

Fairbanks Joint Land Use Study



*United States Army
Fort Wainwright*

*United States Air Force
Eielson Air Force Base*

*Fairbanks North Star Borough
Department of Community Planning*

Factors that Affect Military Bases



Fairbanks JLUS Facts

- Recommended by FNSB Regional Comprehensive Plan.
- Funded by DoD (Office of Economic Adjustment) grant (~\$85,000).
- Completed by the Department of Community Planning with the assistance of ASCG, Inc. in partnership with EDAW and Hegarty and Associates.
- 35 JLUS studies completed nationwide.
- Fairbanks JLUS is the first in Alaska.



We don't want this to happen here ...



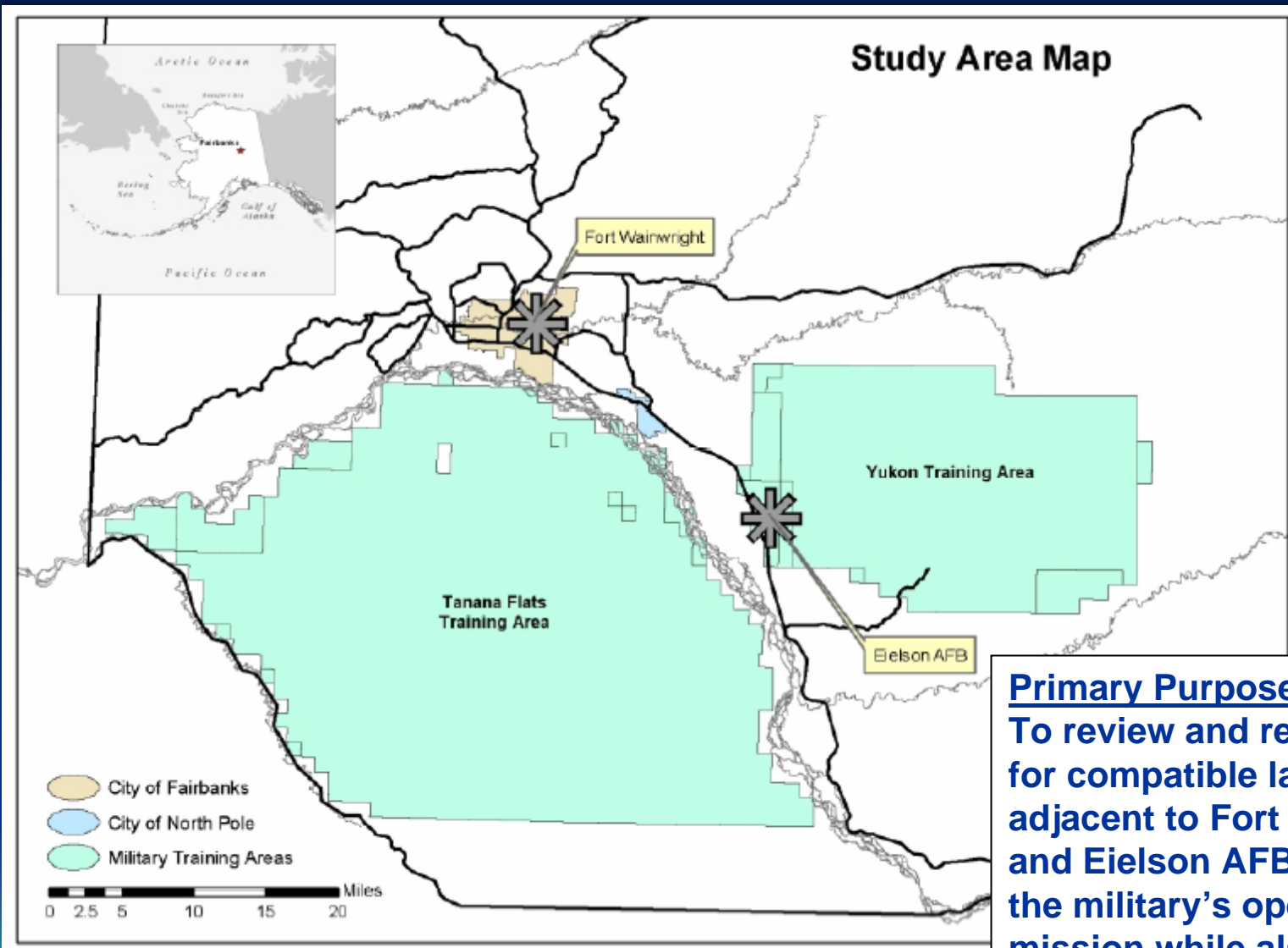
Pensacola NAS



R19

APZ 1

Pensacola NAS



Primary Purpose:
To review and recommend for compatible land uses adjacent to Fort Wainwright and Eielson AFB that protect the military's operational mission while also protecting the health, safety and welfare of the surrounding community.

Ft. Wainwright: 1949



Ft. Wainwright: 2001



Study Parameters

- Review existing zoning, land use, infrastructure, parks and other recreational areas.
- Evaluate development trends and pressures.
- Evaluate EAFB and FWW growth objectives and operational needs.
- Document public and agency comment.
- Formulate compatibility recommendations for the study area.

"Had a JLUS been conducted 50 years ago, the Richardson Highway would not have been built alongside the Eielson Runway." -EAFB Commander



*B-29 Bombers at Ladd
Airfield, June 1946*

Study Schedule

Notice to Proceed— August 12, 2005

Policy and Technical Committee Kick Off Meeting—September 29, 2005

Public Meeting #1: November 2005

Salcha Community Center
North Pole City Council Chambers
Pioneer Park Civic Center

