



U.S. ARMY

Sustainable Management of Available Resources and Technology (SMART) Cleanup



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Report Documentation Page

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Agenda

- SMART Cleanup
 - Introduction
 - Contributing Factors
 - Regulatory Drivers

- Benefits and Applicability of SMART Cleanup

- Upcoming Activities



SMART Cleanup

- SMART Cleanup is an initiative to place a higher priority on evaluating long-term future land use considerations during the remediation process.
 - Includes consideration of an installation's Master Plan when formulating a site remedial strategy.
 - Allows for the efficient use of available funding.
 - Increases the flexibility of future Army land use and decreases overall long-term redevelopment costs.



Why SMART Cleanup?

- Master planning operations are under continued pressure to utilize an installation's real property resources as efficiently as possible.
- Contributing Factors:
 - BRAC
 - Support of up-tempo activities
 - Neighboring community encroachment



Additional Planning Pressures

- Environmentally contaminated areas located on an installation further limit development opportunity.
 - Lower cost and shorter remedial timeframe have historically led to remediation to commercial/industrial standards.
 - Implementation of Land Use Controls (LUCs) has left residual contamination in place.



Regulatory Drivers

- **AR 210-20 - Real Property Master Planning for Army Installations**
 - Garrison commander's responsibility to create a blueprint and vision that allows an installation to respond to future Army missions and community aspirations, while providing and maintaining the capability to train, protect, sustain, and support today's force.
 - Establish installations as valued neighbors and trusted partners with surrounding communities.
 - Installations must be recognized as providing examples of excellent environmental stewardship.
 - The garrison commander's instrument for installation real property management, is recorded in the installation's real property master plan (RPMP).
 - RPMP covers a 20-year planning horizon, is adjusted semi-annually, and reviewed and updated at least every 5 years.



Regulatory Drivers (cont)

- **AR 200-1 - Environmental Protection and Enhancement**
 - Addresses environmental responsibilities for all Army organizations and implements Federal, State, and local laws and DoD policies for preserving, protecting, conserving, and restoring the quality of the environment.
 - Imparts authority to the DASA (ESOH) to provide overall policy, advocacy, program direction, and oversight across installations, logistics, acquisition, and operations.
 - Governs the majority of activities that are completed by installation-level environmental personnel on a daily basis.
 - Stipulates that it is a garrison commander's responsibility to ensure that an installation's master plan incorporates environmental considerations.



Issues with Regulatory Implementation

- AR 210-20 and AR 200-1 indicate that both planning and environmental tasks ultimately lie at installation level.
 - Neither regulation stipulates exactly how personnel operating within the planning and environmental departments are to coordinate their activities.
 - Regulations do not specifically stipulate who determines what a reasonable reuse is for a given site.



SMART Cleanup Applications and Results

- SMART Cleanup will:
 - Develop a decision framework for coordinating long-term installation master planning efforts with environmental cleanup decisions.
 - Highlight opportunities to encourage early discussions.
 - Emphasize opportunities where investments of additional funding would yield long-term benefits
 - Facilitate mutually beneficial communication and decision-making between environmental and planning personnel.
 - Outline continuous opportunities to revise decisions based on changing installation needs.
- Better coordination between environmental and master planning communities could result in more efficient cleanup decisions, saving both time and money.



SMART Cleanup Applicability

- Applied to both new and existing sites on enduring installations.
- Sites presently undergoing remediation or long-term monitoring can be evaluated for additional remedial activities that would:
 - Reduce the overall duration of environmental remediation at a site;
 - Yield a cost savings; and/or
 - Increase in value to the Army through increased property reuse.

