

# ***Headquarters U.S. Air Force***

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## **Air Force Compatible Land Use Strategies and Initiatives**



**Ms Lynn Engelman  
AF/A7CIB  
Nov 2009**

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# *Overview*

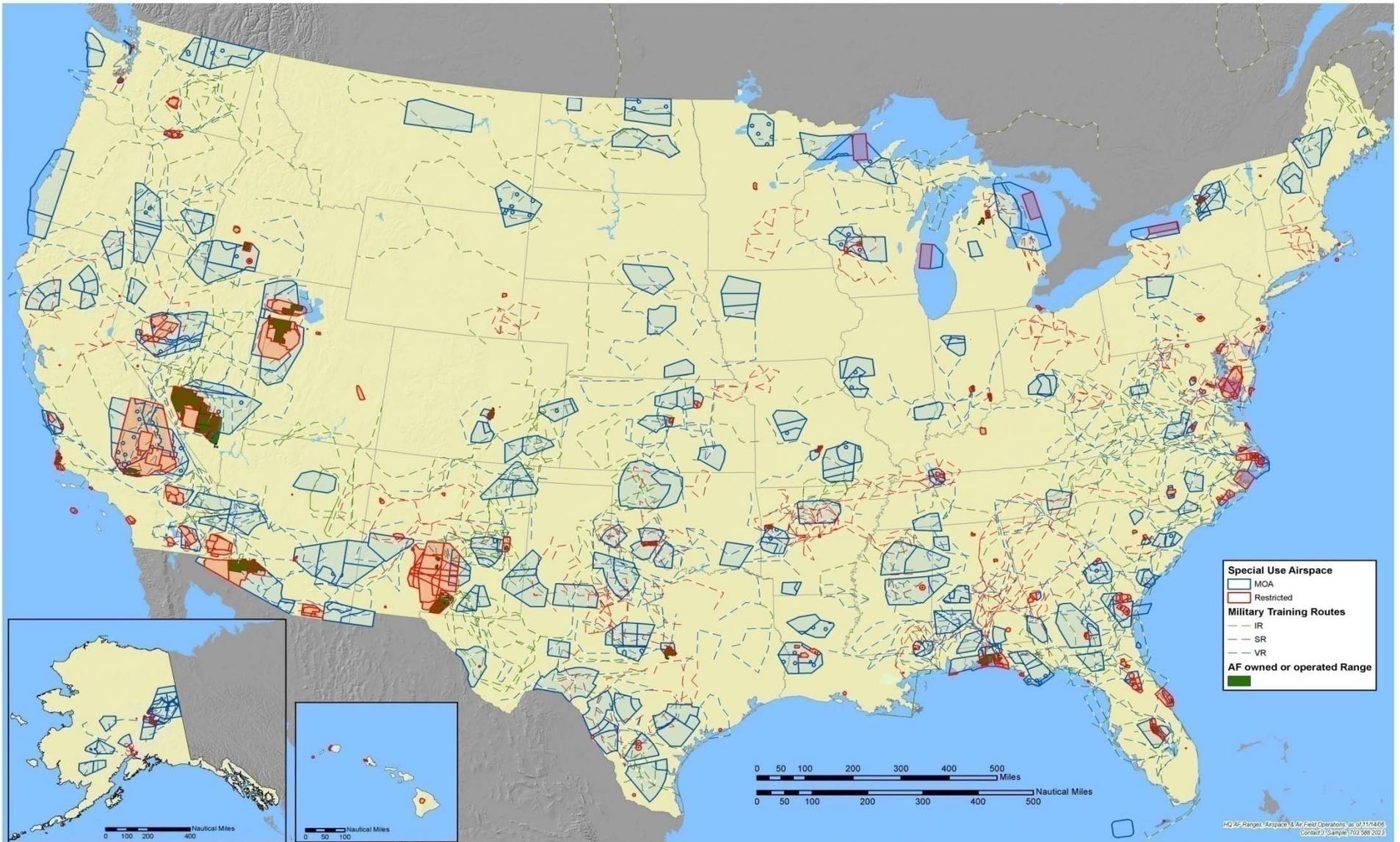
- **Air Force assets**
- **Encroachment/sustainability survey results & news analysis**
- **Characterization of compatibility issues**
- **Compatible use strategies and initiatives**





