

# Defense Community Compatibility Account 2022 Legislative Report



Per Chapter 404, Laws of 2019 (SSB 5748)

**GROWTH MANAGEMENT  
SERVICES**

Nov. 1, 2022

Report to the Legislature

**Director Lisa Brown**

# Acknowledgments

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# Executive summary

Enacted in the 2019 legislative session, Chapter 404, Laws of 2019 ([Substitute Senate Bill 5748](#)) created the Defense Community Compatibility Account (DCCA) to support necessary infrastructure near military installations in Washington. The purpose of the account is to provide funds for compatible development projects that affect the economy or environment, or provide quality of life opportunities for local communities near military installations.

The DCCA presents the Legislature with a list of vetted, eligible projects to address compatibility issues across the state. DCCA promotes land use compatibility between communities and military installations by providing a consistent and programmatic framework for soliciting and evaluating civilian-military compatibility projects. Project solicitation and evaluation helps identify and prioritize needs from numerous communities affected by military activities. It also facilitates coordination between military installation commanders and local government planners by providing funding for the implementation of compatible land use solutions.

Compatibility planning points to the shared challenges and opportunities experienced by communities and military operations. Civilian and military activities affect each other, which can pose challenges to health, safety, property values, quality of life, and national security. Increased density in military use areas can result in the degradation of a base's ability to safely and efficiently function or adapt to mission changes, and community residents can experience adverse impacts relating to military activity.<sup>1</sup>

This report includes a full description of all 15 submitted projects and the seven that have secured the required federal funding, as well as next steps for Commerce program staff and recommendations to the Legislature to continue supporting this program and enhancing land use capability on and near military bases. This is the second biennial report. The first report is available on the [Commerce website](#).

## Project selection

Commerce staff reviewed projects that promote compatible development near military installations. Projects were evaluated based on project scope, leveraged funds, need and priority, readiness to proceed, and organizational capacity. Staff received and reviewed 15 projects, then prioritized them for the Legislature.

Eligible projects, per SSB 5748, include those related to:

- Acquisition of real property or real property interests to eliminate an existing incompatible use.
- Recovery or protection of endangered species dependent on military installation property for habitat.
- Affordable housing for enlisted military personnel and nonmilitary residents.
- Property retrofitting to increase compatibility with existing or future military operations.
- Economic diversification of nearby communities to reduce economic dependence on the military base.
- Job replacement in the event of a reduction of the military presence.
- Improvements or enhancement of the local economy, environment, or area quality of life.

## Prioritized project list

The program's 2022 call for civilian-military compatibility projects elicited 15 project applications. DCCA's establishing legislation requires federal funding be committed before state funding is awarded, however, not

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<sup>1</sup> Washington State Guidebook on Military and Community Compatibility, Washington State Department of Commerce, (2019), <https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/military-base-land-use/>

all applicants secured the required federal funds. Since this is a biennial program, those applicants with federal grant applications under review were encouraged to apply. Projects without federal funding will remain on the list for consideration in future budget requests as federal funding is secured.

The following table shows all 15 application rankings. The seven eligible projects are highlighted within the federal match column, totaling \$37.7 million in state allocation requests. The detailed list of prioritized projects, including secured funding totals, is available in the [Prioritized project list](#) section of the report.

Rank	Name	DCCA funding request	Required federal match secured
1	City of Lakewood, McChord North Clear Zone	\$900,000	Yes
2	Whidbey Camano Land Trust, Keystone Preserve	\$1.3M	Yes
3	Lakewood Water District, Water Well (K-3, G-4)	\$3.72M	Yes
4	Lakewood Water District, Water Well (Hipkins)	\$2.84M	No
5	Lakewood Water District, Water Well (Oakbrook 0-2)	\$2.84M	No
6	Lakewood Water District, Water Well (Oakbrook 0-3)	\$2.84M	No
7	Compatible Lands Foundation, Fairchild REPI Easement Acquisition Program	\$2.5M	Yes
8	Oak Harbor School District, Hand-in-Hand Early Learning Center	\$13.9M	Yes
9	City of Bremerton, Quincy Square Civic Improvements	\$1.75M	Yes
10	Oak Harbor School District, Crescent Elementary	\$13.6M	Yes
11	Thurston County, Habitat Conservation Land Acquisition	\$8M	No
12	Great Peninsula Conservancy, Green Mountain Compatibility Protection	\$3.61M	No
13	City of Airway Heights, APZ Backfill Prevention	\$3.47M	No
14	Port of Everett, Destination Retail Waterfront	\$500,000	No
15	City of Airway Heights, Downtown Business Empowerment Program	\$305,000	No
<b>Total DCCA eligible project funding request: \$37.67 million</b>			
<b>Total local and federal match for DCCA eligible projects: \$126.17 million</b>			

## Next steps

Commerce staff intend to pursue the following steps to enhance the DCCA program. These enhancements allow for improved program administration and program development with well-defined parameters for future grant cycles.

- **Technical assistance:** Provide technical assistance to prospective applicants to support project development and improve readiness to proceed. Commerce will help to identify federal funding opportunities and secure additional grants to for those applicants without the required match.
- **Advisory committee:** Form an advisory committee to develop and refine objective scoring criteria to review project applications going forward. The committee will include community stakeholders. Its goal will be developing objective criteria for the evaluation and ranking of future project applications.
- **Outreach:** Implementation of all statutory requirements calls for additional program work between the biennial reports, including outreach with military installations in the state, local governments, and other entities eligible for future grant rounds. Program staff will dedicate time helping applicants ensure projects are ready to proceed, build relationships with defense communities, and provide assistance with ongoing land use compatibility work at the local level.
- **Rulemaking:** Consider the need to develop Washington Administrative Code (WAC) rules to clarify program information, application processes, eligibility and to support the implementation of the statute.
- **Federal match:** Develop guidelines and messaging to increase awareness of DCCA program funds' potential as a state match for the federal Defense Critical Infrastructure Program and other federal funding sources.

Project application opportunities will take place on a biennial basis. Commerce will submit the third DCCA prioritized project list and report to the Legislature by Nov. 1, 2024.

## Recommendations

The suggested recommendations indicate areas where the program would benefit from additional clarification and guidance from the Legislature. Commerce is submitting agency request legislation to implement the following recommendations:

- **Clearly define eligible applicants:** RCW 43.330.515 is not clear on whether federally recognized Indian tribes are eligible to apply. Several tribes in Washington have land adjacent to military installations, making them viable partners in land use compatibility planning and implementation efforts. The proposed amendments would clarify that tribes are included as eligible applicants, allowing for more project proposals supporting civilian-military compatibility.
- **Clarify intent for capital projects:** Remove the term "programs" and add the term "capital" in statute to clarify that DCCA is intended for capital projects resulting in construction, property acquisition and planning. This criteria aligns with the federal Defense Community Infrastructure Program (DCIP) requirements and eases the administration of the grant program, making a more streamlined application and evaluation process.

- **Adjust project list and report deadlines:** Permanently adjust the report due date **from January 1 to November 1 of every even-numbered year to** coordinate and align with the development of the biennial budget. The current timeline for report and prioritized project list submittals aligns with the supplemental budget period. With reports due on a biennial basis, the timeline for submittals will continually fall during the supplemental budget, rather than the beginning year of the new budget cycle.

# Introduction

## Civilian-military compatibility

Compatibility planning points to the shared challenges and opportunities that communities and military operations experience as neighbors address land use decisions and needs. [The Washington State Guidebook on Military and Community Compatibility](#) defines "compatibility" as a generic term to describe a multi-directional relationship among civilian and military neighbors.

