

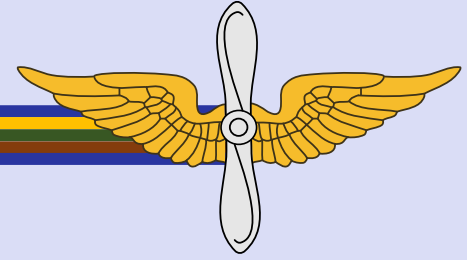


Fort Novosel Compatible Land Use Study Committee Meeting 3

**Thursday, June 22, 2023
10:00 AM to 1:00 PM
Enterprise Farmers Market**

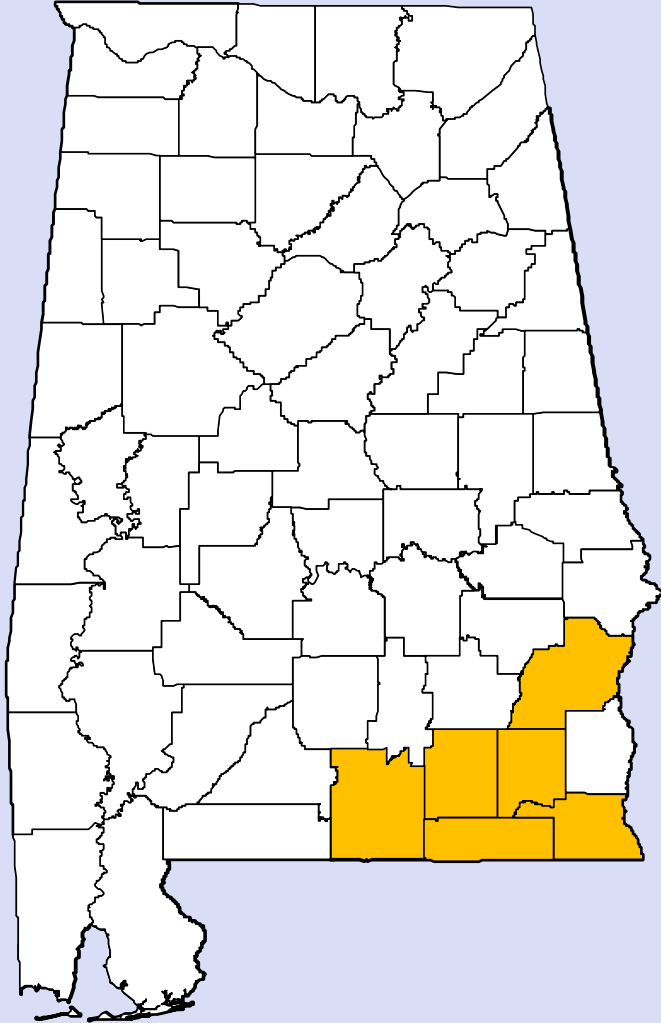
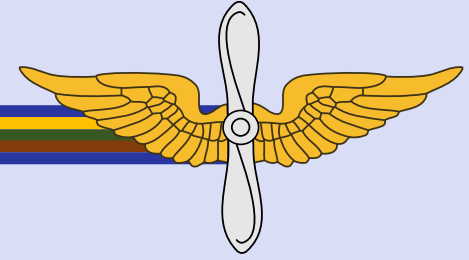


Purpose of the CLUS



A Compatible Land Use Study (CLUS) is a **cooperative land use planning** effort between a military installation and surrounding jurisdictions designed to **promote community growth and development** that is compatible with an installation's training and operational mission(s).

Study Area

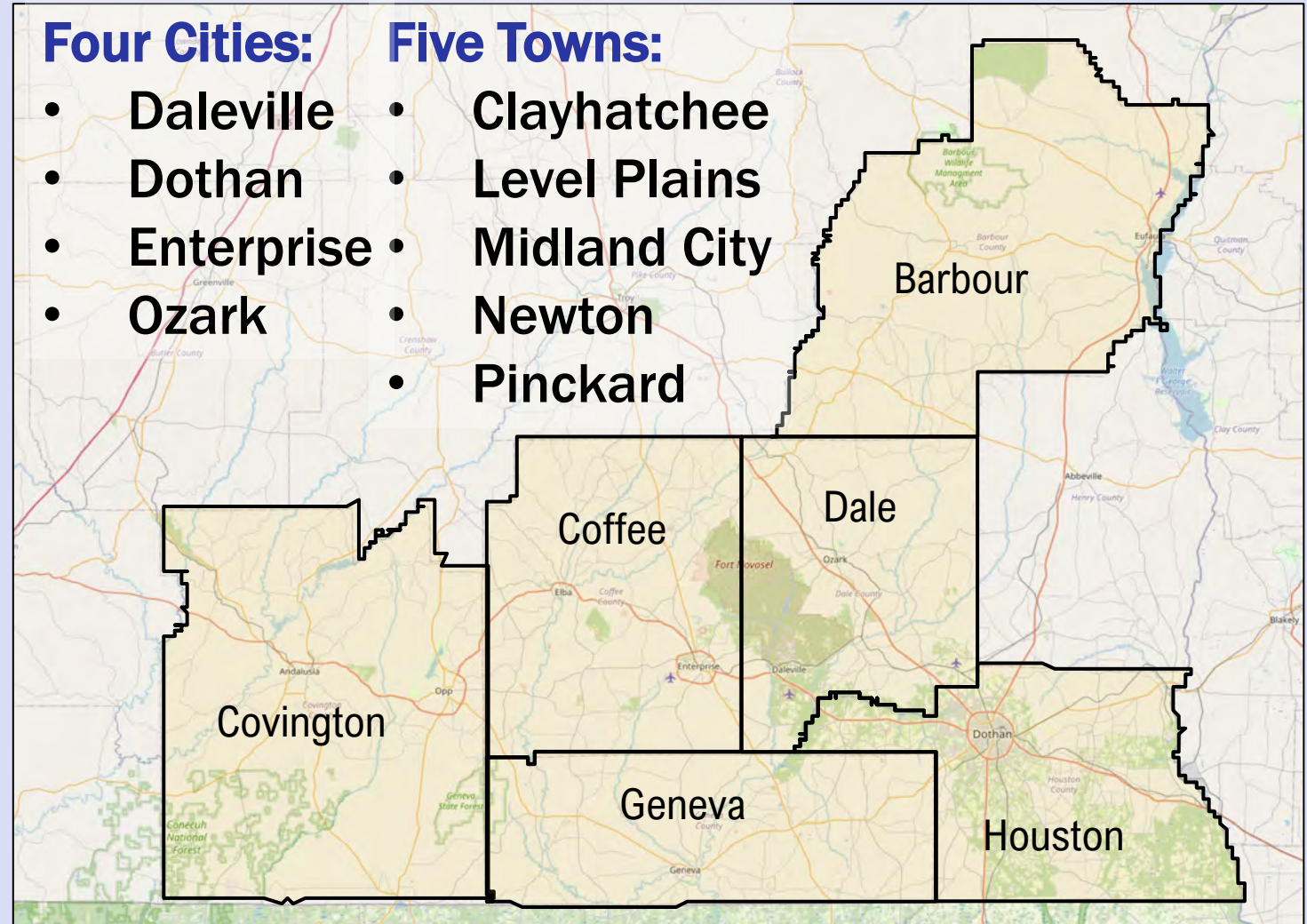


Four Cities:

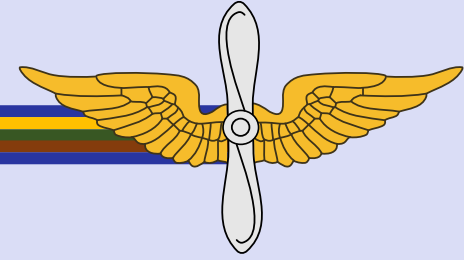
- Daleville
- Dothan
- Enterprise
- Ozark

Five Towns:

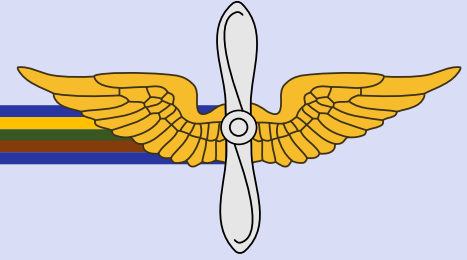
- Clayhatchee
- Level Plains
- Midland City
- Newton
- Pinckard



Meeting Dates and Topics



Last Meeting: (June 8, 2023)



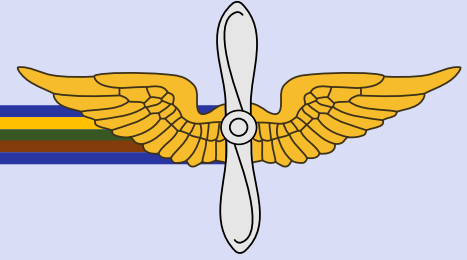
MEETING 1:

- CLUS Committee Composition and Process
- Fort Novosel Overview
- Demographics
- Economic Impact
- Fly Neighborly Program
- Noise Complaints
- Preliminary Benefits and Issues

MEETING 2:

- Fort Novosel Sites:
 - Noise Zones
 - Surrounding Land Uses
- Land Use Regulatory Tools
- Enterprise Airport Zoning
- Issue Identification

