

**EXECUTIVE
LEADERSHIP TEAM**

City of Lacey
City of Lakewood
Joint Base Lewis-McChord
Pierce County

STEERING COMMITTEE

City of DuPont
City of Tacoma
City of University Place
City of Yelm
Thurston County
Nisqually Tribe
Washington State
Military Department

WORKING GROUP CHAIRS

Clover Park School District
Pierce Transit
Puget Sound Energy
South Puget Sound
Community College
Tacoma-Pierce County
Health Department
Tacoma-Pierce County
Chamber of Commerce
Thurston Regional
Planning Council
United Way-Pierce County
Washington State
Department of Transportation



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 and civilian communities.

CORE NCZ WORKING GROUP



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Program Manager



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Assistant City Manager

Frank Fiori
Planning Manager

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Economic Development



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Clear Zone Research



Greg Easton
Real Estate & Relocation



E. Tyson Smith
Land Use & Real Estate
Law

JBLM McChord Field

North Clear Zone

SOUTH SOUND MILITARY & COMMUNITIES PARTNERSHIP



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

The South Sound Military & Communities Partnership (SSMCP) has developed 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.**

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
- » Prepare for BRAC and preserve JBLM Mission Assurance
- » Implement the 2015 JBLM Joint Land Use Study
- » Maintain full airfield operational capacity and capability

BACKGROUND

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 (NCZ) 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 NCZ was first identified in 1992. Since then some properties have been purchased by government entities but the bulk of properties remain in private ownership.

To learn more about the South Sound Military & Communities Partnership visit SSMCP.org

North Clear Zone Action & Implementation Plan

The North Clear Zone Action & Implementation Plan (AIP) sets forth a phased strategy consisting of six actions and corresponding implementation steps designed to be carried out in a specific sequence to accomplish project objectives, while balancing benefits and costs among stakeholders.

AIP IMPLEMENTATION PHASES

- Phase 1: Short-term (0–5 years)
- Phase 2: Mid-term (5–10 years)
- Phase 3: Long-term (10–20 years)

AIP ACTIONS

- 1. **Changes to City of Lakewood Code and Administrative Processes** (Phase 1): The City of Lakewood makes changes to its municipal code and administrative processes to increase consistency with federal safety guidelines including: updating allowed uses, tightening nonconforming use standards, placing conditions on businesses licenses, placing limitations on public infrastructure expansion, and making boundary line adjustments.
- 2. **Amortization Study** (Phase 1): The City of Lakewood conducts a study to evaluate whether adopting an amortization program is needed to support the eventual transition of nonconforming uses to conforming uses in the NCZ.

- 3. **Voluntary Property Acquisition and Business Relocation** (Phases 1–3): SSMCP partners work to obtain funding from a variety of sources for voluntary purchase of properties and relocation of businesses currently located in the NCZ, based on the phased purchase priorities shown below.
- 4. **Habitat Restoration and Preservation** (Phases 1–3): SSMCP partners enter into an agreement to form and manage the entire NCZ as a prairie habitat area for the streaked horned lark, a listed threatened species compatible with McChord Field operations.
- 5. **Woodbrook Land Exchange** (Phases 1–2): JBLM works with Pierce County and the City of Lakewood to complete a land exchange that raises funds for voluntary property acquisition and could also provide a potential future home for light industrial businesses currently located in the NCZ.
- 6. **AIP Implementation Team** (Phases 1–3): SSMCP and partners form an AIP Implementation Team to coordinate execution of the AIP actions and implementation steps.

- These partners are responsible for taking actions to implement the AIP:
- » State of Washington
 - » Pierce County
 - » City of Lakewood
 - » Joint Base Lewis McChord
 - » Department of Defense
 - » SSMCP

PHASED PROPERTY PURCHASE PRIORITIES & COST ESTIMATES		
PHASE 1 \$ 16.1 M Near-term..... 0–5 years	PHASE 2 \$ 12.3 M Mid-term 5–10 years	PHASE 3 \$ 31.6 M Long-term..... 10–20 years
1. Windmill Warehouse Park 2. Sherman Brothers 3. Puget Paving Yard 4. Tactical Taylor 5. Storage Condos 6. Mercedes Auto & Image Auto	7. CDS Truck School 8. Evergreen Industrial Block 9. Golden Moving 10. Puget Paving 11. NW Cascade & Granite 12. Dirk’s Truck Repair	13. Lakewood Corporate A 14. Lakewood Corporate B 15. Lakewood Corporate C 16. Carrig & Dancer
Remaining Properties \$ 20.1 M		
17. NW Propeller 18. FS Solutions	19. Pick-n-Pull Yard 20. Tucci & Sons	21. Miles Asphalt Plant

A Strategy That Makes Cooperative Agreement Possible

In April 2017 the City of Lakewood adopted Resolution No. 2017-09, authorizing the City to sign and execute a Memorandum of Agreement for Implementation of the AIP (MOA). In May 2017, the MOA was signed by all AIP partners. Now that the AIP is completed and the MOA is signed, the SSMCP and partners are transitioning to implementation of the AIP.

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 JLBM’s ability to operate in both the short and long term.

MCCHORD FIELD NORTH CLEAR ZONE