Compatibility related projects address land uses where military and civilian activities overlap. Adverse impacts are two way in nature – civilian and military activities affect each other – posing challenges to health, safety, property values, quality of life and national security. Increased density in areas where the military relies upon existing conditions at a lower level of development can result in cumulative degradation of a base's ability to safely and efficiently function or adapt to mission changes, and residents can experience adverse impacts when nearby communities are exposed to new operations or military activities increase or change.<sup>2</sup>

## Legislative mandate

Section 2, Chapter 404, Laws of 2019 ([Substitute Senate Bill 5748](#)) modified [RCW 43.330](#):

- (1) The department must produce a biennial report identifying a list of projects to address incompatible developments near military installations.
  - (a) The list must include a description of each project, the estimated cost of the project, the amount of recommended state funding, and the amount of any federal or local funds documented to be available to be used for the project.
  - (b) Projects on the list must be prioritized with consideration given to:
    - (i) The recommendations of the recent U.S. Department of Defense Base Realignment and Closure (BRAC) processes, joint land use studies, or other federally initiated land use processes; and
    - (ii) Whether a branch of the U.S. Armed Forces has identified the project as increasing the viability of military installations for current or future missions.
    - (iii) Priority must be given for grant applications accompanied by express support from nonprofit community or neighborhood-based organizations, public development authorities, federally recognized Indian Tribes in the state, or other community partners.
  - (c) The department may consult with the commanders of U.S. military installations in Washington to understand impacts and identify the viability of community-identified projects to reduce incompatibility.
- (2) The department must submit the report to appropriate committees of the House of Representatives and the Senate, including the joint committee on veterans' and military affairs and the House of Representatives capital budget committee, by Jan. 1, 2020, and every two years thereafter.
- (3) For the 2021-2023 fiscal biennium, the departments shall develop the report in subsection (2) of this section by November 1, 2022, rather than by January 1, 2022.

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<sup>2</sup> Washington State Guidebook on Military and Community Compatibility, Washington State Department of Commerce, (2019), <https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/military-base-land-use/>



## Approach

The Defense Community Compatibility Account (DCCA) implements a statewide fund to evaluate civilian-military land use projects to present the Legislature with a list of eligible projects to address land use compatibility issues across the state. This is not a program unique to Washington; at least 13 other states provide funding to promote compatibility between the military and its host communities.

In order to fulfill the legislative mandate, Commerce staff conducted outreach on the program and then received and evaluated 15 submitted projects based on their ability to meet the criteria described above in statute. This effort had the dual purpose of increasing awareness of this program and funding opportunity, as well as eliciting applications to implement in upcoming funding cycles.

## Program development

The DCCA implements a statewide program to funnel civilian-military land use projects through a central evaluation process to present the Legislature with a list of vetted, eligible projects to address land use compatibility issues across the state. With the development of this program, Washington joins several other states that provide funding to promote compatibility between the military and its host communities.

DCCA promotes land use compatibility between communities and military installations by providing consistent programmatic framework for soliciting and evaluating civilian-military compatibility projects. The state has made investments to promote compatibility projects before; however, this program offers a clear path for communities seeking funding with a more predictable investment strategy.

Project solicitation and evaluations help identify and prioritize needs from numerous communities affected by military activities. It also facilitates coordination between military installation commanders and local government planners by providing funding support for the implementation of compatible land use solutions.

## Outreach

Commerce and program staff recognize the importance of stakeholder input for effective project solicitation and implementation. Program staff began outreach efforts in June 2022 with both broad and targeted stakeholder communication to increase program awareness. Staff created a program [fact sheet](#), webpage and newsletter articles, and conducted direct communication with interested parties to increase awareness and support project development. Materials developed include a thorough set of program guidelines and an application form with detailed descriptions of applicant eligibility, match requirements, program timelines, application deadlines and requirements, scoring criteria and evaluation process, and eligible project activities.

An updated [webpage](#) houses program resources to guide applicants to applicable program information. Technical assistance provided during the solicitation process included question-and-answer periods with results summarized and posted on the program webpage. [Appendix A](#) has additional program background information and [Appendix B](#) has details on the methodology used for ranking and vetting projects.

## Call for projects

The program's application window was open from Aug. 1-Sept. 15, 2022, to solicit applications for projects that promote compatible development near military installations in Washington. A variety of compatibility related projects are eligible for the program, including the following list of project activities per [SSB 5748](#):

- Acquisition of real property or real property interests to eliminate existing incompatible use.

- Joint assistance in the recovery or protection of endangered species dependent on military installation property for habitat.
- Projects or programs to increase affordable housing availability for enlisted military personnel and nonmilitary residents in the local community.
- Property retrofitting increase compatibility with existing or future military operations.
- Economic diversification for communities heavily dependent on a nearby military installation to reduce economic dependence on the base.
- Job replacement aid in the event of a reduction of the military presence.
- Improvements or enhancements to the local economy, environment, or quality of life impacted by the presence of military activities.

## Project evaluation

The project review team evaluated **15 submitted** applications based on several categories: project scope, leveraged funds, need and priority, readiness to proceed, and organizational capacity. Projects were prioritized with an [evaluation matrix](#) and prioritization process in accordance with the requirements and recommendations in the authorizing statute. Detailed project profile summaries begins in the next section.

### 2022 prioritized project list

- 1) City of Lakewood: McChord North Clear Zone
- 2) Whidbey Camano Land Trust: Keystone Preserve
- 3) Lakewood Water District: Water Well (K-3, G-4)
- 4) Lakewood Water District: Water Well (Hipkins)
- 5) Lakewood Water District: Water Well (Oakbrook 0-2)
- 6) Lakewood Water District: Water Well (Oakbrook 0-3)
- 7) Compatible Lands Foundation: Fairchild REPI Easement Acquisition Program
- 8) Oak Harbor School District: Hand in Hand Early Learning Center School Replacement & Relocation Project
- 9) City of Bremerton: Quincy Square Civic Improvements
- 10) Oak Harbor School District: Crescent Elementary School Replacement
- 11) Thurston County: Thurston County Habitat Conservation Land Acquisition
- 12) Great Peninsula Conservancy: Green Mountain Compatibility Protection
- 13) City of Airway Heights: Accident Potential Zone (APZ) Backfill Prevention
- 14) Port of Everett: Destination Retail Waterfront
- 15) City of Airway Heights: Downtown Business Empowerment Program

## Prioritized project list

The program's call for civilian-military compatibility projects elicited a variety of project submittals, ranging from construction and property acquisition to habitat restoration and downtown revitalization. DCCA's establishing legislation requires federal funding be committed to the project before state funding is awarded. However, many applicants have federal grant applications under review and may receive federal funding awards within the next year. Since this is a biennial program, applicants awaiting potential federal funding awards were encouraged to apply. If federal funds are secured in 2023, those projects may be identified in agency budget decision requests for the 2024 supplemental budget.

Next steps for technical assistance include support from Commerce DCCA program staff in the identification of federal funding opportunities for those projects in need of federal match. Applicants are encouraged to reference their placement on the DCCA project list to show prospective funding partners their ranking and potential for state match.

The following table shows all 15 application rankings and evaluation outcomes for projects received in the DCCA project solicitation. The seven projects eligible for DCCA funding are highlighted green within the federal match column below, totaling 37.7 million. More in-depth project details with individual project profile summaries begin in the [next section](#).

### 2022 prioritized project list

Rank	Applicant and project name	Project description	DCCA funding request	Federal match secured	Total leveraged funds
1	City of Lakewood, McChord North Clear Zone (NCZ)	Purchase properties within the Joint Base Lewis-McChord North Clear Zone and vacate business to comply with regulations that the NCZ be comprised of vacant land.	\$900,000	Yes Federal funding secured through Cooperative Agreement with U.S. Army	\$2.1 million federal \$50,000 local
2	Whidbey Camano Land Trust, Keystone Preserve	This project will complete the permanent acquisition of 226 acres in central Whidbey Island to protect critical shoreline, forest habitat, and agricultural open space in a priority area for Naval Air Station Whidbey Island's (NASWI) encroachment mitigation program.	\$1.3 million	Yes Federal funding secured with U.S. Navy Applied for additional state (ESRP, PSAR) and federal (USFWS) grants	\$4.3 million federal \$300,000 local
3	Lakewood Water District, Water Well (K-3, G-4)	This project involves drilling two new wells into deeper, uncontaminated aquifers. The new wells are expected to deliver about 1,500 gallons per minute of uncontaminated water, partially offsetting supply lost due to PFAS contamination.	\$3.72 million	Yes Federal funding secured through EPA	\$1.95 million federal \$1.87 million local

