

COMPATIBILITY USE PLAN PUBLIC MEETING



October 22, 2024





Introductions

Joining you this evening ...

Project Consultant



Mike Hrapla
Project Director



Celeste Boccieri-Werner, FAICP
Project Manager



Patrick Small, AICP
Deputy Project Manager

Tonight's Meeting

- 1. Compatibility Use Plan (CUP) Background**
- 2. CUP Overview**
- 3. Issues and Recommendations**
- 4. How to Provide Input**
- 5. Next Steps**



Compatibility Use Plan Background

Update to the 1996 Joint Land Use Study (JLUS)

- **CUP assesses changes since JLUS:**

- Changes per the AICUZ:

- Off-installation land use and/or projected land use
 - Updated Air Force Instruction (AFI) 32-7063 to AFI 32-1015 (revised Jan 2021)
 - Inclusion of the Hazards to Aircraft Flight Zones (HAFZ)

- Changes in military missions
 - Changes in concerns and potential threats
 - Changes in community (growth)

What is the Compatible Use Plan?

The Compatible Use Plan IS:

- A community-led project
- A collaborative process
- A body of information that assists in making more informed decisions
- A study that recommends appropriate actions for each jurisdiction/agency

The Compatible Use Plan IS NOT:

- A regulatory document
- An enforceable action

Objectives of the CUP



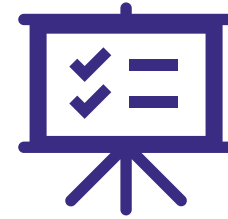
Understanding

Bring together community and military representatives to discuss compatibility issues in an open forum that considers both community and military perspectives and needs.



Collaboration

Encourage cooperative land use and resource planning among communities and Wright-Patterson AFB to ensure compatible community growth while reducing operational impacts on lands within the CUP Project Area.



Actions

Provide a set of mutually supported tools and procedures from which local jurisdictions, agencies, Wright-Patterson AFB and other stakeholders can implement recommendations that are developed during the CUP.

Fostering cooperation and partnerships between the community and the military

Why is the CUP Important?

- **Wright-Patterson AFB is:**
 - The largest employer in Ohio:
 - 30,000+ military, civilian, and contractor employees
 - 50,000+ jobs generated in community
 - \$16.6 billion in annual economic impact
 - A leader in military aviation development
 - Supports 47,000+ annual aircraft operations



CUP Benefits



Within the Region (Communities and Wright-Patterson AFB)

- Protect the **health, safety, and welfare** of area residents and workers
- Maintain quality of life



Communities

- Continue to promote and guide **compatible development** around Wright-Patterson AFB
- Protect **opportunities for compatible growth** in an economically, environmentally, and socially sustainable manner
- Maintain the **economic vitality** of the community/region



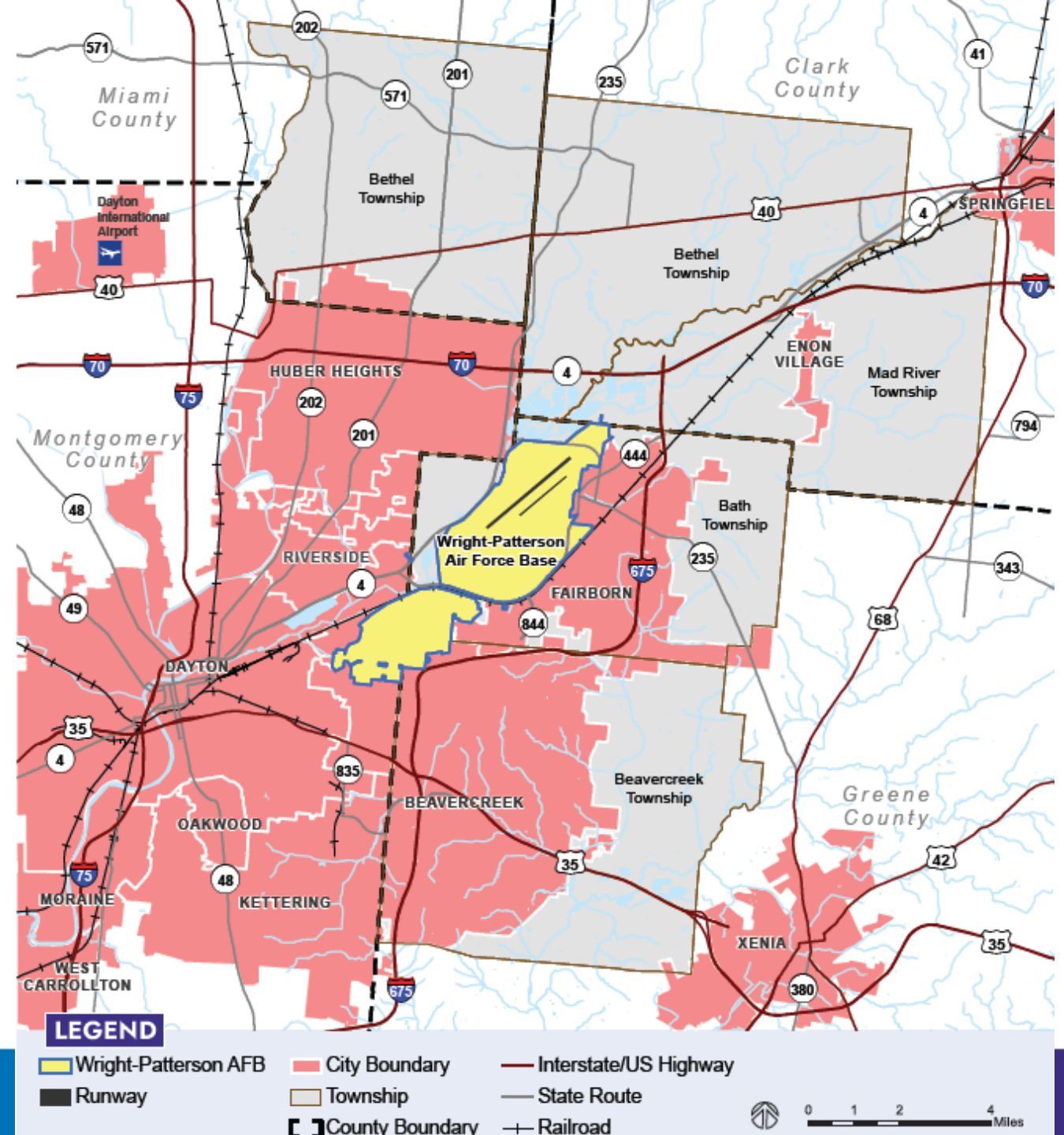
Wright-Patterson AFB

- Preserve **mission readiness**, achieve missions, and support training objectives
- Secure **installation sustainability and resiliency** to maintain military readiness

Project Study Area

■ Jurisdiction Partners:

- City of Fairborn
- City of Beavercreek
- City of Dayton
- City of Huber Heights
- City of Riverside
- Bath Township



Project Partners. . .



Project Process

Discovery Phase



Study





Compatibility Use Plan Overview

Compatibility Factors

Social Factors

-  Communication / Coordination
-  Cultural Resources
-  Housing Availability
-  Legislative Initiatives
-  Public Services
-  Public Trespassing

Resource Factors

-  Air Quality
-  Biological Resources
-  Frequency Spectrum Capacity
-  Land / Air Space Competition
-  Resiliency
-  Scarce Natural Resources
-  Water Quality / Quantity

Development Factors

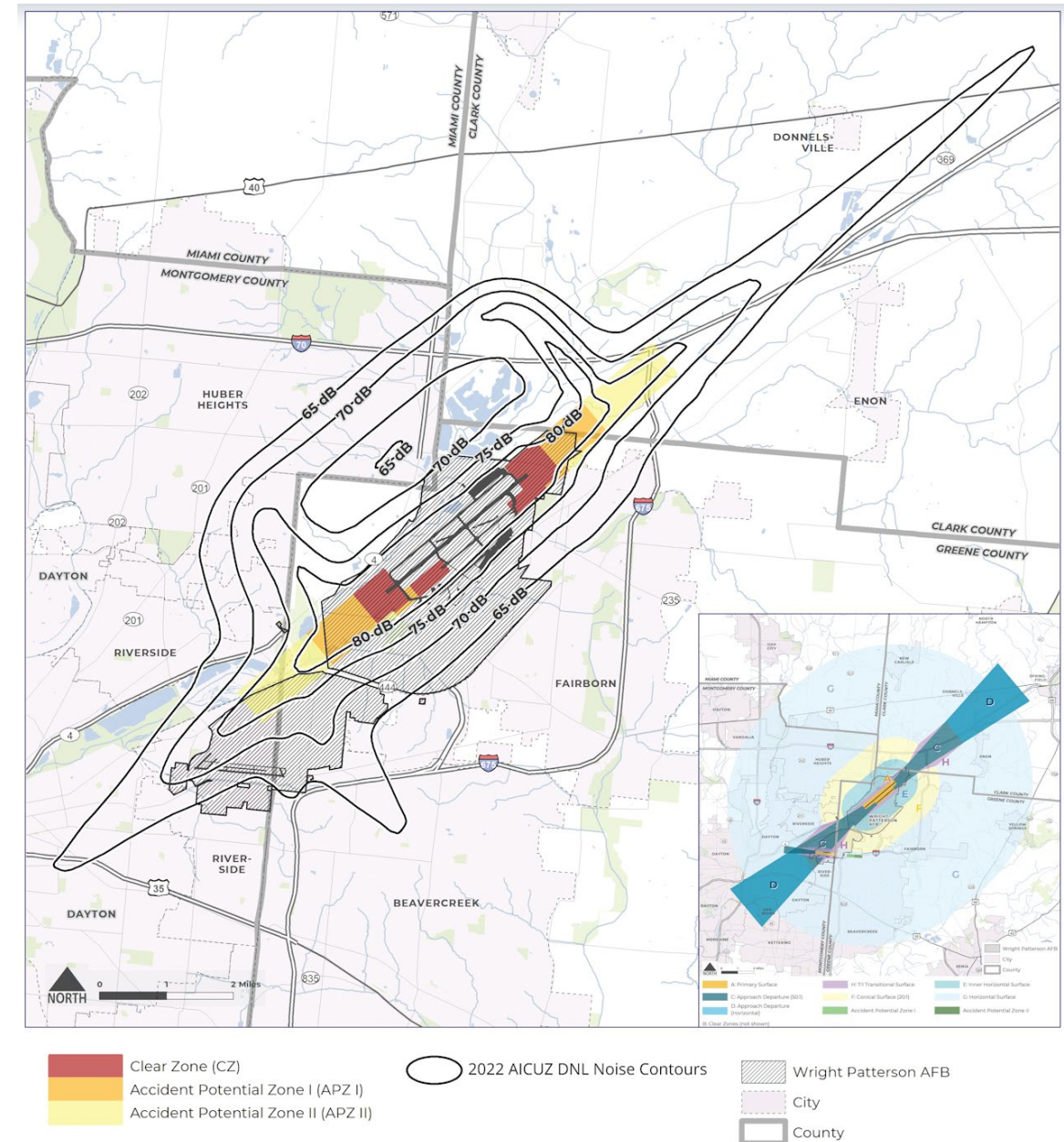
-  Anti-Terrorism / Force Protection
-  Dust / Smoke / Steam
-  Energy Development
-  Frequency Spectrum Impedance
-  Infrastructure Extension
-  Land Use
-  Light and Glare
-  Noise
-  Roadway Capacity
-  Safety
-  Vertical Obstructions
-  Vibration

Who identifies the compatibility issues?

