



**DEPARTMENT OF THE ARMY**  
**ASSISTANT CHIEF OF STAFF FOR INSTALLATION MANAGEMENT**  
**600 ARMY PENTAGON**  
**WASHINGTON, DC 20310-0600**

DAIM-ZA

NOV 23

**MEMORANDUM FOR SEE DISTRIBUTION**

**SUBJECT: Master Planning Policy Guidance for Sustainable Design and Development (Environmental and Energy Performance)**

1. Reference. Memorandum, ASA (IE&E), 27 Oct 10, subject: Sustainable Design and Development Policy Update (Environmental and Energy Performance). All references in this memorandum are posted on: <https://www.us.army.mil/suite/files/32712608>.
2. Purpose. This memorandum provides policy guidance to update Army Real Property Master Planning (RPMP) to incorporate the Army's Sustainable Design and Development (Environmental and Energy Performance) policy requirements (reference 1). Environmental and energy stewardship are of paramount importance to the Army, including energy, drinking water, storm water, waste water, solid waste, natural resource preservation, and cultural resource preservation. Please see enclosure for guidance on when updates should be reflected in the components of the RPMP.
3. This guidance applies to all Army installations in the United States, its territories, and Army managed installations overseas, including active component, Army Reserve and Army National Guard. It is not applicable to closed or closing installations.
4. Installations identified as Net Zero Pilot Installations should also incorporate their Net Zero plans/strategies into their RPMP update, and must complete their corresponding National Environmental Policy Act (NEPA) analyses prior to embarking on site-specific Net Zero projects.
5. When updating the RPMPs, installations must give consideration to private funding solutions for construction and upgrade including: Utility Energy Service Contracts (UESCs), Energy Savings Performance Contracts (ESPCs), Power Purchase Agreements (PPAs), and Enhanced Use Leasing (EUL).

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6. The point of contact for this action is Ms. Kathryn Haught at (571) 256-1183, or  
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Encl

  
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## GUIDANCE TO UPDATE ARMY REAL PROPERTY MASTER PLANNING

1. Sustainable planning leads to lasting development by meeting present mission requirements without compromising the ability of future generations to meet their needs. The goal of such development is to make the most effective use of limited resources, reduce fossil fuel use, and increase alternative fuel use, and to create more compact and sustainable communities that still meet security and safety requirements. Planners will incorporate the following key principles of sustainable planning in their Master Plans, area development plans, and other planning products: compact development, infill development, transit-oriented development, horizontal and vertical mixed-uses, connected transportation networks, low impact development, multi-story construction, narrow buildings, sustainable planning and energy efficiency practices that embrace district energy, as well as holistic energy, water and waste management, facility utilization and building reuse as well as lifecycle planning.

2. The referenced memorandum provides policy for incorporation of sustainable design principles in Army engineering and planning activities including: energy efficiency and renewable resources, water conservation, and low impact development. Real Property Master Planners must be aware of these policies and ensure integration into their installation's Real Property Master Plans (RPMPs). Master Planners should pay special attention to reference a, paragraph 5a, which gives specific guidance for the siting of facilities.

3. Real property master planners must coordinate with energy, drinking water, storm water, wastewater, solid waste, natural resource, cultural resource, and sustainability managers to integrate appropriate installation goals into the RPMPs. All RPMPs including the Installation Design Guides, Capital Investment Strategy, Area Development Plans, and Long Range Component, must be updated to address all references in the reference memorandum.

a. Update the installation Capital Investment Strategy by the end of FY12 ensuring that it contains any additional MILCON and SRM projects to improve environmental and energy performance and meet Army Sustainable Design and Development requirements per reference.

b. Revise the installation Future Development Plan (FDP) by the end of FY 12 by reviewing and evaluating each project site IAW paragraph 5 of reference and ensure inclusion of all projects identified in the Capital Investment Strategy.

c. Prepare a SC-endorsed Vision Plan by the end of FY12 that contains a real property vision and includes goals and objectives that improve environmental and energy performance and meet Army Sustainable Design and Development requirements.

d. Prepare an estimate of resource requirements (by component) to update all.

e. RPMP components NLT than the end of FY14 to incorporate Army Sustainable.

f. Design and Development, environmental and energy performance policies.

Enclosure