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# Air Space





# Military Training Routes

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Military Training Route Sections  
Capable of Flight in Excess of 250kts below 10,000' MSL





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# ***Mission Types***

- **Airlift/refueling**
- **Combat**
- **Training**
- **Depot maintenance**
- **Space**
- **Cyber**
- **Special operations**

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# ***Encroachment and Operational Sustainability Survey Results***

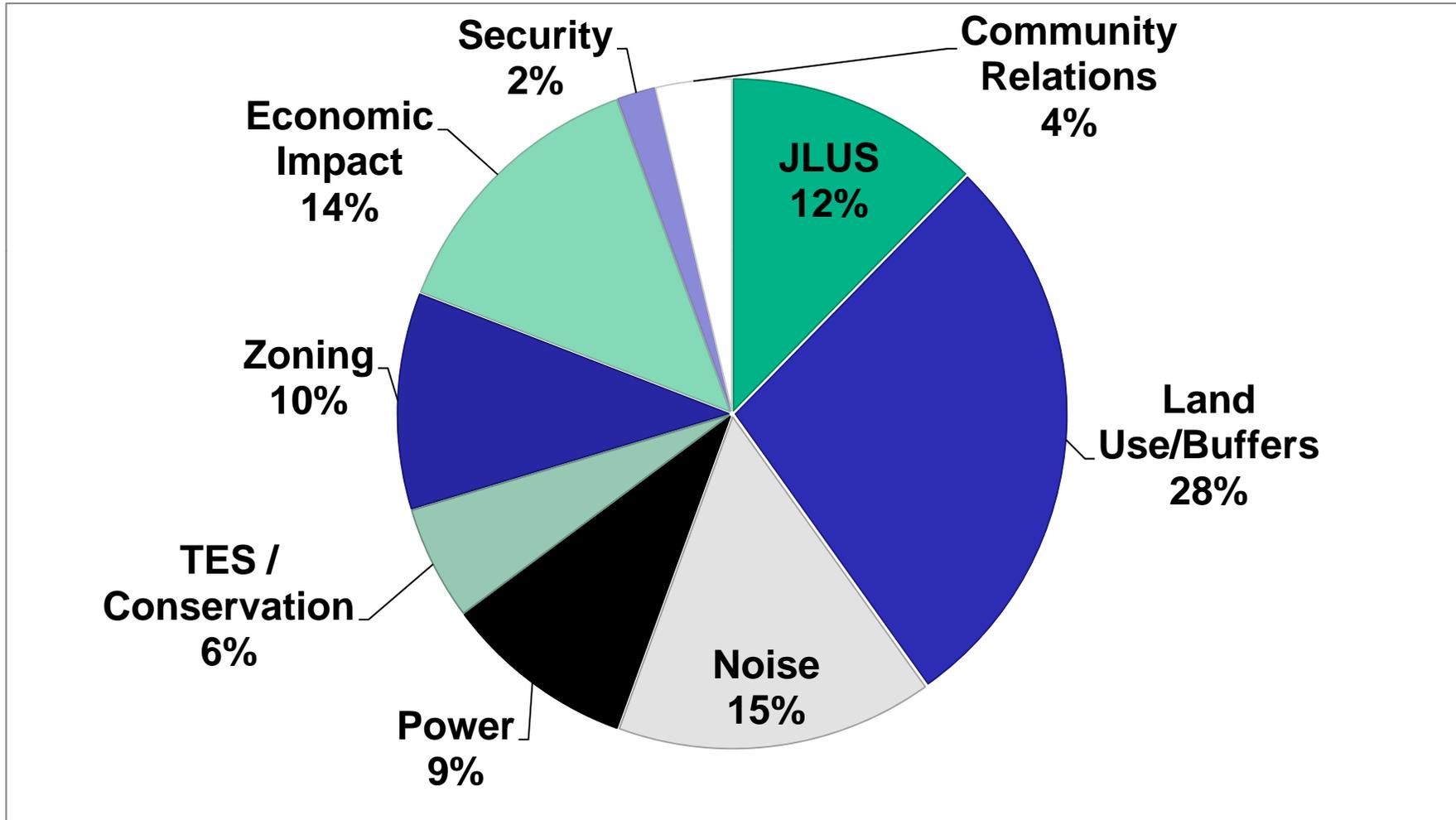
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- **Airfield**
    - **Type: Volume of civil air traffic**
      - **Level: 38% Significant impact, 35% Moderate Impact**
    - **Type: Development beyond the installation**
      - **Level: 38% Significant impact, 33% Moderate Impact**
  - **Military Operating Area (MOA)**
    - **Type: Volume of civil air traffic**
      - **Level: 45% Significant impact, 41% Moderate Impact**
    - **Type: Access to air space**
      - **Level: 24% Significant impact, 40% Moderate Impact**
  - **Military Training Route (MTR)**
    - **Type: Volume of civil air traffic**
      - **Level: 29% Significant impact, 40% Moderate Impact**
    - **Type: Access to air space**
      - **Level: 17% Significant impact, 36% Moderate Impact**
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# *Encroachment News Articles (Feb-Sep 2009)*