Rank	Applicant and project name	Project description	DCCA funding request	Federal match secured	Total leveraged funds
4	Lakewood Water District, Water Well (Hipkins)	Perfluorinated compounds (PFAS) contamination exceeds the State Action Level at the Hipkins Well and it has been shut down. These compounds present public health risks. This project will drill a new replacement well into a deeper, uncontaminated aquifer.	\$2.84 million	No Federal funding not secured	\$0 federal \$935,000 local
5	Lakewood Water District, Water Well (Oakbrook 0-2)	Perfluorinated compounds (PFAS) contamination exceeds the State Action Level at the Oakbrook 0-2 Well and it has been shut down. These compounds present public health risks. This project will drill a new replacement well into a deeper, uncontaminated aquifer.	\$2.84 million	No Federal funding not secured	\$0 federal \$935,000 local
6	Lakewood Water District, Water Well (Oakbrook 0-3)	Perfluorinated compounds (PFAS) contamination exceeds the State Action Level at the Oakbrook 0-3 Well and it has been shut down. These compounds present public health risks. This project will drill a new replacement well into a deeper, uncontaminated aquifer.	\$2.84 million	No Federal funding not secured	\$0 federal \$935,000 local
7	Compatible Lands Foundation, Fairchild REPI Easement Acquisition Program	The Fairchild REPI EAP proposal seeks to prevent incompatible development from hindering operations at Fairchild Air Force Base (AFB) through the acquisition of easements on lands surrounding the installation.	\$2.5 million	<b>Yes</b> Federal funding secured through REPI. Additional funding requested from NRCS and FY23 REPI funds	\$2.5 million federal
8	Oak Harbor School District, Hand-in-Hand Early Learning Center	The Hand-in-Hand Early Learning Center relocation is necessary due to impacts on student learning from high-decibel jet noise associated with the Naval Air Station Whidbey Island's flight training.	\$13.9 million	<b>Yes</b> Federal funding secured through DoD grant	\$55.9 million federal \$0 local
9	City of Bremerton, Quincy Square Civic Improvements	The Quincy Square Project will improve economic vitality and livability for Bremerton residents, including civilian DoD and enlisted Navy personnel who work at Naval Base Kitsap-Bremerton.	\$1.75 million	<b>Yes</b> Federal funding secured through a Department of Housing and Urban Development Community Projects grant	\$2.5 million federal \$800,000 local
10	Oak Harbor School District, Crescent Elementary	The Crescent Harbor Elementary School replacement project at Naval Air Station Whidbey Island (NASWI) is necessary to increase permanent building capacity and improve building condition and security for families who work at NASWI and community members.	\$13.6 million	<b>Yes</b> Federal funding secured through DoD grant	\$53.9 million federal

Rank	Applicant and project name	Project description	DCCA funding request	Federal match secured	Total leveraged funds
11	Thurston County, Habitat Conservation Land Acquisition	Thurston County seeks to implement conservation goals by acquiring land to protect habitat and federal and candidate listed wildlife species impacted by residential, commercial and transportation development, providing habitat otherwise only available on Joint Base Lewis-McChord property.	\$8 million	No Federal funding not secured	\$0 federal \$500,000 local
12	Great Peninsula Conservancy, Green Mountain Compatibility Protection	The Green Mountain Compatibility Protection Project will conserve up to 1,200 acres of recreational forestland near Bremerton via the acquisition of a conservation easement, fulfilling a need for outdoor training, compatible land use, public access to open spaces, and quality of life enhancement for the community.	\$3.61 million	No Federal funding not secured. Applying for \$3.5 million from federal Forest Legacy Program	\$0 federal \$0 local
13	City of Airway Heights, APZ Backfill Prevention	This project supports relocation of residents from the Accident Potential Zone (APZ) for Fairchild Air Force Base, preventing mobile home park operators from releasing mobile home park spaces or trailers after an existing resident leaves.	\$3.47 million	No Federal funding not secured	\$0 federal \$50,000 local
14	Port of Everett, Destination Retail Waterfront	The Destination Retail Waterfront project will improve waterfront access and economic opportunity in an area that is limited due to the proximity of Naval Station Everett's secure perimeter.	\$500,000	No Federal funding not secured	\$0 federal \$1.8 million local
15	City of Airway Heights, Downtown Business Empowerment Program	The City of Airway Heights plans to engage in a business development and empowerment program to foster a vibrant business community in its downtown and reduce economic dependency on Fairchild Air Force Base.	\$305,000	No Federal funding not secured	\$360,000 local
<b>Total DCCA eligible project funding request: \$37.67 million</b>					
<b>Total local and federal match for DCCA eligible projects: \$126.17 million</b>					

# Project #1: JBLM North Clear Zone

## City of Lakewood

### Joint Base Lewis-McChord North Clear Zone

#### Project site



#### Project description:

This project intends to purchase properties within the Joint Base Lewis-McChord (JBLM) North Clear Zone (NCZ) and vacate businesses to comply with the federal and military regulations that the NCZ be comprised of vacant land.

- Local businesses in and around the NCZ pose a public safety and operational flight risk. Lakewood has updated all municipal codes, building ordinances and its comprehensive plan to address NCZ incompatibilities.
- An Action and Implementation Plan sets forth a phased strategy consisting of six actions and corresponding implementation steps to achieve the desired outcomes.
- Federal funding is secured through a cooperative agreement between the Army and the City of Lakewood.
- One of the highest priority recommendations to come out of the 2005 Base Realignment and Closure findings, as well as the 2015 JBLM Joint Land Use Study, was to develop a strategy to address land use incompatibilities in the NCZ.

#### Total project cost:

\$3 million

#### Total state funds requested:

\$900,000

#### Total leveraged funds:

Federal: \$2.1M million

Local: \$50,000

#### Project location:

City of Lakewood

#### Project timeline:

May 2022 - May 2024

#### Project partners:

- Pierce County
- JBLM
- South Sound Military Communities Partnership

#### Michael Vargas

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# Project #2: Whidbey Camano Trust Keystone Preserve

## Whidbey Camano Land Trust

### Keystone Preserve

#### Project site



#### Project description:

The Whidbey Camano Land Trust requests DCCA funding to complete the permanent acquisition of 226 acres in central Whidbey Island to protect critical shoreline, forest habitat and agricultural open space in a priority area for Naval Air Station Whidbey Island's (NASWI) encroachment mitigation program.

- The Keystone property is the top priority in a multi-year agreement with the Navy to implement Readiness and Environmental Protection Integration (REPI) program work.
- NASWI is a critical partner in the project due to the property's proximity to NASWI's Outlying Field Coupeville.
- The project will result in the creation of Keystone Preserve, which the Land Trust intends to make a center for conservation and climate resilience on the island.

#### Total project cost:

\$ 9.7 million

#### Total state funds requested:

\$1.3 million

#### Total leveraged funds:

Federal: \$4.3 million

Local: \$300,000

Applied for additional state (ESRP, PSAR) and federal (USFWS) grants

#### Project location:

Whidbey Island

#### Project timeline:

March 2023 - December 2025

#### Project partners:

- NASWI
- Whidbey Island Conservation District
- Organic Farm School

#### Project contact:

**Ryan Elting**

Executive Director

Whidbey Camano Land Trust

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# Project #3: Lakewood water wells K-3, G-4

## Lakewood Water District Water Wells (K-3, G-4)

### Project site



### Project description:

Lakewood Water District (LWD) discovered perfluorinated compounds (PFAS) in several drinking water wells. In some, contamination levels require they be turned off, resulting in the loss of millions of gallons per day of water supply. This project will drill two new wells to access uncontaminated water supply.

- PFAS compounds present health risks, especially to infants and pregnant and nursing women.
- This project involves drilling two new wells into much deeper, uncontaminated aquifers. The new wells are expected to deliver approximately 1,500 gallons per minute of new uncontaminated water, partially offsetting supply lost due to PFAS contamination.
- LWD provides safe, reliable drinking water supply to over 115,000 customers in Lakewood, Steilacoom, Spanaway and surrounding communities, including thousands of Joint Base Lewis McChord personnel.

### Total project cost:

\$7.54 million

### Total state funds requested:

\$3.72 million

### Total leveraged funds:

Federal: \$1.95 million

Federal funding secured through EPA

Local: \$1.87 million

### Project location:

City of Lakewood

### Project timeline:

February 2023 - December 2024

### Project contacts:

**Randall Black**  
General Manager

**Marshall Meyer**  
Engineering Manager

Lakewood Water District

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Phone: 253-588-4423



# Project #4: Lakewood Hipkins water well

## Lakewood Water District Water Well (Hipkins)

### Project site



### Project description:

Perfluorinated compounds (PFAS) contamination migrating from Joint Base Lewis McChord exceeds the State Action Level (SAL) at the Hipkins Well and it has been shut down. These compounds present health risks to the public. This project will drill a new replacement well into a deeper, uncontaminated aquifer.

- Lakewood Water District began a program of testing and monitoring PFAS and discovered contaminants in 12 wells.
- The Hipkins well is contaminated at a level exceeding State Department of Health requirements and must be turned off.
- The new well is expected to replace the capacity lost and benefit thousands of JBLM families and other customers in Lakewood, Steilacoom, Spanaway, and surrounding communities.
- Projects costs include pre-design and design of the new well, permitting and environmental compliance for the project and drilling and equipping the new well for startup.