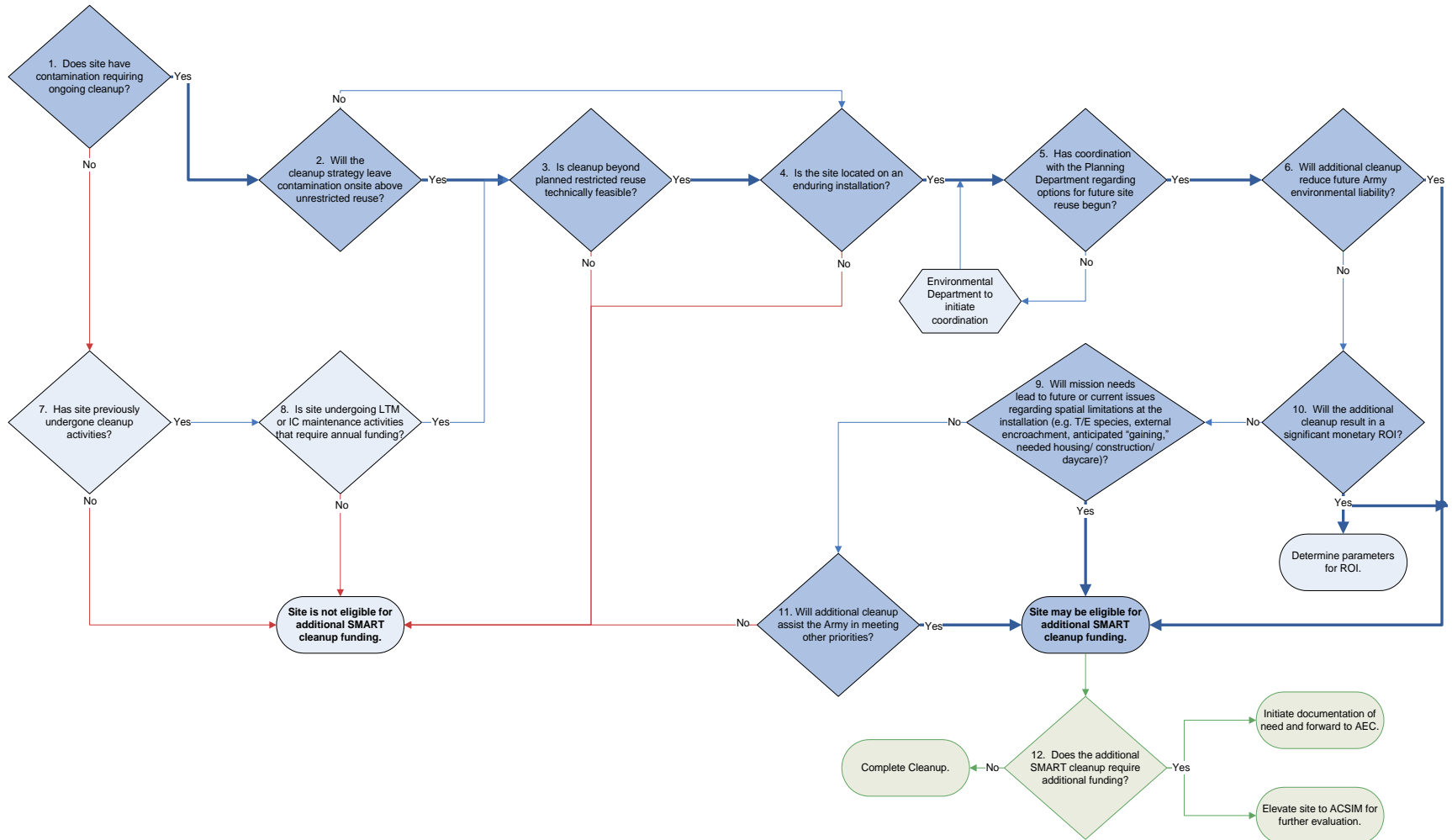


Determination of Site Applicability

- Multiple criteria will be considered when evaluating a site for additional cleanup activities.
- The following decision matrix (draft) was designed to streamline the process and graphically depict key concepts.
- The matrix is not final; the SMART Cleanup concept remains under development.