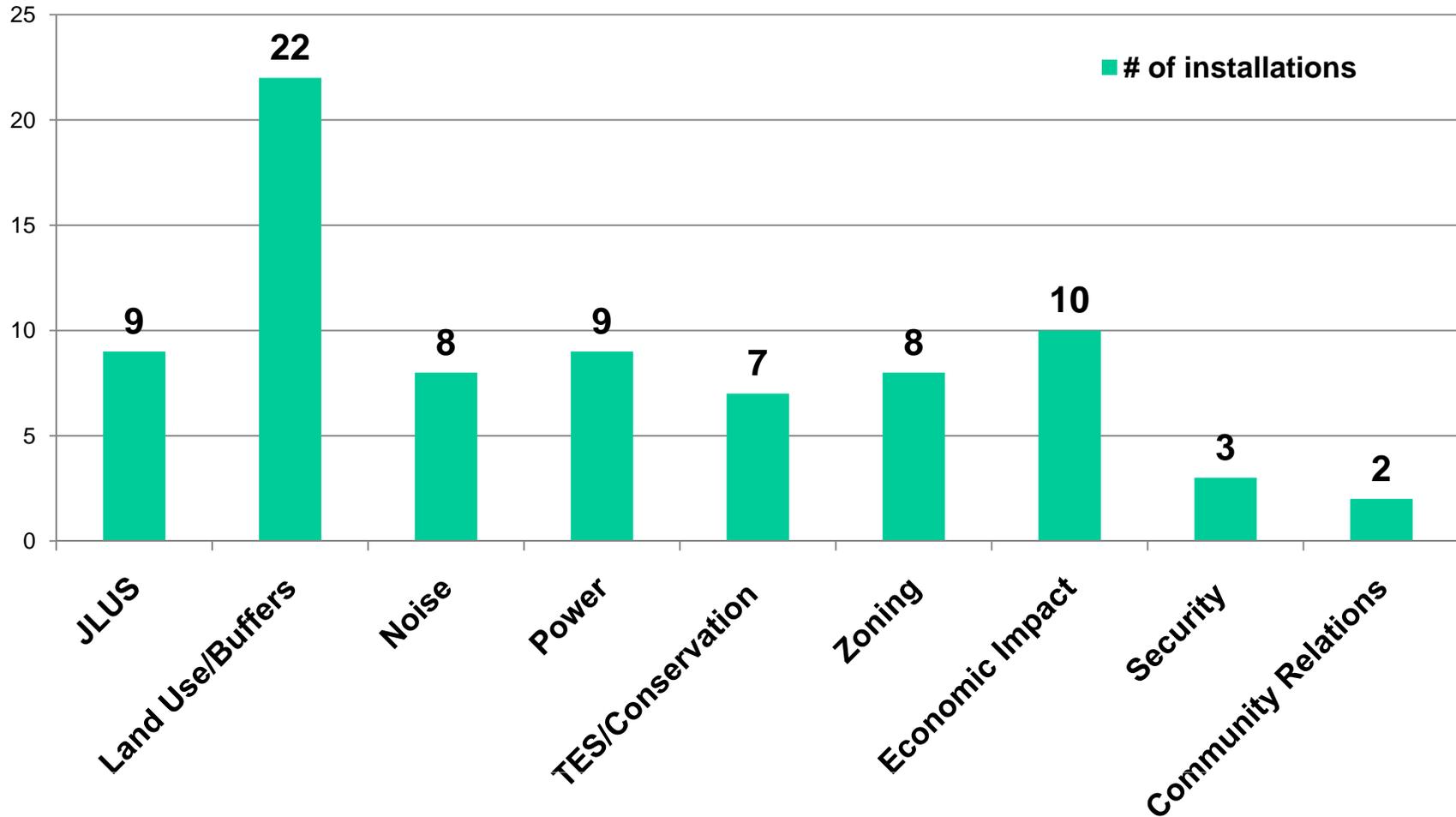


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# *Number of Installations Affected by Each Topic*