- **Steering Committee**
- **Stakeholder interviews**
 - Jurisdictions
 - Agencies/organizations
 - Wright-Patterson AFB
- **Public**
- **Matrix technical assessment based on expertise & experience**

Compatibility Assessment

- Identify geographic areas of compatibility concern
 - Military footprints
 - Community land use/development
 - Identify areas by specific compatibility issues and concerns
 - Narrow focus to areas where the issues exist
 - Minimize areas that require controls or policies
 - Link solution types and tools to specific areas



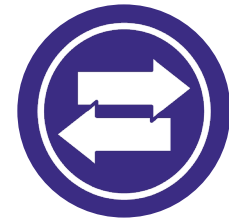
How is Compatibility Achieved?



Information



Communication



Coordination



Partnerships



Policy



Regulations



Compatibility Issues and Recommendations

Compatibility Issues

Social Factors

- **Communication / Coordination**
- **Cultural Resources**
- Legislative Initiatives
- Housing Availability
- Public Spaces
- Public Trespassing

Resource Factors

- **Biological Resources**
- **Land / Airspace Competition**
- **Water Quality / Quantity**
- Air Quality
- Frequency Spectrum Capacity
- Resiliency
- Scarce Natural Resources

Development Factors

- **Anti-Terrorism / Force Protection**
- **Land Use**
- **Noise**
- **Roadway Capacity**
- **Safety**
- Dust / Smoke / Steam
- Energy Development
- Frequency Spectrum Impedance
- Infrastructure Extension
- Light and Glare
- Vertical Obstruction
- Vibration

Communication/Coordination

Issue: Need for enhanced internal coordination between the 88th ABW and tenants at WPAFB for external communications

WPAFB's extensive scale, numerous tenants, diverse mission sets, and operational presence can lead to coordination and collaboration challenges outside the fence line.

Strategies

- WPAFB Appoint or designate a community liaison to serve as one voice to the community
- WPAFB to establish internal information/coordination processes and liaisons

Communication/Coordination

Issue: Collaborate on implementing CUP recommendations

Requires ongoing coordination and collaboration between equity stakeholders to monitor progress and address potential challenges.

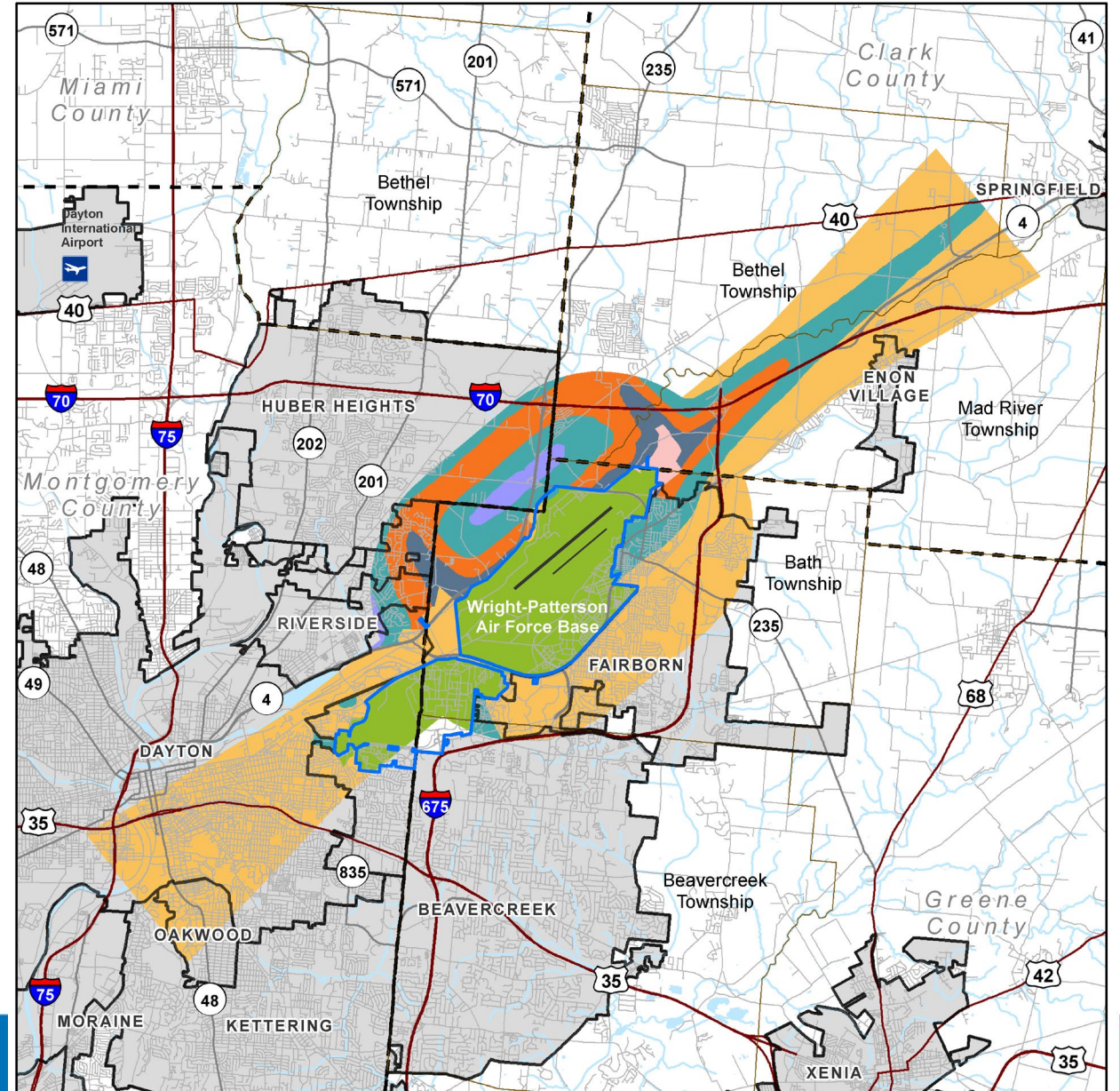
Strategies

- Establish a CUP Implementation Committee
- Develop a CUP Implementation Committee charter
- Identify and coordinate funding opportunities to implement CUP strategies
- Create a shared online monitoring portal

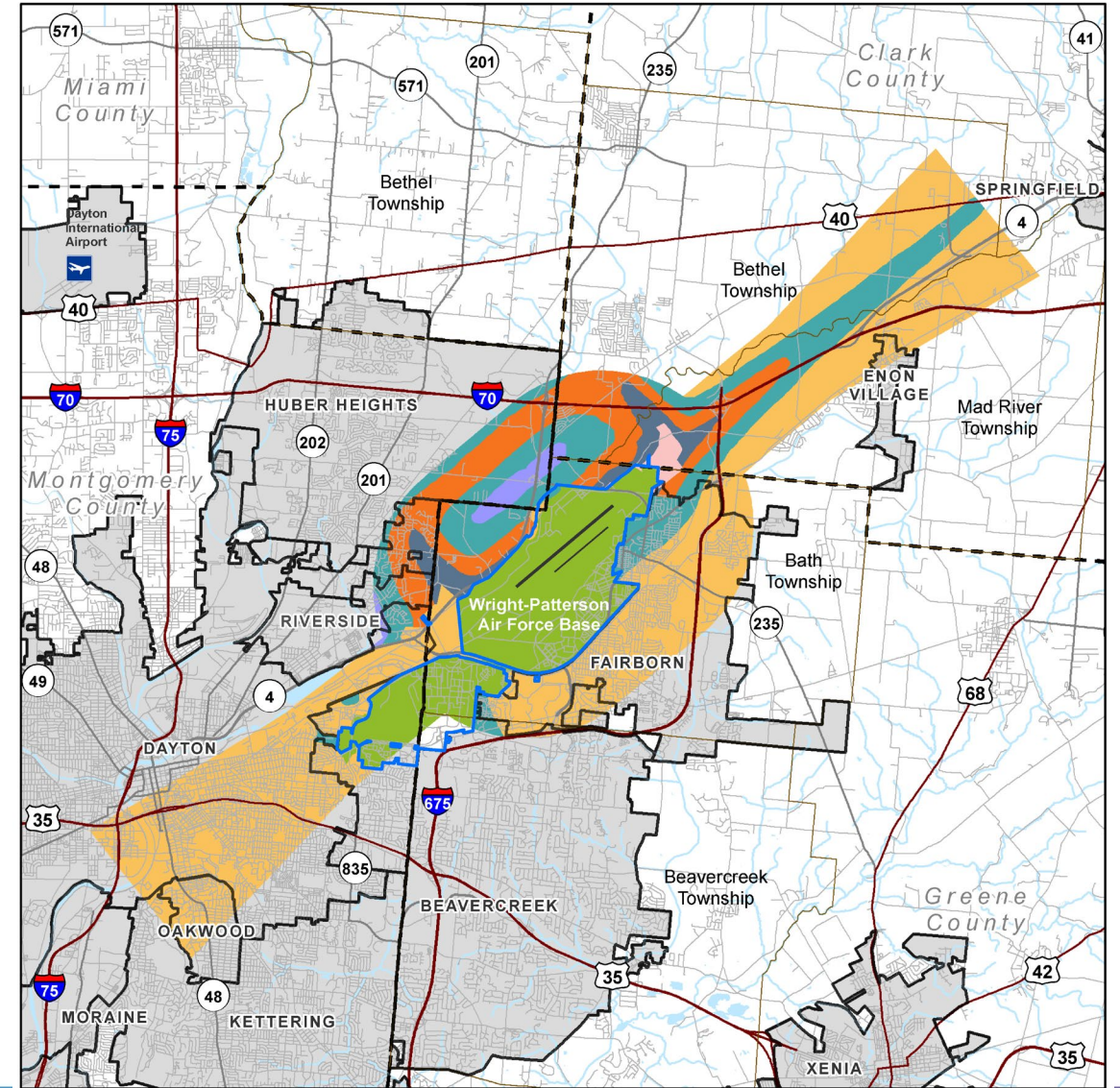
WPAFB Airport Zoning Regulations

Airport Zoning Districts

- District 1 – Runway Protection Zone
- District 2 – 75 to 79 dB DNL Noise Contour
- District 3 – 70 to 74 dB DNL Noise Contour
- District 4 – 65 to 69 dB DNL Noise Contour
- District 5 – Built-Up Areas
- District 6 – Federally Owned Public Lands
- N/A - Not Applicable