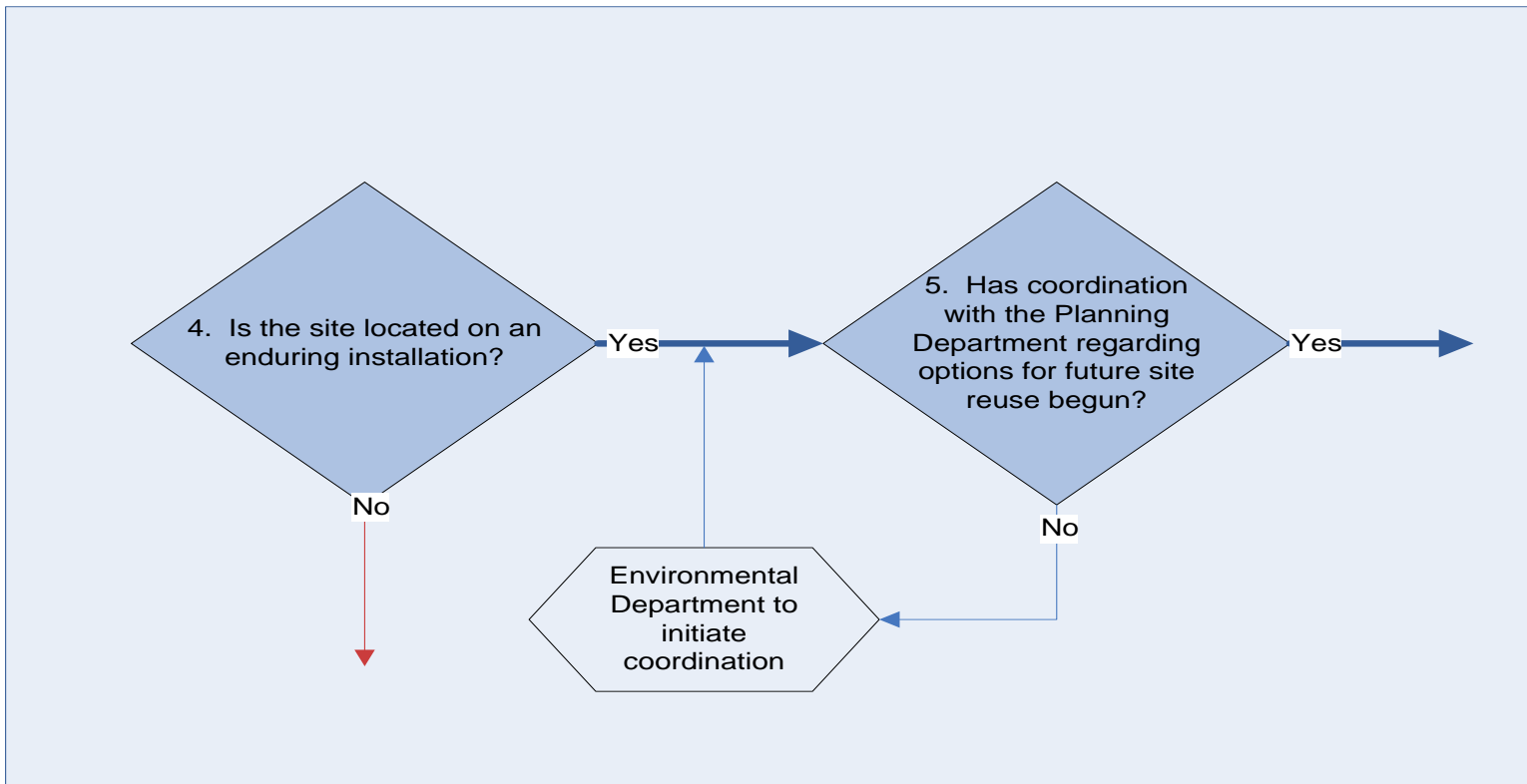
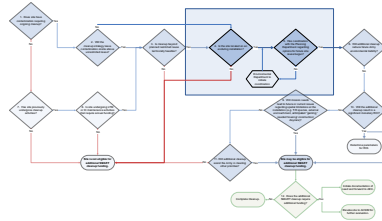