Today's Agenda



- Fort Novosel Master Plan
- Army Compatible Use Buffer Program
- Sentinel Landscapes
- Citizen Survey
- Categorizing and Prioritizing Issues
- Issue Resolution

Fort Novosel

Real Property and Master
Planning

Airfields/Basefields & Stagefields

- **Basefields – 5**

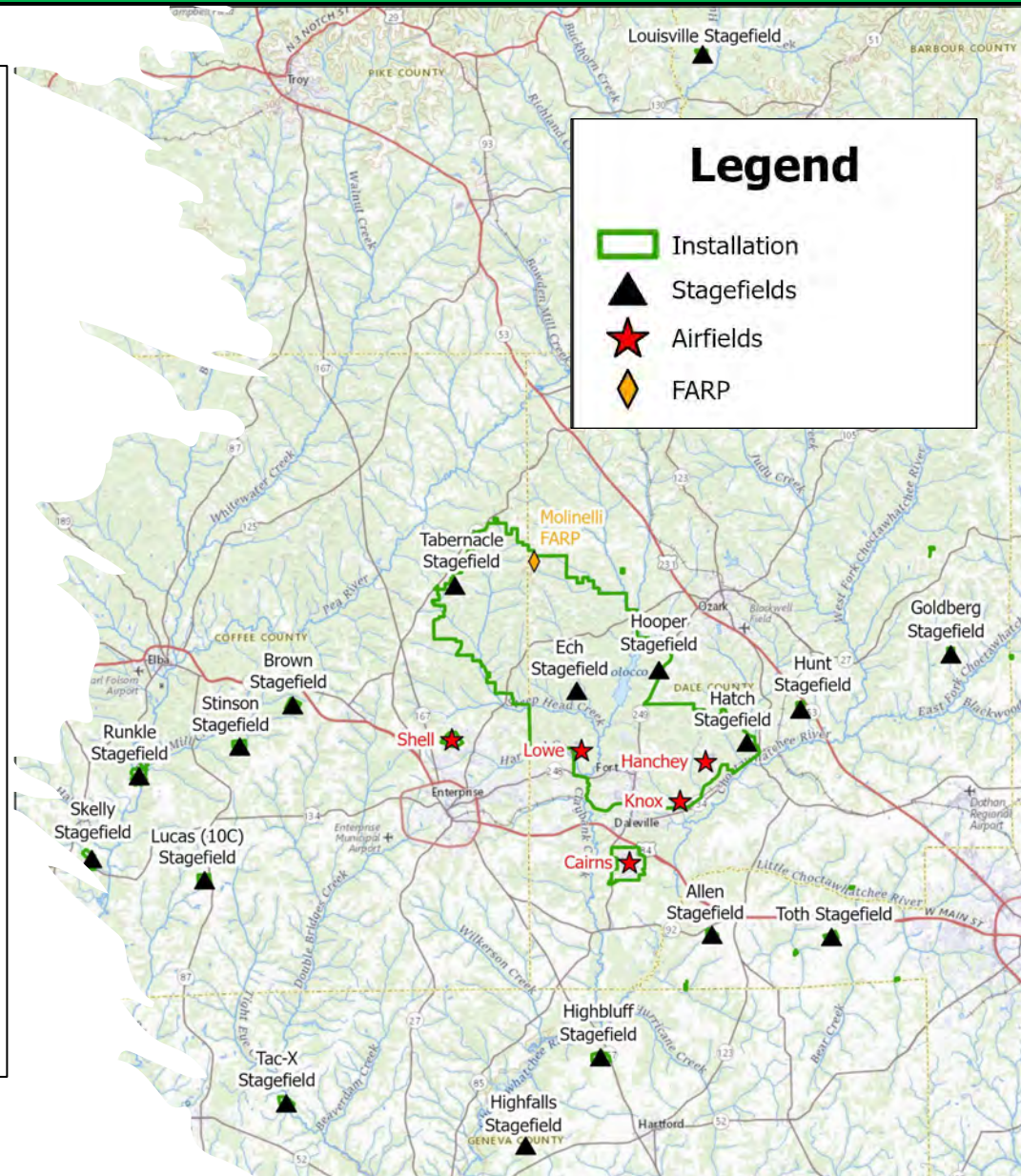
- Airfields that serve as homeports for aircraft and have a full range of maintenance, support, and training facilities as well as aircraft parking areas.

- **Stagefields – 17**

- Used primarily for practicing standard maneuvers such as takeoffs, landings, and hovering. With more experience, emergency procedures such as running landings and various systems failures are attempted. Typically, aircraft return to designated basefields when the practice period at the stagefield has been completed.

- **FARP - 1**

- Forward Arming and Refuel Point



Facilities

- Total Number of Buildings: 799
- Total Gross Square Footage (excluding housing):
 - Permanent – 6.3M SF
 - Semi-Permanent – 150K SF
 - Temporary – 0 SF



Fort Novosel Master Plan

Vision Plan – 2016

- Vision, Goals, Objectives
- Framework Plan
- Network and Green Infrastructure Plans

Installation Planning Standards – 2016

- Building Standards
- Street Standards
- Landscape Standards

Installation Development Plan

Area Development Plans (ADP's)
For Each District in the Framework Plan

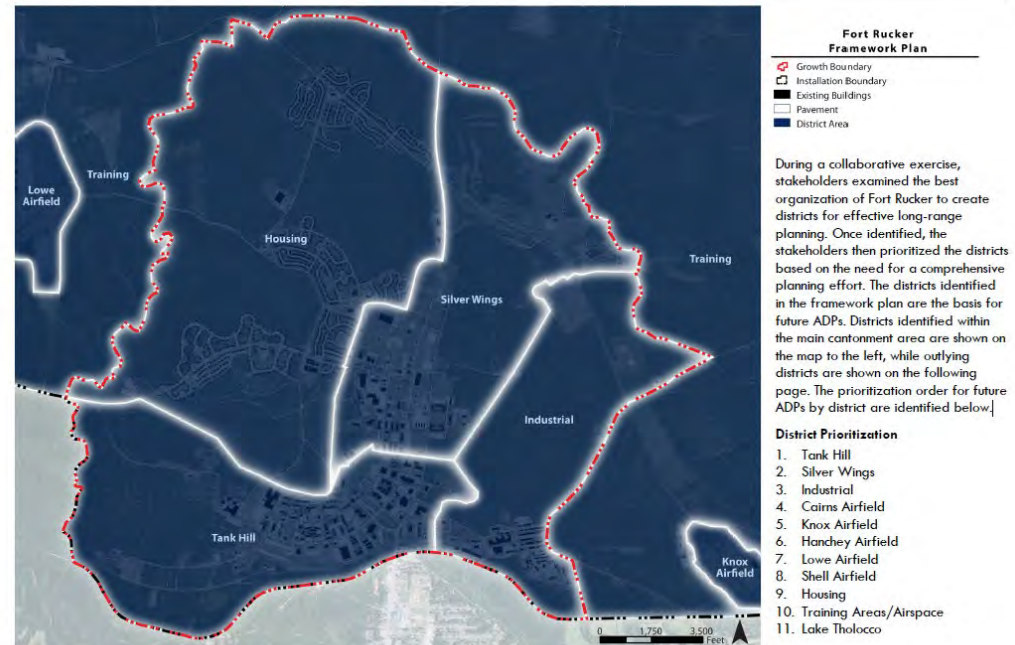
- Illustrative Plan
- Regulating Plan
- Street and Transit Plan
- Green Infrastructure Plan
- Sidewalk and Bikeway Plan
- Primary Utility Plan