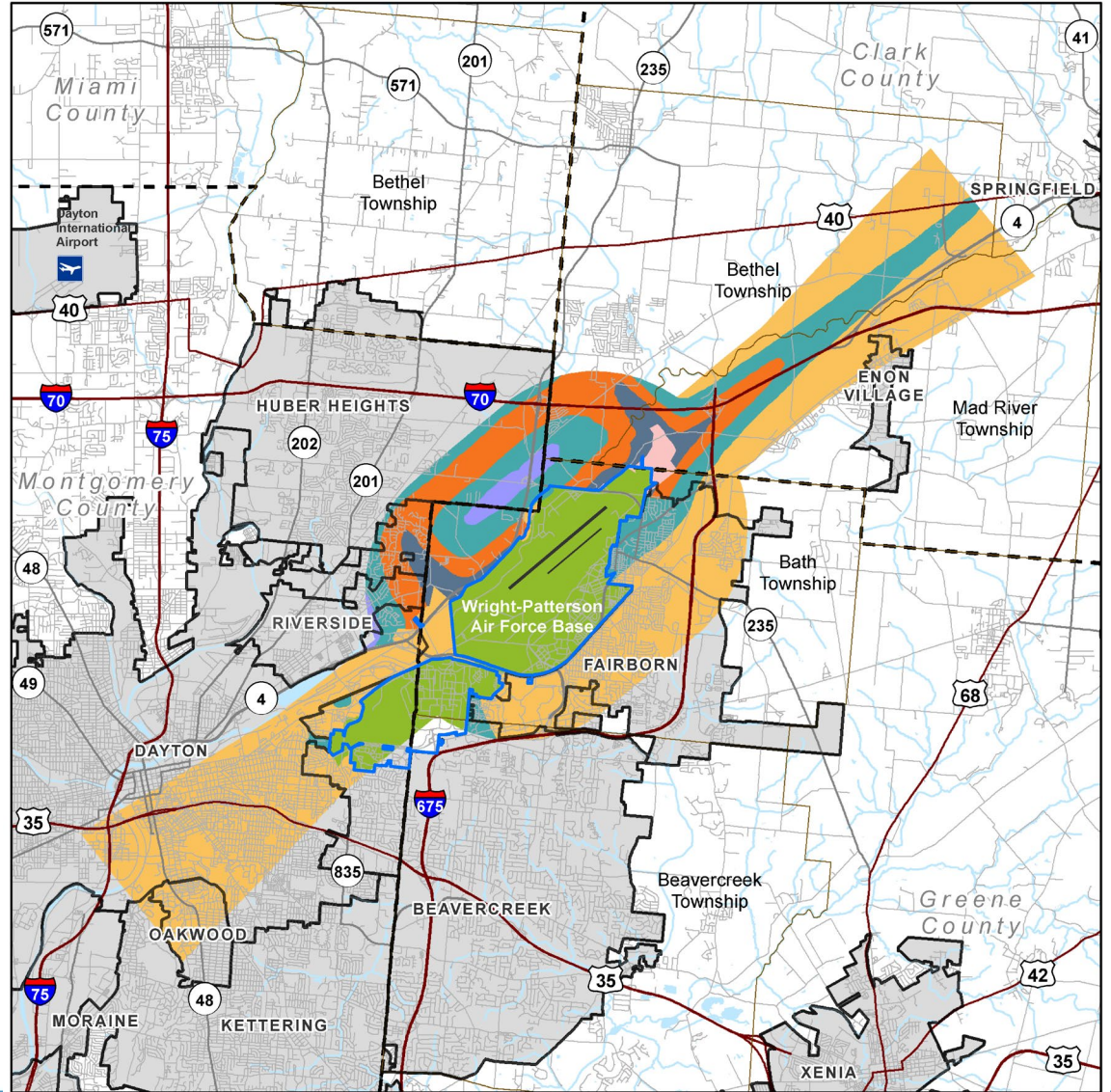
WPAFB Airport Zoning Regulations



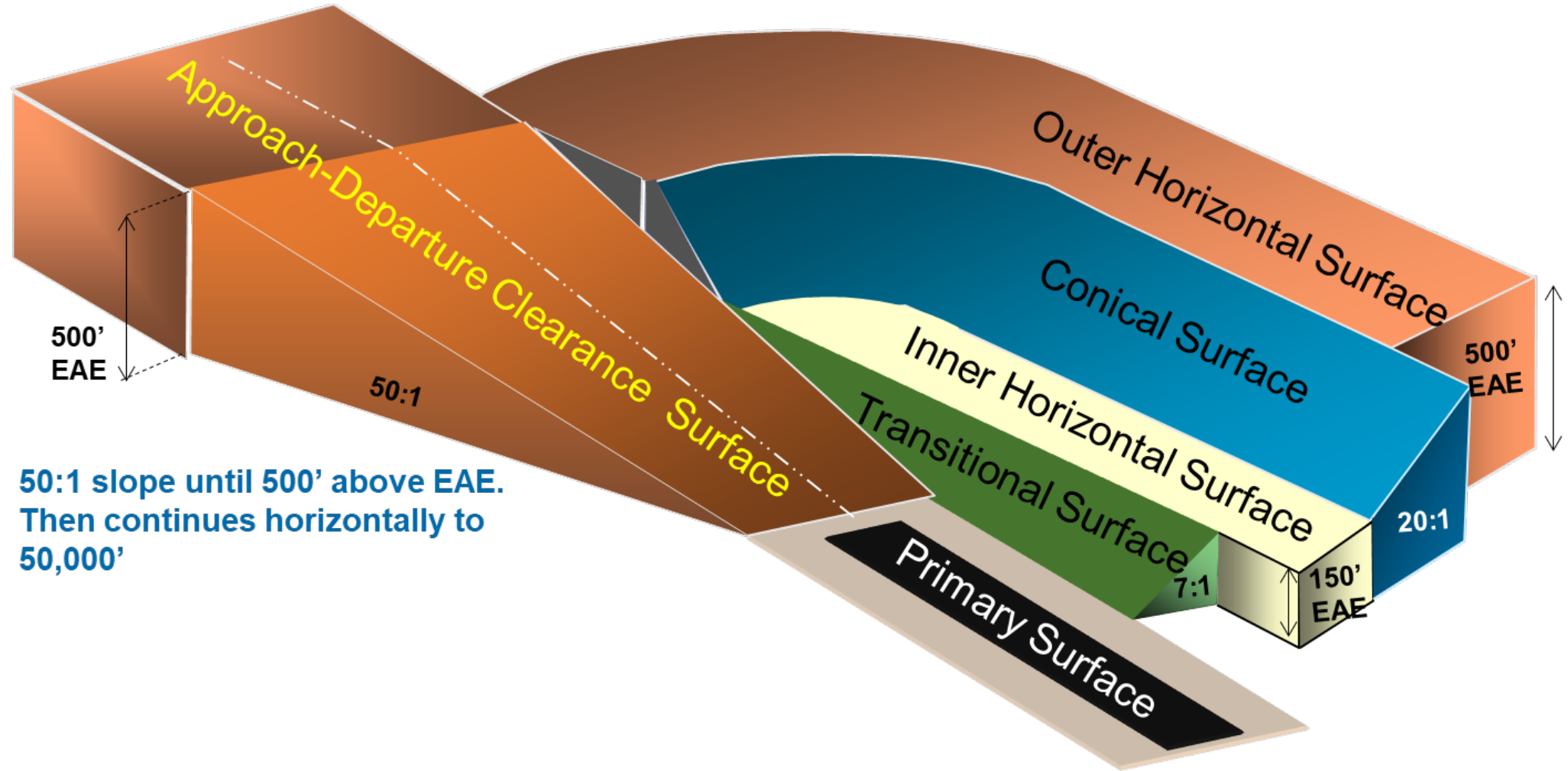
WPAFB Airport Zoning Regulations

Strategies

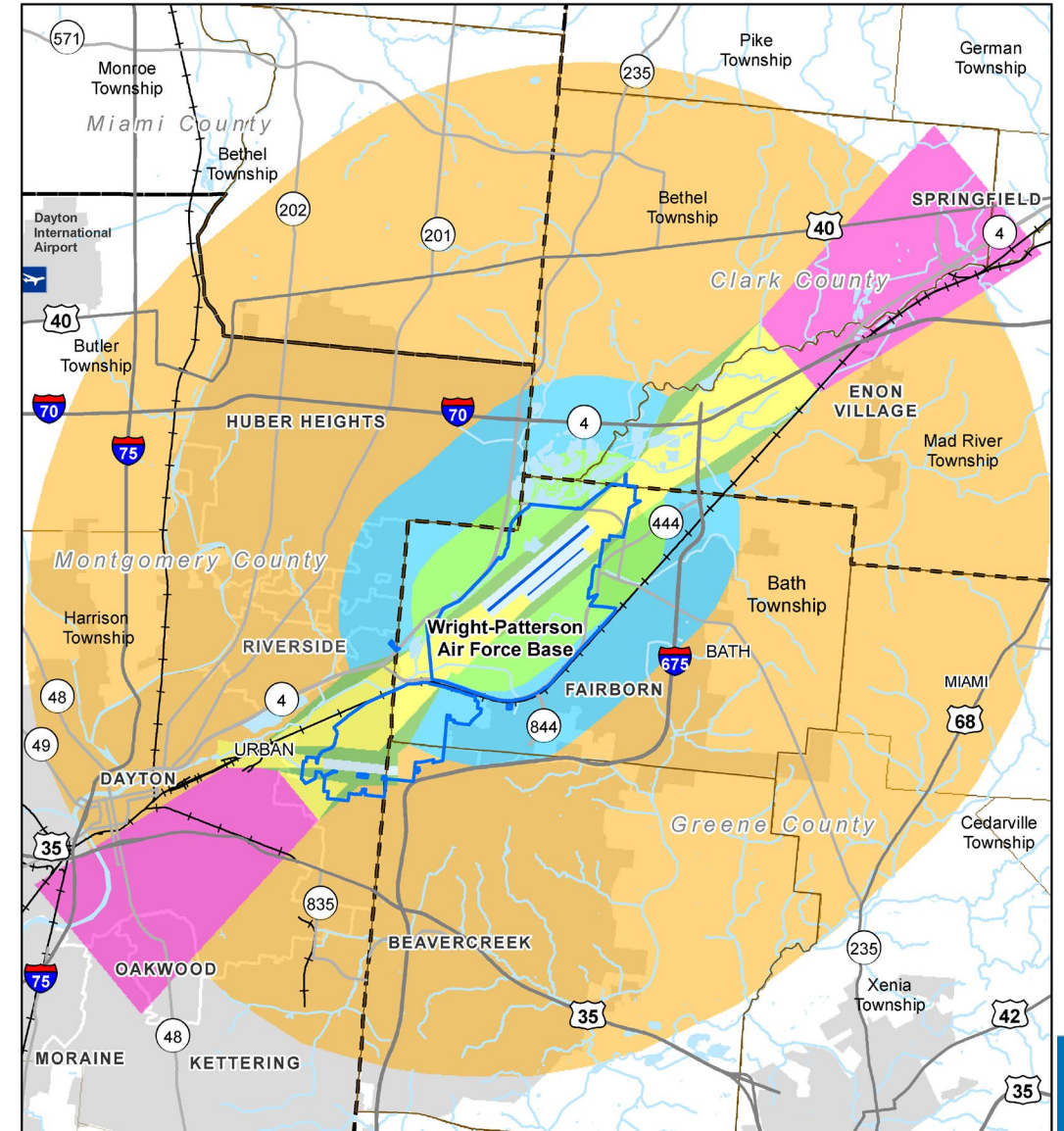
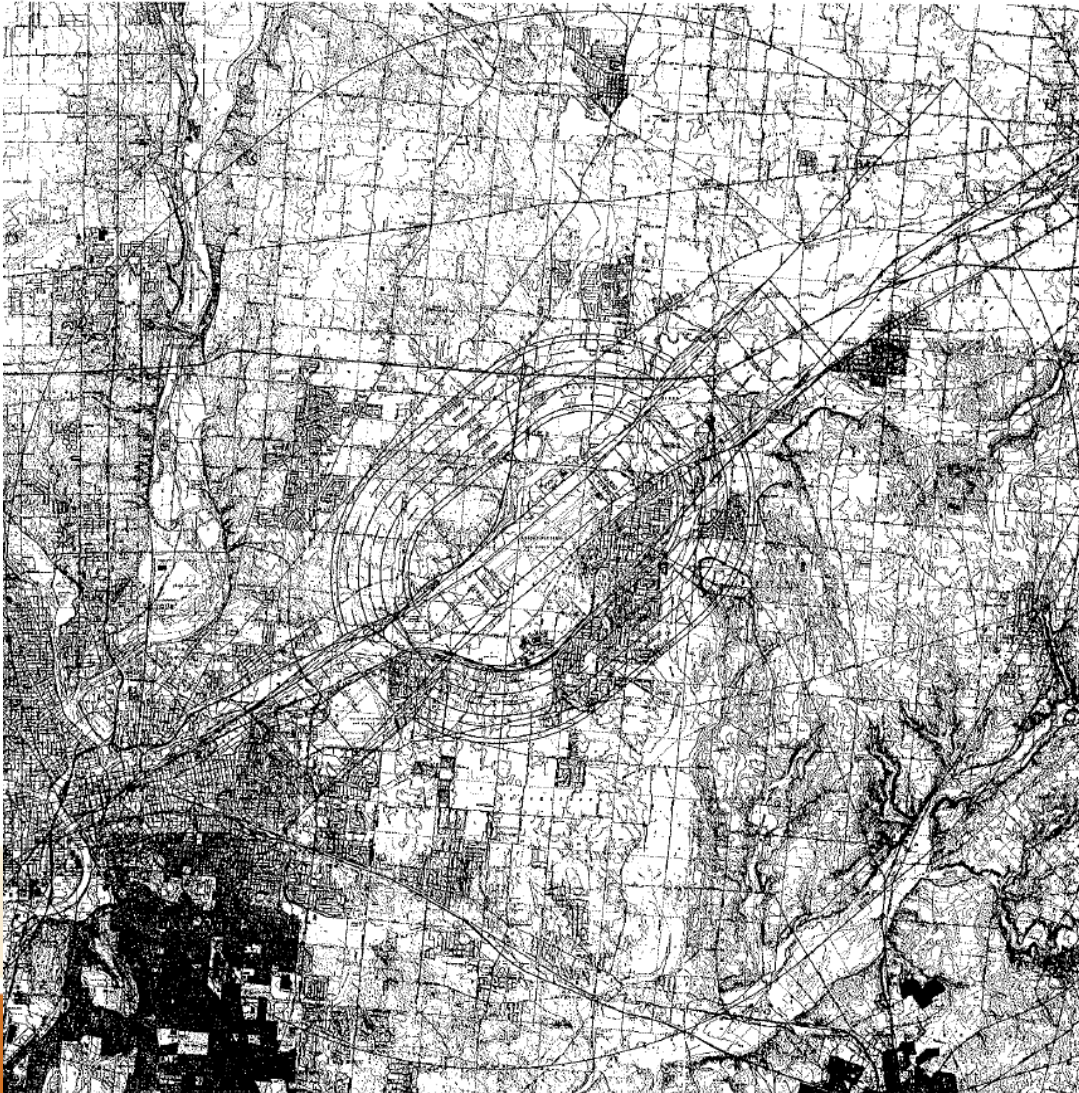
- Develop a public education campaign for Airport Zoning Regulations
- Create an Airport Zoning Regulations brochure
- Townships and municipalities adopt the Airport Zoning Regulations
- Incorporate the Airport Zoning Regulations into plans and GIS portals
- Update the Airport Zoning Regulations to reflect the 2022 AICUZ



