

OFFICE OF THE SECRETARY OF DEFENSE

OFFICE OF ECONOMIC ADJUSTMENT



JOINT **L**AND **U**SE **S**TUDY
PROGRAM

www.oea.gov

OEA's Location Within DoD

Secretary of Defense



Deputy Secretary of Defense



Deputy
Under Secretary
(Installations & Environment)



O&M Line Item Budget —

— *DoD Field Activity*

The Office of Economic Adjustment

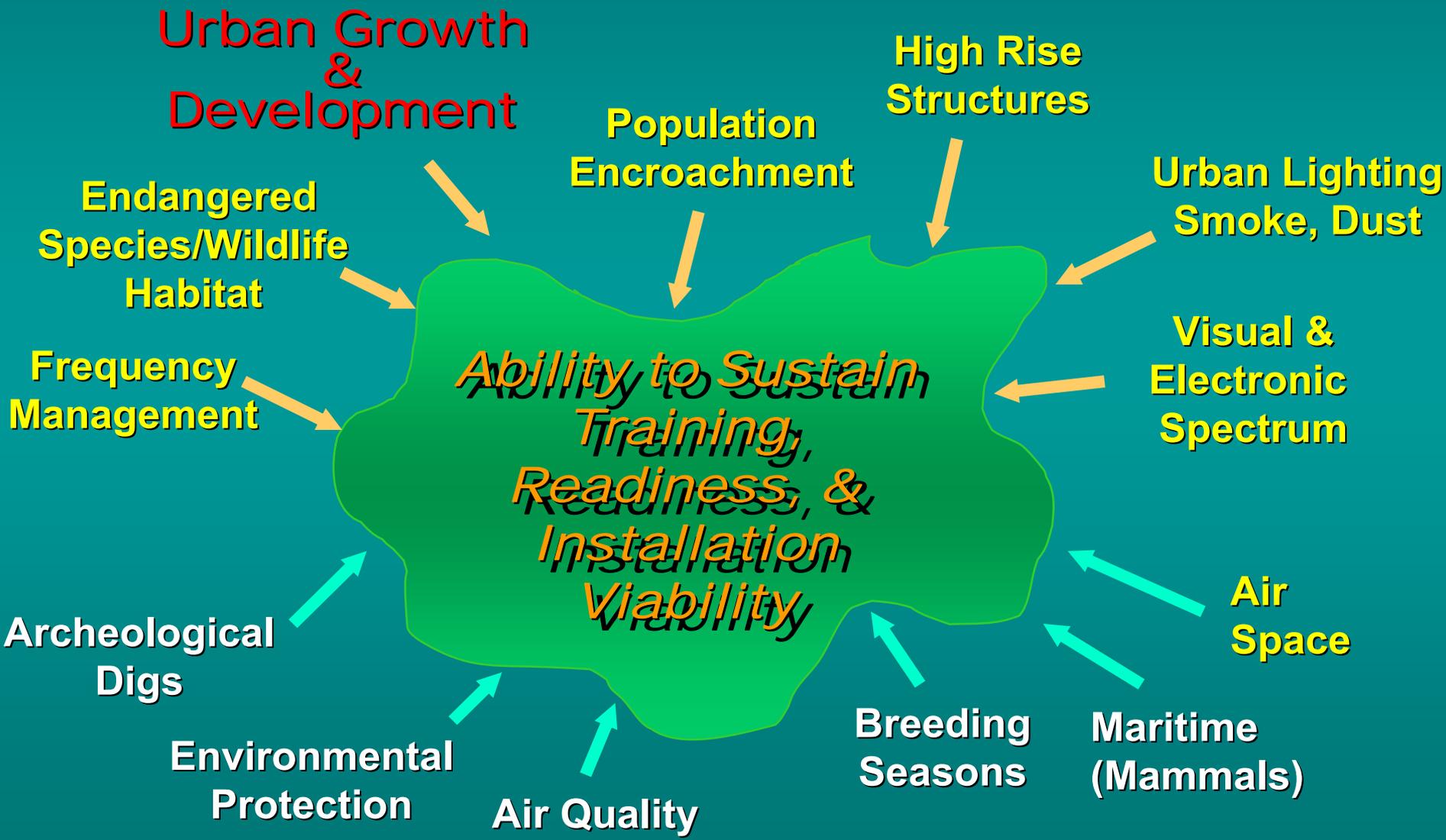
Is authorized to provide adjustment assistance to State and local governments adversely impacted by significant Defense program changes

Office of Economic Adjustment

May provide assistance to State and local governments for:

- Military base closures and realignments
- Cutbacks or termination of defense contracts
- Planned DoD spending reductions that affect a community
- Defense industry downsizing
- Encroachment of civilian development that adversely affects or may affect the utility of a military installation

