



Compatible Land Use – Building Community & Military Partnerships



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Installation Commander
Eglin AFB, Florida



Overview



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- **The Situation**
- **How to address encroachment and facilitate compatibility**
- **Case studies**
- **3 Lessons**



Community and Military Compatibility



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- **Development around installations can restrict or eliminate testing, training and operations**
- **Development brings:**
 - **City lights that interfere with night training**
 - **Increased threat to public health, safety, and welfare**
 - **Increased accident potential**
 - **Increased number of complaints about aircraft noise or training activities (explosions)**
 - **Increased pressure to compromise on operational hours and procedures**
- **Encouraging cooperative planning is the key to compatible community growth**



Preventing Encroachment



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- **Authority Rests with State/Local Government to:**
 - ✓ **Require Land Use planning and zoning to reflect compatibility**
 - ✓ **Study and anticipate future growth and develop growth plans that are military-friendly**
 - ✓ **Require notification to purchasers of military related activities and enforce violations**



Encroachment Statutes



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- **Four leading military encroachment state statutes:**
 - Arizona
 - Florida
 - California
 - South Carolina



Arizona Statutes



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Arizona – Most Comprehensive Laws in Nation

– 2001 Preservation of Military Airports Act with later amendments

Codifies at the State Level:

- **Comprehensive Plan must address compatibility with Accident Potential Zones, Noise Contours, Overflight and Training Corridors**
- **Opportunity for military to comment on rezoning applications**
- **Requirements to Buyers/Developers**
 - **Expectations from military activities in the “box”**
 - **Limits ability to file suit/claim for damages**
 - **Stops the “Nobody told me” argument**



Florida Statutes



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- **Cities and counties in Florida are required to:**
 - **Adopt military compatibility criteria (FL SB1604)**
 - **Allow commanding officer to comment on increases of intensity, density or land use**
- **Lack of state penalty if local governments do not adopt has resulted in few local governments adopting criteria**



California and South Carolina Statutes



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- **California**
 - Limited state oversight
 - 2004 legislation allows base commanders input when development is within 1,000 feet of a military installation, a MOA, or a MTR
- **South Carolina**
 - 2004 legislation allows base commanders input when development is within 3,000 feet of an installation, the CZ, or APZ



Compatible Land Use Case Studies



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- **Davis Monthan AFB, AZ**

- There is significant development north of the base.
- In February 2004, a Joint Land Use Study was completed with Tuscon and Pima County.
- Working with Tuscon community to limit encroachment.



Graphics prepared by PARSONS
Sources: Davis-Monthan AFB, Pima County, City of Tucson, and ESRI



DM: Facilitating Compatibility



War-winning Capabilities...On Time, On Cost

Military Community Relations Committee (MCRC)

- **Composed of organizations, businesses, and neighborhood associations**
- **Provides forum to express concerns and develop possible solutions (www.dm.af.mil/units/mcrc.asp)**
- **In 2004 Pima County voters approved bond funding of \$174 million for acquisition of land or conservation easements to prevent urban encroachment. Over 21,000 acres have been purchased at a cost of \$51.3 million (as of 2006)(www.bonds.pima.gov)**