Real Property Vision and Goals

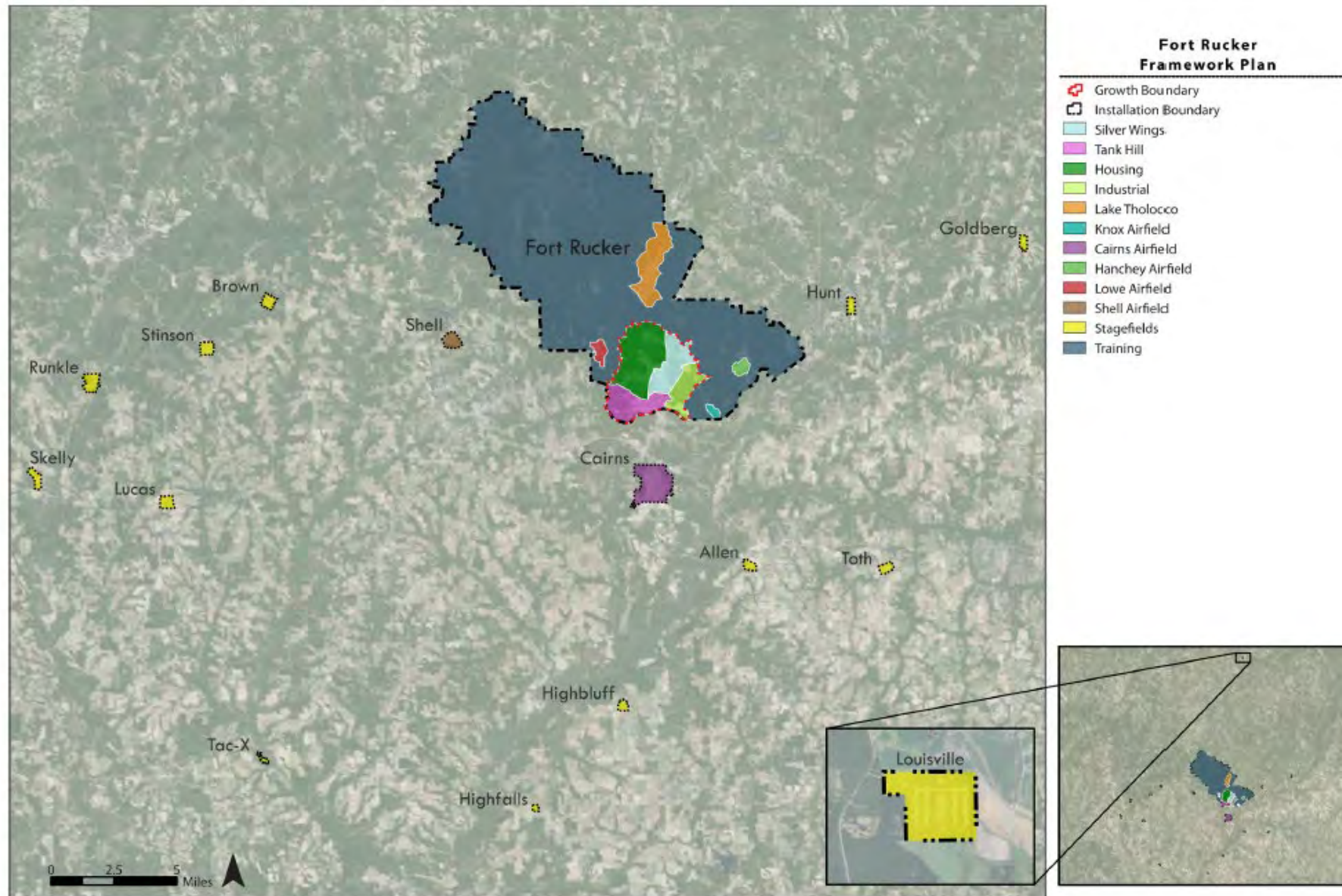
Fort Rucker's Real Property Planning Vision:

To support the defense of our nation and enhance organizational synergy, Fort Rucker will create an **environmentally sustainable, friendly, active, and secure place to live and work** for our community that **incorporates the natural surroundings**, while providing **modern and adaptable infrastructure in connected and integrated settings**.

Framework Plan Districts



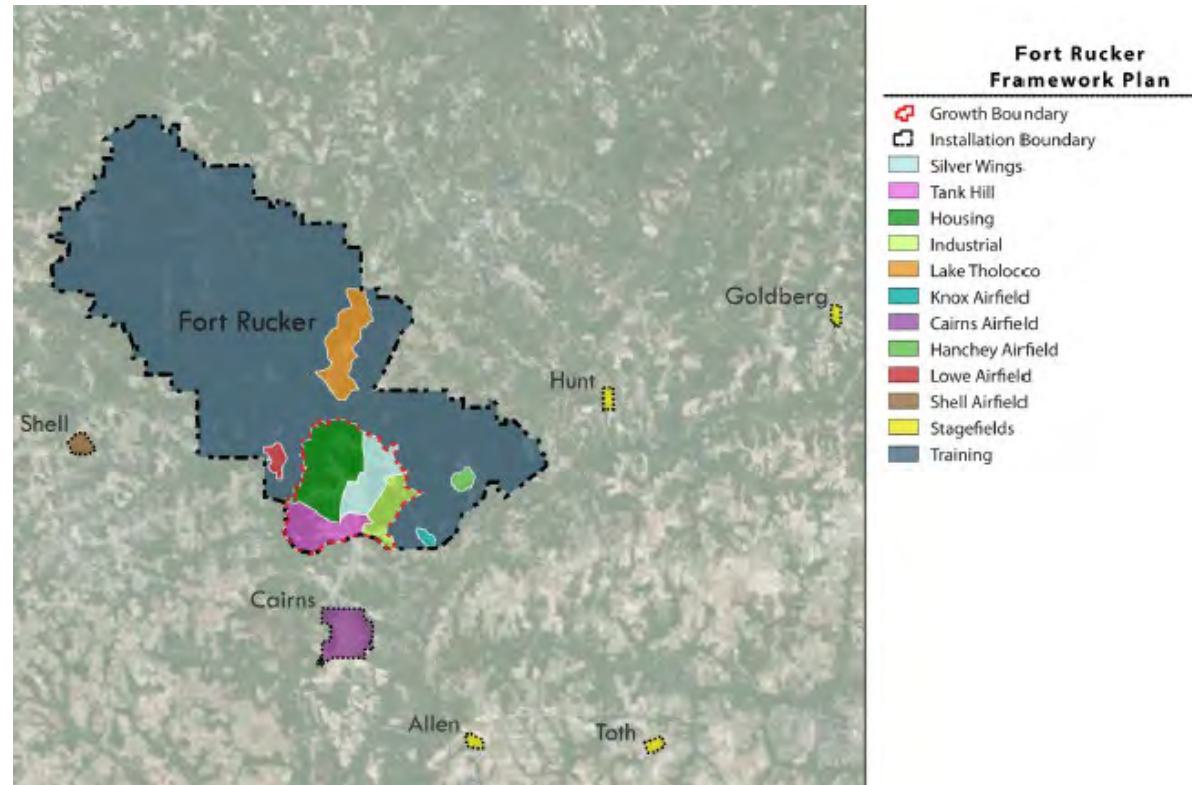
Framework Plan Districts



Area Development Plan Status

COMPLETED

- Tank Hill District (2018)
- Silver Wings District (2019)
- Industrial District (2020)
- Cairns Airfield (2021)
- Shell Airfield (2022)
- Lowe Airfield (2023)



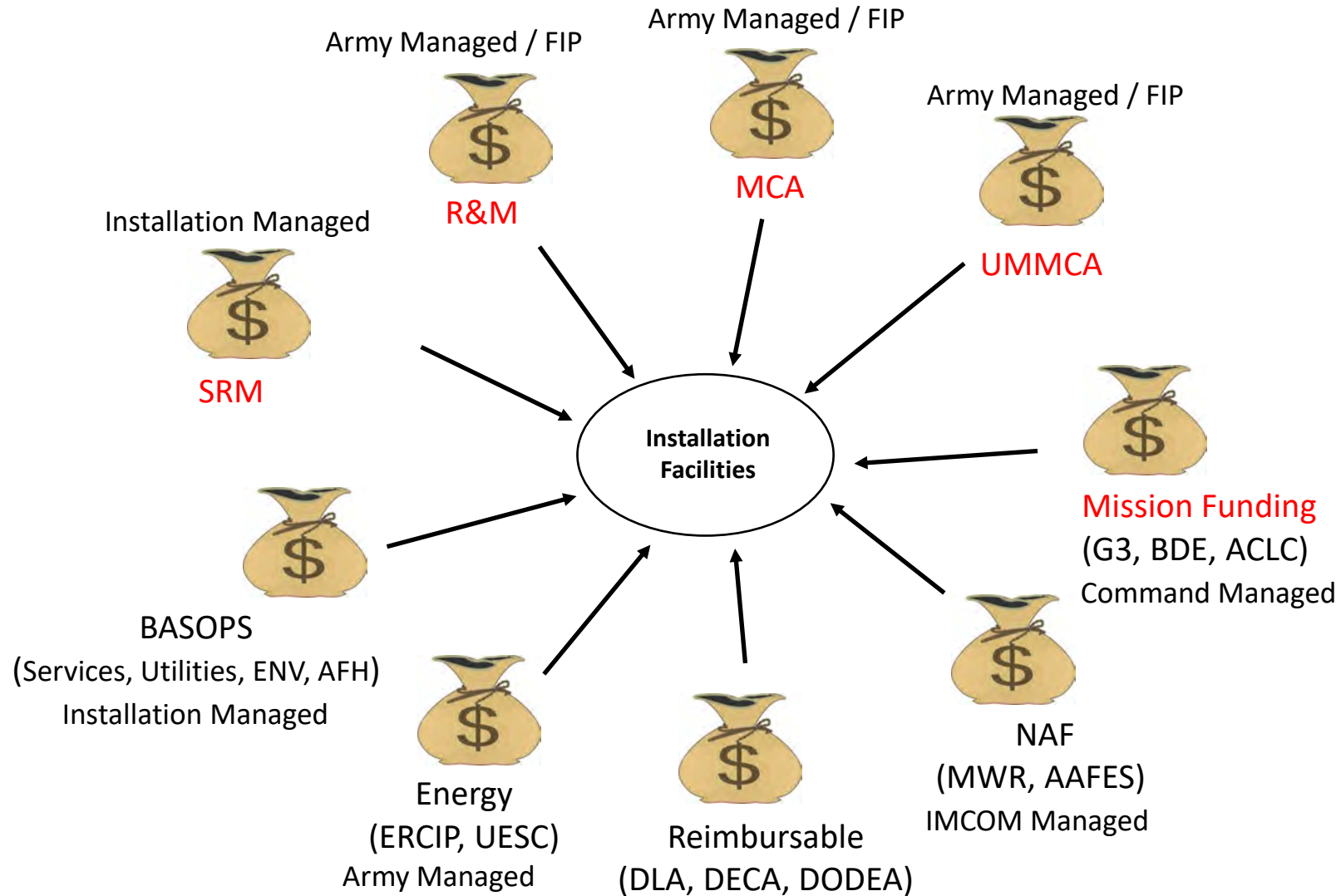
NOT YET COMPLETED or OUT OF DATE

- Knox (no ADP)
- Hanchey (2006)
- Stagefields (no ADP)
- Lake Tholocco (2009)

