



*Helping Communities
Help Themselves*

**Department of Defense
Office of Economic Adjustment
Compatible Use Program**

Joint Land Use Study

*A Tool to Promote Compatible Use
and
Military Mission Sustainment*



Presentation Overview

- Need for Collaboration to Promote Compatible Use and Military Mission Sustainment
- Compatible Use Issues and Impact to Military Operations
- OEA Role in Assisting State and Local Governments to Promote Compatible Use
- Joint Land Use Study as Tool to Promote Compatible Use and Sustain the Military Mission
- Joint Land Use Study Efforts at Joint Base Elmendorf-Richardson (JBER)



OEA Mission Statement

- The Office of Economic Adjustment (OEA), in coordination with other resources of the Federal Government, will assist states and communities to:
 - Plan and carry out local adjustment strategies;
 - Engage the private sector in ventures to plan and undertake community economic development and base redevelopment; and
 - Work with the Military Departments in support of DoD's missions.

- Directs Defense Economic Adjustment Program on behalf of the Office of the Secretary of Defense and staffs the Economic Adjustment Committee

- Functions as an Independent Defense Field Activity to provide technical and financial assistance to eligible state and local governments



Defense Economic Adjustment Program

- OEA manages on behalf of the Office of the Secretary of Defense

- Program created to help state and local governments plan and carry out adjustment and diversification programs in response to major Defense actions, including:
 - Base closures or realignments
 - Base expansions
 - DoD Personnel reductions
 - Industry/contractor reductions
 - *Operational/training impacts, civilian encroachment upon a military installation likely to impair continued operational utility of the installation*



DoD Policy to Support State and Local Governments to Promote Compatible Use

- DoD shall take the leadership role in assisting State and local governments in preventing the encroachment of civilian communities from impairing the operational utility of military installations.¹
- It is DoD policy to work toward achieving compatibility between military installations and neighboring civilian communities by a joint compatible land use planning and control process conducted by the local community in cooperation with the local military installation.²

¹DoD Instruction 5410.12, "Economic Adjustment Assistance to Defense-Impacted Communities," reissued July 5, 2006

²DoD Instruction 3030.3, "Joint Land Use Study Program (JLUS)," July 13, 2004



Compatible Use Issues

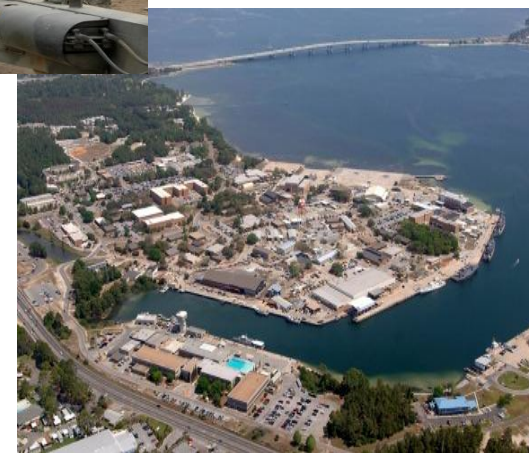
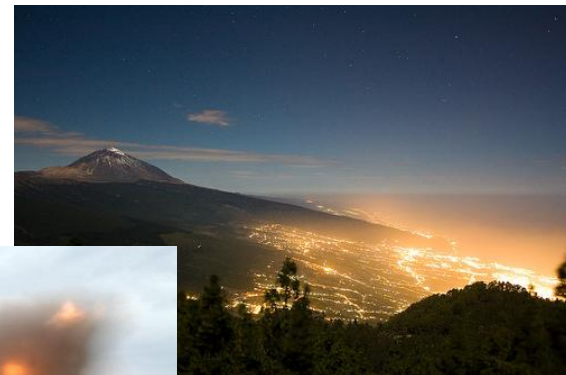
- Air Space and Land Restrictions
- Airborne Noise
- Urban Growth
- Spectrum Encroachment
- Endangered Species/Critical Habitat
- Energy Compatibility and Availability
- Air Quality
- Water
- Cultural Resources
- UXO and Munitions
- Marine Resources
- Security
- Natural Factors and Climate