WPAFB Airport Zoning Regulations



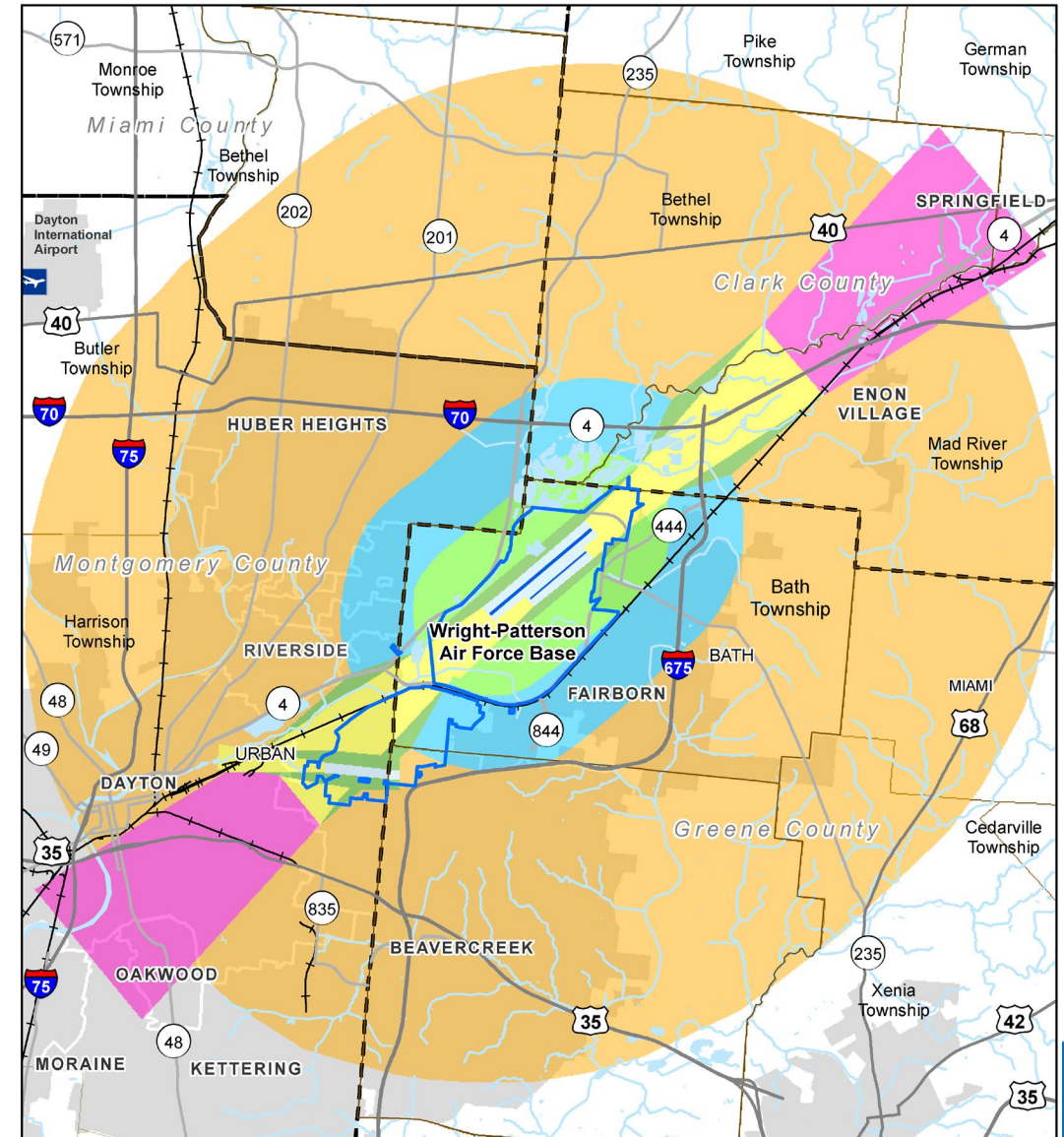
WPAFB Airport Zoning Regulations



WPAFB Airport Zoning Regulations

Strategies

- Develop a 3D GIS model for maximum buildable heights
- Create a public-facing height hazard calculator for maximum buildable heights
- Amend local codes to comply with max. buildable heights
- Enhance awareness of Part 77



WPAFB Airport Zoning Regulations

Issue

Enhance awareness of the WPAFB Joint Airport Zoning Board

Participation from surrounding counties but limited awareness among townships and cities.

Zoning Board Members

- Montgomery County
- Green County
- Clark County
- Miami County

Impacted Jurisdictions

- Village: Enon
- Townships: Bath, Bethel, Mad River
- Cities: Beavercreek, Dayton, Fairborn, Huber Heights, Riverside

WPAFB Airport Zoning Regulations

Strategies

- Formalize local government review processes to include the Zoning Board representation
- Implement a Communications Protocol
- Create a centralized repository of development applications submitted, reviewed, and record of decision
- Conduct training sessions

Zoning Board Members

- Montgomery County
- Green County
- Clark County
- Miami County

Impacted Jurisdictions

- Village: Enon
- Townships: Bath, Bethel, Mad River
- Cities: Beavercreek, Dayton, Fairborn, Huber Heights, Riverside

Land Airspace Competition: DAY

Growth of aviation at Dayton International Airport creates airspace competition

A planned electric vertical takeoff and landing aircraft (air taxi) production facility at Dayton International Airport will increase air traffic in the region.