Other Plans:

- Corvias Housing Areas
- Range Component Master Plan
- PAL (IHG) Development Plan

Funding Sources



Current and Future Projects



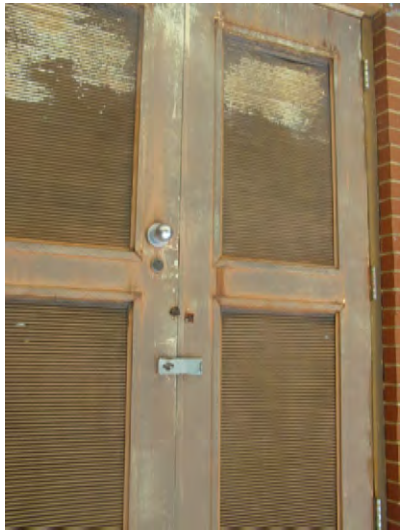
Training Support Facility



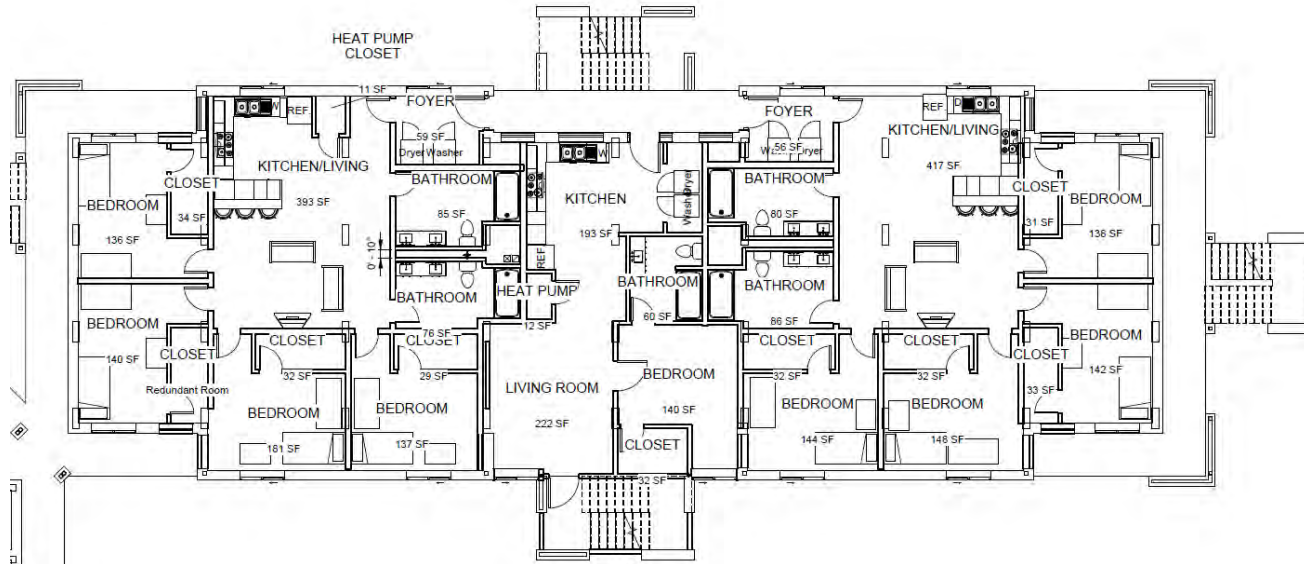
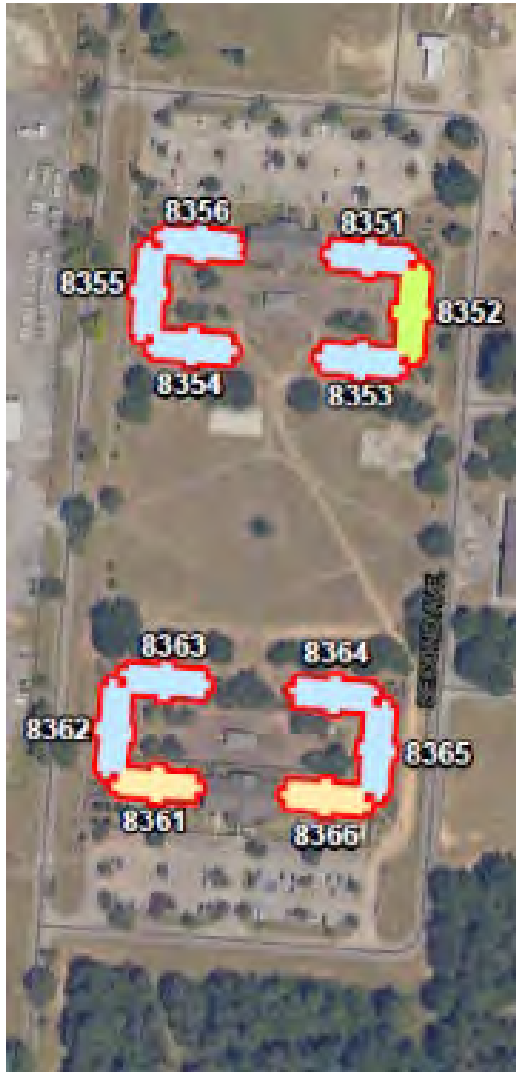
AIT Complex



Training Barracks Renovations



Permanent Party Barracks Renovations



New PP Barracks Floor Plan

- This plan is still in design. The picture above is a 35% design of 8354.
- The new design will meet ALL current Army Standards for Barracks

VISION

Fort Novosel 2030

Barracks/ Housing

- New AIT Complex complete with Barracks, DFC, BN HQs, and Turf Field
- 6100 block (6 Buildings) complete and occupied by WOCC and NCOA
- 8300 block 3/4 Buildings complete, all PP Soldiers in Army Standard rooms
- New SERE Complex awarded
- New BOQ Tower built
- New FG and Senior NCO neighborhood in Allen Heights
- IHG Candlewood Suites complete

Paving

- Main Cantonment Roads fully paved
- Lyster, PX Complex, Commissary all paved restriped
- Stagefields, Basefields complete
- Trees removed along all main routes in Cantonment area. New planting complete

Lighting

- Full LED street lighting across Cantonment area, Corvias, DPW, and AP AORs
- LED installed across all hangars, classrooms, admin buildings
- Airfield Lighting updated at stagefields and basefields

Classrooms

- Updated or remodeled Classrooms across Main Academic Area
- Updated or remodeled Classrooms at Stagefields and Basefields

Stagefields/Basefields Facilities

- Towers renovated
- Fire Stations renovated
- Refuel Bldgs completed
- New ARAC facility complete
- MEDEVAC Flatiron facilities renovated
- FVL Hangar designed and programmed

Quality of Life Facilities

- Aviator's Landing renovation complete, new restaurant and amphitheater in operation
- RV Park expansion complete
- CDC Renovation complete
- Lake Tholocco Trail Loop complete



U.S. ARMY



Introduction to REPI, ACUB and Sentinel Landscapes Partnership

John Steele, QEP, PWS
Chief, Environmental and
Natural Resources Division
USAG Fort Novosel



Agenda

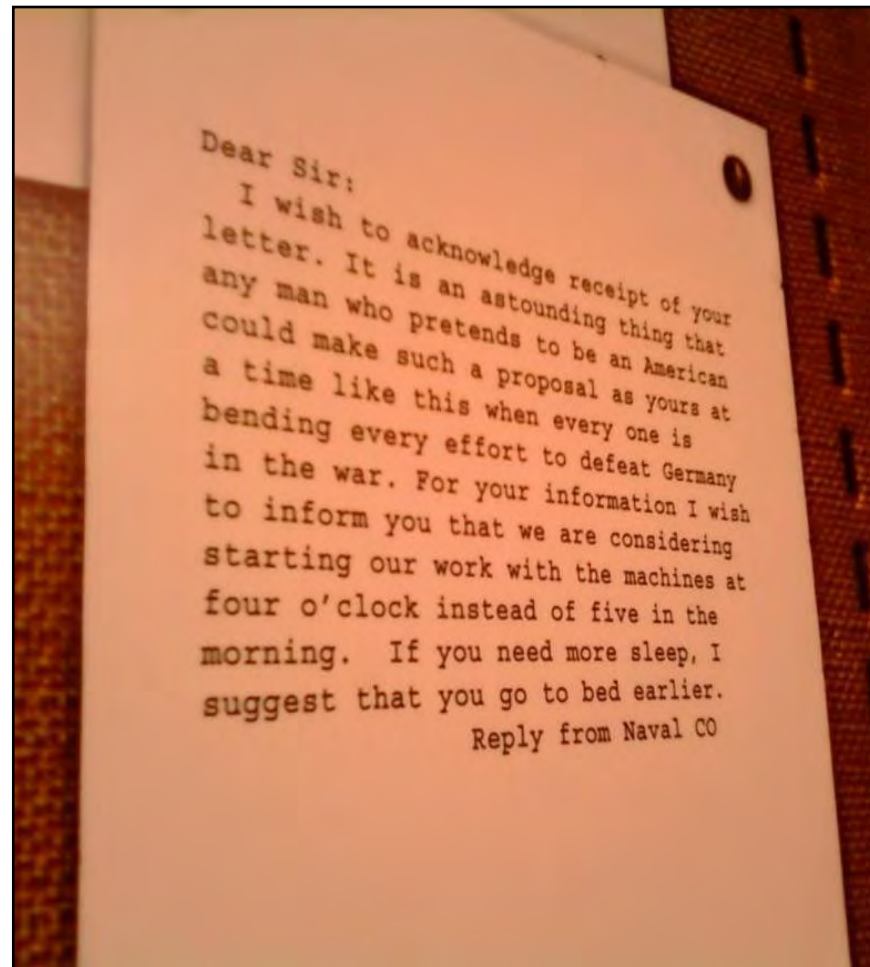
- Encroachment**
- REPI**
- ACUB**
- Successes-Hawaii, Campbell & Liberty**
- Sentinel Landscapes Partnership**
- Way Ahead**
- Questions**



The Balance Between Community and Mission



U.S. ARMY





What is Encroachment?

