

FACT SHEET #1: OVERVIEW / FACTORS



JOINT LAND USE STUDY

What is a Joint Land Use Study?

A Joint Land Use Study (JLUS) is a cooperative land use planning effort conducted as a joint venture between an active military installation, surrounding jurisdictions, state and federal agencies, and other affected stakeholders. The Offutt Air Force Base (AFB) JLUS is funded by a grant from the Department of Defense Office of Economic Adjustment (OEA) and contributions by the Metropolitan Area Planning Agency (MAPA) and local jurisdictions. The JLUS effort can directly benefit both Offutt AFB and the surrounding region by:

- protecting the health and safety of surrounding residents and workers;
- preserving long-term land use compatibility between Offutt AFB and the surrounding communities and land uses;
- promoting compatibility planning; and
- encouraging cooperation between the military installation and local officials.

JLUS Objectives

The goal of a JLUS is to reduce potential conflicts between military installations and surrounding areas while accommodating new growth and economic development, sustaining economic vitality, protecting public health and safety, and protecting the operational missions of the installation. JLUS programs have three core objectives:

UNDERSTANDING. Increase communication between the military, local jurisdictions, and stakeholders to promote an understanding of the strong economic and physical relationship between Offutt AFB and its neighbors.

COLLABORATION. Promote collaborative planning between the military, local jurisdictions, and stakeholders in order to ensure a consistent approach in addressing compatibility issues.

ACTIONS. Develop and implement strategies for reducing the impacts of incompatible activities on the community and military operations. Design tools that support compatibility in the future.

Who will Guide the JLUS Development?

Two committees (composed of city, county, military, and other stakeholder representatives), together with the public, will guide the development of the JLUS. Each group has an important role to play in the success of this study.

Policy Committee. The Policy Committee (PC) is made up of elected officials and decision makers from jurisdictions, agencies, and Offutt AFB. The PC is responsible for guiding the direction of the JLUS and monitoring the implementation and adoption of policies and strategies.

Technical Advisory Committee. The Technical Advisory Committee (TAC) contains representatives from local jurisdictions, agencies, and Offutt AFB with technical expertise in one or more of the compatibility factors listed on the following pages. The TAC identifies and addresses technical issues, provides feedback on report development, and assists in the development and evaluation of implementation strategies and tools.

Public. The public is involved in the development of the JLUS by providing input to the process, by informing the representatives of the PC of their concerns and recommendations, by submitting comments and feedback online at www.offuttjlus.com, and by attending any of the planned public workshops.

Why is it Important to Partner with Offutt AFB?

Offutt AFB is the headquarters of the US Strategic Command and the Air Force Weather Agency, and home to the 55th Wing of the Air Combat Command. The 55th Wing is the largest wing in the Air Combat Command and the second largest wing in the Air Force. It operates on four continents and supports eight diverse flying missions, including intelligence, surveillance and reconnaissance; electronic attack; and command and control.

In fiscal year 2013, there were 10,168 civilian and military personnel assigned to Offutt AFB. The total economic impact from Offutt AFB into the local and regional economies was \$1,306,183,968, including \$627,984,686 in annual payroll and the estimated creation of 4,781 indirect jobs.

In addition to its economic impact, Offutt AFB also provides other important contributions to the region. Air Force members and employees provide numerous services to the surrounding area, including mutual aid and community services.

It is important to partner with the installation on relevant and long-range planning projects to ensure the viability and sustainability of the economic impact and community benefit that Offutt AFB provides to the region. The JLUS process strives to deepen the understanding of this mutual benefit.

What is Compatibility?

Compatibility, in relationship to military readiness, can be defined as the balance and / or compromise between community and military needs and interests. The goal of compatibility planning is to promote an environment where both entities can coexist successfully. Study area data on existing conditions obtained from the PC, TAC, and public workshops will be analyzed to identify current and future compatibility issues. This analysis will also identify the influence of regulatory measures on land use decisions and will consider existing and projected development trends within the study area. The JLUS will look at a set of 25 potential compatibility factors to determine all pertinent issues.

AQ Air Quality

Air quality is defined by numerous components that are regulated at the federal and state level. For compatibility, the primary concerns are pollutants that limit visibility (such as particulates, ozone, etc.) and potential non-attainment of air quality standards that may limit future changes in operations at the installation or in the area.

AT Anti-Terrorism / Force Protection

Anti-Terrorism / Force Protection (AT / FP) relates to the safety of personnel, facilities, and information on an installation from outside threats. Methods to protect the installation and its supportive facilities can impact off-installation uses.

BIO Biological Resources

Biological resources include federal and state listed species (threatened and endangered species) and the habitats they live in or utilize. These resources may also include areas such as wetlands and migratory corridors that support these species. The presence of sensitive biological resources may require special development considerations and should be included early in the planning process.

CA Climate Adaptation

Climate adaptation is the gradual shift of global weather patterns and temperature resulting from natural factors and human activities (e.g., burning of fossil fuels) that produce long-term impacts on atmospheric conditions. The effects of climate adaptation vary and may include fluctuations in sea levels, alterations of ecosystems, variations in weather patterns, and natural resource availability issues. The results of climate adaptation (e.g., ozone depletion and inefficiencies in land use) can present operational and planning challenges for the military and communities as resources are depleted and environments altered.