### Total project cost:

\$3.77 million

### Total state funds requested:

\$2.84 million

### Total leveraged funds:

Federal: \$0 – federal funding not secured

Local: \$935,000

### Project location:

City of Lakewood

### Project timeline:

July 2023 - December 2024

### Project contacts:

**Randall Black**  
General Manager

**Marshall Meyer**  
Engineering Manager

Lakewood Water District

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[mmeyer@lakewoodwater.org](mailto:mmeyer@lakewoodwater.org)

Phone: 253-588-4423

# Project #5: Lakewood Oakbrook 0-2 water well

## Lakewood Water District Water Well (Oakbrook 0-2)

### Project site



### Project description:

Perfluorinated compounds (PFAS) contamination migrating from Joint Base Lewis McChord exceeds the State Action Level (SAL) at the Oakbrook (0-2) well and it has been shut down. These compounds present health risks to the public. This project will drill a new replacement well into a deeper, uncontaminated aquifer.

- Lakewood Water District (LWD) began a program of testing and monitoring PFAS and discovered contaminants in 12 wells. This project is identified in the LWD PFAS Mitigation Plan.
- The Oakbrook 0-2 well is contaminated at a level exceeding State Department of Health levels and must be turned off.
- The new well is expected to replace the capacity lost and benefit thousands of customers in Lakewood, Steilacoom, Spanaway, and JBLM enlisted and civilian personnel.
- Projects costs include pre-design and design of the new well, permitting and environmental compliance for the project, and drilling and equipping the new well for startup.

### Total project cost:

\$3.77 million

### Total state funds requested:

\$2.84 million

### Total leveraged funds:

Federal: \$0 – federal funding not secured

Local: \$935,000

### Project location:

City of Lakewood

### Project timeline:

July 2023 - December 2024

### Project contacts:

**Randall Black**  
General Manager

**Marshall Meyer**  
Engineering Manager

Lakewood Water District

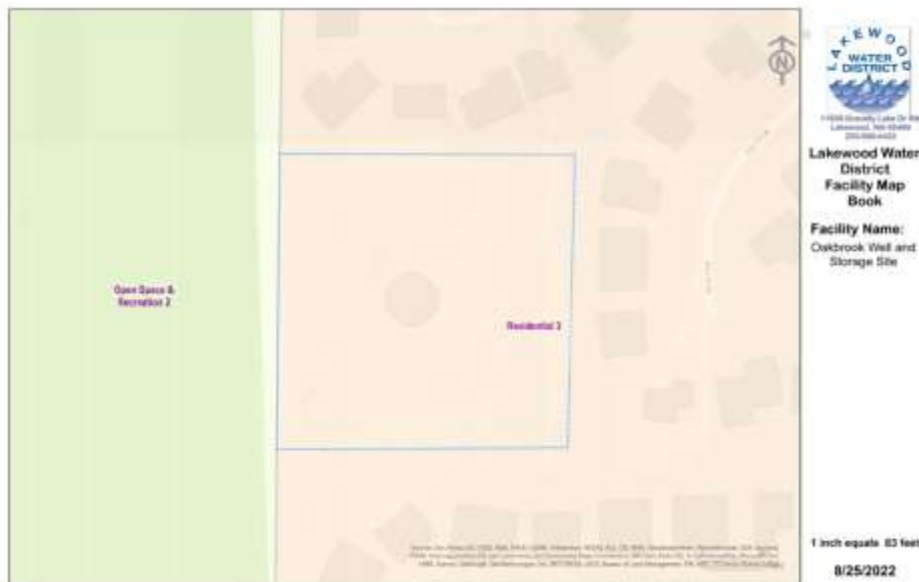
Email: [rblack@lakewoodwater.org](mailto:rblack@lakewoodwater.org)  
[mmeyer@lakewoodwater.org](mailto:mmeyer@lakewoodwater.org)

Phone: 253-588-4423

# Project #6: Lakewood Oakbrook 0-3 water well

## Lakewood Water District Water Well (Oakbrook 0-3)

### Project site



### Project Description:

Perfluorinated compounds (PFAS) contamination migrating from Joint Base Lewis McChord exceeds the State Action Level (SAL) at the Oakbrook (0-3) well and it has been shut down. These compounds present health risks to the public. This project will drill a new replacement well into a deeper, uncontaminated aquifer.

- Lakewood Water District began a program of testing and monitoring PFAS and discovered contaminants in 12 wells. This project is identified in the LWD PFAS Mitigation Plan.
- The Oakbrook 0-3 well is contaminated at a level exceeding state Department of Health levels and must be turned off.
- The new well is expected to replace the capacity lost and benefit thousands of customers in Lakewood, Steilacoom, Spanaway, and JBLM enlisted and civilian personnel.
- Projects costs include pre-design and design of the new well, permitting and environmental compliance for the project, and drilling and equipping the new well for startup.

### Total project cost:

\$3.77 million

### Total state funds requested:

\$2.84 million

### Total leveraged funds:

Federal: \$0 – federal funding not secured

Local: \$935,000

### Project location:

City of Lakewood

### Project timeline:

July 2023 - December 2024

### Project contacts:

**Randall Black**  
General Manager

**Marshall Meyer**  
Engineering Manager

Lakewood Water District

Email: [rblack@lakewoodwater.org](mailto:rblack@lakewoodwater.org)  
[mmeyer@lakewoodwater.org](mailto:mmeyer@lakewoodwater.org)

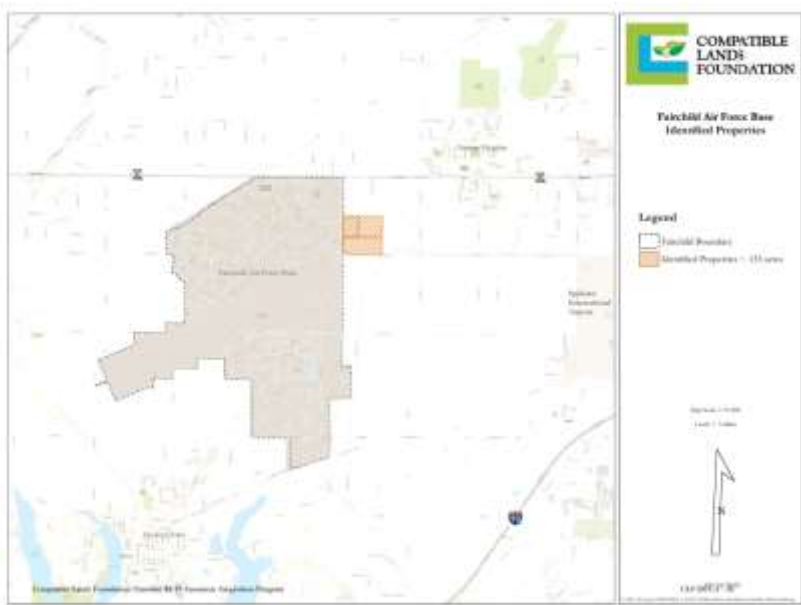
Phone: 253-588-4423

# Project #7: Fairchild REPI easement acquisition

## Compatible Lands Foundation

### Fairchild REPI Easement Acquisition Program

#### Project site



#### Project description:

The Fairchild Readiness and Environmental Protection Integration (REPI) Easement Acquisition Program (EAP) proposal seeks to prevent incompatible development from hindering operations at Fairchild Air Force Base (AFB) through the acquisition of easements on lands surrounding the installation, especially in relation to the main runway.

- An Encroachment Management Agreement was signed between the Compatible Lands Foundation and Fairchild AFB in March 2022 and extends through 2027.
- Fairchild AFB identified priority areas to focus its Readiness Environmental Protection Integration (REPI) Program work. Three properties, totaling 152 acres, were identified to initiate the acquisition of easements and permanently remove the threat of incompatible development.
- Adjacency to the installation, proximity to the accident potential and clear zone, noise contours, and other military mission and land use considerations factored into this decision.

#### Total project cost:

\$8.4 million

#### Total state funds requested:

\$2.5 million

#### Total leveraged funds:

**Federal: \$2.5 million**

Federal funding secured through REPI. Additional funding requested from NRCS and FY23 REPI funds.