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DEVELOPMENT IMPACTS MILITARY ACTIVITIES
COMMUNITIES CAN BE SENSITIVE TO THE NOISE, DUST, AND SMOKE OF ROUTINE MILITARY TRAINING, TESTING AND OPERATIONS. COMPLAINTS AFFECT TIMING, DURATION AND LOCATION OF TRAINING ACTIVITIES.

EXCESSIVE LIGHT INTERFERES WITH NIGHT TRAINING.

CIVILIAN BROADCASTS DISRUPT MILITARY COMMUNICATION FREQUENCIES.

SPOWIL DESTROYS ENDANGERED SPECIES HABITAT, INCREASING THE REGULATORY BURDEN ON PUBLIC LANDS, INCLUDING MILITARY INSTALLATIONS.

CIVILIAN NEIGHBORHOODS ARE CONCERNED - AND FREQUENTLY TAKE ACTION - OVER NOISE AND OTHER ENVIRONMENTAL ISSUES.

ARMY COMPATIBLE USE BUFFERS
PARTNERSHIP FOR PROTECTION

MILITARY ACTIVITIES IMPACT DEVELOPMENT
MANY ESSENTIAL TRAINING ACTIVITIES CAN HAVE EFFECTS THAT GO BEYOND INSTALLATION BOUNDARIES. TRAINING OCCURS BOTH AT NIGHT AND DURING THE DAY, IN ORDER FOR SOLDIERS TO TRAIN AS THEY FIGHT.

SOUND FROM EXPLODING MUNITIONS CARRIES FOR MILES.

WORKING AIRSTRIPS, LOW-LEVEL FLIGHTS, AND SUPERSONIC AIRCRAFT CREATE NOISE.

TRAINING WITH NIGHT VISION EQUIPMENT REQUIRES LOW LIGHT CONDITIONS.

AS COMMUNITIES GROW, INSTALLATIONS BECOME "ISLANDS OF BIODIVERSITY." THIS CAN RESTRICT TRAINING.

TEAMING THE ARMY WITH NONPROFIT ORGANIZATIONS TO SHARE THE COST OF BUYING LAND OR EASEMENTS FROM WILLING SELLERS TO CONSERVE ENDANGERED SPECIES AND SUSTAIN OPERATIONS IN THE 21ST CENTURY.

PARTNER ORGANIZATIONS BUY AND MANAGE THE LAND OR PAY FOR CONSERVATION EASEMENTS, TO PROTECT USES OF THE LAND THAT BENEFIT ENDANGERED SPECIES.

COMPATIBLE LAND USES INCLUDE CONSERVATION AREAS, AGRICULTURE, COMMERCIAL FORESTS, HUNTING AND FISHING, AND OTHER FORMS OF OPEN SPACE.

THE BUFFER PROGRAM INCLUDES WORKING WITH FEDERAL AND LOCAL GOVERNMENTS TO COORDINATE PLANNING AND THE ESTABLISHMENT OF PUBLIC LANDS SUCH AS PARKS, PUBLIC FORESTS, AND WILDLIFE REFUGES.

WITH OFF-POST HABITAT SET ASIDE, THE INSTALLATIONS GAIN FLEXIBILITY IN TRAINING SOLDIERS AND PROTECTING SPECIES.

Army does not acquire land but retains nonprofit orgs to share cost of buying lands/easement to sustain military operations

FOR MORE INFORMATION, CALL THE BRUCE STEPHENSON ENVIRONMENTAL CENTER AT 402-338-2558.





Internal and External Encroachment

Encroachment Situation: Land around military installations being developed

Urban Development: External

Incompatible land use and conflicts over noise, dust, training activity. Safety concerns—drop zones, impact areas, SDZ, CZ, APZ, trespass, OPSEC.



Habitat Loss: Internal

Army lands increasingly carry conservation responsibilities for surrounding areas. Regulated under ESA §7: Threatened and Endangered Species and CWA §404: Wetlands



Result: Restrictions on type, timing, and location of training activities that can compromise military readiness





REPI

✓ The Readiness and Environmental Protection Integration (REPI) Program

- The DoD REPI Program is a key tool for combating encroachment that can limit or restrict military training, testing, and operations.
- In 2002, Congress enacted 10 U.S.C. 2684a (the REPI Statute), which authorized the Military services to engage in a long-term and cooperative strategy to ensure mission sustainability by limiting incompatible development near our installations and ranges.
- The REPI Program funds cost-sharing agreements with state and local governments and conservation organizations to promote compatible land uses and preserve habitats near or ecologically related to military installations and ranges.
- **Recent changes to the authority of the REPI Statue now allow these agreements to address Military installation resilience as a stand alone driver for projects that seeks to implement natural infrastructure solutions for climate adaptation.**





REPI

Military Buffer Programs

10 USC 2684(a) "Agreements to Limit Encroachment"



Department of Defense Readiness and Environmental Protection Integration



Army



Navy



Marine Corps



Air Force





ACUB

✓ The Army Compatible Use Buffer (ACUB) Program

- Each of the Services (Army, Navy, Marines, and Air Force) developed their own internal programmatic framework to enact the authorities of 10 U.S.C. 2684a, through REPI funding and guidance.
- The ACUB Program is the means by which the Army addresses and resolves encroachment through strategic buffering that supports the installation's mission by maximizing the use of maneuver and training lands within its boundaries.
- Through the use of cooperative agreements (CAs), the ACUB Program partners with eligible entities who will acquire real property interest (fee simple land or conservation easements) within approved priority areas surrounding an installation.
- REPI and Army funds are directly obligated to ACUB CAs, and Partners can leverage an array of Federal grant programs and non-Federal funding sources to meet and exceed their cost share requirement.

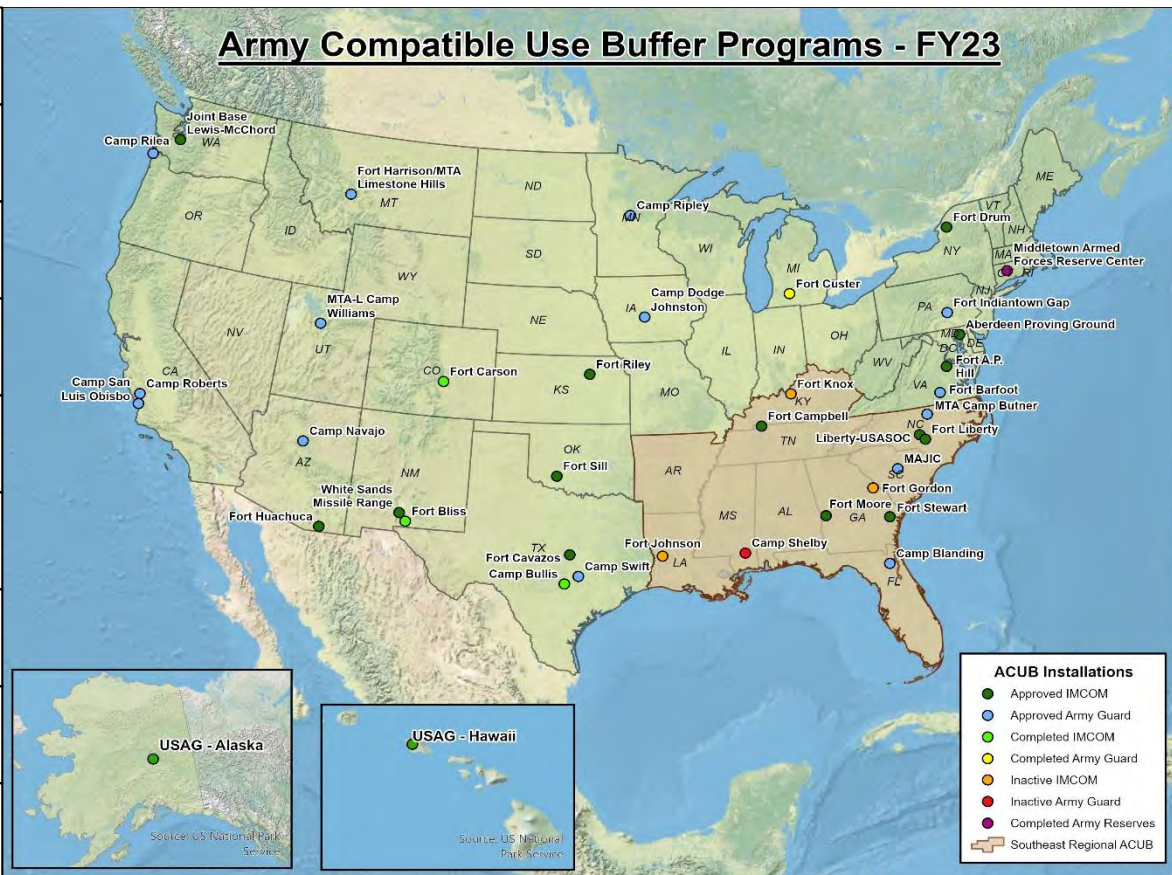




FY22 ACUB Locations and Metrics

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Army Compatible Use Buffer Programs - FY23