Strategy

- Develop a Memorandum of Understanding



Land Airspace Competition: Drones

Drone Ceiling Altitudes

Drone Operation Prohibited

50 feet

100 feet

150 feet

200 feet

250 feet

300 feet

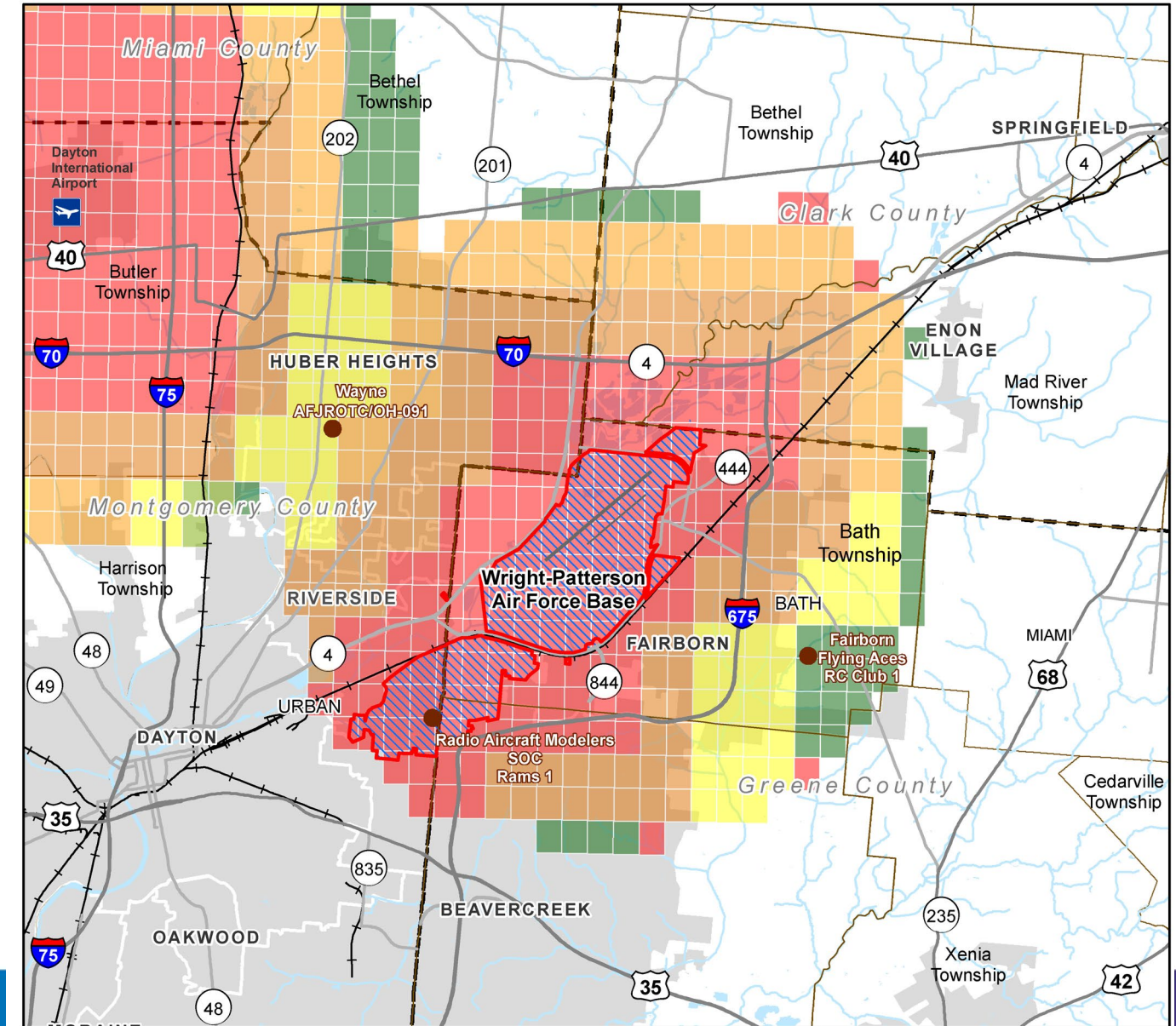
350 feet

400 feet

National Security UAS Flight Restrictions

Recreational Flyer Fixed Sites

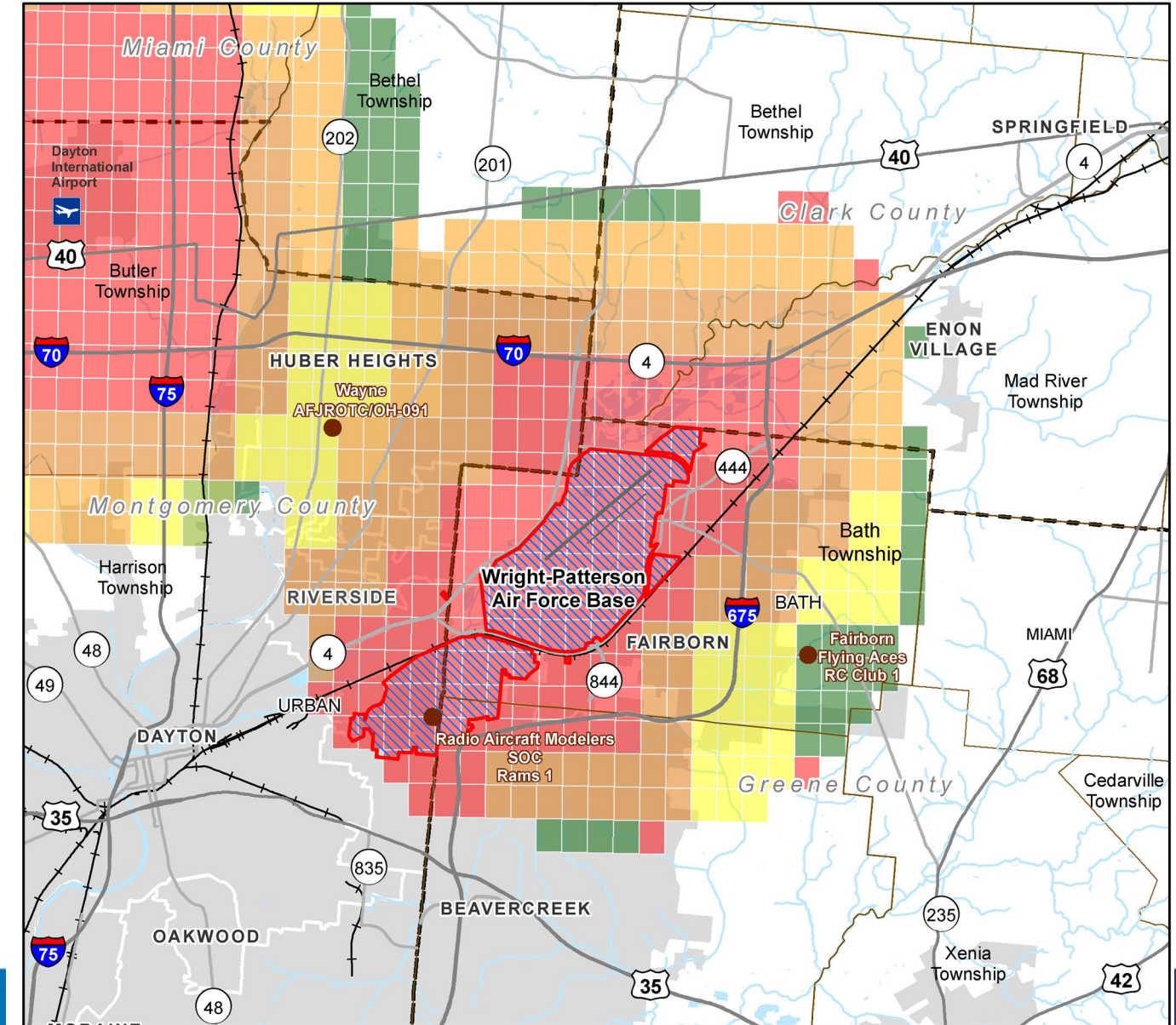
Wright-Patterson AFB



Land Airspace Competition: Drones

Strategies

- Enhance awareness of federal UAS regulations on websites
- Partner with FAA to enhance resources for enforcing regulations (LEAP)
- Adopt UAS ordinances
- Promote UAS/drone use education through apps and websites
- Create a website to upload and document UAS sightings
- State legislation to establish a framework for cooperation between state and federal authorities on UAS management
- Establish rapid response protocols
- Develop a Regional UAS Management Plan



Water Quality/Quantity: Huffman Dam



Water Quality/Quantity: Huffman Dam

Strategies

- Explore funding and investment opportunities for modernization upgrades
- Pursue partnerships for funding
- Technology integration for real-time monitoring
- Public awareness campaign



Noise and Land Use

Issue

- Inconsistent noise regulations in local zoning codes
- Incompatible development within the noise contours

2022 Noise Contours

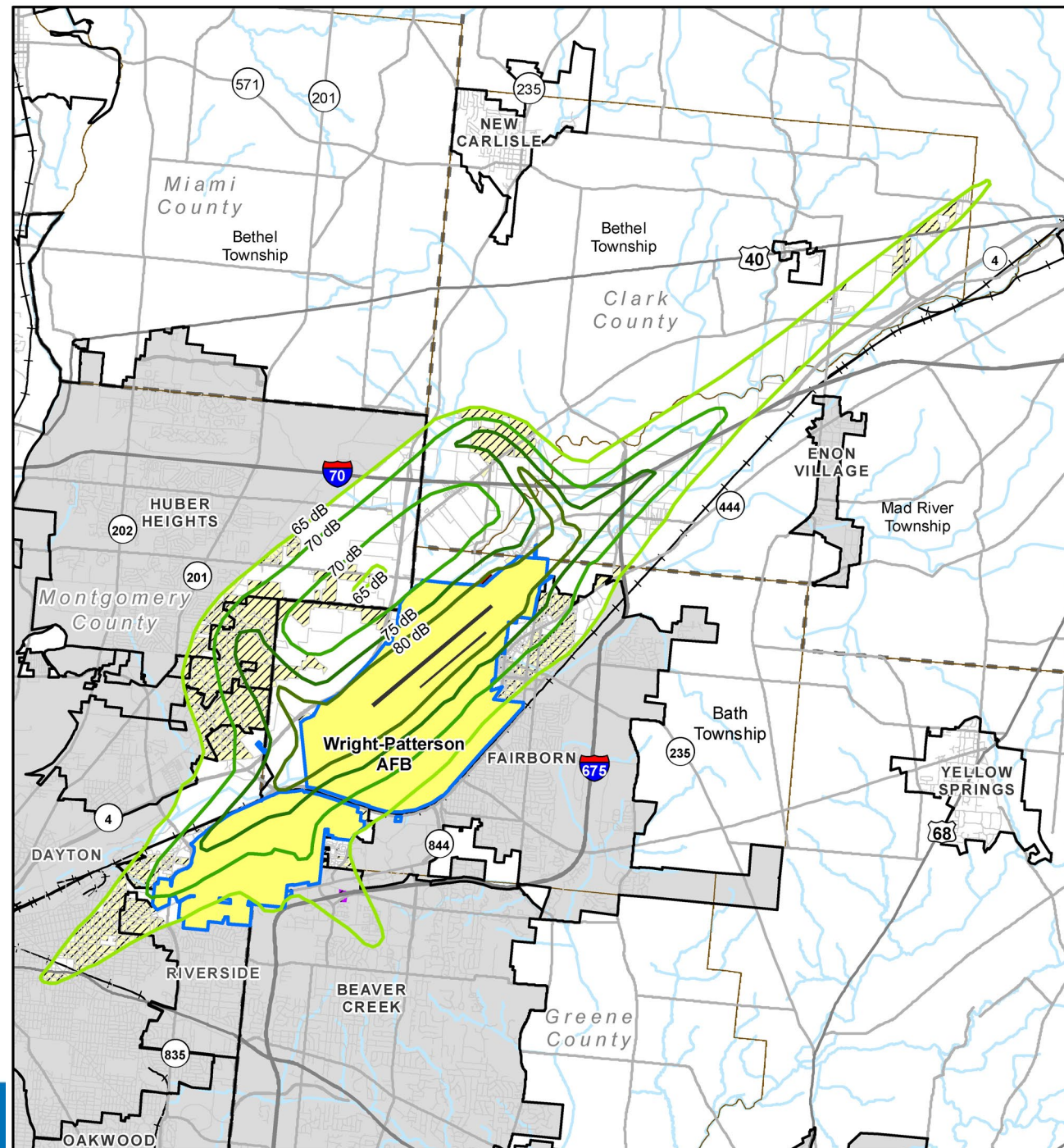
- 65 dBA DNL
- 70 dBA DNL
- 75 dBA DNL
- 80 dBA DNL