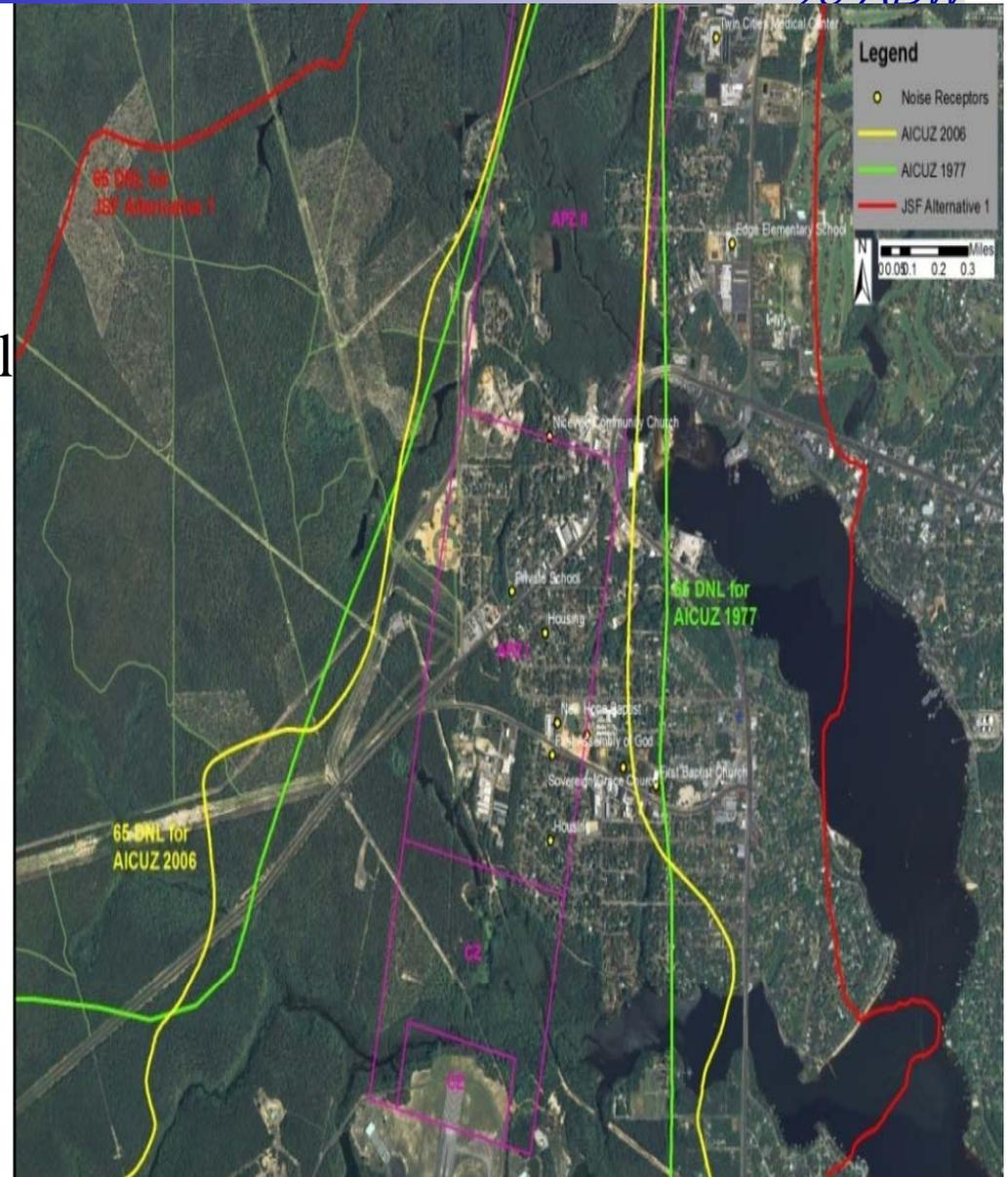
Compatible Land Use Case Studies



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•Eglin AFB, FL

- 18 homes in the clear zone
- APZ I and II over residential areas
- August 2009 JLUS study was accepted by the Policy Committee
- Working with communities to implement JLUS recommendations





Eglin: Facilitating Compatibility



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Eglin JLUS Implementation

- **Eglin Recommendation Implementation**
- **Planning Board Attendance**
 - Eglin planners review Development Orders, Future Land Use, Zoning, Comprehensive Plan, and Code amendments for AICUZ/JLUS compliance
- **JLUS Technical Advisory Group Attendance**
 - TAG continues to meet after JLUS completion to ensure implementation
 - 6 of 14 local governments participating in the JLUS have passed a support resolution
- **American Planning Association Attendance**
 - Eglin Planners attend APA meetings and conferences to network with local planners



Hawk's Landing



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Having the Base Community Planner attend local planning meetings averted a potentially protracted and damaging decision for all concerned



Summary Status of JLUS Recommendations



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Recommendation	Status	Recommendations/Way Forward
EGL 1		Complete Supplemental EIS.
		96 CEG/CEV to complete the Supplemental EIS. ECD: September 2010.
EGL 2		Prepare Education Handout Materials to educate developers and builders on radio frequency interference.
		96 ABW/CEG to coordinate with 46 TW to prepare handout and coordinate with 96 ABW/ PA to distribute. ECD: March 2010
EGL 3		Partner with local jurisdictions to implement public awareness measures through environs signage, website links, educational handouts, and/or multi-media productions.
		96 ABW /CEG to coordinate with local governments to implement public awareness. 96 ABW/PA to continue to provide a link for the JLUS and Eglin Installation Growth Management. ECD: March 2010
EGL 4		Actively participate in small area studies for the low level zones, cruise missile corridors and Eglin buffer.
		96 CEG/CEPP will actively participate in small area studies. ECD: Dependent on OSD and local government funding for these studies.
EGL 5		Provide appropriate technical assistance as a partner in the study to determine how to best retrofit existing public buildings within the high noise level areas (>65 dB).
		96 CEG/CEPD to provide technical assistance. ECD: Dependent on OSD and local government funding for these studies.