Impacts to Training and Operations

- Reduces usage days
- Prohibits certain operational, training and testing events
- Reduces range access
- Segments training and reduces realism
- Limits new technologies
- Restricts flight altitudes
- Inhibits new tactics development
- Reduces live fire proficiency
- Complicates night and all weather operations and training
- Increases personnel tempo
- Increases costs or risks





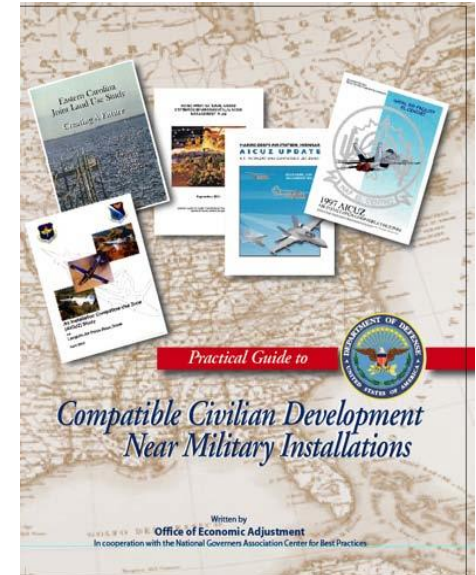
Shared Compatibility Issues





JLUS: Tool to Promote Compatible Development

- OEA provides **technical and financial assistance** to state and local governments to undertake a Joint Land Use Study (JLUS) and carry out the recommendations
- **Cooperative effort** between the Military and jurisdictions surrounding installations, ranges and/or military training corridors to plan and carry out strategies promoting compatible civilian development
- Initiated upon a **Military Department nomination**
- Military Department **technical data describing the military missions and operations** supports the study process
- Serves as **comprehensive strategic plan** with specific implementation actions to address and prevent incompatible civilian development that could impair the operational utility of military missions or impact available resources, i.e. air, land, water, and electromagnetic spectrum
- JLUS process **promotes open, continuous dialogue** between the Military, surrounding jurisdictions, and states to support long-term sustainability and operability of military missions