COM Communication / Coordination

Communication / coordination relates to the level of interaction on compatibility issues among military installations, jurisdictions, land and resource management agencies, and conservation authorities.

CR Cultural Resources

Cultural resources may prevent development, apply development constraints, or require special access by Native American tribes, other groups, or governmental regulatory authorities.

DSS Dust / Smoke / Steam

Dust results from the suspension of particulate matter in the air. Dust (and smoke) can be created by fire (controlled burns, agricultural burning, and artillery exercises), ground disturbance (agricultural activities, military operations, grading), industrial activities, or other similar processes. Dust, smoke, and steam are compatibility issues if sufficient in quantity to impact flight operations (such as reduced visibility or cause equipment damage).

ED Energy Development

Development of energy sources, including alternative energy sources (such as solar, wind, or biofuels) could pose compatibility issues related to glare (solar energy), vertical obstruction (wind generation), or water quality / quantity.

FSC Frequency Spectrum Capacity

In a defined area, the frequency spectrum is limited. Frequency spectrum capacity is critical for maintaining existing and future missions and communications on installations. This is also addressed from the standpoint of consumer electronics.

FSI Frequency Impedance / Interference

Frequency spectrum impedance and interference refers to the interruption of electronic signals by a structure or object (impedance) or the inability to distribute / receive a particular frequency because of similar frequency competition (interference).

HA Housing Availability

Housing availability addresses the supply and demand for housing in the region. It also identifies the competition for shelter that may result from changes in the number of military personnel and the supply of military family housing provided by the installation.



IE Infrastructure Extensions

This factor covers the extension or provision of infrastructure (roads, sewer, water, etc.) in the vicinity of the installation. Infrastructure can enhance the operations of the installation by providing needed services, such as sanitary sewer treatment capacity and transportation systems. However, expanded infrastructure could encourage incompatible growth near the installation.



LAS Land / Air Space Competition

The military manages or uses land and air space to accomplish testing, training, and operational missions. These resources must be available and of a sufficient size, cohesiveness, and quality to accommodate effective training and testing. Military and civilian air operations can compete for limited air space, especially when the airfields are in close proximity to each other. Use of this shared resource can impact future growth in operations for all users.



LU Land Use

The basis of land use planning relates to the government's role in protecting the public's health, safety, and welfare. County and local jurisdictions' comprehensive plans and zoning ordinances can be the most effective tools for avoiding, or resolving, land use compatibility issues. These tools ensure the separation of land uses that differ significantly in character. Land use separation also applies to properties where the use of one property may impact the use of another. For instance, industrial uses are often separated from residential uses to avoid impacts related to noise, odors, lighting, etc.



LEG Legislative Initiatives

Legislative initiatives are federal, state, or local laws and regulations that may have a direct or indirect effect on a military installation to conduct its current or future mission. They can also constrain development potential in areas surrounding the installation.

LG Light and Glare

This factor refers to man-made lighting (street lights, airfield lighting, building lights) and glare (direct or reflected light) that disrupts vision.

Light sources from commercial, industrial, recreational, and residential uses at night can cause excessive glare and illumination, impacting the use of military night vision devices and air operations. Conversely, high intensity light sources generated from a military area (such as ramp lighting) may have a negative impact on the adjacent community.

MAR Marine Environments

Regulatory or permit requirements protecting marine and ocean resources can cumulatively affect the military's ability to conduct operations, training exercises, or testing in a water-based environment.

NOI Noise

From a technical perspective, sound is the mechanical energy transmitted by pressure waves in a compressible medium such as air. More simply stated, sound is what we hear. As sound reaches unwanted levels, this is referred to as noise.

The central issue of noise is the impact, or perceived impact, on people, animals (wild and domestic), and general land use compatibility. Exposure to high noise levels can have a significant impact on human activity, health, and safety.

PT Public Trespassing

This factor addresses public trespassing, either purposeful or unintentional, onto a military installation. The potential for trespassing increases when public use areas are in close proximity to an installation.

RC Roadway Capacity

Roadway capacity relates to the ability of existing freeways, highways, arterials, and other local roads to provide adequate mobility and access between military installations and their surrounding communities.

SA Safety Zones

Safety zones are areas in which development should be more restrictive due to the higher risks to public safety. Issues to consider include accident potential zones, weapons firing range safety zones, and explosive safety zones.

SNR Scarce Natural Resources

Pressure to gain access to valuable natural resources (such as oil, natural gas, minerals, and water resources) located on military installations, within military training areas, or on public lands historically used for military operations can impact land utilization and military operations.

VO Vertical Obstructions

Vertical obstructions are created by buildings, trees, structures, or other features that may encroach into the navigable airspace used for military operations (aircraft approach, transitional, inner horizontal, outer horizontal, and conical areas, as well as military training routes). These can present safety hazards to both the public and military personnel.



V Vibration

Vibration is an oscillation or motion that alternates in opposite directions and may occur as a result of an impact, explosion, noise, mechanical operation, or other change in the environment. Vibration may be caused by military and/or civilian activities.