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# *Compatible Use Issues*

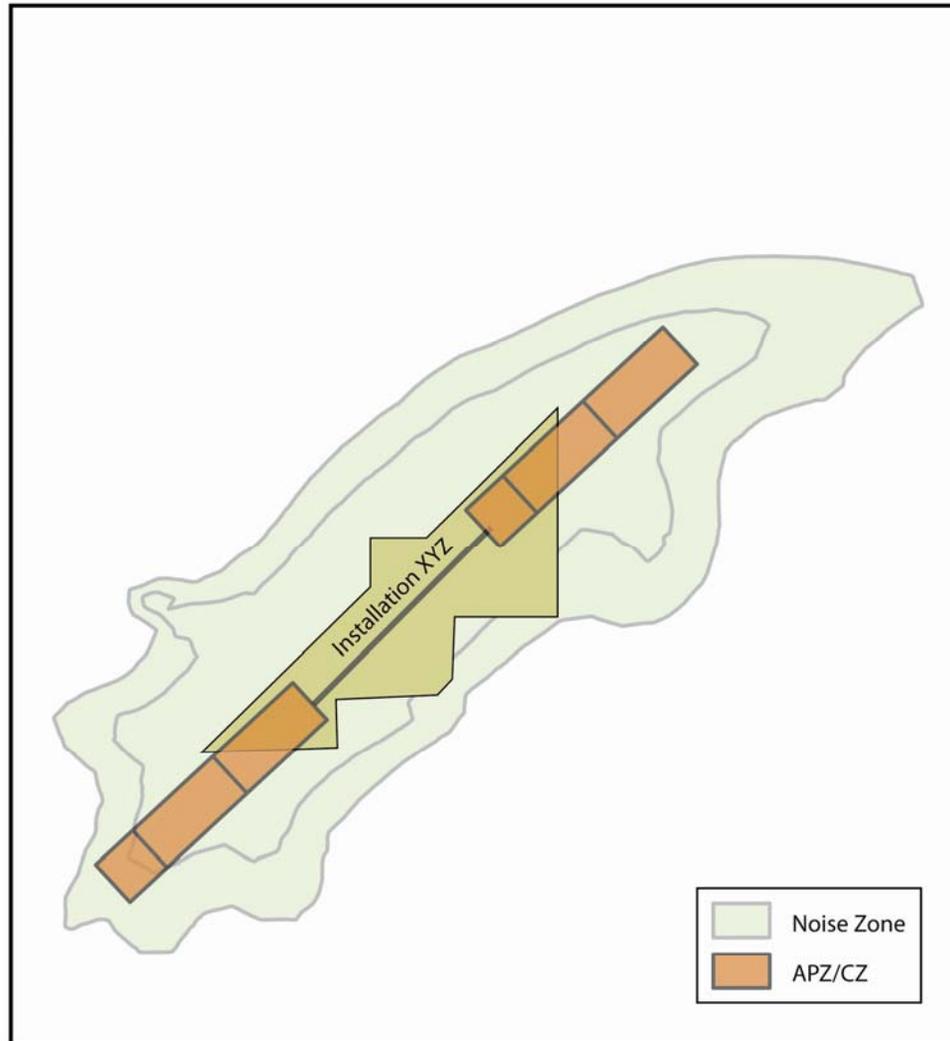
- **Noise and safety**
- **Hazards to flight**
- **Visual interference**
- **Increased nighttime lighting**
- **Bird/animals attractants**
- **Communication interference**





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# *Air Installation Compatible Use Zones (AICUZ) Program*



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- **Why?**
  - **Implementing Federal policy for Federally run airfields**
  - **Responsibility to help protect and promote the public health, safety and welfare**
    - **Installations are “a part” of the community, not “apart from” the community**
  - **Protect Air Force operational capability**
  - **Protect tax payer investment in infrastructure**
- **How?**
  - **Actively participating in local land use planning process as a member of the community**
  - **Sharing information about aircraft noise, safety concerns, Providing compatible land use recommendations**