SMART Cleanup Decision Matrix





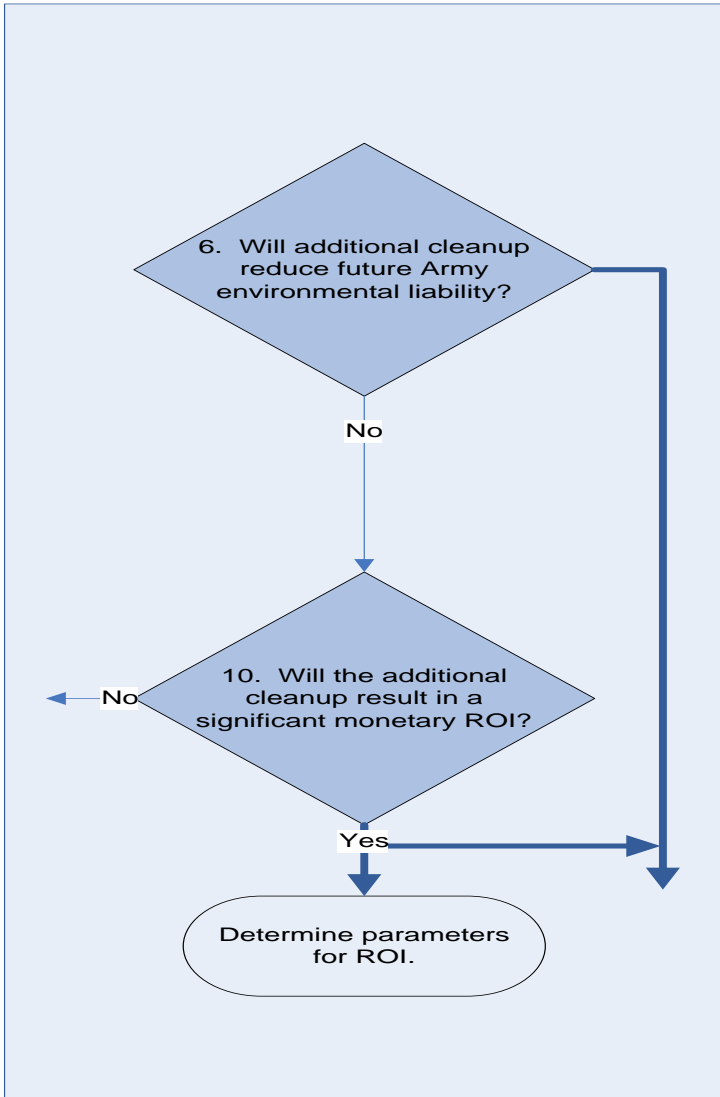
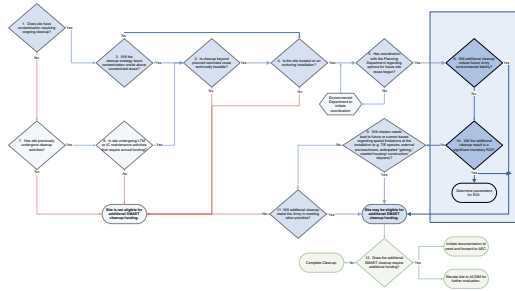
Installation Criteria