Public Meeting #2: May 2006

Salcha Senior Center
North Pole City Council Chambers
Pioneer Park Civic Center

JLUS Completion—June 30, 2006

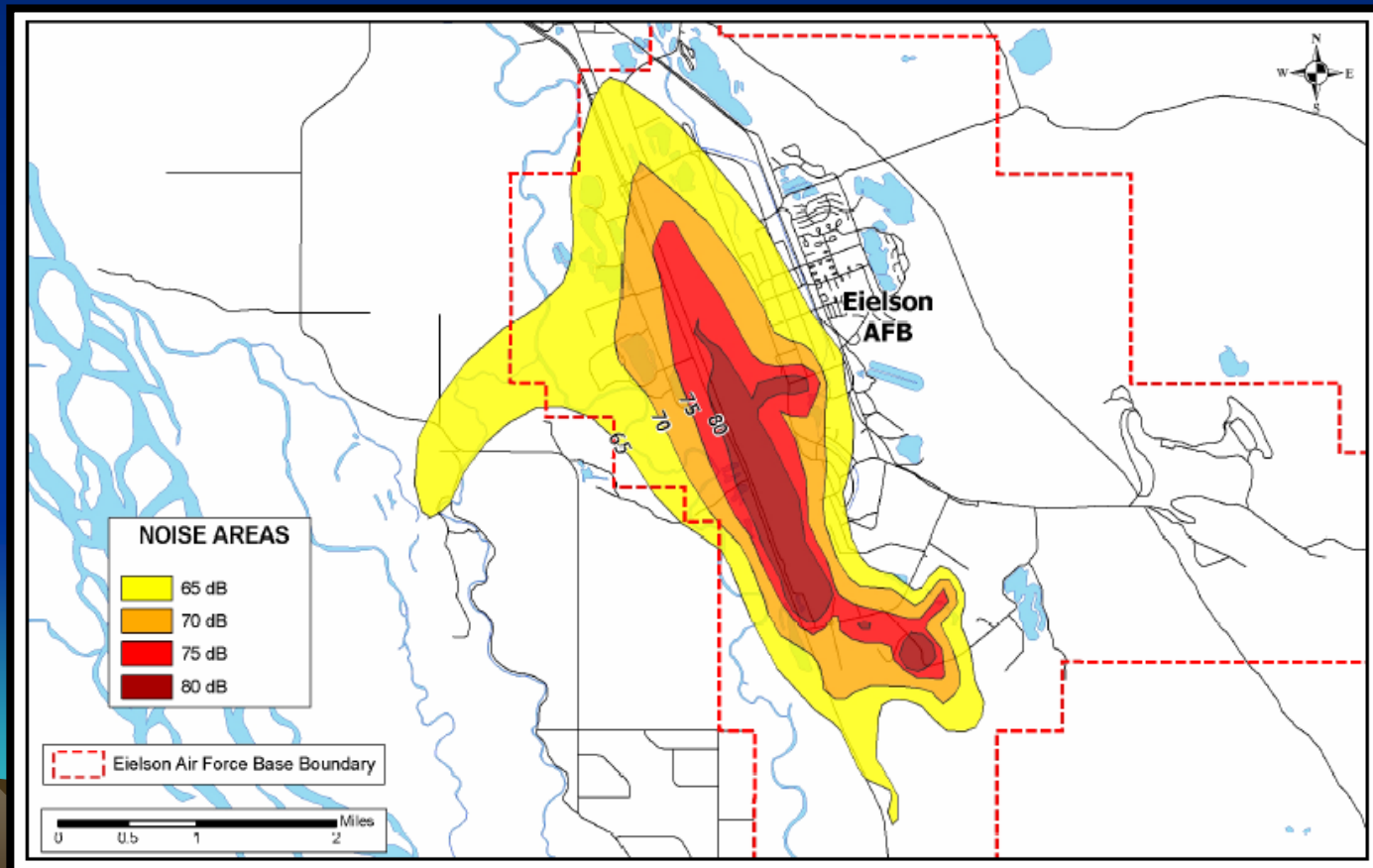


A moose loose on the Etelson tarmac.

Eielson AICUZ

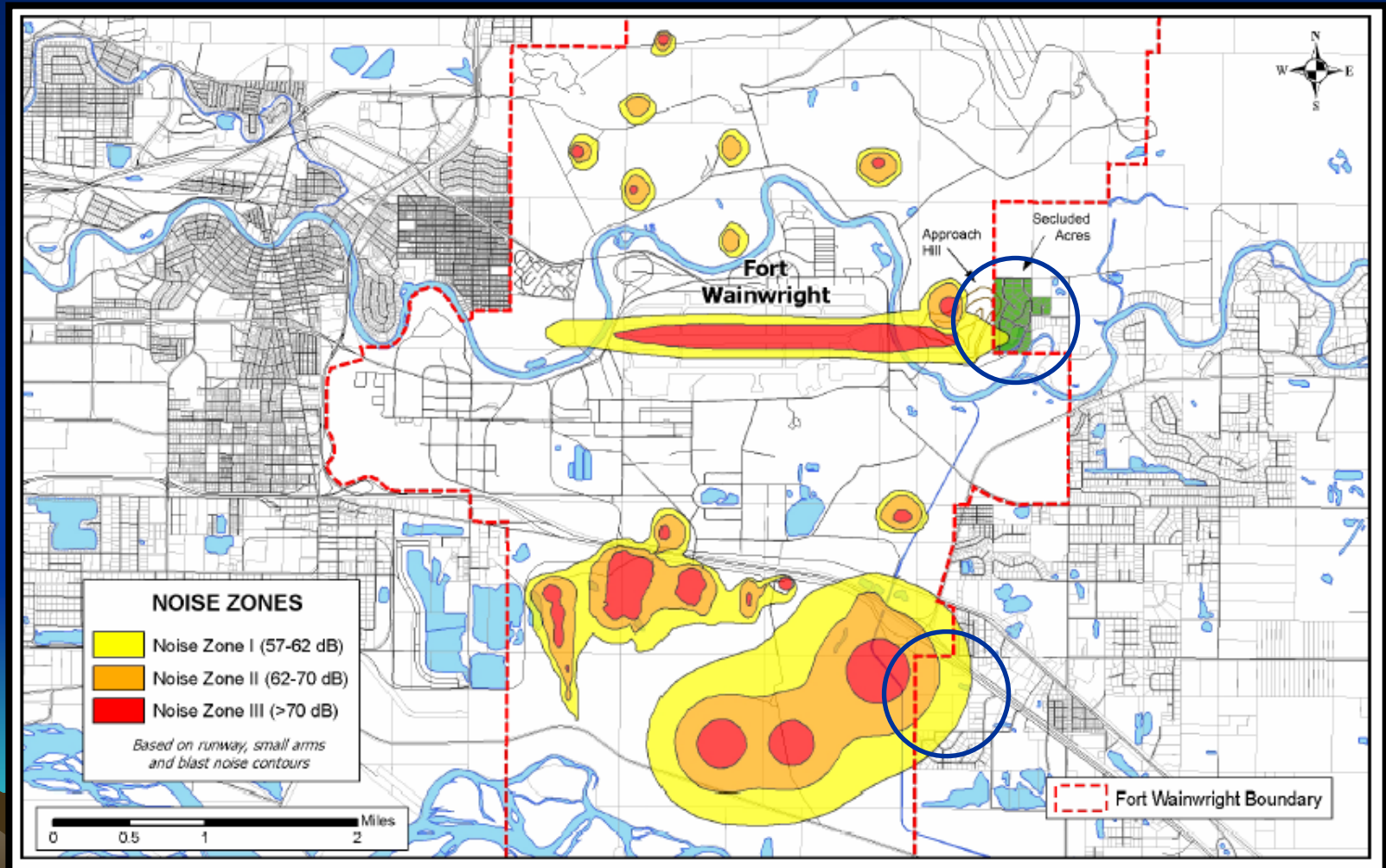
(Air Installation Compatible Use Zone)