# *The Good and The Bad*

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## ■ The Good

- 34 years of successes
- Provides a ticket to the dance
- Builds a foundation for strong community relations

## ■ The Bad

- Focus limited to airfield environment
- Most effective in less developed areas
- Heavily reliant on politics
- Land use controls not permanent; property rights legislation





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## *The “Ugly”*

- **35 year old program has a few age spots and wrinkles**
  - **Poorly defined community engagement process**
  - **Resource intensive-24/7 job**
  - **Internal staffing process often delays response**
  - **Planning and zoning concepts haven’t adapted**
  - **Basic report format hasn’t changed in 34 years**



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# *The Future of AICUZ*

- **DOD AICUZ**
  - **Instruction being updated**
  - **Establishing Floor Area Ratios for APZs**
  - **Provide “projected planning contours”**
  - **Adding shopping centers/big box stores to compatibility table**
- **AF AICUZ “re-design” initiative: improve implementation**
  - **Top to bottom relook**
    - **Man power and skill sets**
    - **Report content/presentation/communication**
    - **Enhanced community engagement**
    - **Improved continuity**
  - **We will be soliciting community suggestions**



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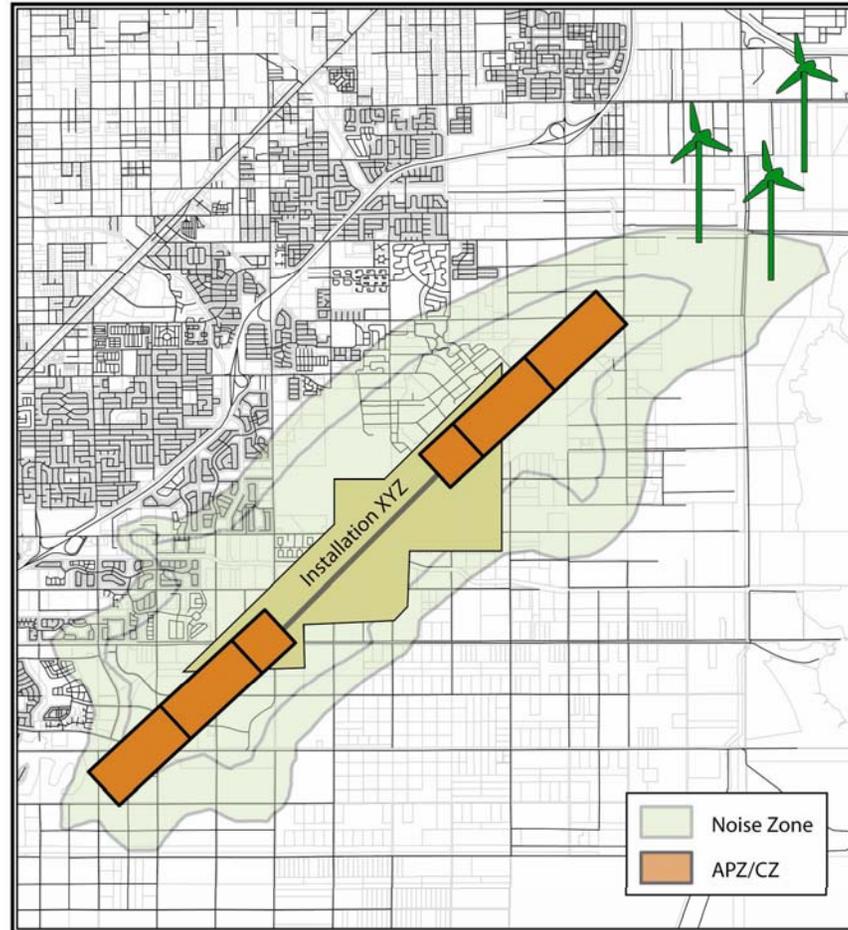
# ***Joint Land Use Study***

- **AF has supported JLUS since its inception**
- **Installation role is limited to providing information on mission activities, noise, flight safety**
- **JLUS are a collaborative effort**
  - **Collaboration allows for room for agreements to disagree**
  - **A bit like a marriage, it doesn't just happen, it requires continual care and feeding effort to keep things working**
- **Ultimately a JLUS helps forge strong bonds and long term relationships between the installation and community**
- **JLUS has proved to be a flexible tool that has application beyond just the military installation environment**