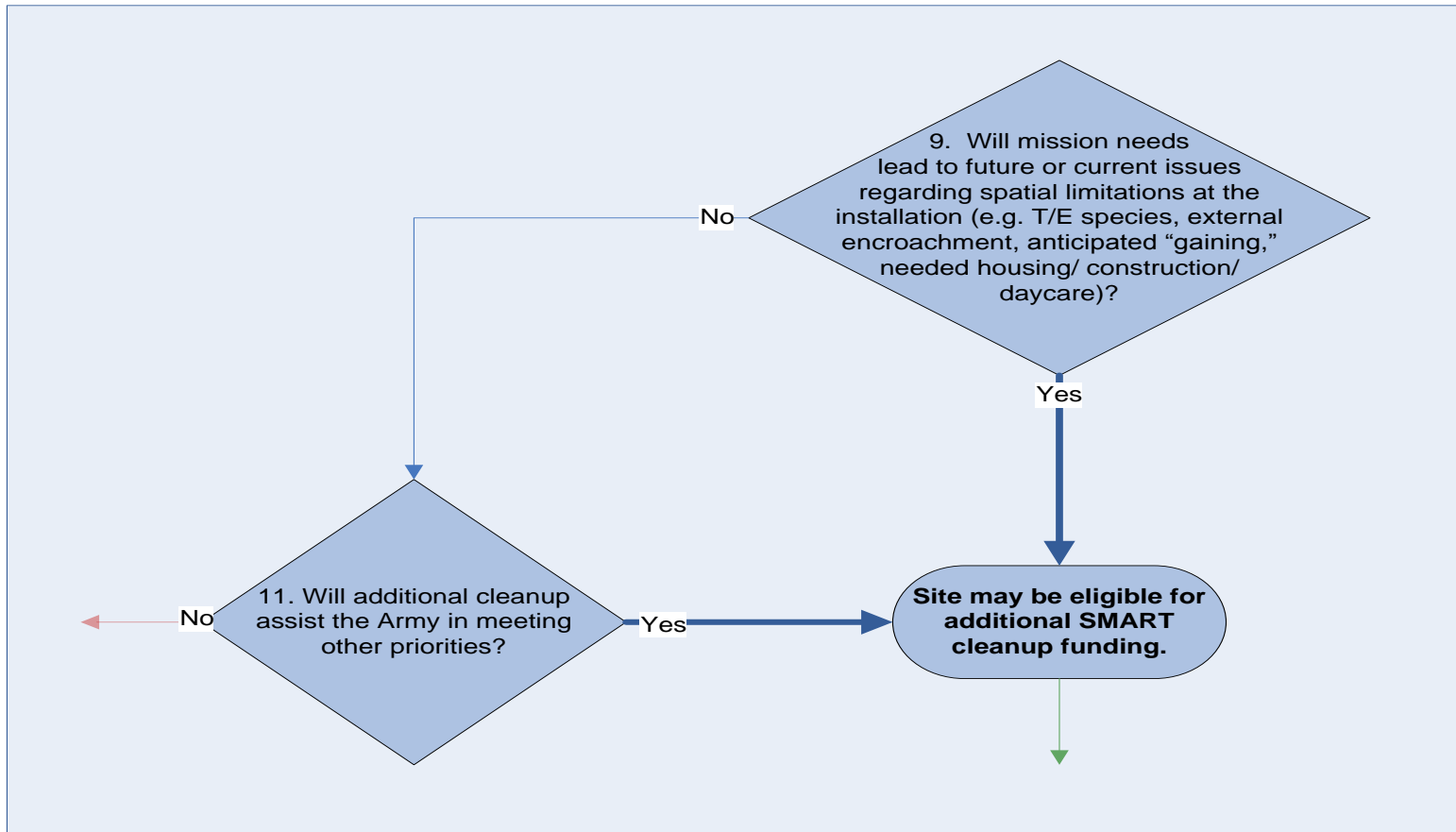
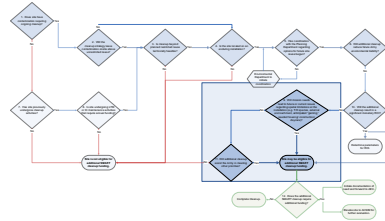
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Liability and Monetary ROI Evaluation



