
The Flint Hills Joint Land Use Study (JLUS) is the outcome of a collaborative planning effort among the local governments of Clay, Geary, and Riley counties; the cities of Grandview Plaza, Junction City, Manhattan, Milford, Ogden, Wakefield, and Riley; and Fort Riley representatives. These participants have formed a partnership to explore strategies for maintaining the health of both the regional communities and the Army installation. It is the desire of the participants to maintain the excellent relationship that currently exists between Fort Riley and the surrounding jurisdictions.

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Helen Gough, Deputy Garrison Commander, Fort Riley
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Florence Whitebread, Commissioner, Geary County
Ed Klimek, Commissioner, city of Manhattan
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Mick Wunder, Mayor, Junction City
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List of Acronyms

AMPTR	Automated Multi-purpose Training Range
APZ	Accident Potential Zone
BFV	Bradley Fighting Vehicle
CZ	Clear Zone
dB	Decibels
dBA	A-weighted decibels
dBC	C-weighted decibels
DNL	Day-night sound level
DoD	Department of Defense
DU	Dwelling Unit
FAA	Federal Aviation Administration
FICUN	Federal Interagency Committee on Urban Noise
ICUZ	Installation Compatible Use Zone
JLUS	Joint Land Use Study
LUPZ	Land Use Planning Zone
MAAF	Marshall Army Airfield
MOA	Military Operations Area
MPRC	Multi-purpose Range Complex
MUA	Manhattan Urban Area
NZ	Noise Zone
OEA	Office of Economic Adjustment
TMDL	Total Maximum Daily Loads
UA	Unit of Action
USAB	Urban Service Area Boundary (Manhattan)

1.1 Introduction

The Flint Hills is a narrow stretch of rolling tall grass prairie that runs across the eastern portion of Kansas into Oklahoma. The region derives its name from the flinty rock that lies beneath the grasslands of the area.

This Joint Land Use Study focuses on the area including the counties of Clay, Geary and Riley, and the cities of Grandview Plaza, Riley, Milford, Ogden, Wakefield, Manhattan and Junction City, which sit within the broader Flint Hills region, approximately 65 miles west of Topeka (see Figure 1 – Location Map). The area is noted for its scenic prairie landscape, recreation opportunities, ranching, agriculture, and education and research associated with Kansas State University.

The military has also been a long-standing presence in the Flint Hills. The Army established Fort Riley as a 24,000-acre cavalry outpost in 1853 to protect westward travelers on the Oregon-California and Santa Fe trails. Over a century and a half of operations, the post's mission, equipment, and weaponry have continually evolved. Factors such as the realignment of tanks, aircraft and weapons systems at fewer installations, the use of more powerful weapons systems, and the increased importance of night training all affect Fort Riley's interactions with its physical surroundings.

Similarly, the cities and counties around Fort Riley have grown over the years, reinforcing the close relationship between the military and the nearby community. This interdependence, however, raises the challenge that is central to the Joint Land Use Study effort.



The Flint Hills landscape

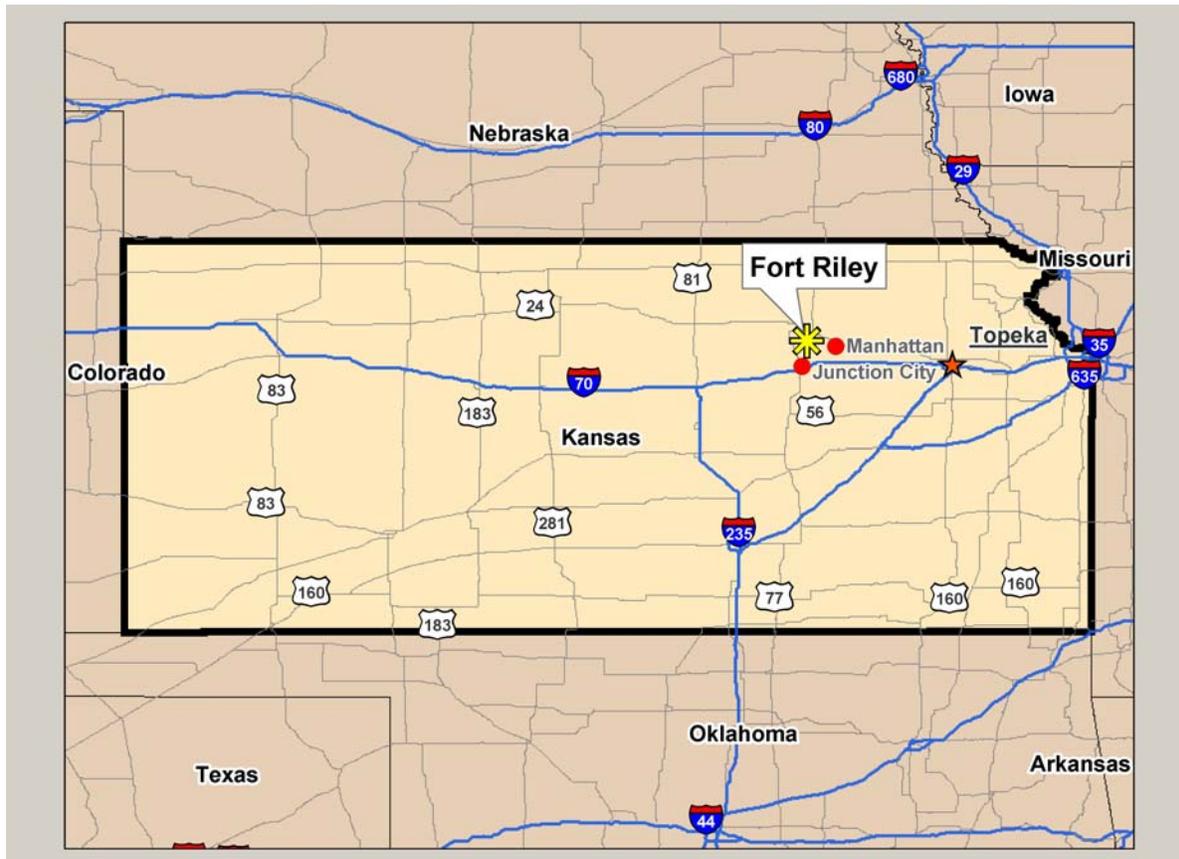
As military installations grow, they bring new people and economic activity to an area. The communities then build houses, schools and infrastructure, and create new jobs to support soldiers, installation workers, and their families. More people begin to live and work in proximity to the noise and accident risks generated by military installations. The presence of such civilian uses can, in turn, place pressure on installations to modify their operations, possibly compromising the overall military mission.