Many Faces of Encroachment



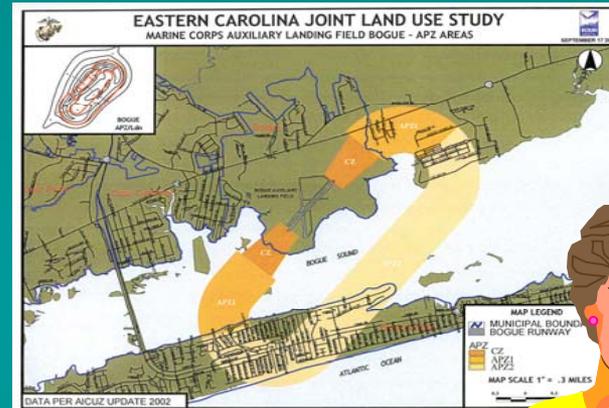
What Can OEA Do in Matters of Encroachment?

OEA has:

- **The Authority**
- **The Resources**
- **The Program**

To support State and Local Government's Encroachment Prevention Efforts

Joint Land Use Study

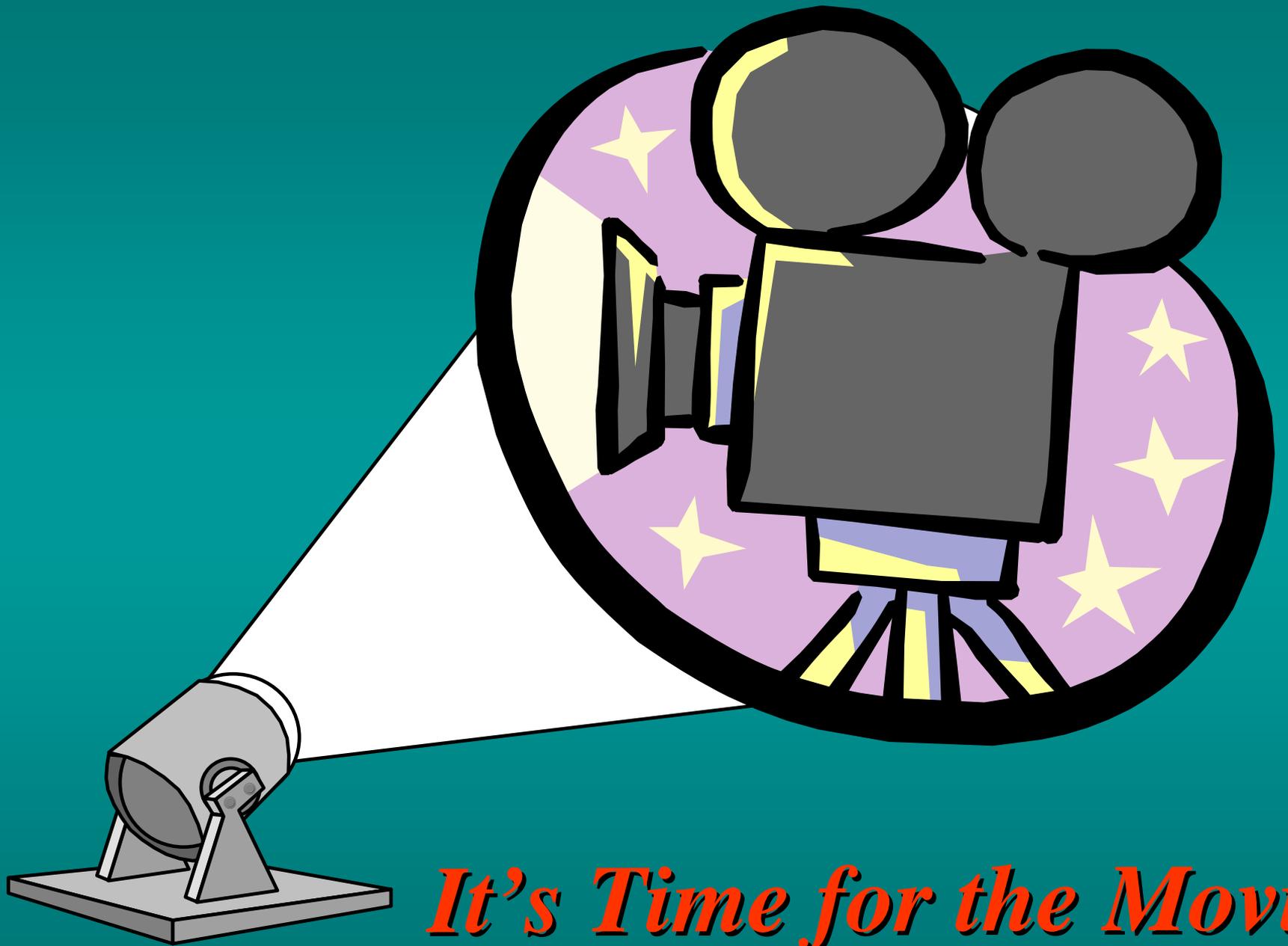


The Office of Economic Adjustment

In cases involving encroachment, OEA may undertake, with the community and the Military, a ***Joint Land Use Study (JLUS)***

What is a JLUS?

