

Civil Works

Land Use Planning and Development
Process

How does CW manage the
development and use of project
lands?

CW Management Documents

- Two types:
 - Master Plans
 - Operational Management Plans

Master Plans

- What are they?
 - Conceptual documents
 - Guide the future development of project lands.
- Why are they necessary?
 - To prevent indiscriminate development
 - Provide a framework for orderly and consistent future development

Master Plans (Continued)

- When are they required?
 - Required for all CW lake projects.
 - Changes are required whenever unanticipated development is occurs on project lands.
 - This includes significant changes to development activities on leased lands or when newly leased areas are developed.

Operational Management Plans

- What are they?
 - Document that guides the daily operations at the project level.
 - Serve as a Standard Operating Procedure for project activities.

OMPs (Continued)

- Why are they necessary?
 - Serve as the basic document necessary to develop project funding requirements.
 - Approval equates to endorsement by the district of the project's operating and funding strategies. (RE folks need to be aware of this and get involved on the ground level of plan development.)

OMPs (Continued)

- When are they required?
 - They are required for all Corps lake projects
- How often are they updated?
 - OMPs should be updated on an annual basis.

Realities

- Not all projects have MPs and/or OMPs
 - They exist at most projects but many are old and outdated.
- Funding is an issue in development of these documents.
- That being said, projects that have up-to-date management documents are generally more successful in the budget process.

New Ideas and Approaches

- How does a district assess the need for and appropriateness of new land use proposals?
- We will address this issue a little later on.