**Local: \$0**

#### Project location:

Spokane County

#### Project timeline:

March 2022 - September 2027

#### Project partners:

- Spokane County
- Inland Northwest Land Conservancy
- Fairchild Air Force Base
- Natural Resources Conservation Service

#### Project Contact:

**Dan Chapin**

Director of military partnerships  
Compatible Lands Foundation

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Phone: 443-224-0548

# Project #8: Oak Harbor early learning center

## Oak Harbor Public Schools

### Hand-in-Hand Early Learning Center School Replacement and Relocation Project

#### Project site



#### Project description:

The Oak Harbor School District Hand-in-Hand Early Learning Center relocation is necessary due to impacts on student learning from high-decibel jet noise associated with the Naval Air Station Whidbey Island's flight training. The current placement of the school also interferes with the Navy's flight paths, affecting training and preparedness.

- In 2020, Oak Harbor Public Schools was issued a notice of award for 80% of the total new building costs for two elementary schools. They were listed in the top 10 of public schools on military installations for serious capacity and conditions deficiencies, identified in 2011 and 2018 assessments.
- Facility relocation would remove flight constraints and reduce aircraft noise on the local community, while providing a more efficient operational flight pattern for the air station.

#### Total project cost:

\$69.9 million

#### Total state funds requested:

\$13.9 million

#### Total leveraged funds:

Federal: \$55.9 million

Federal funding secured through DoD grant.

Local: \$0

#### Project location:

Oak Harbor

#### Project timeline:

July 2023 - July 2026

#### Project partners:

- Department of Defense (DoD)
- Naval Air Station Whidbey Island
- City of Oak Harbor
- Island County

**Michelle Kuss-Cybula**  
Superintendent

Oak Harbor Public Schools

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Phone: 360-623-4445

# Project #9: Bremerton Quincy Square improvements

## City of Bremerton

### Quincy Square Civic Improvements

#### Project site



#### Project description:

Bremerton's Quincy Square project is a shovel-ready civic improvement project, intended to transform a long-neglected street into an active, safe, inclusive and attractive pedestrian-focused urban festival plaza. The project will improve economic vitality and livability for Bremerton residents, including civilian Department of Defense and enlisted Navy personnel who work at Naval Base Kitsap-Bremerton.

- Downtown Bremerton is economically driven by Naval Base Kitsap - Bremerton (NBK-BR), with 22,000 civilian, enlisted, and contract employees makeup the NBK-BR workforce.
- Quincy Square seeks to improve livability and economic vitality in downtown Bremerton.
- The project will address the blighted downtown business core in an area with vacant buildings.
- This funding request is for the construction phase of Quincy Square and will complete the project. Preliminary design and bid documents are mostly complete.

#### Total project cost:

\$5.05 million

#### Total state funds requested:

\$1.75 million

#### Total leveraged funds:

**Federal: \$2.5 Million**

Federal funding secured through a Department of Housing and Urban Development Community Projects Grant

**Local: \$800,000**

#### Project location:

City of Bremerton

#### Project timeline:

October 2022 - December 2024

#### Project partners:

- Downtown Bremerton Business Association
- U.S. Department of the Navy

#### Project contact:

**Katie Ketterer**

Project manager

City of Bremerton

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Phone: 360-473-5334

# Project #10: Oak Harbor school replacement

## Oak Harbor School District Crescent Harbor Elementary School replacement

### Project site



### Project Description:

The Oak Harbor School District Crescent Harbor Elementary School replacement project at Naval Air Station Whidbey Island (NASWI) is necessary to increase permanent building capacity and improve building condition and security for families who work at NASWI and community members. Over 55% of military families reside in military supported housing within a half-mile radius of the school campus.

- The DoD 2018 Facility Condition Assessment Report found the facility has insufficient capacity, is lacking in food service functionality, and has multiple buildings beyond their useful life.
- This project benefits from a growth grant from DoD, providing 80% of the total new building costs.
- Crescent Harbor Elementary School has the highest percentage of military families, with over 65% of enrollment from military families.

### Total project cost:

\$67.6 million

### Total state funds requested:

\$13.6 million

### Total leveraged funds:

Federal: \$53.9 million

Federal funding secured through DoD grant.

Local: \$0

### Project location:

Oak Harbor

### Project timeline:

February 2023 - August 2026

### Project partners:

- Department of Defense (DoD)
- City of Oak Harbor
- Island County

**Michelle Kuss-Cybula**  
Superintendent

Oak Harbor Public Schools

Email: [mkuss-cybula@ohsd.net](mailto:mkuss-cybula@ohsd.net)

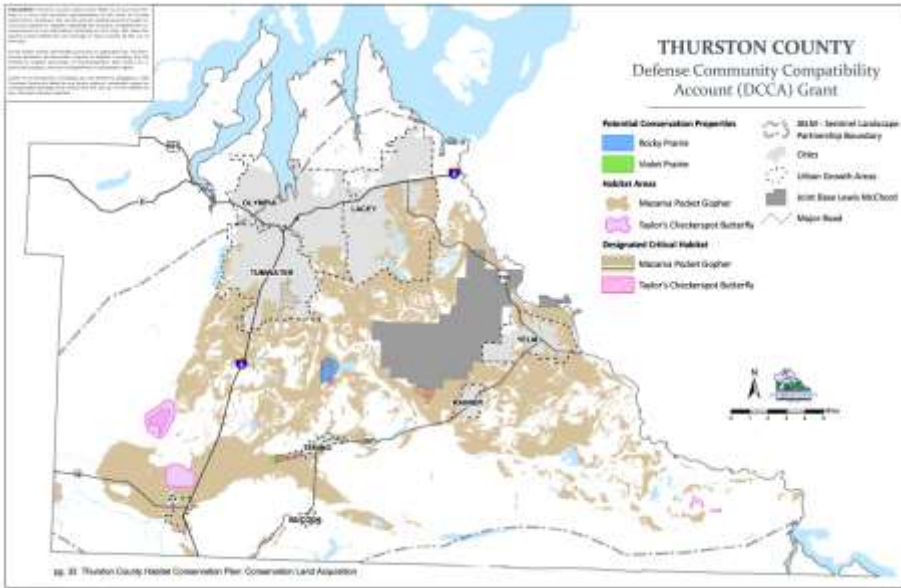
Phone: 360-279-5008

# Project #11: Thurston County land conservation

## Thurston County

### Thurston County Habitat Conservation Land Acquisition

#### Project site



#### Project description:

Thurston County developed a 30-year countywide Habitat Conservation Plan (HCP) and seeks to implement conservation goals by acquiring land to protect habitat and federal and candidate listed wildlife species impacted by residential, commercial and transportation development.

- Joint Base Lewis McChord properties in Pierce and Thurston counties retain some of the last remaining native habitat for three prairie-associated species listed under the Endangered Species Act. This land is also important for training maneuvers, arms artillery impact, and airfield operations.
- The Taylor's checkerspot butterfly is one of the listed species dependent on military installation property. Two sites within the HCP contain habitat and are adjacent to recovery sites for this species. With this grant, Thurston County would purchase these sites to provide mitigation offset and assist in the species recovery and protection otherwise dependent on JBLM property for habitat.

Total project cost:

\$8 million

Total state funds requested:

\$8 million

Total leveraged funds:

Federal: \$0

Federal funding not secured

Local: \$500,000 annually

Project location:

Thurston County

Project timeline:

January 2023 - June 2025

#### Project partners:

- Wash. Department of Fish and Wildlife
- U.S. Fish and Wildlife Service
- Center for Land Management
- Sentinel Landscapes
- Natural Resource Conservation Service

#### Joshua Cummings

Community planning and economic development program directory

Thurston County Community Planning

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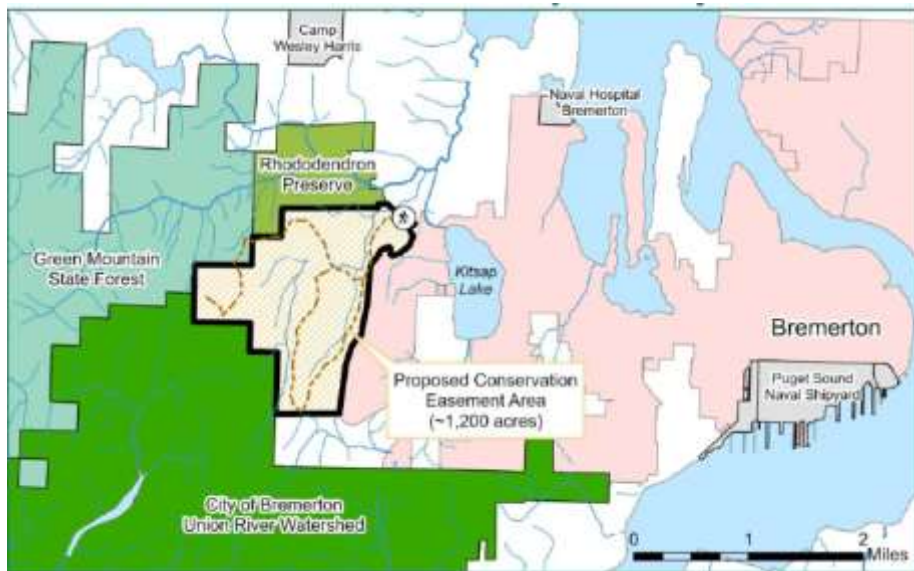
Phone: 360-754-4995



# Project #12: Green Mountain Compatibility Project

## Great Peninsula Conservancy Green Mountain Compatibility Protection

### Project site



### Project description:

The Green Mountain Compatibility Protection Project will conserve up to 1,200 acres of recreational forestland near Bremerton via the acquisition of a conservation easement, fulfilling a need for outdoor training, compatible land use, public access to open spaces, and quality of life enhancement for the community.