Generalized Existing Land Use

- Residential
- Commercial
- Industrial
- Public/Quasi-Public

Compatibility

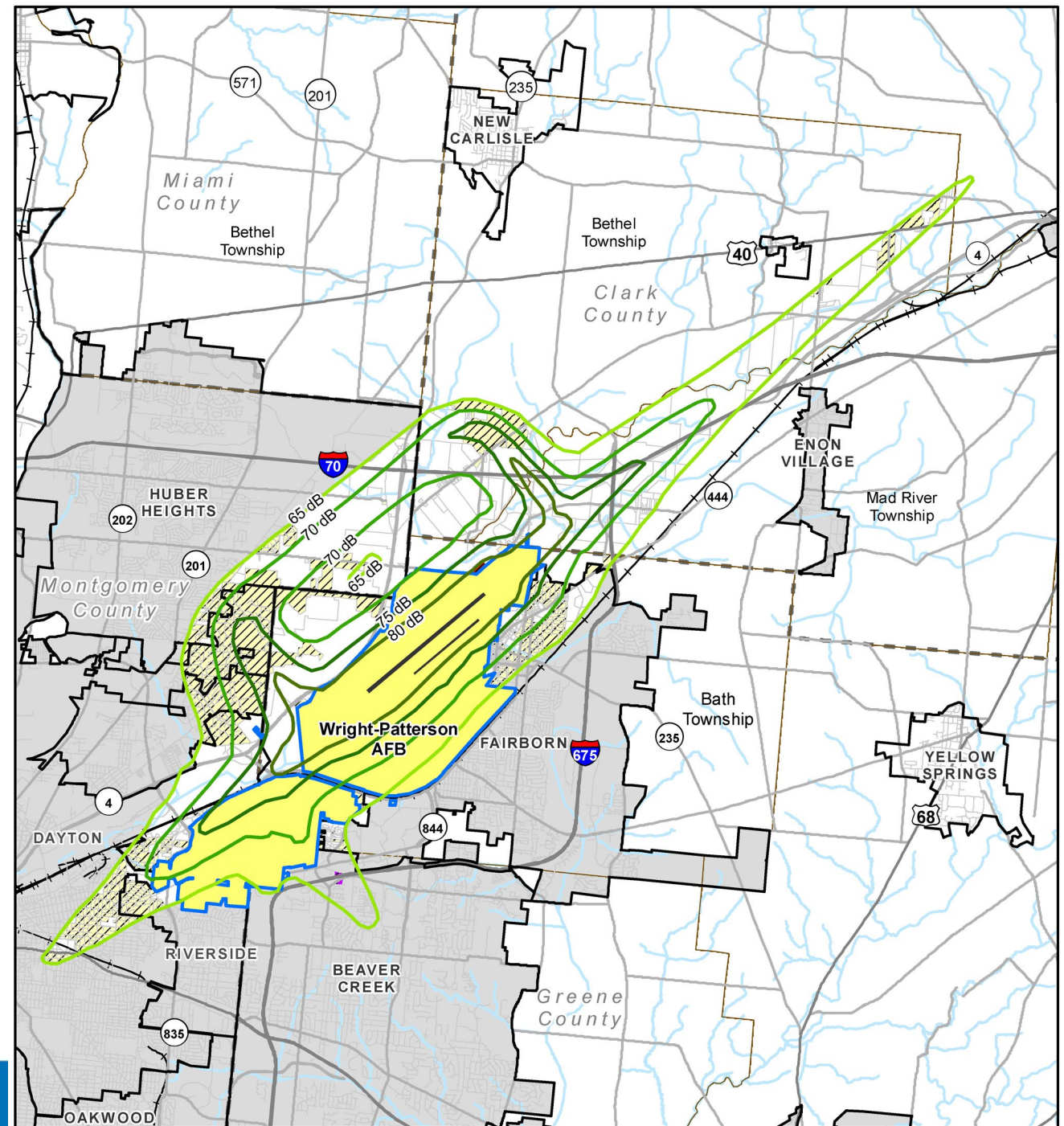
- Compatible (White)
- Incompatible
- Conditionally Compatible



Noise and Land Use

Strategies

- Adopt the 2022 ALCUZ noise contours
- Adopt the DoD Land Use Compatibility guidelines
- Create a best practices pamphlet with sound-reduction strategies
- Implement a public education campaign
- Require disclosure of impacts on real estate forms
- Create a noise awareness buffer



Safety and Land Use

Issue

- Lack of airfield safety zone regulations in local zoning codes
- Incompatible development in airfield safety zones

Generalized Existing Land Use

Residential

Compatibility

Compatible (White)

Incompatible

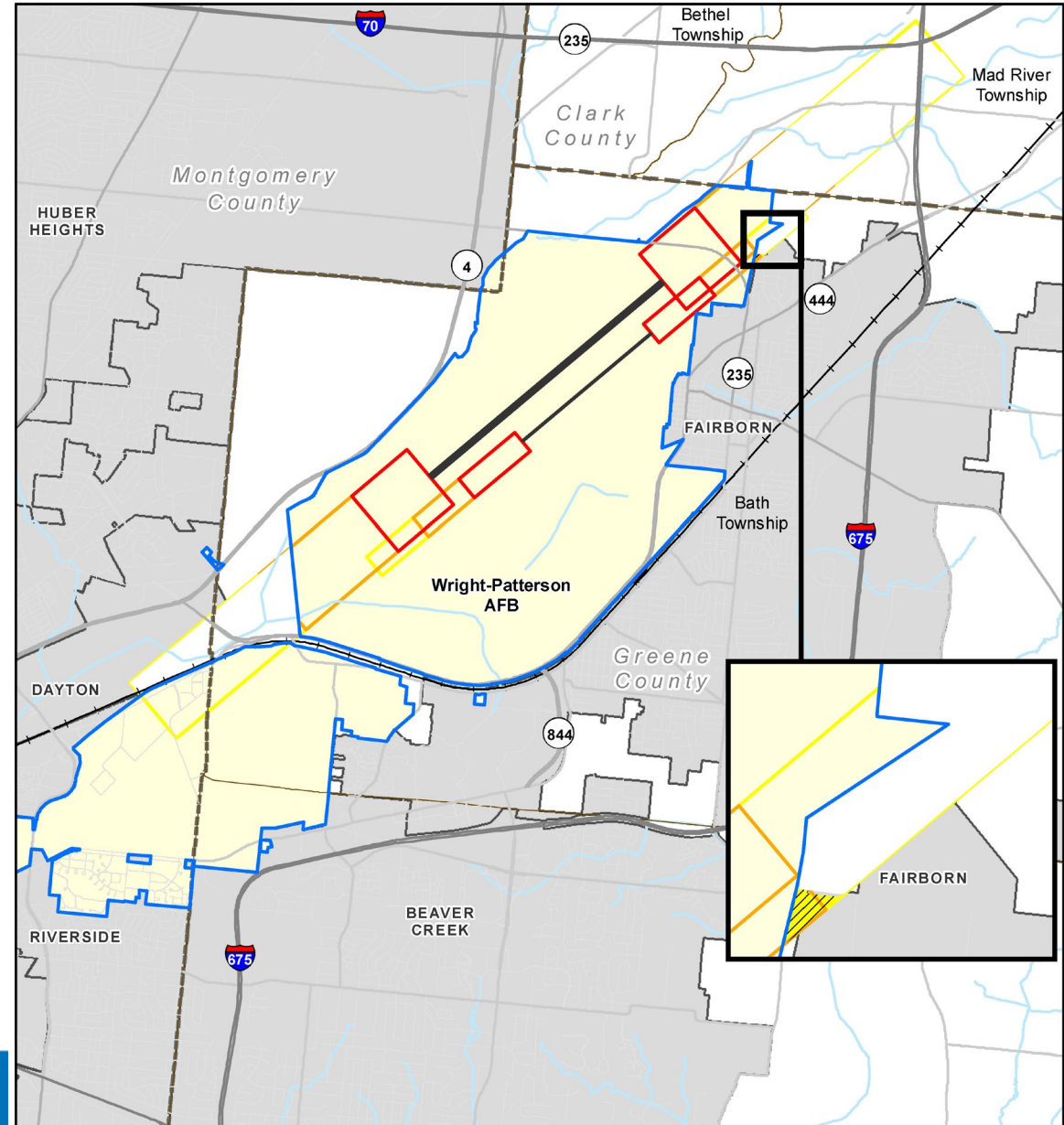
Conditionally Compatible

Airfield Safety Zones

Clear Zone

Accident Potential Zone I

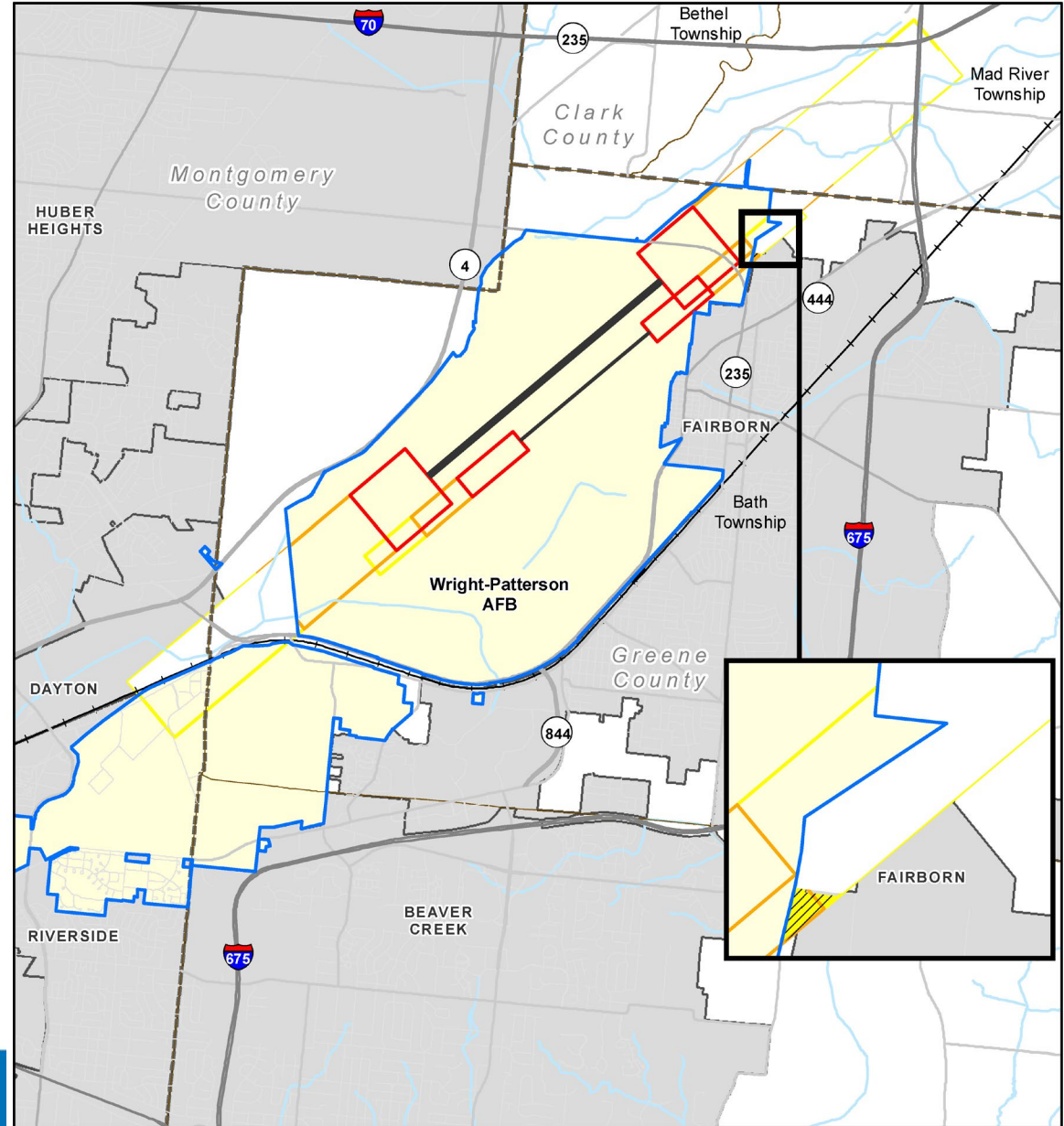
Accident Potential Zone II



Safety and Land Use

Strategies

- Formally adopt the DoD land use compatibility guidelines for APZs
- Socialize the need for compatibility within safety zones
- Consider aviation easements