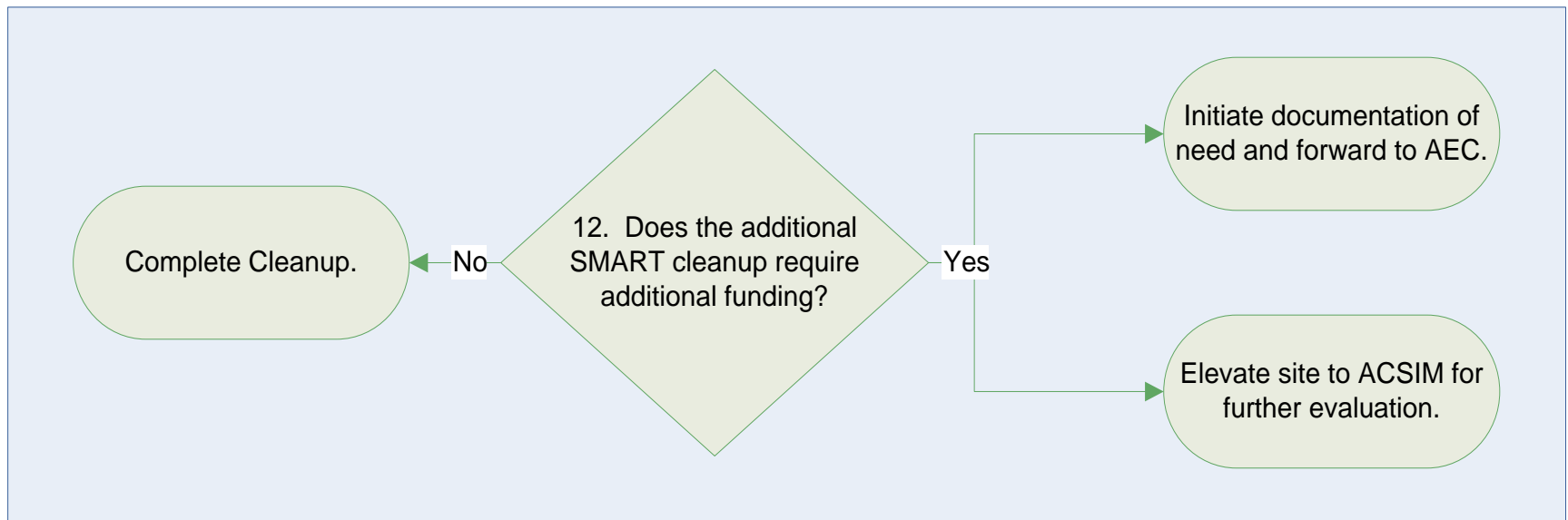
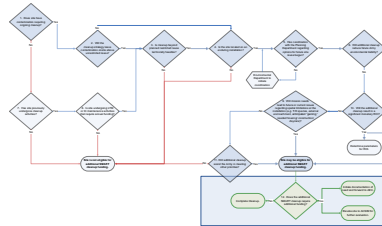