- A cooperative land use planning effort between the military installation and the surrounding jurisdiction(s).
- It is designed to promote community growth and development that is compatible with an installation's training and operational missions.



It's Time for the Movie

A Service Nomination Requires:

FROM THE BASE COMMANDER:

- **A description of the encroachment issue(s)**
- **A commitment of base support**
- **A current or in-process noise study (AICUZ or ONMP)**
- **Indication of collaboration with the community and that the community is receptive to a JLUS**

A JLUS is not:

A substitute for ongoing land use planning activities between base personnel and local land use planning organizations

A JLUS Can Result in:

Recommendations to guide local development processes in support of the ongoing military missions and protection of the public health, safety and welfare

A JLUS Can Help a Community to:

- **Understand the economic and physical impact of installation operations on the surrounding area**
- **Evaluate the impacts of local development on the installation's viability**

Overview of the JLUS Process

- **Military Department nominates installation**
- **OEA conducts site visit to confirm need**
 - meets with installation commander
 - meets with State/local government(s)
- **State/local government(s) agree to participate**
- **State/local sponsor endorses study and policy/steering committee is organized**
- **Grant application invited**
- **OEA awards grant**
- **Study conducted and completed**
- **Recommendations adopted and implemented by State/local government(s) and installation**

Typical JLUS Process Stages

ORGANIZE

- Identify community sponsor
- Appoint community JLUS working committees
- Develop scope of work (SOW)
- Apply for OEA grant

PLAN

- Identify installation's operations and effect on community
- Identify community needs/concerns
- Identify encroachment issues within noise and accident potential zones
- Explore strategies to address encroachment issues

- Revise community comprehensive plan/zoning
- Limit new development within noise and accident potential zones
- Revise building codes for sound attenuation
- Enact real estate disclosure requirements
- Partner with non-governmental conservation organizations

IMPLEMENT

Typical JLUS Issues

Public Health, Safety and Welfare of Civilian Community Relative to:

- **Installation noise impacts (AICUZ/ONMP)**
- **Aircraft flight patterns**
- **Incompatible development in high noise areas and accident potential zones**
- **Encroachment that threatens the training and readiness missions of the installation**

OEA's Role

- **Confirm there is an encroachment issue**
- **Provide guidance to initiate, conduct and complete a community driven JLUS**
- **Provide technical assistance to the local jurisdiction and the installation**
- **Provide funding assistance to the local jurisdiction to conduct the JLUS**
- **Facilitate communication and support among the Federal, State, and local governments and the installation**

The Installation's Role

- **Identify encroachment issue(s)**
- **Recommend JLUS nominations to Service Deputy Assistant Secretary**
- **Support the JLUS nomination**
- **Coordinate update of AICUZ or ONMP**
- **Provide leadership, guidance, and technical support to the JLUS Policy Committee and the community at large**
- **Implement JLUS recommendations**

The Community's Role

- **Sponsor the JLUS effort**
- **Provide staff expertise/funding assistance**
- **Provide the political and financial leadership to complete JLUS**
- **Fund no less than 10% of JLUS cost with non-Federal source**
- **Provide public information**
- **Identify issues and opportunities**
- **Resolve issues**
- **Implement JLUS recommendations**

JLUS Funding

A typical JLUS costs \$100,000 - \$200,000

- **OEA provides up to 90% of cost**
- **Not less than 10% from non-Federal sources**
- **There is **no** direct cost to the installation other than staff time and technical support**

Some Implementation Measures

- **Real estate disclosures**
- **Zoning or zoning overlay districts**
- **Planned Unit Development (PUD)**
- **Transfer of development rights**
- **Subdivision regulations**
- **Modify building codes (sound attenuation)**
- **Purchase aviation/buffer easements**
- **Land acquisition/leases**

Expected Results

The Community and the Installation Agree to:

- **Implement JLUS recommendations**
- **Continue to work together to protect the mission of the installation and the public health, safety, and welfare**
- **Continue to be ever vigilant and prepared to respond to all off-base development**
- **Partner with conservation based organizations, if applicable**

Completed Joint Land Use Studies

1985 - 2007



- Arizona JLUS (1)
 - Statewide Guidelines
- California JLUS (1)
 - Statewide Guidelines

- Local JLUS 51
- Statewide Guidelines 2

Questions?