WQQ Water Quality / Quantity

Water quality / quantity concerns include the assurance that adequate water supplies of good quality are available for use by the installation and surrounding communities as the area develops. Water supply for agricultural and industrial use is also considered.

What will Offutt AFB JLUS Address?

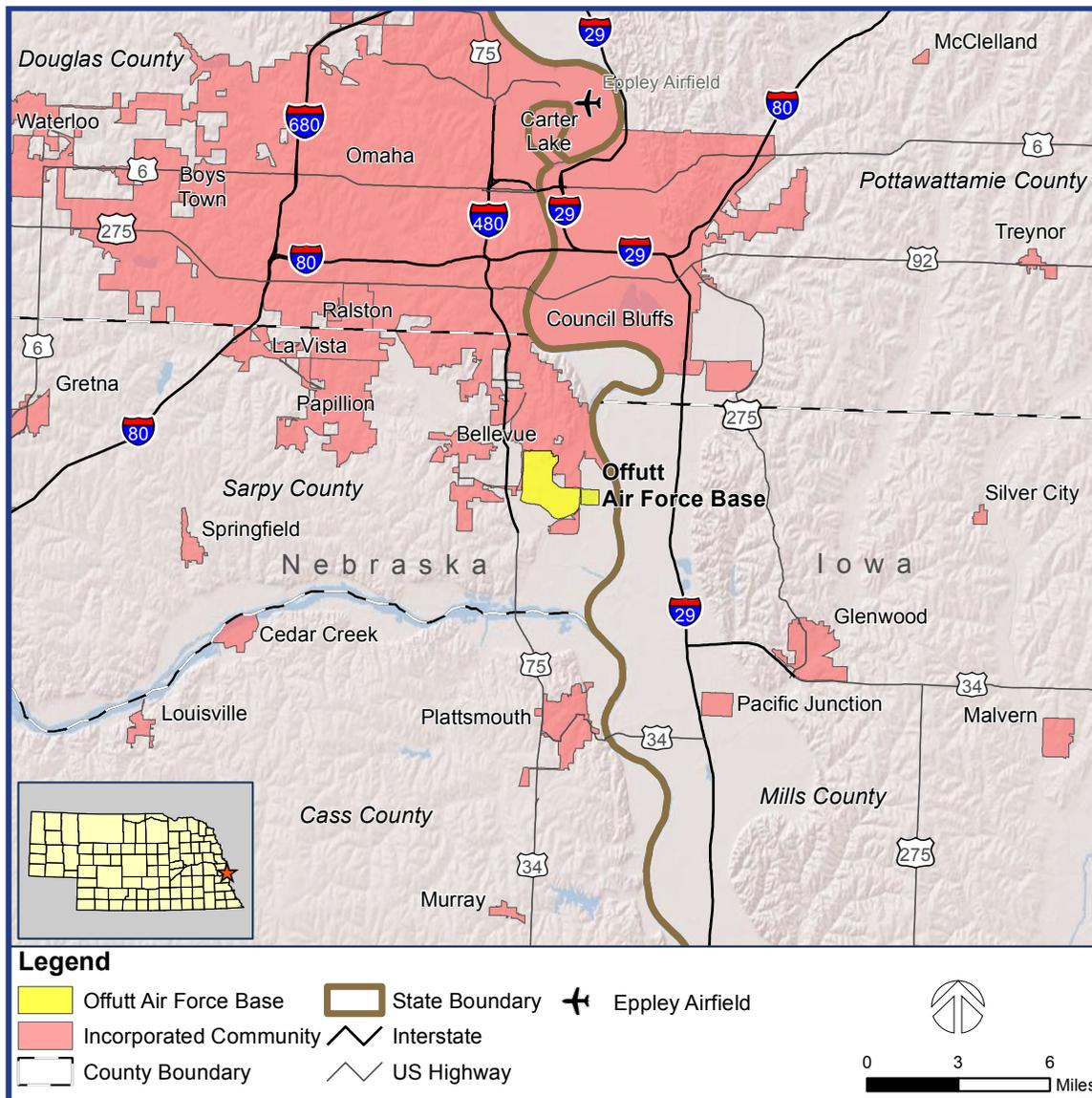
The Offutt AFB JLUS will provide all stakeholders with:

- a detailed land use assessment for surrounding areas;
- a baseline of existing incompatible land uses, facilities, and activities around the installation;
- an assessment of regional growth trends;
- a plan to assist surrounding communities with decision-making; and
- recommendations and strategies to promote compatibility between Offutt AFB, surrounding communities, and the region.

What is the Offutt AFB JLUS Study Area?

Offutt AFB is located ten miles south of downtown Omaha, Nebraska. It is adjacent to the City of Bellevue in Sarpy County.

The JLUS Study Area encompasses all lands in the vicinity of Offutt AFB with actual or potential adverse impacts on military operations at the installation or that are potentially impacted by Offutt AFB's military operations. The Offutt AFB JLUS Study Area may be further defined as the JLUS process continues. A map of the Study Area is shown below.



For More Information Contact:

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