JBLM - 2,015 Acres
\$5.6M Army,
\$9.4M REPI,
\$13.1M Partner (51%)

JBLM NCZ - 2.49 Acres
\$3.6M Air Force,
\$1.5M REPI,
\$2.3M Partner (31%)

Riley - 16,832 Acres
\$3.1M Army,
\$7.5M REPI,
\$3.5M Partner (27%)

Carson - 25,694 Acres
\$22.9M Army,
\$18.3M REPI,
\$400K Partner (1%)

Sill - 3,907 Acres
\$3.8M Army,
\$9.3M REPI,
\$2.4M Partner (15%)

WSMR - 361,726 Acres
\$150K Army,
\$26.9M REPI,
\$16.8M Partner (47%)

Bliss - 7,441 Acres
\$880K Army,
\$1.8M REPI,
\$370K Partner (12%)

Huachuca - 26,697 Acres
\$13.4M Army,
\$24.1M REPI,
\$22M Partner (37%)

Cavazos - 5,252 Acres
\$900K Army,
\$21.2M REPI,
\$2M Partner (10%)

Johnson - 1,555 Acres
\$2M Army,
\$2.2M REPI,
\$800K Partner (16%)

Bullis - 5,866 Acres
\$2M Army,
\$5M REPI,
\$26.8M Partner (79%)

Wainwright - 922 Acres
\$1M Army,
\$3.8M REPI,
\$175K Partner (4%)

USAG HI - 13,157 Acres
\$10.3M Army,
\$20.6M REPI,
\$88.2M Partner (81%)

SE Regional - 6,870 Acres
\$1.9M Army,
\$4M REPI,
\$11.9M Partner (66%)

Drum - 8,392 Acres
\$4.3M Army,
\$6.5M REPI,
\$3.5M Partner (26%)

APG - 3,149 Acres
\$7.6M Army,
\$4.2M REPI,
\$15.7M Partner (60%)

A.P. Hill - 13,523 Acres
\$11.9M Army,
\$21.7M REPI,
\$12.2M Partner (27%)

Knox - 462 Acres
\$526K Army,
\$400K REPI,
\$119K Partner (11%)

Campbell - 14,176 Acres
\$14.8M Army,
\$23.4M REPI,
\$12.2M Partner (26%)

USASOC - 3,183 Acres
\$8.2M Army,
\$2.6M REPI,
\$2.9M Partner (22%)

Liberty - 23,862 Acres
\$17M Army,
\$21.3M REPI,
\$44M Partner (56%)

Gordon - 114 Acres
\$3K Army,
\$131K REPI,
\$72K Partner (35%)

Moore - 34,670 Acres
\$52.5M Army,
\$28.5M REPI,
\$22M Partner (21%)

Stewart - 43,705 Acres
\$29.5M Army,
\$36.1M REPI,
\$33.3M Partner (36%)

Total Land Protected: 623,713 acres / 465 sq. mi.
Total Army Obligations: \$219,659,645 (25%)
Total REPI Obligations: \$295,669,519 (34%)
Total Partner Match: \$336,330,345 (41%)

Common Encroachment Threats Addressed: External incompatible development affecting mission capabilities and capacities (noise/dust/smoke complaints, SDZ/APZ/CZ vulnerability, RF spectrum interference, OPSEC risks, vertical construction affecting UAS/UAV, etc.) and internal training constraints due to TES presence.

Changes in FY22



ACUB- FY22 Added Resilience Component



U.S. ARMY

Total Land Protected:	623,713 acres
Total Army Obligations:	\$219,659,645 (25%)
Total REPI Obligations:	\$295,669,519 (34%)
Total Partner Match:	\$336,330,345 (41%)

Project/Program Goals:

- 1) Strategic buffering to address external encroachment from incompatible development affecting mission capabilities and capacities (noise/dust/smoke complaints, SDZ/APZ/CZ vulnerability, RF spectrum interference, OPSEC risks, vertical construction affecting UAS/UAV, etc.);**
- 2) Conducting off-post habitat preservation to relieve internal encroachment in the form of training constraints due to TES presence;**
- 3) [Bolstering Military installation resilience against adverse climate change by protecting, restoring, and enhancing off-post natural infrastructure.](#)**



Preserving Working Farm Lands at Fort A.P. Hill
ACUB Partners: The Conservation Fund, Trust for Public Land, and Virginia Outdoors Foundation



Supporting Sentinel Landscape Efforts at Fort Huachuca
ACUB Partners: Arizona Land and Water Trust, Cochise County, and The Nature Conservancy



Reducing Training Restrictions by Rehabilitating RCW Populations at Fort Bragg
ACUB Partner: The Nature Conservancy



Restoring Natural Landscapes and Riverine Habitats at Fort Benning
ACUB Partners: The Nature Conservancy and Georgia Department of Natural Resources





Wildland Fire Mgt USAG Hawaii

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U.S. Army Garrison, Hawaii: Pohakuloa Training Area, Makua Military Reservation, and Schofield Barracks Hawaii

- As part of U.S. Army Garrison, Hawaii, Pohakuloa Training Area on Hawaii and Makua Military Reservation and Schofield Barracks on Oahu service the Army, Marine Corps, Air Force, and National Guard and host key capabilities such as live-fire and maneuver training. U.S. Army Garrison, Hawaii contains **the largest maneuver area in the Pacific** for joint, interagency, and multinational forces.
- In recent years, **wildfires** have caused severe disruptions to military training, damage to property, and safety concerns for DoD personnel and local residents while also presenting a substantial hazard to endangered plant and animal species in the area.
- The project design is focused around **wildfire management tools** with an emphasis on firebreak development and road improvement necessary for site access adjacent to the Army locations. The project partners will work with local landowners to encourage strategic fire risk mitigating landscaping. Additionally, the installation of exclusion fencing will minimize disturbance to biological and cultural resources contained on protected lands.



U.S. Soldiers move through Makua Valley during a training exercise near Makua Military Reservation. (U.S. Army photo by Sgt. Brian C. Erickson/Released)