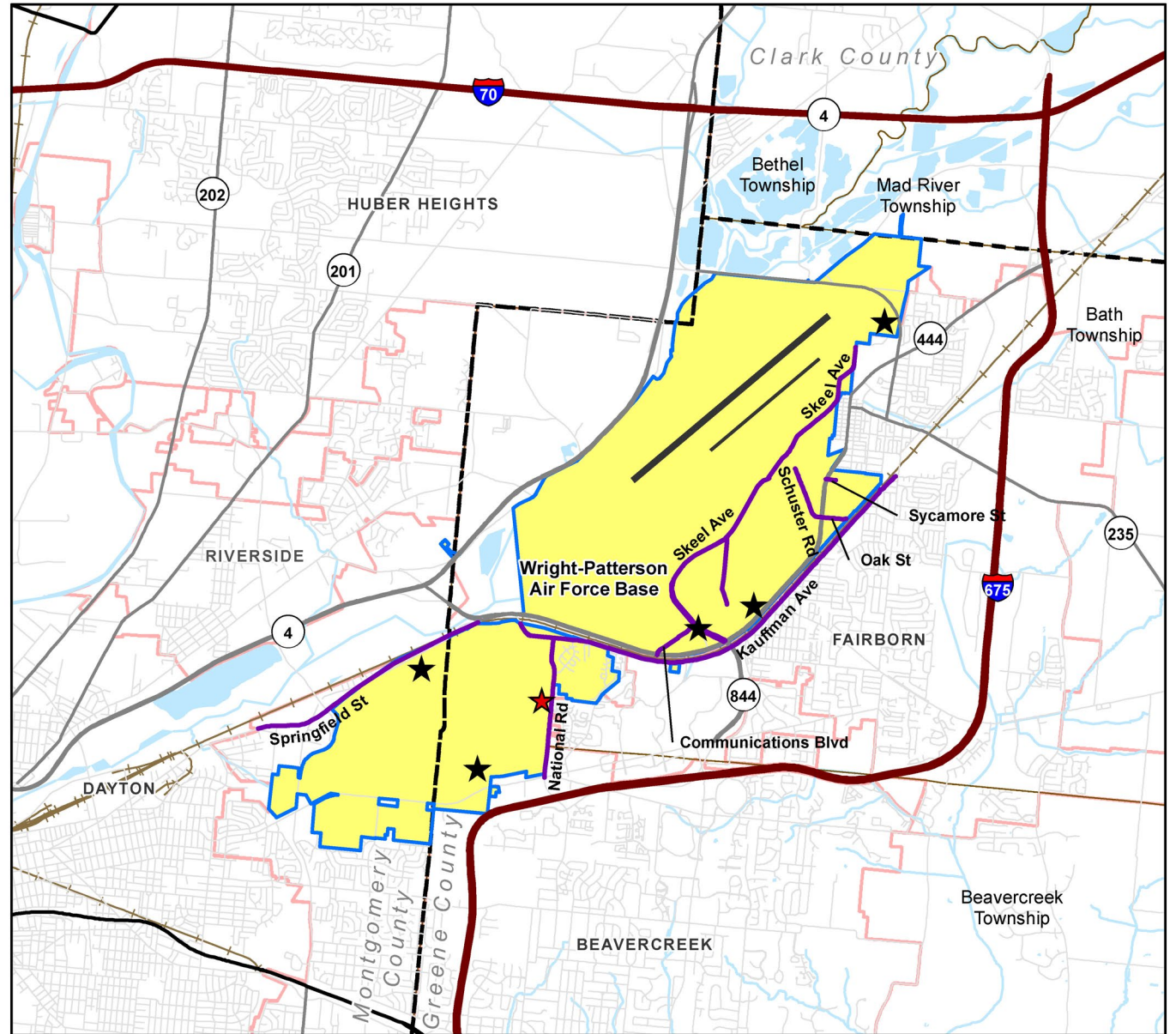
Roadway Capacity

Issue

**Traffic Volume Associated with WPAFB
Impacts the Local Street Network
surrounding WPAFB**

- ★ Main Gate
- ★ Gate
- Primary Access Roads

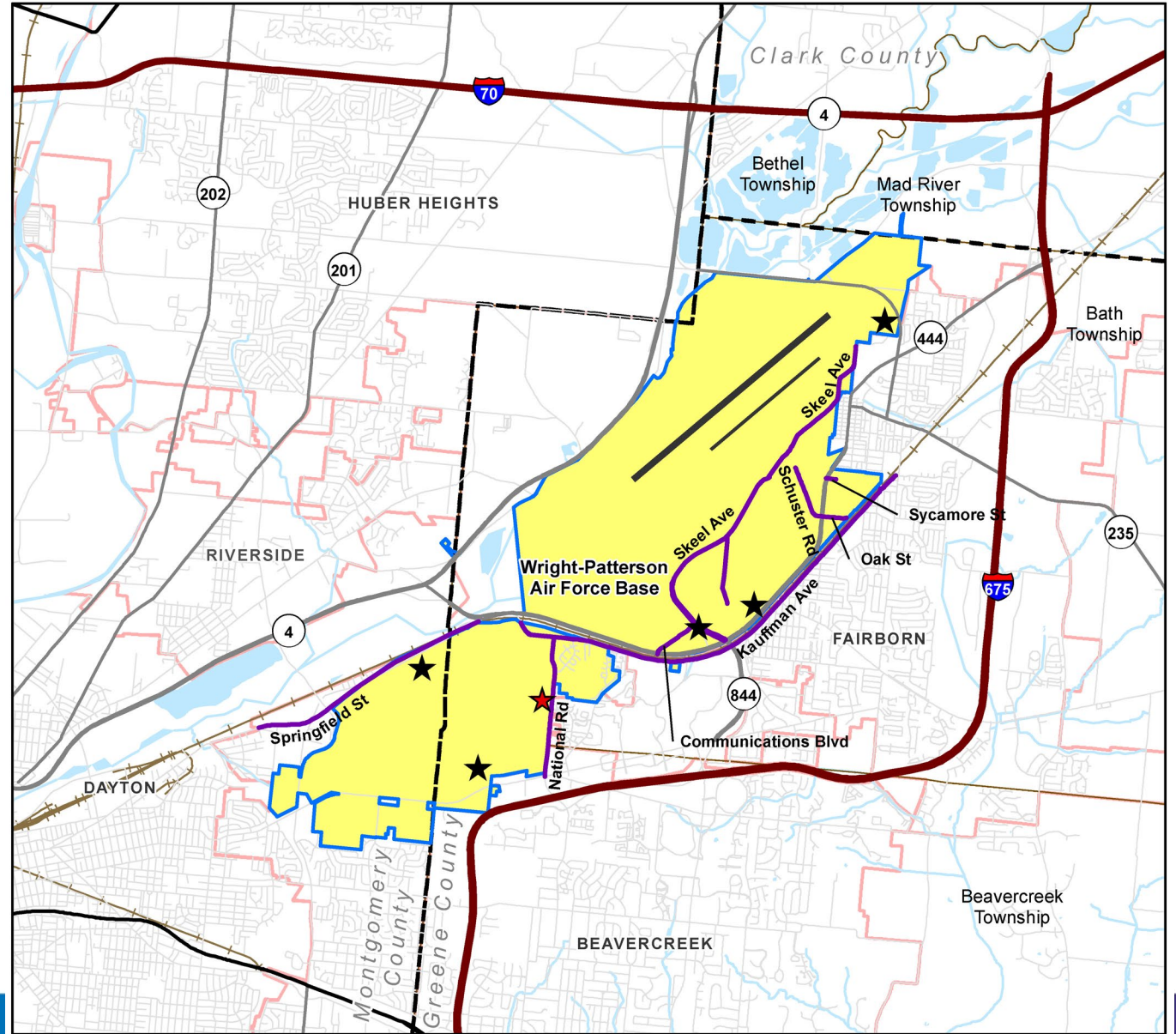
- Interstate
- US Highway
- State Route
- Local Road
- Railroad



Roadway Capacity

Strategies

- Conduct a Traffic Flow Analysis study
- Seek funding for roadway and system improvements
- Implement transportation demand management practices (signal optimization, real-time info sharing)
- Implement flexible WPAFB work schedules



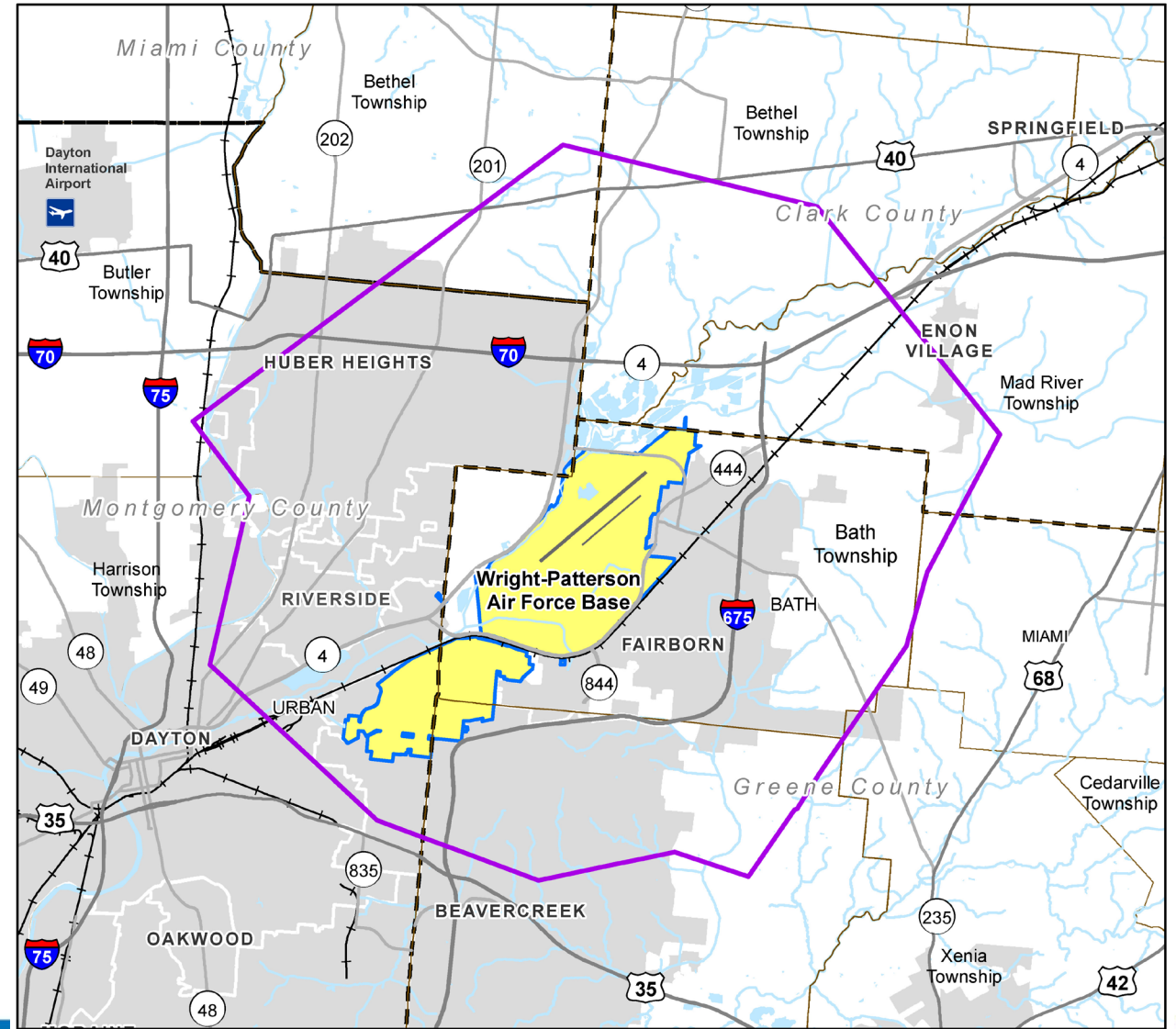
Safety: Bird and Wildlife Strikes

Issue

Bird and wildlife attractants near the runway

- Conservation areas surrounding WPAFB reduce the potential for development encroachment
- Natural habitats can create hazards for aircraft