- This project has a willing landowner, supports Bremerton Parks and is supported by Naval Base Kitsap (NBK) and the Suquamish Tribe.
- The project site is a popular destination for recreational use, featuring well-established and regularly used trail system of over seven miles and serves as a link to regional trails in Green Mountain and county-owned parks. The site also provides training and fitness opportunities for sailors from NBK, plus recreational opportunities for their families and the base's civilian workforce.
- A conservation easement on this site would prohibit development in perpetuity, ensuring habitat and public access to a prized natural area for generations to come.

### Total project cost:

\$7.05 million

### Total state funds requested:

\$3.61 million

### Total leveraged funds:

Federal: \$0

Applying for \$3.5 million from Federal Forest Legacy Program

Local: \$0

### Project location:

City of Bremerton

### Project timeline:

October 2022 - July 2025

### Project partners:

- Naval Base Kitsap
- Suquamish Tribe
- Keta Legacy Foundation
- Evergreen Mountain Bike Alliance

#### Nathan Daniel

Executive director

Great Peninsula Conservancy

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Phone: 360-373-3500

# Project #13: Airway Heights APZ backfill prevention

## City of Airway Heights APZ backfill prevention

### Project site



### Project description:

This project supports relocation of residents from the Accident Potential Zone (APZ) for Fairchild Air Force Base (FAFB), preventing mobile home park operators from releasing mobile home park spaces or trailers after an existing resident leaves.

- Mobile homes in the APZ create potential risk for the residents living in the APZ and the long-term success of Fairchild Air Force Base and its mission. The density of homes in the APZ are an encroachment to the Base.
- There is not currently a tool to prevent park owners from leasing available spaces. DCCA grant funds will be used to purchase the rights of park owners to re-lease 56 mobile home lots and to remove vacated mobile homes.
- The city and its housing partners have collaborated for more than 10 years to provide alternative, affordable housing outside the APZ.

### Total project cost:

\$3.47 million

### Total state funds requested:

\$3.47 million

### Total leveraged funds:

Federal: \$0

Federal funding not secured

Local: \$50,000

### Project location:

City of Airway Heights

### Project timeline:

January 23 - December 2027

### Project partners:

- Habitat for Humanity
- Community Frameworks
- Spokane County
- Greater Spokane Incorporated
- Fairchild Air Force Base

### Heather Trautman

Principal planner

City of Airway Heights

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Phone: 509-244-5578

# Project #14: Everett Destination Retail waterfront

## Port of Everett

### Destination Retail Waterfront

#### Project site



#### Project description:

The Destination Retail Waterfront project will improve waterfront access and economic opportunity in an area that is limited due to the proximity of Naval Station Everett's secure perimeter.

- The Port of Everett is constructing five 3,000-square-foot retail spaces with expansive patio and public park spaces. Funding would be used for the construction of utilities and park spaces between the buildings.
- The parks serve as view corridors to the water and pedestrian connections from parking to the Mill Town Trail and Port of Everett waterfront esplanade.
- This project is intended to draw more customers from the region to existing waterfront tenants, create new access for the public to their waterfront, and enhance the quality of life for the community and for the sailors at Naval Station Everett on land that has limited potential due to the proximity of the naval base.

#### Total project cost:

\$2.3 million

#### Total state funds requested:

\$500,000

#### Total leveraged funds:

Federal: \$0

Federal funding not secured

Local: \$1.8M

#### Project location:

Port of Everett

#### Project timeline:

July 23 - February 2024

#### Project partners:

- City of Everett
- Snohomish County
- Naval Station Everett

#### Adam LeMieux

Government affairs manager

Port of Everett

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Phone: 425-572-2829

# Project #15: Airway Heights downtown project

## City of Airway Heights

### Downtown Business Empowerment Program

#### Project site



#### Project description:

The City of Airway Heights plans to engage in a business development and empowerment program to foster a vibrant business community in its downtown. The project will improve downtown's appearance and business capacity, enhancing and nurturing economic activity to reduce economic dependency on Fairchild Air Force Base.

- Phase 1: The city will conduct outreach with businesses in the designated project area to offer design assistance, including a full-day design studio and one-on-one consultation for façade design considerations.
- Phase 2: The city will review applications, award grants, and complete award contracts and façade easements. Grants will require 50% match. A second design studio will be offered to learn about U.S. 2 street designs also underway.
- Businesses will have a year to complete façade improvements, providing time to finalize designs, secure contractors and finish construction. New storefronts and U.S. 2 streetscape design will be optimized in the process.

#### Total project cost:

\$665,000

#### Total state funds requested:

\$305,000

#### Total leveraged funds:

Federal: \$0

Federal funding not secured

Local: \$360,000

#### Project location:

City of Airway Heights

#### Project timeline:

June 2023 - August 2024

#### Project partners:

- West Plains Chamber of Commerce
- Washington State Department of Transportation

#### Heather Trautman

Principal planner

City of Airway Heights

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# Appendix A: Background

Program implementation is strengthened due to previous efforts completed as part of Commerce's programs targeted to summarize and assess our state's needs as they relate to compatibility-related infrastructure, projects, programs, and policies.

For several years, Commerce has developed and implemented a statewide strategy to improve civilian-military land use compatibility. This effort was a main goal of the Washington's sector-based economic development strategy. DCCA rests on a strong foundation of established work to address land use compatibility issues in Washington State.

## 2015-2016



Beginning in 2015, Commerce conducted a review of nationwide best practices in promoting civilian military land use compatibility. In 2016, the Legislature commissioned the development of a strategic plan. This work was partially funded by a grant from the Department of Defense Office of Economic Adjustment. Commerce published the [Civilian-Military Land Use Study \(PDF\)](#) with state-level planning recommendations for the Legislature.

## 2017

The [Washington State Military and Community Compatibility Strategy \(PDF\)](#) was developed for Commerce in 2017 by The Spectrum Group, a consulting firm. It identified several implementation strategies to support a statewide program for civilian-military land use compatibility. A key strategy is funding strategies for community-identified compatibility initiatives, which identified the need for a statewide framework to fund compatibility projects and establish priorities for capital budget requests, reducing reliance on direct appropriations as the sole source of funding.

Additionally, the document included budget considerations for compatibility enhancing initiatives and observed that significant investments were made in mission-supportive infrastructure, most notably on transportation projects. Projects were primarily funded through direct appropriations, pointing to the need for a predictable source and a systematic process for communities to access state funding for investments in compatibility-related infrastructure. The report also suggested that scoring and ranking criteria be used to consider investments that support a mission and enhance compatibility.<sup>3</sup>



## 2018-2019

Most recently, in 2018-2019, Commerce produced [The Washington State Guidebook on Military and Community Compatibility](#), a technical assistance guidebook that provides guidance to both military and civilian planners on local government and military planning frameworks and processes. The guidebook includes case studies, resources and descriptions of the planning processes undertaken by the various branches of the U.S. Armed Forces. The guidebook is intended as a resource for military and local government planners to effectively work together toward compatibility efforts.

Building on previous work within Growth Management Services' Civilian-Military Compatibility Program, DCCA furthers compatibility efforts by establishing a statewide process and framework for evaluating and prioritizing projects to be considered for funding by the Legislature. Using the technical expertise learned from compatibility planning efforts conducted by Commerce's Growth Management Services' Civilian-Military Compatibility Program, DCCA can use these resources to effectively develop and manage program objectives.