Purpose: To promote compatible land use patterns around air installations. Completed AICUZ in 1978, with updates in 1992 and 1996. Established the 65 DNL (day-night average) noise level contour.



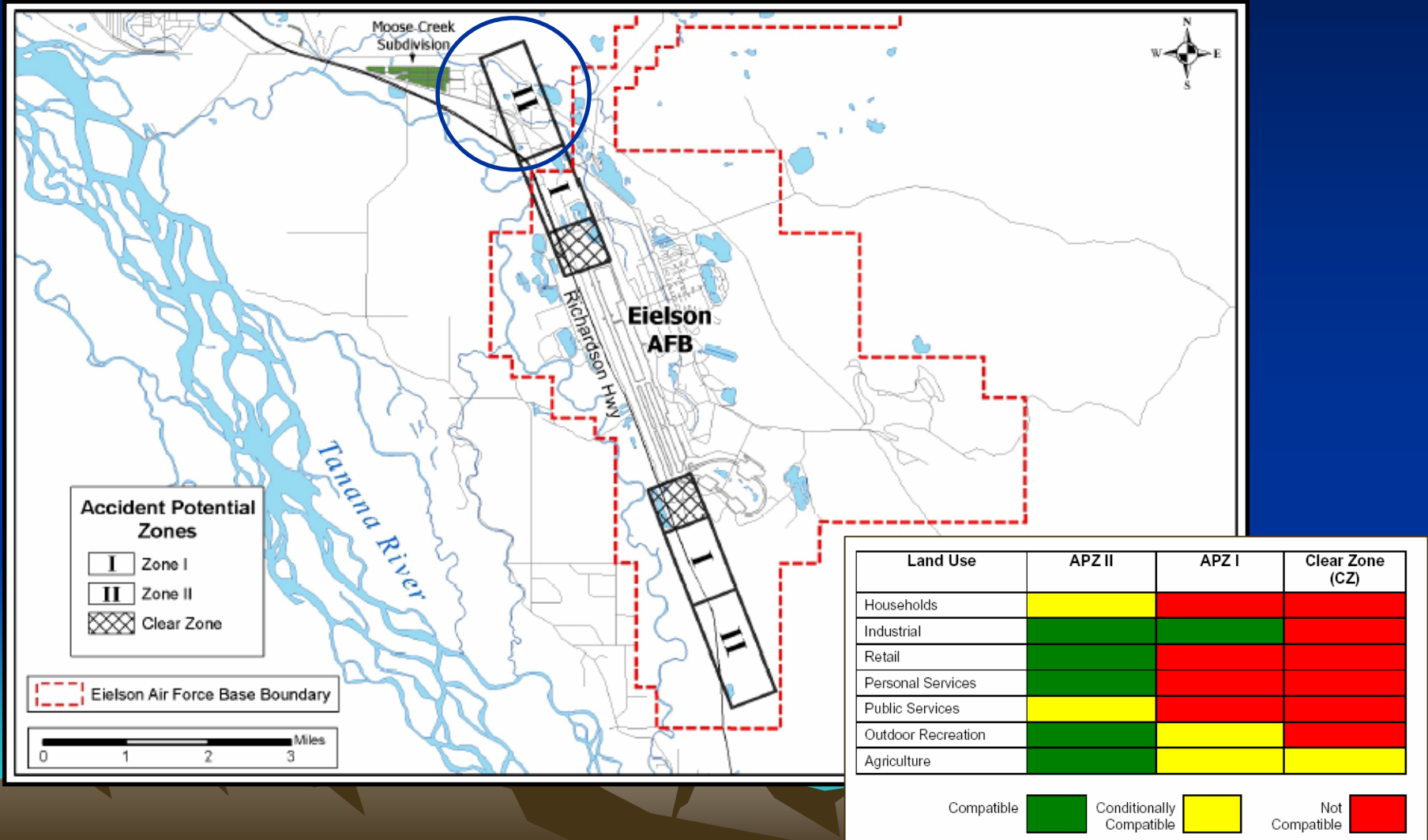
Ft. Wainwright IENMP (2001)

(Installation Environmental Noise Management Plan)
Similar to AICUZ in purpose and scope