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# Real Estate Interests and AICUZ



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# ***Acquisition of Real Estate Interests***

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- **Restrictive easements when appropriate**
  - **Minimum investment; land owner retains ownership and use**
  - **Remains on city/county tax roles**
  - **Can acquire directly or through partners (10 USC, 2684a/REPI)**
    - **McGuire AFB Burlington County**
    - **McChord AFB/Pierce County/Tacoma/Lakewood**
    - **Fairchild AFB/Spokane**
- **Fee purchase-used sparingly**
  - **Maximum interest, maximum investment**
  - **Removes land from tax rolls**
- **Land swaps with other federal agencies**
- **Exchange of excess land-new authority**



# *Range Compatible Use Strategy*

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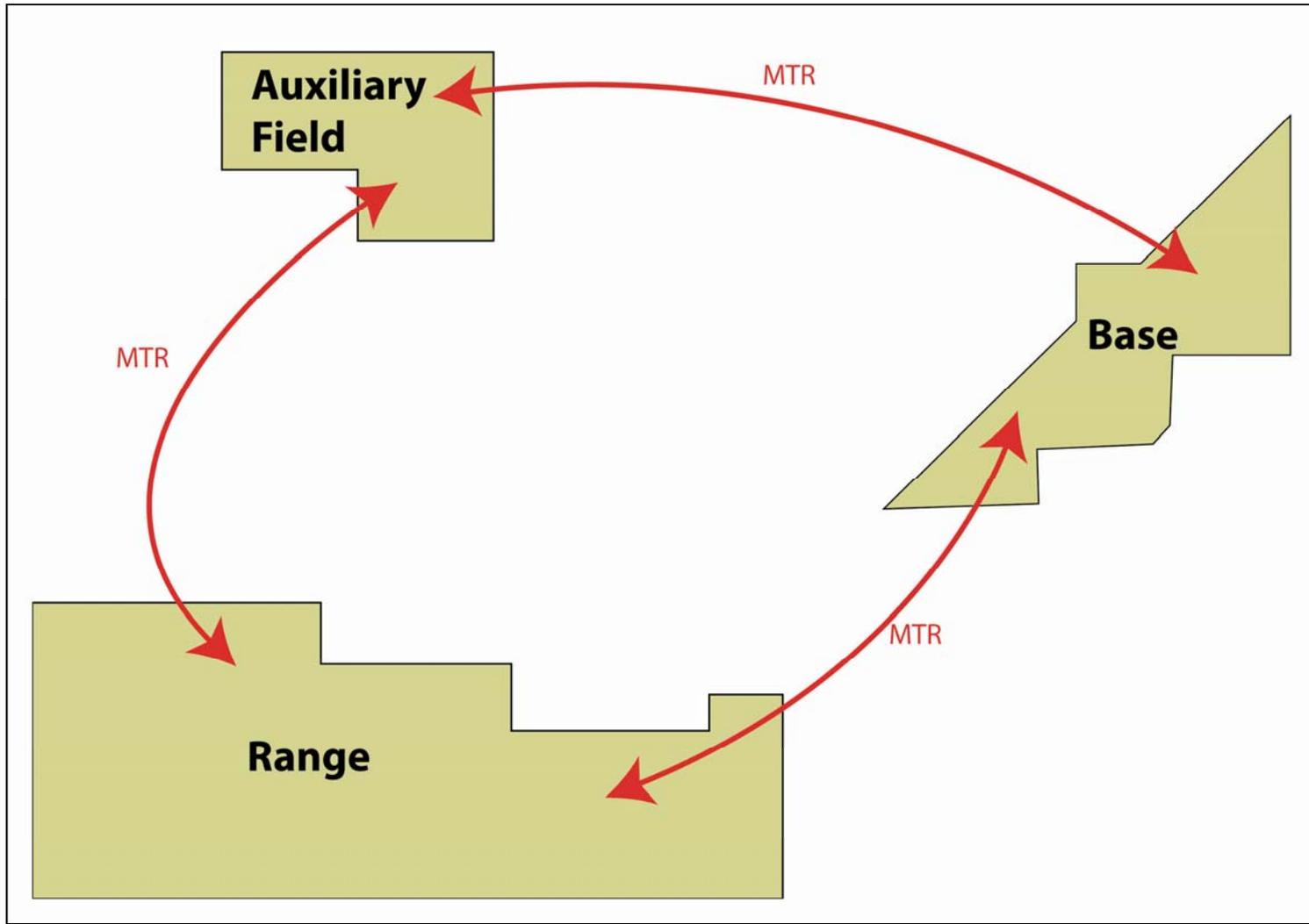
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- **Exploring development of a range compatible use strategy**
  - **Developed broad “framework” in 2007**
  - **“proof of concept” done for Avon Park Bombing Range**
  - **Additional “prototype” done for Air National Guard Range**
- **Working with Air Force operational community to fine tune**
  - **Where/how it will be used**
  - **Finalize definitions for operational zones**
  - **Determine “owner” of program**
- **If concept adopted will support Range Joint Land Use Studies**