NOMINATING PARTNER

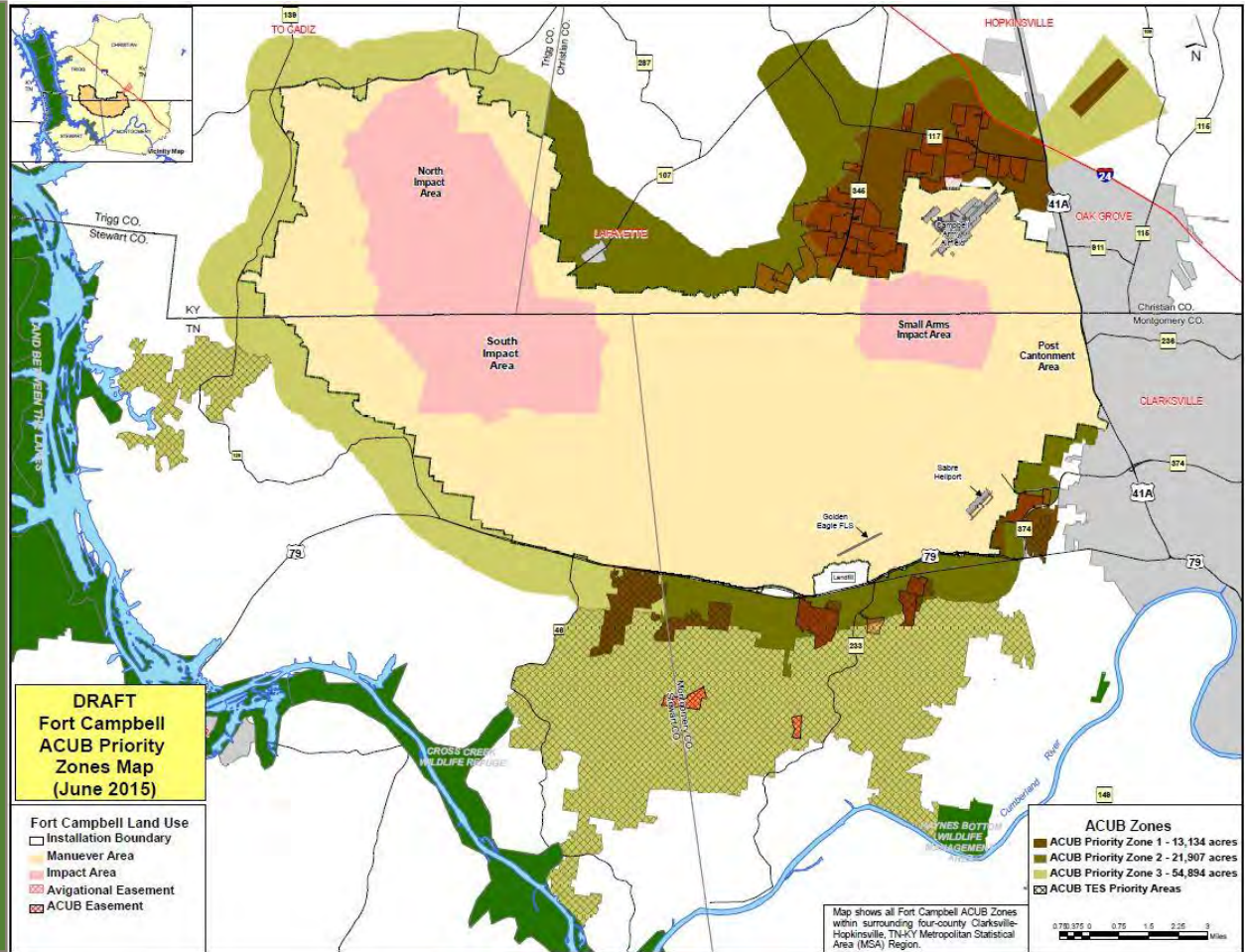


External Encroachment: Fort Campbell



U.S. ARMY

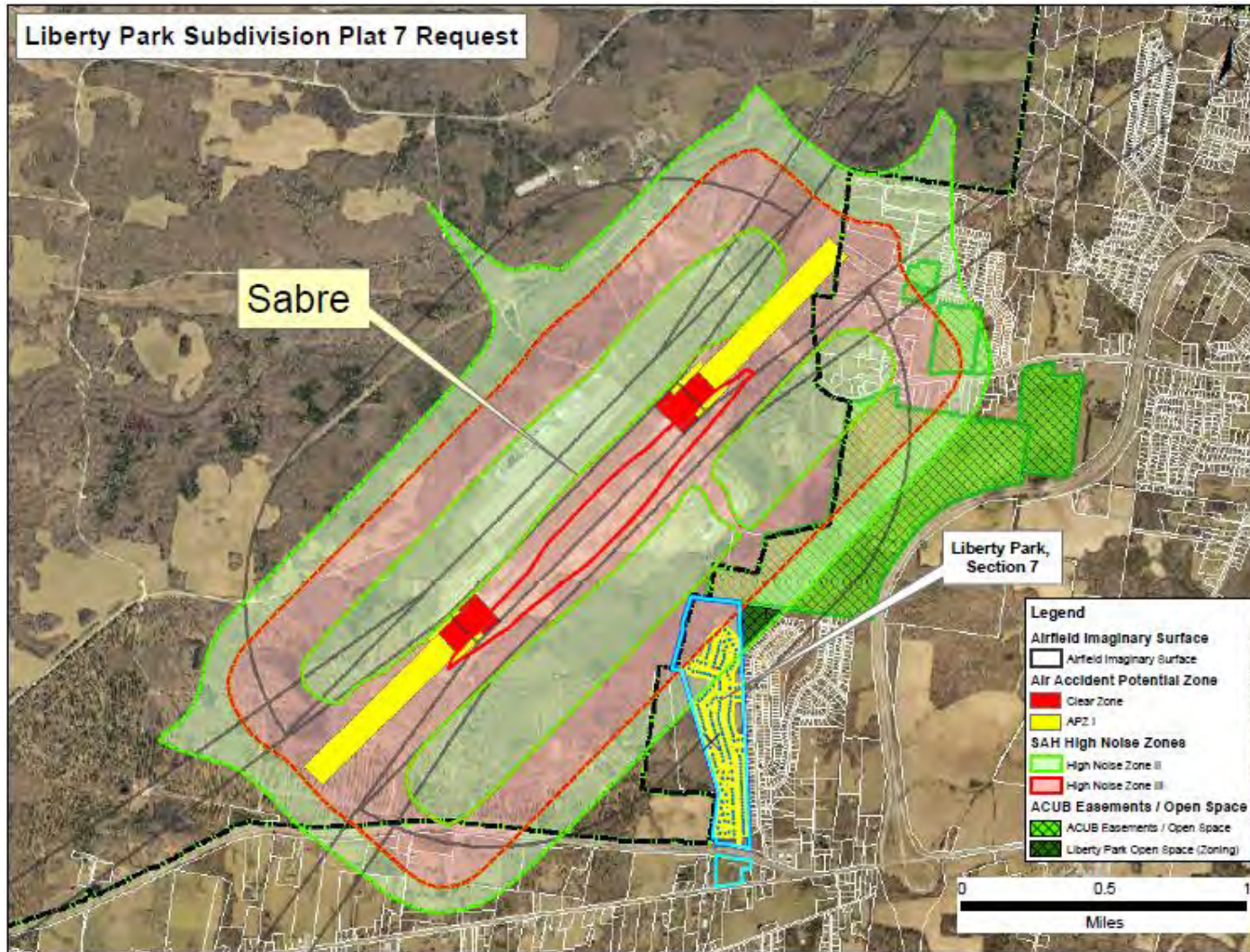
The ACUB Program prevented training limitations and safeguarded mission-essential aviation assets



External Encroachment: Fort Campbell



U.S. ARMY



Internal Encroachment: Fort Liberty



U.S. ARMY

- ✓ 1991 USFWS “Jeopardy Opinion” & range closure due to red-cockaded woodpecker (RCW)
- ✓ 1992 Sandhills dialogue with Army and USFWS
- ✓ 1995 USAEC establishes Agreements with TNC & USFWS – Public Lands Initiative (PLI) is born
- ✓ 2000 Sandhills Conservation Partnership is formally established
- ✓ 2003 - PLI transitions to ACUB (first use of the term), USAEC formally establishes initial controls and responsibilities for the Program





Internal Encroachment: Fort Liberty

- ✓ 2003 - ACUB Partner TNC begins to conduct off-post habitat management actions to rehabilitate RCW population
- ✓ 2007 - Sandhills population of RCW reaches recovery (350 potential breeding groups); TNC continues long-term habitat management actions
- ✓ 2020 – Fort Liberty ACUB Program no longer needs funding for habitat management actions; RCW is down-listed by USFWS (endangered to threatened)





Establishing an ACUB Program

- ✓ **USAEC assists installation in conducting Encroachment Assessment**
 - Determine existing encroachment and applicability of ACUB

- ✓ **USAEC and installation collaboratively draft ACUB Plan**
 - Outlays mission, current and anticipated encroachment, ACUB implementation, priority areas, desired end state, etc.
 - Requires input from multiple stakeholders: DPTMS, PAIO, PAO, ITAM, G3/5/7, DPW, ENV, etc.
 - Staffed through review/approval chain to DCS G-9
 - Final approval at HQDA; plan becomes living document

- ✓ **USAEC works with installation and FSH-MICC to award cooperative agreement**
 - Coordinated by USAEC ACUB Team and requested by USAEC Commander
 - Cooperative agreement awardee(s) becomes ACUB Partner(s)





Roles and Responsibilities

- ✓ **Local program input by installation technical cooperative agreement manager (TCAM)**
 - TCAM issues notices to proceed (NTP) to ACUB Partners, works with Partner to identify 1-n list of targeted parcels/projects, works with USAEC to update ACUB Plan

- ✓ **SME program execution by USAEC cooperative agreement manager (CAM)**
 - CAM collaborates with installation and Partner on transactions, reviews and processes Partner invoices, tracks execution data, prioritizes and obligates funding, develops guidance, provides trainings and briefings, conducts COP, synthesizes annual reports, updates REPI Database

- ✓ **Program oversight by HQ IMCOM G4**
 - USAEC makes REPI funding recommendations and plan approval/update recommendations to HQ IMCOM G4; HQ IMCOM G4 has final promotion/approval authority





Sentinel Landscapes Partnership

- ✓ **The Sentinel Landscapes Partnership is a coalition of federal agencies, state and local governments, and non-governmental organizations that work with willing landowners and land managers to advance sustainable land use practices around military installations and ranges.**
- ✓ **Founded in 2013 by the U.S. Department of Agriculture, Department of Defense, and Department of the Interior, the partnership's mission is to strengthen military readiness, conserve natural resources, bolster agricultural and forestry economies, increase public access to outdoor recreation, and enhance resilience to climate change.**
- ✓ **Sentinel landscapes are areas where conservation, working lands, and national defense interests converge. They are anchored by at least one high-value military installation or range and contain high priority lands for USDA, DOD, and DOI.**





Sentinel Landscapes Partnership

- ✓ Through Fiscal Year 2021, projects across sentinel landscapes have attracted roughly \$197 million in DOD funds, \$307 million in USDA funds, \$70 million in DOI funds, \$324 million in state funds, \$21 million in local funds, and \$135 million in private funds.
- ✓ These contributions have permanently protected nearly 610,000 acres of land and enrolled over 3.1 million acres of land in financial and technical assistance programs.
- ✓ The Northwest Florida Sentinel Landscape contains rural and agricultural lands, longleaf pine forests iconic to the region, threatened and endangered species habitat, and nine key DOD facilities.
- ✓ The Camp Bullis Sentinel Landscape, based in the Texas Hill Country near San Antonio, encompasses ranchlands, spring-fed creeks, local and state parks, and one of the fastest growing urban regions in the nation.