The Department of Defense (DoD) has two major programs designed to address potential conflicts between military and civilian land uses. In 1983, the Army established the Installation Compatible Use Zone (ICUZ) program to identify noise-affected areas around installations and to develop cooperative approaches for reducing adverse impacts. The ICUZ program has since become the Army's Installation Operational Noise Management Plan.

In 1985, the DoD initiated the Joint Land Use Study (JLUS) program to create a participatory, community-based framework for land use planning around military installations. The objectives of the JLUS are two-fold:

1. to encourage cooperative land use planning between military installations and the surrounding community
2. to seek ways to reduce the operational impacts of military installations on adjacent land

The JLUS process encourages residents, local decision-makers, and installation representatives to study issues of compatibility in an open forum, balancing both military and civilian interests. Civilian and military stakeholders joined in initiating this effort for the Flint Hills region as part of DoD's nationwide JLUS program. The Office of Economic Adjustment (OEA) within DoD funded three-quarters of the study, which was further supplemented by the resources and efforts of participating local governments.

Figure 1 Location Map

1.2 Study Goals

The Flint Hills JLUS is the outcome of the public, private and military sectors acting together to achieve the following overall goals:

- Maintain an open, transparent decision-making process that involves the community.
- Sustain the mutual economic growth of both the post and the surrounding communities.
- Understand land use activities on both sides of the fence and find mutually agreeable solutions to reduce impacts and conflicts.
- Protect the mission and existence of Fort Riley.
- Protect the property rights of adjacent landowners.
- Increase community satisfaction with Fort Riley as a good neighbor.

Joint land use planning involves a range of competing and complementary interests. The intent of the JLUS process is to strike a reasonable balance in promoting the diverse goals listed below.

Environment/Natural Resources:

- Manage wildlife habitat.
- Mitigate noise and vibration impacts.

Economic Development/Community Growth:

- Maintain the viability of Fort Riley as a training center that contributes to the regional economy.
- Manage urban growth to limit encroachment associated with Fort Riley's mission, while not hindering local economic development.
- Promote complementary economic goals.

Transportation/Civilian Air Operations/Infrastructure:

- Explore opportunities to create a "win-win" collaboration with improved air service at the Manhattan Regional Airport.
- Evaluate enlargement of designated controlled airspace around the post and any increased use of high performance fixed-wing aircraft for joint training exercises with the Air Force.
- Understand the effects of possible K-18 re-alignment and airport expansion on surrounding areas, especially Ogden.

Military Operations/Mission:

- Maintain the flexibility and adaptability of Fort Riley to meet current and future missions.
- Evaluate plans for increased operations levels on the post.
- Mitigate the operational impacts of the post, particularly noise, on surrounding communities.

Community Outreach/Education:

- Maintain honest, open communication and full public involvement.
- Educate the public about the mutual economic interests of the post and surrounding communities and the impacts of encroachment on Fort Riley.
- Work with the media to publicize public involvement opportunities throughout the JLUS process and into the implementation phase.

Stakeholders gave the following issues the highest priority:

- Minimize any conflict between Fort Riley interests and the interests of adjacent residents/land owners.
- Educate the public and maintain open communication.
- Understand the mutual benefits of an area-wide approach to development and land use decisions.