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# *Encroachment Management Transformation Initiative*



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# *Encroachment Management Transformation Initiative*

- Enterprise wide-across breadth of AF
- Recognition of AF activities can and do “encroach” on others
- Establish a comprehensive framework
- Systems approach-Installation Complex
- Based on comprehensive community engagement strategy
- Major target issues
  - Training and guidance
  - Communication & engagement strategies
  - Action plans

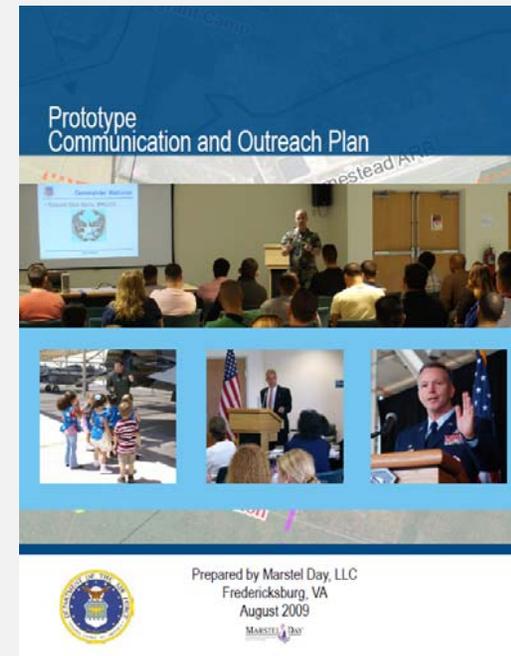
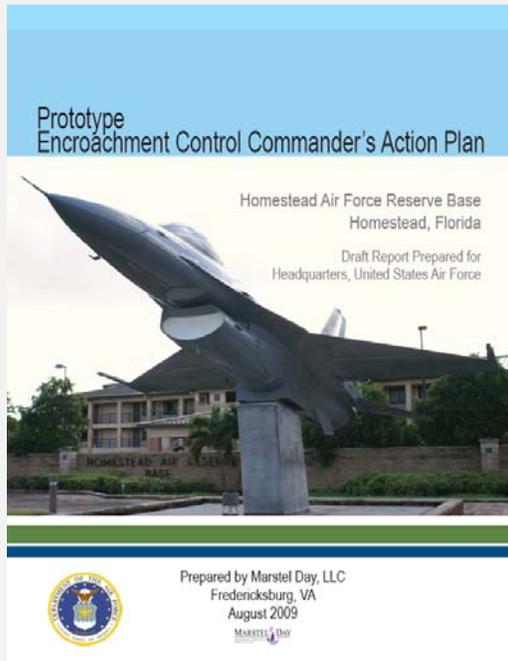


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# ***Encroachment Management Action Plans***



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# ***Long Term Mission Sustainability***

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- **Define what conditions and factors are needed to support long term sustainability of AF mission activities**
- **What conditions and factors can impact long term sustainability of AF mission activities**
- **Supports strategic basing of missions**
- **Identify mission unique sustainability issues**
- **Develop prototype criteria for one compatibility issue for ranges/airspace**



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# ***What Does This Mean to You?***

- **More clearly articulated compatible use/encroachment policies**
- **Improved communications and engagement**
- **Increased continuity across changes of Commanders**
- **Stronger long-term relationship with the installation**
- **Better understanding of each other's needs and areas of mutual interest**
  
- **Sustainable communities and installations**