Evaluation of Spatial Needs or Other Army Priorities



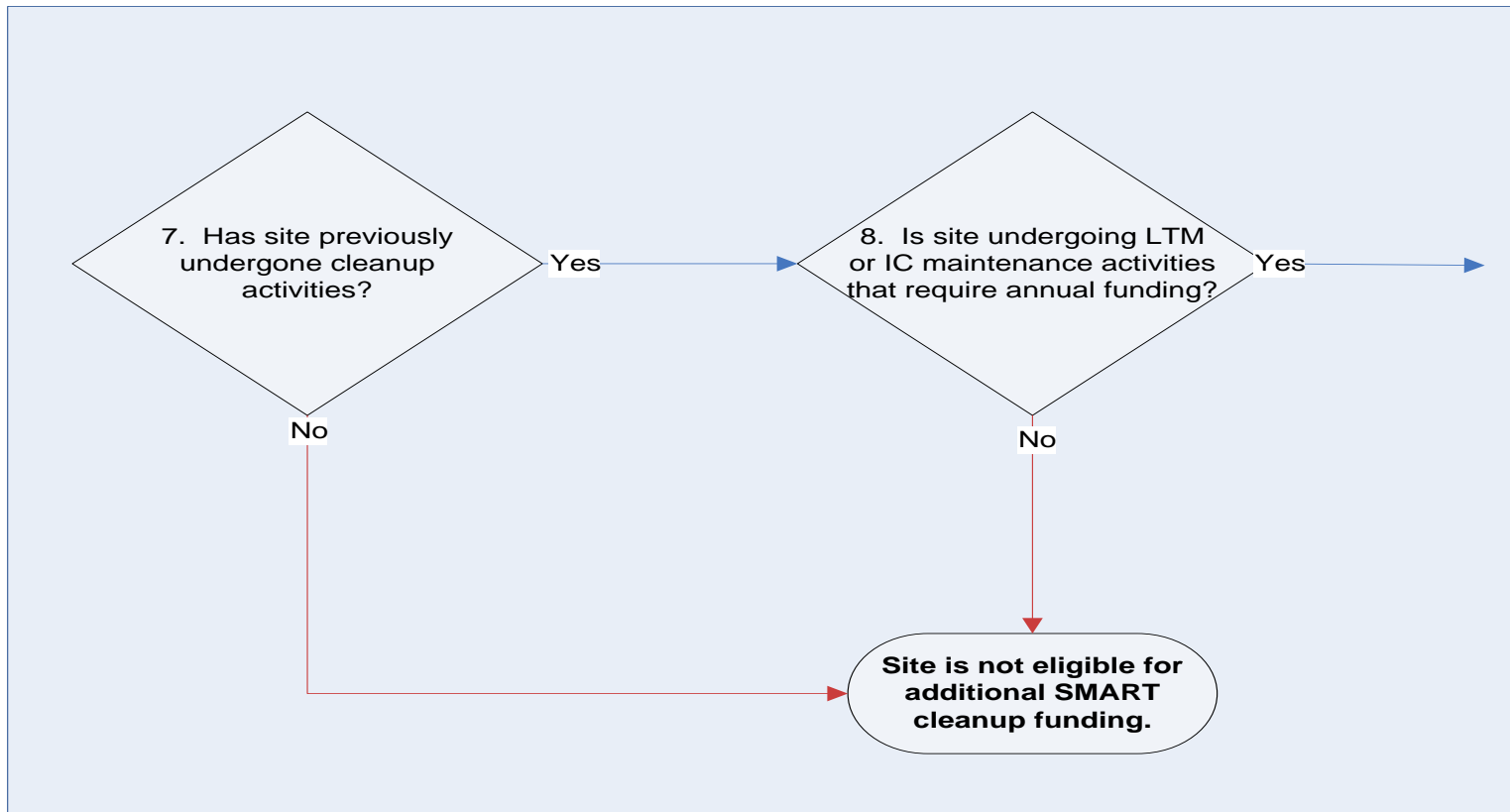
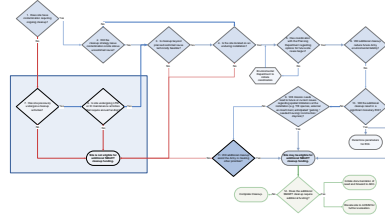


Activities After Eligibility





Evaluation of Sites Without Required Cleanup





SMART Cleanup Criteria

- The SMART Cleanup decision matrix is designed to be used on enduring installations only.
- SMART Cleanup is an evaluation of the best practicable future use of a site, and is not always tied to additional cost-to-complete funding.
- Only sites demonstrating a clear return on investment may be eligible for additional funding.
- Not all sites will benefit from additional environmental remediation or additional funding.



Outcomes of SMART Cleanup

- SMART Cleanup places increased emphasis on the long-term evaluation of anticipated reuse of contaminated sites early in the remedial process.
- SMART Cleanup evaluation may provide justification for additional remedial funding.
 - Contaminated sites with a potential future mission need may warrant allocation of additional resources.
 - Additional investment may prove to provide long-term cost and time savings to the Army.



Upcoming Activities

- The decision framework will be pilot tested first on a site level, then on an installation level.
- Results of the pilot tests will lead to new guidance development as needed.



Regulatory Involvement

- SMART Cleanup goals are not intended to be part of regulatory negotiation
- SMART Cleanup goals are not intended to be enforceable by regulators



Summary of SMART Cleanup

- SMART Cleanup is an initiative to place a higher priority on evaluating long-term future land use considerations and future Army liability during the remediation process.
- Benefits include:
 - Increased communication between stakeholders;
 - Reduction of the duration of environmental remediation at a site;
 - Cost savings (decreased Army environmental liability); and/or
 - Increase in value to the Army through increased property reuse.



QUESTIONS???

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