Summary Status of JLUS Recommendations



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Recommendation	Status	Recommendations/Way Forward
EGL 6		Provide appropriate technical assistance as a partner in the study to develop retrofit program for sound attenuation for occupied buildings in high noise level areas (>65).
		96 CEG/CEPD to provide technical assistance. ECD: Dependent on OSD and local government funding for these studies.
EGL 7		Continue participating in ongoing and proposed voluntary land acquisition programs by the Nature Conservancy, Florida Forever Program, Florida Defense Alliance Grants, and other related land conservation programs.
		96CEG/CEPP will continue participating in land acquisition programs. ECD: Ongoing
EGL 8		Support and promote state and federal land acquisition in Yellow River and Shoal River floodplains and tributaries and identified greenway corridors.
		96 CEG/CEPP has submitted a REPI project with Northwest Florida Water Management District (NWFWMD)as a partner to acquire 1,138 acres in Shoal River Phase I. ECD: Dependent on REPI funding
EGL 9		Participate in formalizing of policy to include military participation and cross-jurisdiction coordination in development review and planning process.
		96 CEG/CEPP will review local government Comprehensive Plans to ensure that an Eglin representative has been added as an ex officio member of the Planning Commission in accordance with Florida Statutes 163.3175(5). ECD: March 2010
EGL 10		Complete the ongoing Air Force GRASI Airspace Study currently scheduled for completion by December 2010
		46TW/XPE is working to complete the GRASI study by December 2010. The next stakeholder working group meeting is in Tallahassee on September 16-17.



Summary Status of JLUS Recommendations



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Recommendation	Status	Recommendations/Way Forward
EGL 11		Sponsor acquisition of properties identified in the Clear Zone of RWY 19 to the Deputy Secretary of the Air Force (Installations).
		96 CEG/CEPP/CEAR to develop Real Estate package for HQ Air Force Approval. ECD: 2014
EGL 12		Support funding and implementation of the Air Traffic Control Tower at the Destin Airport.
		Need to identify a SME for this recommendation.
EGL 13		Coordinate with the Escambia County Planning Department regarding the supersonic corridor stretching from Santa Rosa County into the Pensacola Beach Area.
		96CEG/CEPP will coordinate with Escambia County. ECD: March 2010
EGL 14		Prepare or update the 2006 AICUZ with applicable information for the JSF including consideration of future events and ramifications of those events on surrounding communities.
		96 CEG/CEPP to update the AICUZ within 12 months after the F-35 training operations begin. ECD: Fall 2011
EGL 15		Implement outdoor lighting requirements on Eglin property similar to controls proposed for local communities.
		96 CEG/CEPD to update the Architectural Compatibility Plan to include lighting standards. ECD: February 2010



Summary Status of JLUS Recommendations



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Recommendation	Status	Recommendations/Way Forward
EGL 16		Continue ex-officio representation on the Planning Commissions for the Counties and Cities in Tri-county area.
		96 CEG/CEPP will continue to attend Planning Commission meetings. ECD: Ongoing
EGL 17		Execute first right of refusal legal documents with private property owners of the enclave parcels outside the East Gate.
		Task AAC/JAV and 96 CEG/CEAR. ECD: 2012



Partnering Lessons



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3 MOST IMPORTANT THINGS YOU CAN DO:

1. Coordinate with all levels of government to prevent encroachment

- Good lines of communication are not enough
- State and local government action is required
- Land use controls to save lives, jobs, and quality of life must be adopted and strongly enforced
- Aggressive follow up needed to ensure implementation of AICUZ
- Continued military/community interaction is needed for continued success
 - Example: MCRC



Partnering Lessons



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2. Develop partnerships

- Find partners to help purchase incompatible and environmentally sensitive land
- Find partners to advocate strong additions to the State statutes and local ordinances
- Find ways to share information and better understand that encroachment may be two-sided
- Hawk's Landing

3. Plan ahead to protect current and future missions

- Understand impact of actions
- Joint Land Use Study

Compatible Land Use Laws and Strong Enforcement = Long-Term Viability of Military Installations and Community Growth



Partnerships – Local to National



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- Quarterly Breakfast meeting with Mayors and MAC Chairs
- Defense Support Initiative
- Northwest Florida Defense Coalition
- Economic Development Council
- Florida Base Commander's Forum
- Florida Defense Alliance
- Florida Forever
- Updates to Congressional Delegations
- Commander's Annual Visit to Capitol Hill

**Compatible Land Use Laws and Strong Enforcement = Long-Term Viability of
Military Installations and Community Growth**