA implemented with consideration for surrounding communities and sustainability principles.

Initiative 6.1.6: Ensure applicable and appropriate sustainability features are incorporated into MILCON project designs by working closely with DPW Staff, Platinum Buildings Group, and Corps of Engineers.

Leads: DPW, Corps of Engineers

Action Agents: DPW, Platinum Buildings Group, Corps of Engineers

Steps	Resources Needed	Time/Cost
Develop cross-representation between the Platinum Buildings Team and the Sustainable Master Planning Team		
Master Planning meets semi-annually with DPW Base Operations and Project Management Division staffs to review ability of current/planned utility infrastructure to support planned MILCON projects/facilities		
Emphasize sustainability in planning and design charrettes; Corps attains highest possible SPiRiT rating for each project design		

Measure: 75% proposed construction complies with SPiRiT 1.C2, 1.C3, 1.C4, 1.C10, 1.C11, 4.C1, and 8.C2 by 2007.

Goal 6 - Sustainable Master Planning and Programming: Integrated, comprehensive Fort Carson Real Property Master Plan will be prepared and implemented (to include local stakeholders). Regular input to and modification of the plan through Planning Board meetings.

Objective 6.1: Create sustainable master planning and land use planning processes and plans that integrate all relative aspects of Fort Carson and its surrounding communities by June of 2004.

Measure:

Percent of proposed construction that incorporates sustainability principles and considers regional impacts to the community and environment

Target 1- 5 years

At least two master planners working at Fort Carson and trained on sustainability principles.
Intranet availability of planning, programming and design information
Land Use Plan revised and approved by RPPB.
ALL proposed construction on Fort Carson approved by the RPPB.

Target 5-25 years

Land use conflicts alleviated.
Encroachment not an issue.
Noise complaints minimized.
Infrastructure supports future facilities needs
100% of Master Planning reflects sustainability principles

Baseline 2002

Master Planning staff of one.
Outdated FC Reg 210-8.
No concurrent planning with community.
Limited RPPB agenda

Initiatives:

Study by external agency to determine resources and projects for integrated sustainable master plan.
Hire additional Master Planning Staff.
Improve accessibility of master planning and project programming products to installation staff.
Revise local regulation to broaden RPPB responsibilities.
Increase Coordination with off-post planning agencies.
Incorporate sustainability into MILCON project design.