## 2019-2022

In 2019, Commerce began the Compatible Energy Siting Assessment (CESA) project with grant funding from the Department of Defense and partnered with the state of [Washington Energy Facility Site Evaluation Council \(EFSEC\)](#) to support early and ongoing civilian-military coordination for compatible siting decisions. Stakeholders engaged in energy siting and military operations need a means to identify locations where activities overlap and guidance for early consultation that minimizes potential for mutual impacts.

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<sup>3</sup> The Washington State Military and Community Compatibility Strategy, The Spectrum Group and Washington State Department of Commerce, 2017, <https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/military-base-land-use/>

Early and ongoing coordination protects military functional capacity and can save developers from possible delays or late-stage investment loss. Consultation throughout development is critical to addressing risk within areas where the military operates.

As an outcome, Commerce created an interactive mapping tool, which provides example site specific consultation guidance via an interactive [ArcGIS hub site and map viewer](#).

## Alignment with the Growth Management Act

Within the Growth Management Act, [RCW 36.70A.530](#) states that comprehensive plans and development regulations should not allow development near a military installation that is incompatible with the installation's ability to carry out its mission requirements, by supporting land use projects.

The Revised Code of Washington was amended to reflect the topic of land use compatibility. DCCA aligns with the intent of the statute by requesting applicants provide documentation to demonstrate that a project has been identified to increase the viability of military installations for current or future missions. Applications that include expressed support from partners and military installation commanders further the goals of RCW 36.70A.530 by promoting communication between communities conducting planning and military personnel to ensure incompatible development is avoided, and project goals and mission viability are maintained.

RCW 36.70A.530 also requires cities and counties hosting military installations located within or adjacent to their borders to notify the commander of comprehensive plan and development regulation amendments. DCCA program guidelines further support this requirement by requesting that applicants include letters of support from nearby military installation commanders expressing the ways in which the project will further support mission readiness and viability.

## Military bases in Washington

Military bases and personnel have been part of the community for generations in several areas. Washington hosts multiple military service branches, including at the federal and state level.



Source: Washington State Guidebook on Military and Community Compatibility, Washington State Department of Commerce, (2019), <https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/military-base-land-use/>

**Washington hosts the following military sites:**

- Joint Base Lewis-McChord (JBLM)
- Fairchild Air Force Base (FAFB)
- Yakima Training Center (TYC)
- Naval Air Station Whidbey Island (NASWI), Naval Outlying Landing Field (NOLF) Coupeville
- Naval Magazine Indian Island (NAVMAGII)
- Naval Base Kitsap (NBK)
- Naval Station Everett (NSE)
- Northwest Training Range Complex (NWTRC)
- Camp Murray, University of Washington Applied Physics Lab
- Pacific Northwest National Laboratory (PNNL)
- Federal Training Center



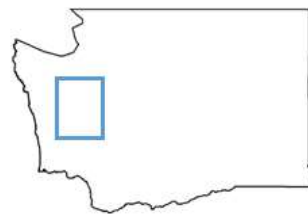
○ U.S. Coast Guard District 13 (USCG-D13)



### Joint Base Lewis-McChord

Joint Base Lewis-McChord (JBLM) is south of Tacoma between Lakewood and Lacey. The base covers 90,000 acres and is a strategic location near sea and aerial ports, a rail corridor, and highway networks.

JBLM provides training and infrastructure, responsive quality of life programs, and mobilization and deployment operations for Army, Navy, Air Force, and Marines.



### Fairchild Air Force Base

Established in 1942 as the Spokane Army Air Depot, Fairchild Air Force Base (FAFB) is located just west of the city of Spokane within Spokane County and near the city of Airway Heights. Its primary mission is to provide air refueling, cargo, and passenger delivery for missions in the Pacific.

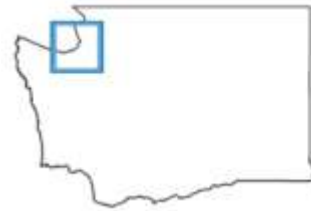


Source: Commerce, 2022 CESA Map Tool (Prototype) sample-viewer, Esri/ArcGIS, <https://fortress.wa.gov/com/cesa/>



## Naval Air Station Whidbey Island

Naval Air Station Whidbey Island (NASWI) was established in 1942 near Oak Harbor and Coupeville. It is the sole naval aviation asset in the Pacific Northwest and totals 55,000 acres. NASWI is a critical location for carrier landing training.



## Naval Magazine Indian Island

Naval Magazine Indian Island (NAVMAGII) covers a 2,700-acre island in Jefferson County, southeast of Port Townsend. Since 1941, this base has loaded ammunition on ships preparing for or returning from deployment or training.

## Naval Base Kitsap

Naval Base Kitsap (NBK) comprises a variety of installations on the Kitsap Peninsula, including bases at Bremerton, Bangor, Keyport, Manchester and Jackson Park. The over 10,000-acre installation oversees ship and submarine berthing, repairs and deconstruction, as well as fuel storage, training and deep-water research.

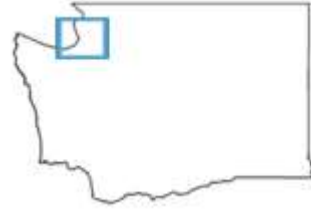


Source: Commerce, 2022 CESA Map Tool (Prototype) sample-viewer, Esri/ArcGIS, <https://fortress.wa.gov/com/cesa/>



## Naval Station Everett

As the nation’s newest naval base, NSE was established in 1994 with support facilities in Marysville, eastern Snohomish County and along the coast. It totals 5,111 acres and is the homeport for five U.S. Navy destroyers.



Source: Commerce, 2022 CESA Map Tool (Prototype) sample-viewer, Esri/ArcGIS, <https://fortress.wa.gov/com/cesa/>

## Yakima Training Center

Yakima Training Center (YTC) is operated by JBLM. This 327,000-acre facility, 168 miles from the main base, is used for joint training exercises. YTC is a vital partner in regional emergency management strategies, including wildfires and hazardous waste management.



Source: Commerce, 2022 CESA Map Tool (Prototype) sample-viewer, Esri/ArcGIS, <https://fortress.wa.gov/com/cesa/>

## State programs

With the development of DCCA, Washington joined numerous other states in providing loans and grant programs for civilian-military land use projects. Below are several examples of compatibility funding efforts across the country.

**Alaska Military Facility Zones:** Municipalities in military facility zones may receive priority consideration for financial assistance on projects in the zone.

**Arizona Military Installation Fund:** Established to fund the acquisition of real estate and infrastructure projects that are vital to the preservation of a military installation.

**California Infrastructure State Revolving Fund Program:** Finances military infrastructure projects conducted by public agencies and non-profit corporations.

**Florida Defense Reinvestment Grant Program:** Supports community-based activities that implement economic diversification strategies and reuse closed installations and infrastructure planning. **Defense Infrastructure Grant Program:** Provides grant funding for infrastructure projects that benefit communities and military installations.

**Georgia Job Tax Credit Program:** Provides job tax credits in areas adjacent to a military base and designated as military zones.

**Maryland BRAC Revitalization and Incentive Zone Program:** Provides funding to local governments for infrastructure projects in BRAC revitalization and incentive zones.

**New York Military Base Retention Grant:** Provides funding to nonprofit organizations and municipalities to promote, enhance, and protect New York's military bases.

**Oklahoma Military Strategic Planning Commission Incentive Fund:** Provides funds to local governments for public projects necessary to protect the interest of the community in areas affected by potential military closures or mission changes.

**Texas Military Value Revolving Loan Fund:** Provides financial assistance to defense communities for job creation, economic development, and infrastructure projects. **Texas Defense Economic Adjustment Assistance Grant Program:** Provides grant funding for infrastructure projects to assist military host communities with impacts associated with changes in defense contracts.

**Utah Military Installation Development Authority:** Supports planning and land development in designated project areas on military land and public or private land.