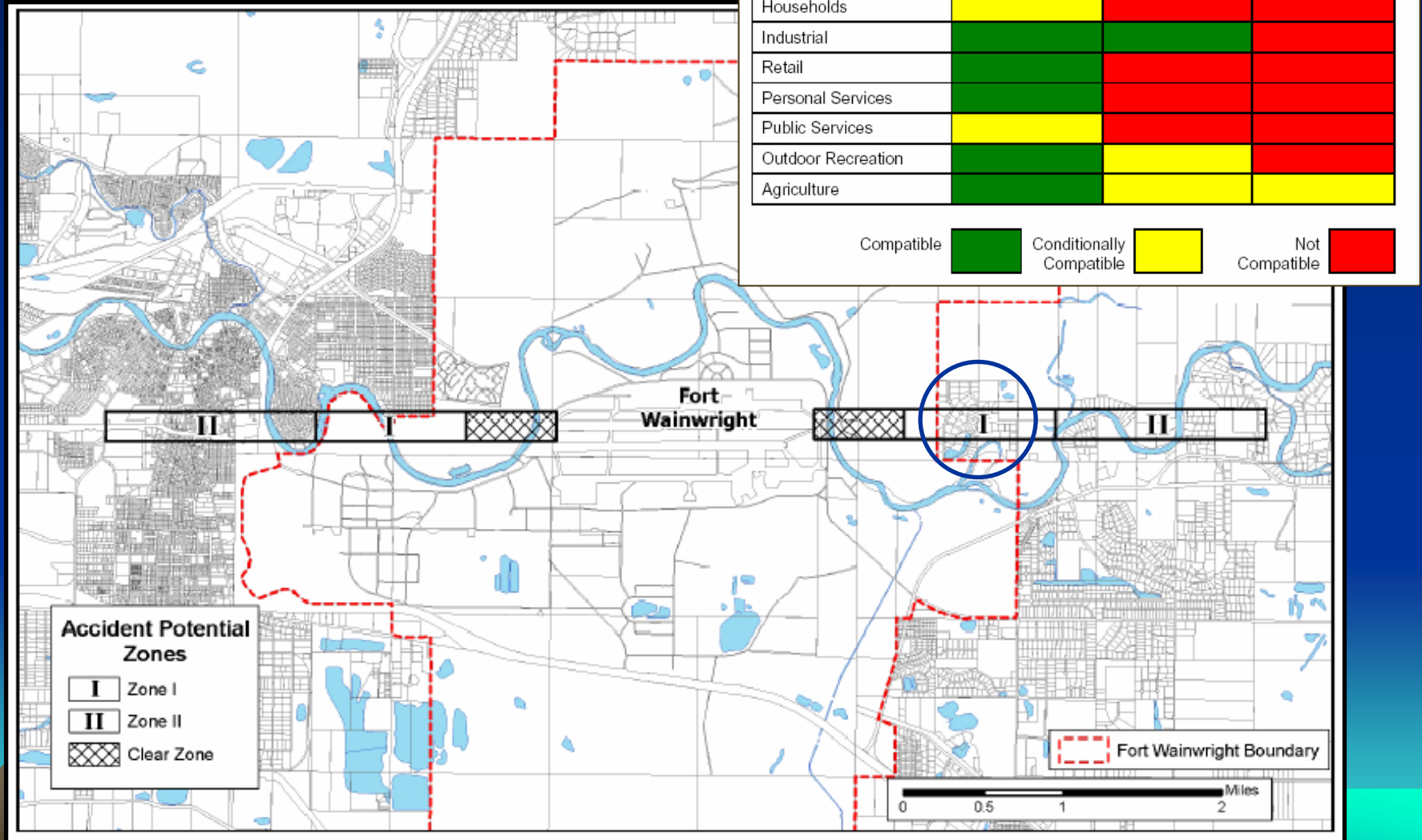
Accident Potential Zones

Eielson AFB:



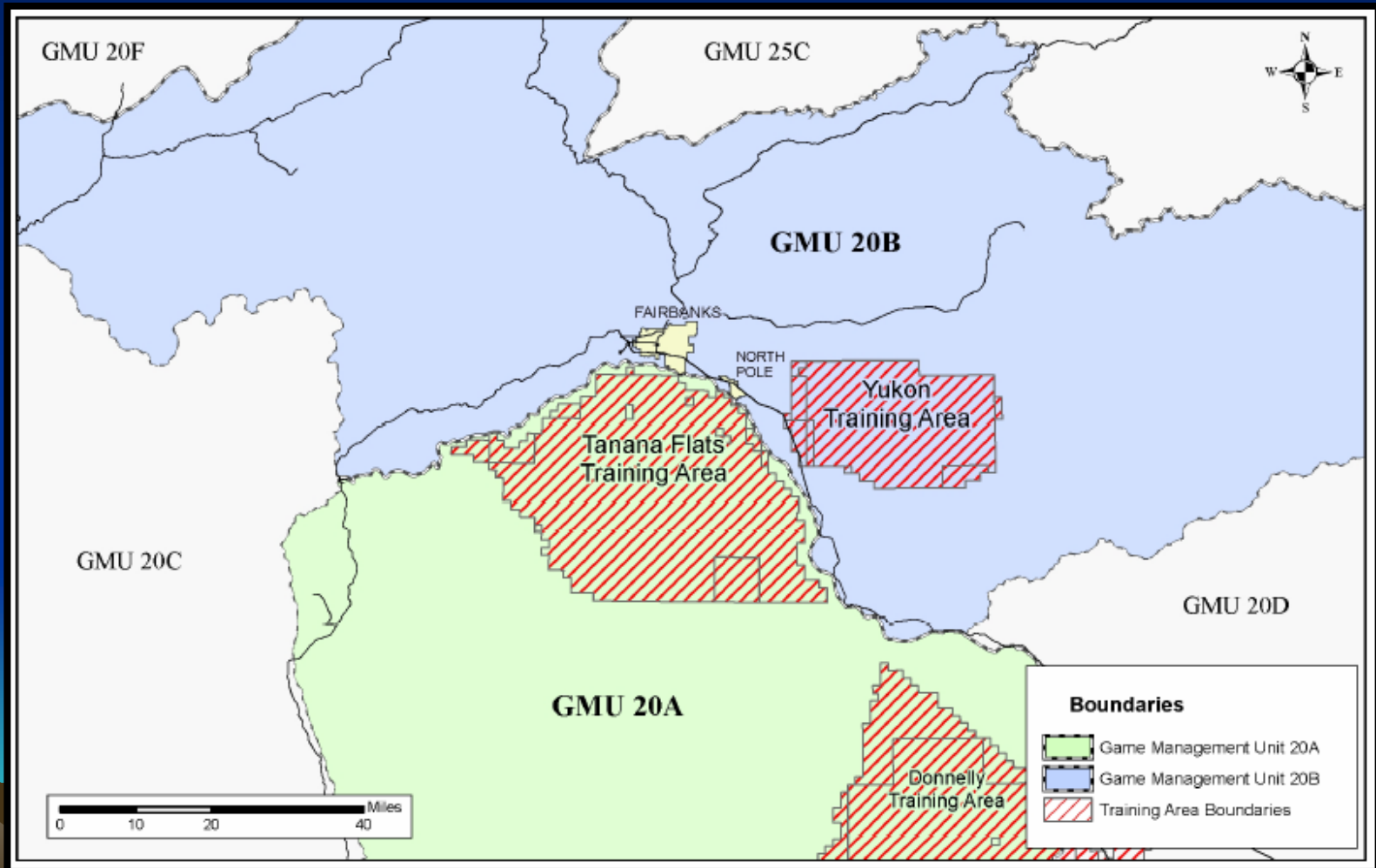
Accident Potential Zones

Ft. Wainwright:



Recreational Uses in Training Areas

Continued unfettered access to the training areas for hunting and other recreational uses is a major concern of local residents and user groups.



Community Recommendations

(Highlights)

- **Include installation representatives in relevant planning decisions.**
- **Create a JLUS Natural Resources Working Group.**
- **Strengthen construction codes within city boundaries.**
- **Amend Title 17 to require plat note for subdivisions within the 65 DNL contour.**
- **Publicize State real estate disclosure requirements.**
- **Continue informal meetings between Mayor's Office and military representatives.**
- **Expand the ANSA Overlay Zone to include all areas within the 65 DNL contour (e.g. include both military installations).**
- **Maintain residential densities within existing and future noise sensitive areas.**



Military Recommendations

(Highlights)

- **Monitor and provide information on land use to planning department and planning commission.**
- **Coordinate training and maneuver schedules with ADF&G.**
- **Continue noise complaint management process.**
- **Strengthen public outreach efforts.**
- **Continue and improve hunter awareness education program.**
- **Consider identification and acquisition of land that may be needed to protect military operations from encroachment.**
- **Maintain up-to-date noise contours in GIS.**
- **Avoid flying over residential areas to the extent practicable.**
- **Use INRMPs (Integrated Natural Resource Management Plans) to implement JLUS recommendations.**
- **Partner with ADF&G to create a one-stop permitting shop.**



Conclusions

- Noise from military activities is a concern only in the Salcha area.
- Access to military training areas for recreational purposes is an area-wide concern.
- Army and Air Force do not currently have any major concerns regarding the potential for civilian encroachment to constrain their operations.
- Army and Air Force support the JLUS as a way to help ensure that operational encroachment does not happen in the future.
- Tools are available to solve many of the problems identified during the JLUS process.



Questions??