JLUS Planning Process

Organize

Plan

Implement

Monitor

Continuous Dialogue and Sharing of Information

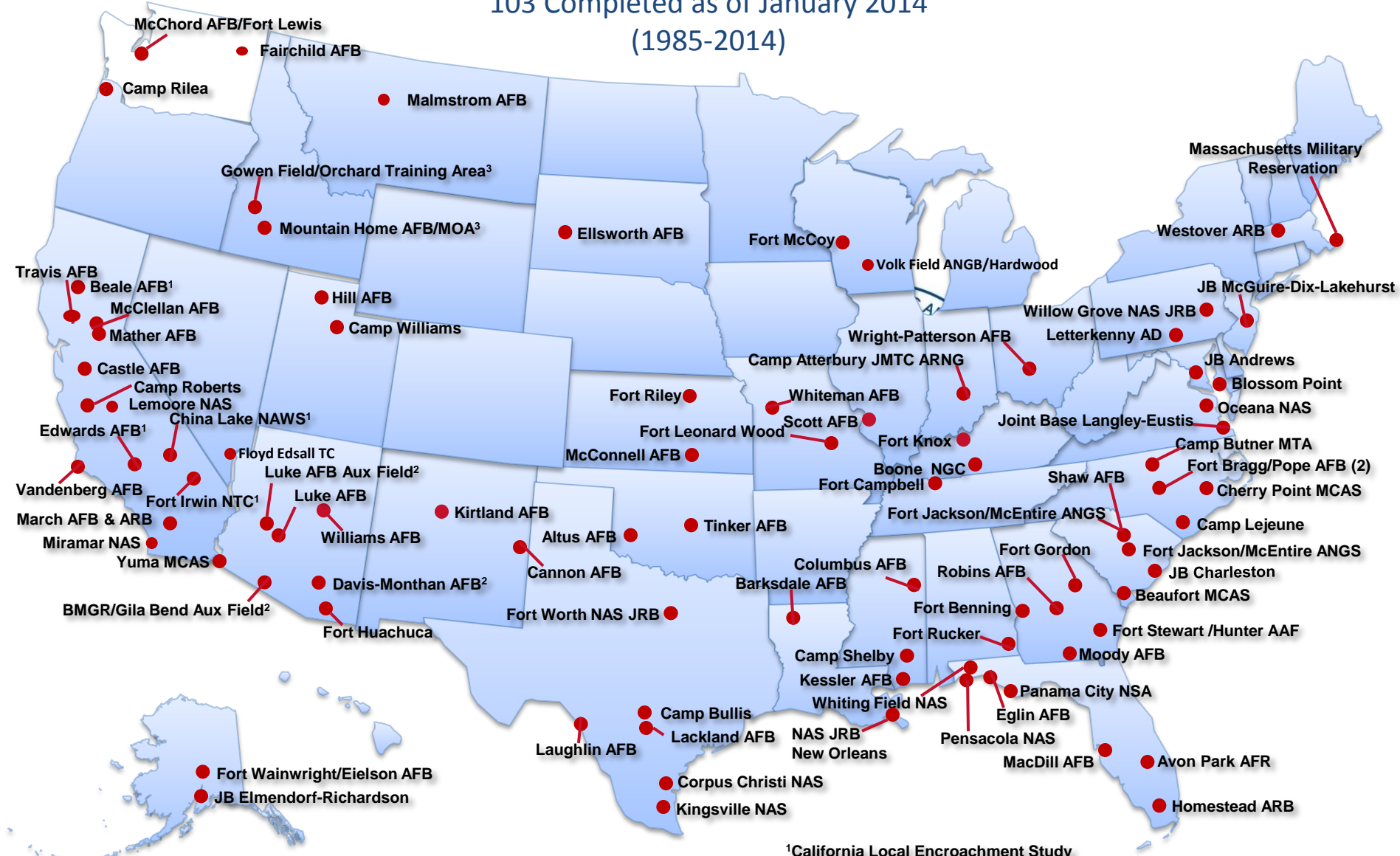


JLUS: Implementation Tools & Actions

- Establish Military Influence Area or Overlay District
- Small Area Plans
- Amend land use, zoning, subdivision, site plan and/or building code regulations (sound attenuation)
- Unified Development Ordinance
- Establish Joint Airport Zoning Board
- Real estate disclosure
- Modify Capital Improvement Plans
- Transfer/purchase of development rights
- Purchase aviation/conservation buffer easements
- Land acquisition/lease
- State legislation to support compatible development

Completed Joint Land Use Studies

103 Completed as of January 2014
(1985-2014)



¹California Local Encroachment Study
²Arizona Local Encroachment Study
³Idaho Local Encroachment Study
North Carolina State Outreach



Joint Base Elmendorf-Richardson, AK

JLUS Effort

Project Status

- Service Nomination: 2002
- Project Status: Implementation
- Study Sponsor: Matanuska-Susitna Borough, AK
- Grantee: Matanuska-Susitna Borough, AK
- Current Grant Award: None
 - Federal: Not Applicable
 - Local: Not Applicable
- Grant Period: Grant ended in April 2010
 - New ranges, corrected noise contours, and a willingness of Anchorage to participate in a JLUS planning effort may warrant a new JLUS

Key Stakeholders

- Matanuska-Susitna Borough
- Cities within the Borough (Palmer and Wasilla)
- State of Alaska
- Port of Anchorage
- Ted Stevens Anchorage International Airport
- Alaska National Guard

- Note – The Municipality of Anchorage, where the installation is located, did not participate in the JLUS due to resource constraints

Compatible Use Issues

- Noise - Noise from low-flying aircraft, both airplanes and helicopters.
- Airspace Conflicts - Competition for airspace between public/private aircraft and military aircraft
- Land Use Compatibility - Commercial, industrial, and residential urban growth near military operations.
- Communication - Lack of regularly scheduled meetings between the community and military to discuss compatible use issues.

Project Overview

- Mission Footprint: Joint Base Elmendorf-Richardson and associated MOAs, MTRs, Alaska Army and Air Guard Low Level Training Areas, landing/drop zones
- Project Goal: Mitigate current and future land use conflicts to help ensure compatible development
- Deliverables – JLUS - April 2010
- Implementation - JLUS adopted into Borough Code, appending Comp Plan
- Best Practice(s) - JLUS sponsor jurisdiction not installation host
- Roadblock - Municipality of Anchorage non-participation



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