## Federal programs

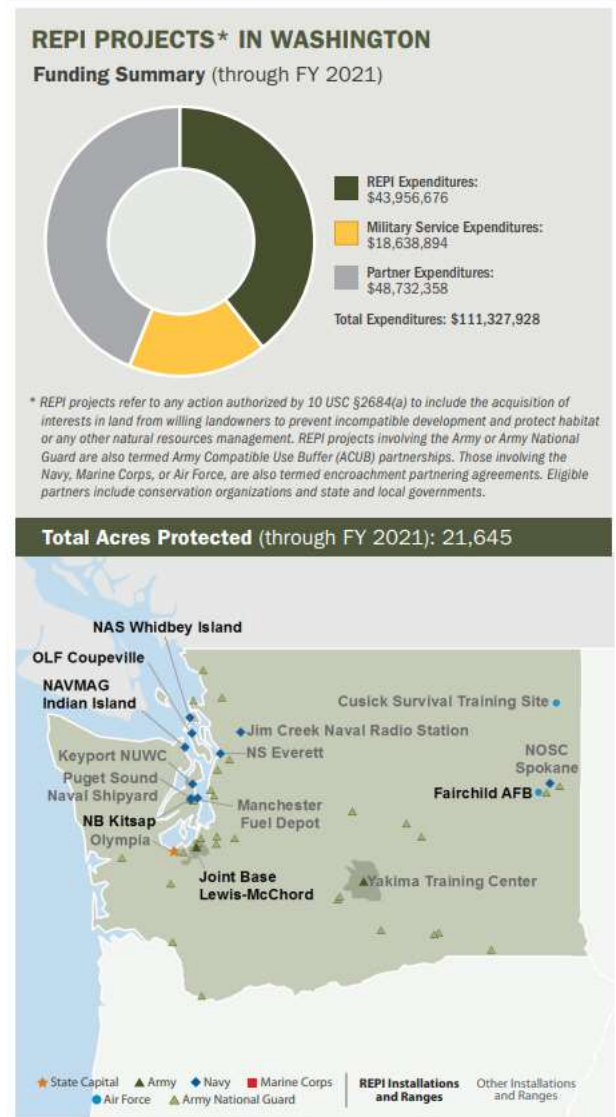
**Defense Community Infrastructure Program:** Recognizing that local governments often bear the costs of developing and maintaining infrastructure that support military installations needs, the federal government authorized the Defense Community Infrastructure Program (DCIP) in the 2019 National Defense Authorization Act. The intent of DCIP is to complement efforts at the state level with a federal program that provides matching funds for civilian-military land use compatibility projects. Often the cost of infrastructure projects is more than a local government can afford.

Through state, local and federal partnerships, the potential of a new source for leveraged funds through DCIP promotes infrastructure projects including transportation, public safety, joint services such as schools and community support facilities, and utilities and telecommunications. The intention of this program is to leverage federal funds to support local projects affecting bases throughout the country. The 2022 National Defense Authorization Act authorized \$90M for DCIP within the Office of Local Defense Community Cooperation (OLDCC). The Defense Community Compatibility Account can provide state matching funds to further leverage the federal program and fund high-priority projects identified by local communities.

**Readiness and Environmental Protection Integration**

**Program:** The U.S. Department of Defense also administers the Readiness and Environmental Protection Integration Program (REPI) as a federal tool for addressing compatibility issues by helping remove or avoid land use conflicts near military installations. REPI uses partnerships with state and local governments to share the costs of land acquisitions and conservation efforts through regional partnerships. As of 2021, 21,645 acres were protected in the state. DoD and its partners spent over \$111 million as a part of the REPI program, in 6 installations in Washington.<sup>4</sup>

REPI is an important compatibility tool and recognized in SSB 5748, which states that Commerce may consider the degree to which projects are compatible with the criteria established in the REPI program.



Source: Readiness and Environmental Protection Integration Program Washington State Fact Sheet, 2021, [Washington\\_ALLFacts.pdf \(repi.mil\)](#)

<sup>4</sup> REPI State Fact Sheet, Washington, 2021, [Washington\\_ALLFacts.pdf \(repi.mil\)](#)

## Appendix B: Program outreach and methodology

Commerce recognizes the importance of community and stakeholder input for effective project solicitation and implementation. Due to the condensed timeline for developing the program and conducting project solicitation and ranking processes, program staff could not initiate a formal communications plan and outreach agenda that would include travel throughout the state, workshops, the development of an advisory commission, and additional program materials. During the six-month window allotted for this grant round, outreach was conducted through the many channels of communication made available through the agency's website, news releases and email stakeholder lists.

### Outreach efforts included:

- A program [webpage](#) with access to program information, resources, and important dates and announcements relevant to the application process.
- Project solicitation announcements through direct email to stakeholders registered to receive information on civilian-military compatibility topics.
- Monthly program updates through the Growth Management Services newsletter, which reaches over 20,000 recipients throughout the state.
- Direct outreach to tribal governments in areas adjacent to military installations.
- Direct contact with interested parties throughout the program development and application stage.
- Presentations to stakeholder groups to introduce the program and its components.
- Question-and-answer opportunity for interested applicants during the program application window.

Ongoing outreach will be conducted with a variety of representatives from federal agencies, U.S. Department of Defense installations in Washington, federally recognized Indian tribes, city, county, and state governments, associations, advocacy and nonprofit organizations, elected officials, neighborhood-based organizations, public development authorities, and other interested parties. Program staff will develop a communications and outreach plan to further disseminate information and raise program awareness.

### Application solicitation process

The DCCA application window extended from Aug. 1-Sept. 15, 2022, marking the program's second solicitation opportunity.

A total of 15 projects were received during the application window. Projects were evaluated using a scoring matrix and prioritization process in accordance with the requirements and recommendations outlined in the authorizing statute.

### Question-and-answer period

A question-and-answer period extended throughout the first month of the application window, providing applicants with the opportunity to submit questions to program staff to clarify information about the

application and review process. A summary of questions and responses were posted on the DCCA program [webpage](#) on Sept. 1, as an additional resource to guide project application development.

## Evaluation criteria

Project applications were evaluated on an established set of objective ranking criteria, including the following categories. In addition to the five evaluation categories listed, applicants may receive up to 15 additional bonus points for meeting specific priorities as stated in SSB 5748.

- **Project scope:** Project applications were evaluated for the quality of their project scope, considering feasibility of the work plan and project milestone worksheet, description of activities, and the associated timeline.
- **Leveraged funds:** Project applications were evaluated based on funding-based categories, including total project costs, project budget, leveraged funding and resources available, and overall project match.
- **Need and priority:** Project applications were evaluated for their demonstrated need and priority based on described urgency, local conditions, need addressed, community need, need and priority supportive documentation, and local priority.
- **Project readiness:** The project was evaluated for its demonstration of readiness to proceed for a timely and successful completion, including risk assessment, expediency, project site control, environmental and cultural resources review, zoning, and project phases.
- **Organizational capacity:** Project applications were evaluated on the applicant's capacity to complete and maintain all project components. Applicants needed to demonstrate capacity to perform and manage the proposed activities – both during the completion of development and ongoing operations of the project, including project sustainability, and program and process management.

### Bonus points awarded for:

- **BRAC, JLUS, REPI recommendation:** Recommendations of the U.S. DOD Base Realignment and Closure (BRAC) processes, Joint Land Use Studies (JLUS), or other federally initiated land use processes, including the U.S. DoD Readiness and Environmental Protection Integration Program (REPI).
- **Mission viability:** Whether a branch of the U.S. Armed Forces identified the project as increasing the viability of military installations for current or future missions.
- **Community support:** Applications accompanied by express support from nonprofit community or neighborhood-based organizations, public development authorities, federally recognized Indian tribes, or other community partners.

## Evaluation matrix

Project applications were evaluated using fair and unbiased criteria following the recommendations and priorities as established in the DCCA establishing statute, SSB 5748.

The evaluation team members' analysis of the applications and accompanying materials provided the basis for establishing the prioritized project list presented in this report. Applications were scored individually and collectively using the project evaluation matrix and scoring framework.

Evaluators awarded points for each evaluation category based on their interpretation of the quality and effectiveness of the applicant's response to each requirement. Their external experience with, or perception of, the application was not a factor in this evaluation.

The following evaluation matrix was used to review and score applications received. Points were awarded based on the standards described.

Points	Description	Discussion
8-10	Exceeds Minimum Requirements	The applicant has demonstrated an above-average capability, approach, or solution and has provided a complete description of the capability, approach, or solution, showing superior capability.
4-7	Meets Minimum Requirements	The applicant has an acceptable capability to meet this criterion and has described its approach in sufficient detail.
1-3	Below Minimum Requirements	The applicant has established some capability to perform the requirement, but descriptions regarding their approach are not sufficient to demonstrate the applicant will be fully able to meet the requirements.
0	No Value	The applicant has omitted any discussion of this requirement, or the information provided is of no value.