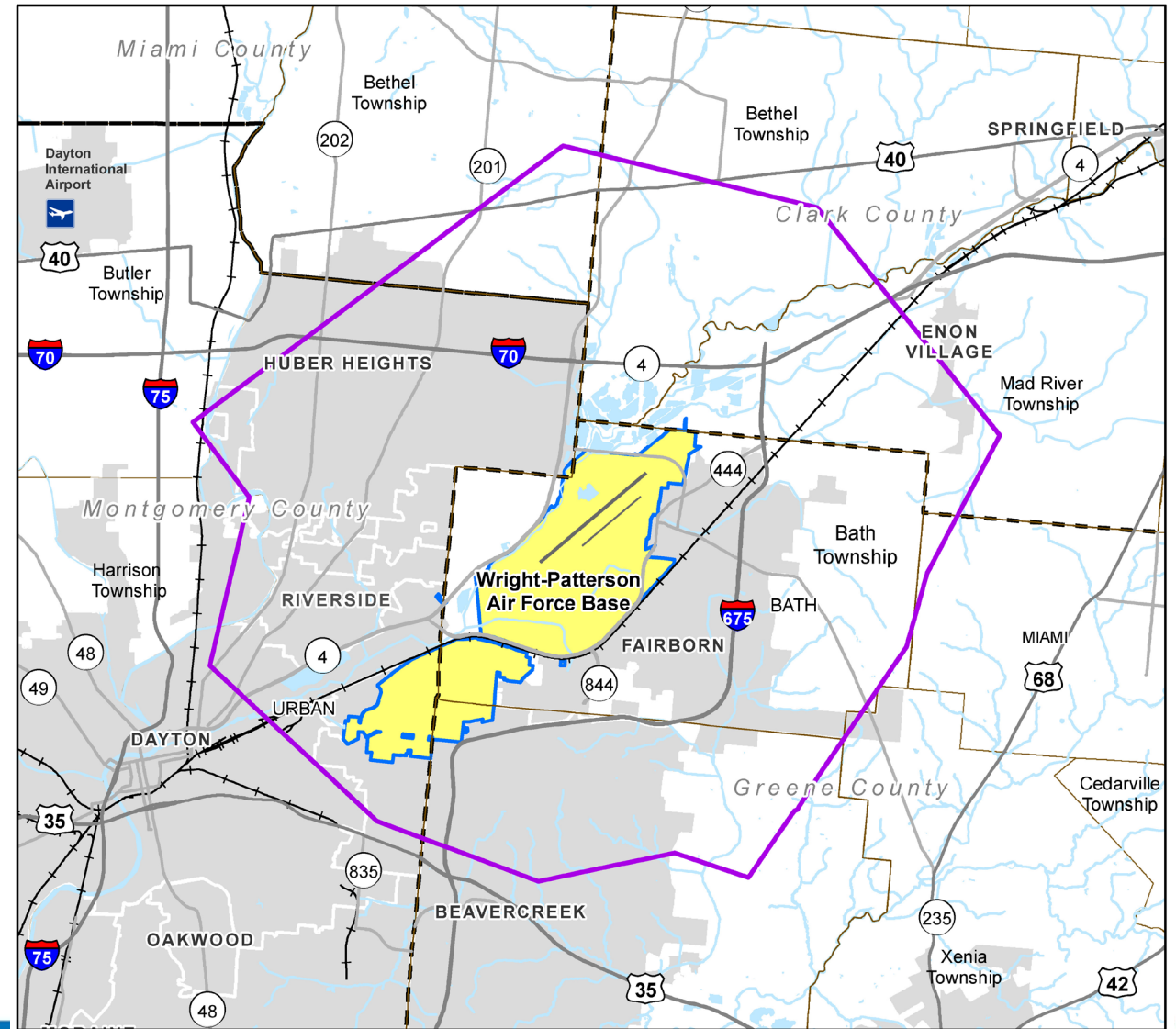
 5-mile BASH Area



Safety: Bird and Wildlife Strikes

Strategies

- Develop and distribute BASH educational materials
- Implement BASH prevention through design guidelines



How to Read Recommendation Strategy Table



Communication and Coordination Issues and Strategies

Issue COM-1

External coordination with WPAFB tenants is inconsistent.

WPAFB's extensive scale, numerous tenants, diverse mission sets, and operational presence can lead to coordination and collaboration challenges outside the fence line.

Strategy COM-1C

Establish internal information liaisons.

Each jurisdiction and WPAFB should identify, if they have not already done so, an internal liaison within their organization responsible for relaying information from outside parties to their organization to ensure that all entities are aware of pertinent information and that information does not stop at one person.

Responsible Party

- WPAFB Partnership Committee

Partners

- Other public agencies as needed

Strategy Type



Timeframe

Mid



Priority

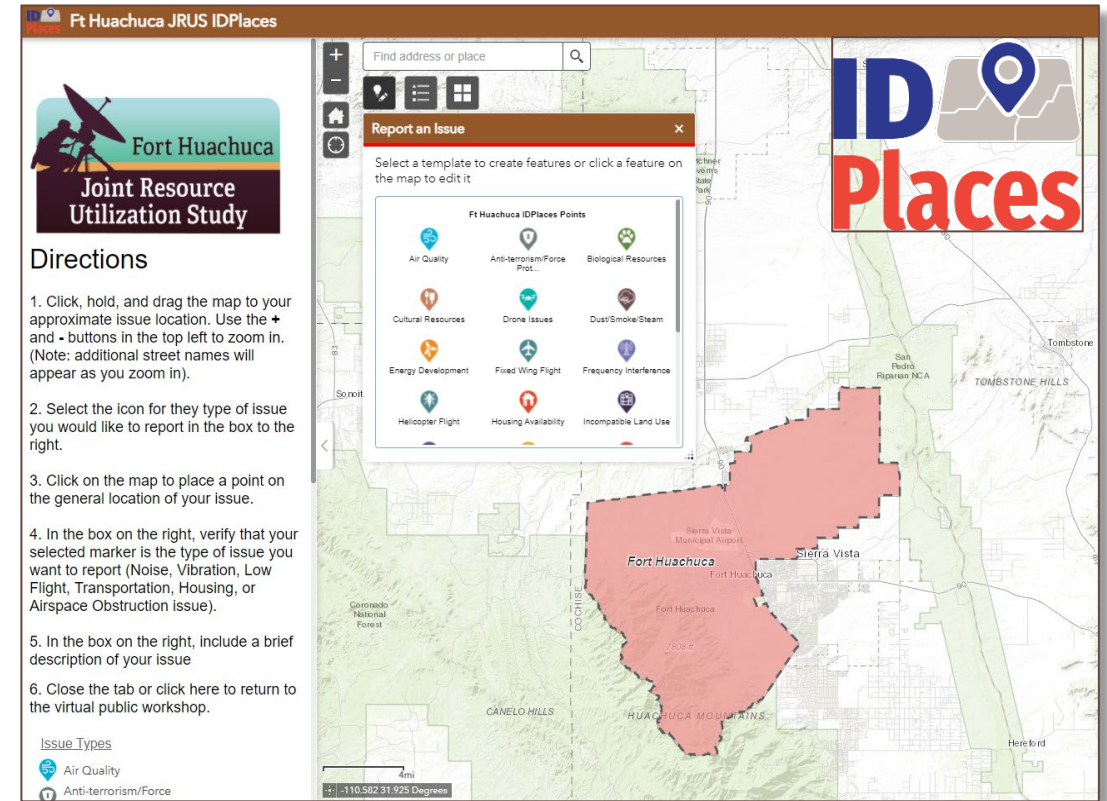




How to Provide Input

Public Input is Important!

- Two public meetings
 - Meeting 1 (2023)
 - Meeting 2 (Tonight)
- Project website
 - Past Community Questionnaire and online Issue Mapping
 - Public Draft CUP for review




Example online “ID Places” tool for identification of compatibility issues

Ways to Provide Input

<https://wright-pattcog.com/index.php/cup-project-home>

Comment Form



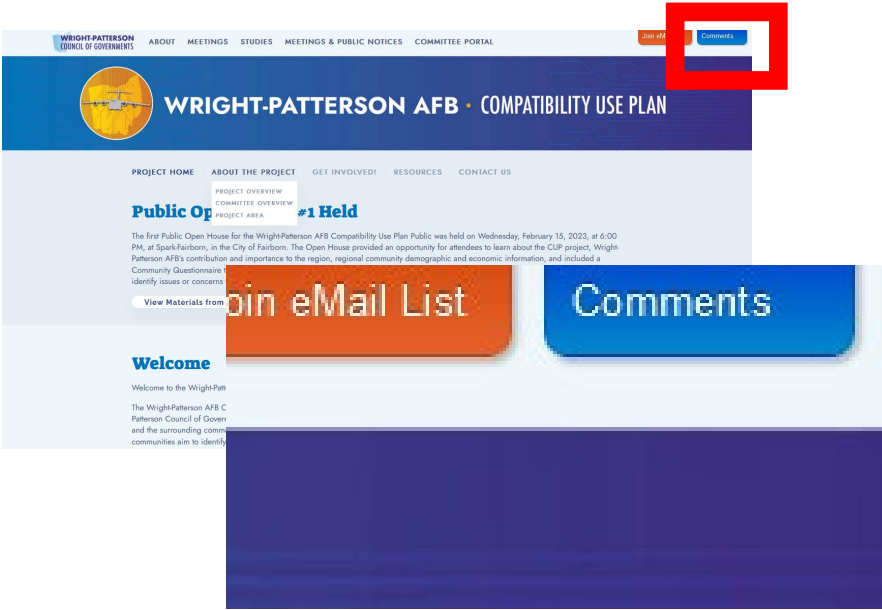
Public Draft CUP
Committee Comment Form

Commenter's Name: _____ Email: _____

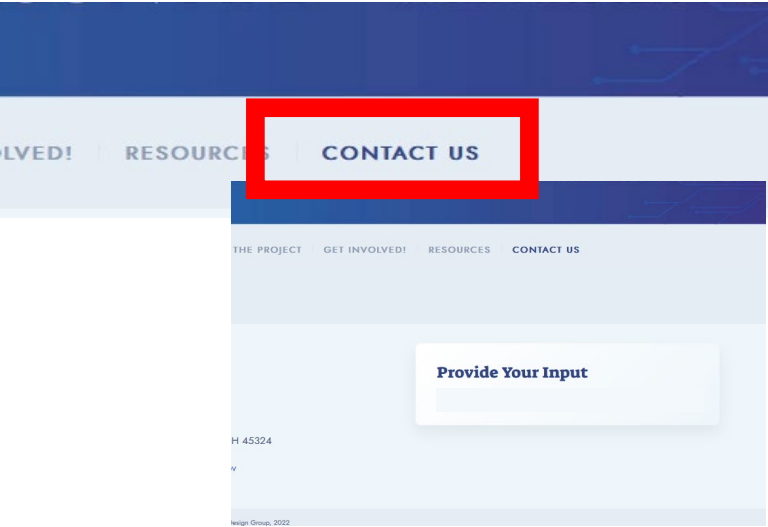
#	Page # / Section	Comments
Comment Number	Provide specific information where your comment applies and whether it applies to a map or figure	Your comment. Be as specific as possible. If you have more comments than lines provided below, just click "Table Tools" tab at the top, then click the "Layout" tab, and click the "Insert Below" button.
1		
2		
3		
4		
5		
6		
7		
8		
9		

Return your Comment Form to patrick_email@matrixdesigngroup.com by **Thursday, November 7, 2024**

Website Comment Tab



Website Contact Us





Next Steps



Thank You!