Sentinel Landscapes Partnership

- ✓ **The Southern Indiana Sentinel Landscape is anchored by four critical DOD installations and ranges that provide a variety of testing and training opportunities for the Army, Navy, Air Force, Marine Corps, and National Guard, as well as federal and state partners.**
- ✓ **In the Fort Huachuca Sentinel Landscape, the Borderlands Restoration Network received \$977,000 in DOD REPI funding to work with project partners including the Arizona Department of Forestry and Fire Management, University of Arizona, and Tucson Audubon Society to perform hazardous fuel reduction on over 70 acres, eradicate invasive species across 28,000 acres of riparian habitat, and repair over 700 acres of degraded waterways through erosion control and revegetation.**
- ✓ **In the Georgia Sentinel Landscape, the Georgia Forestry Commission received \$532,000 in DOD REPI funding and \$523,000 in USFWS funding to build on the existing West Central Georgia Prescribed Fire Initiative.**





Sentinel Landscapes Partnership

“Conservation easements, restoration cost-share options, and leaning into partnerships have expanded my view of management and are the most valuable lessons I have learned to make the ranch feasible and sustainable.” -Manuel Murreitta, Pyeatt Ranch Owner

sentinellandscapes.org





Sentinel Landscapes Partnership

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SENTINEL LANDSCAPES

Joint Base Lewis-McChord Sentinel Landscape

Camp Ripley Sentinel Landscape

Southern Indiana Sentinel Landscape

Middle Chesapeake Sentinel Landscape

Fort Huachuca Sentinel Landscape

Eastern North Carolina Sentinel Landscape

Georgia Sentinel Landscape

Camp Bullis Sentinel Landscape

Northwest Florida Sentinel Landscape

Avon Park Air Force Range Sentinel Landscape

- 100% +





Way Ahead

- ✓ In preliminary stage
- ✓ Work with USAEC and G3 Air to determine existing encroachment and applicability of ACUB
- ✓ Complete Encroachment Matrix (~45 days/1 Sep 23)
- ✓ Brief leadership (~90 days/15 Oct 23)
- ✓ Make determination on whether viable
- ✓ If yes, then USAEC will assign ACUB CTR to work up proposal and ID potential partners
- ✓ Develop ACUB Plan with projects ID'd for IMCOM approval (~180 days/15 Jan 23)
- ✓ If approved, then can proceed with potential projects and Sentinel Landscape Partnership

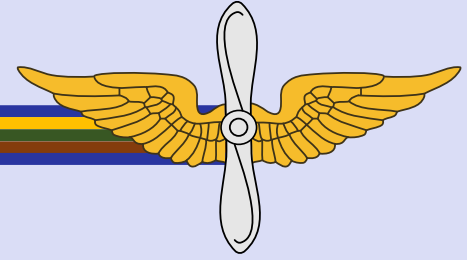




Questions/Guidance ?

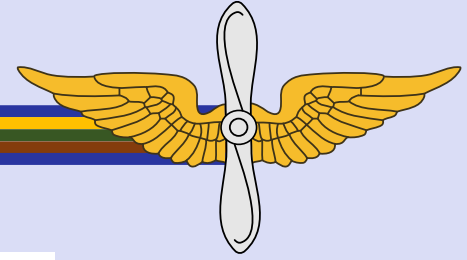


Community Survey



- Non Scientific Survey
- 15 Questions – 5 Minute Response Time
- Distributed by CLUS Committee Members
- Respond by Monday, July 10th
- <https://www.surveymonkey.com/r/ZSK29CW>

Community Survey

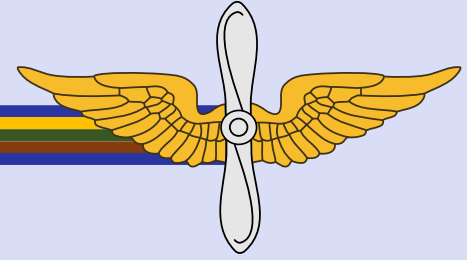


Fort Novosel Community Survey

Recognizing the overlap and interdependence between Fort Novosel and the surrounding areas, the Southeast Alabama Regional Planning and Development Commission (SEARP&DC) is working with Fort Novosel and local communities to develop a compatible land use study. The purpose of this study is to improve the intergovernmental coordination and notification process by and between local governments and Fort Novosel about future development and land uses near the installation and flying areas. In the end, this plan aims to minimize conflicts between Fort Novosel and nearby landowners and residents; educate the public and elected officials about the base's missions; and promote a coordinated approach to making land use decisions.

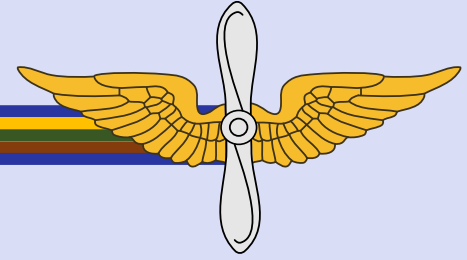
You are being asked to assist in this process by completing this short citizen survey about your relationship and dealings with Fort Novosel and its operations. The estimated time to complete the survey is five minutes.

Community Survey Questions



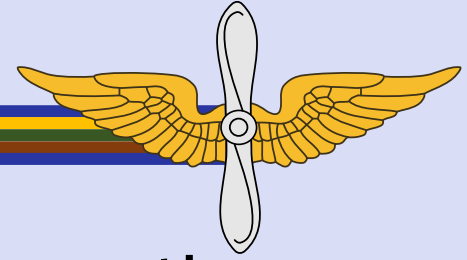
- Q1. In what county do you live? (Multiple Choice)
- Q2. Are you currently serving in the military or are you a veteran? (Yes or No)
- Q3. Do you work on Fort Novosel or for a Fort Novosel Contractor? (Yes, No, Retired, Unemployed, Other)
- Q4. Are you fully aware of the mission and training activities that take place on Fort Novosel? What do you perceive to be the primary mission of Fort Novosel? (Yes or No with Comment Box)

Community Survey Questions



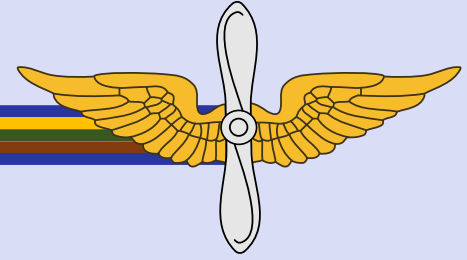
- Q5. Do you feel that the presence of Fort Novosel is an economic benefit to the Wiregrass Region? (Yes or No)
- Q6. What do you think is the greatest benefit of having Fort Novosel in the area? (Open Comment Field)
- Q7. What do you think is the worst impact that comes from having Fort Novosel in the area? (Open Comment Field)
- Q8. Do you live within one mile of Fort Novosel or any of its airfields or stagefields? (Yes or No)

Community Survey Questions



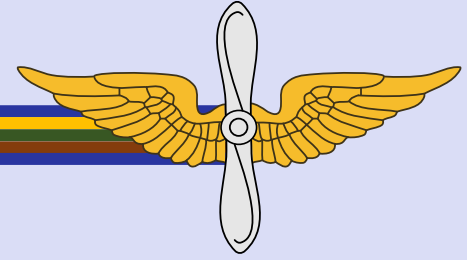
- Q9. Have you ever been disturbed by the mission, operations and training exercises that take place on Fort Novosel and in the surrounding area? If so, please use the slider bar below to indicate to what extent Fort Novosel activities disrupt your daily life? (Slider Bar Response)
- Q10. What Fort Novosel activity do you find most disruptive?
- Helicopter Noise
 - Weaponry Training Noise
 - Dust and Debris
 - Other (please specify)

Community Survey Questions



- Q11. Do you feel that Fort Novosel presents a safety issue to you and your family? If so, why? (Open Comment Field)
- Q12. Would you support continued growth and expansion of Fort Novosel? Use the slider bar below to indicate the level of your support. (Slider Bar Response)
- Q13. Do you know of any incompatible land uses surrounding Fort Novosel or its airfields and stage fields? If yes, please explain. (Yes, No, Open Comment Field)

Community Survey Questions



Q14. Do you think local governments should regulate how land around Fort Novosel is developed?

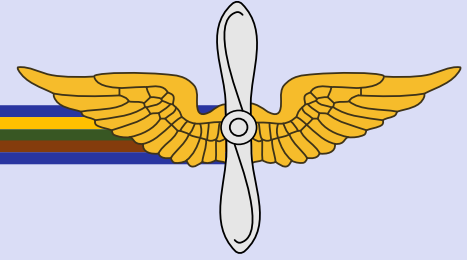
Q15. Do you feel that the local governments in the Wiregrass Region adequately support Fort Novosel?

Why or Why Not?

Lunch!



Stage Field Sites



- **Zone of Influence**

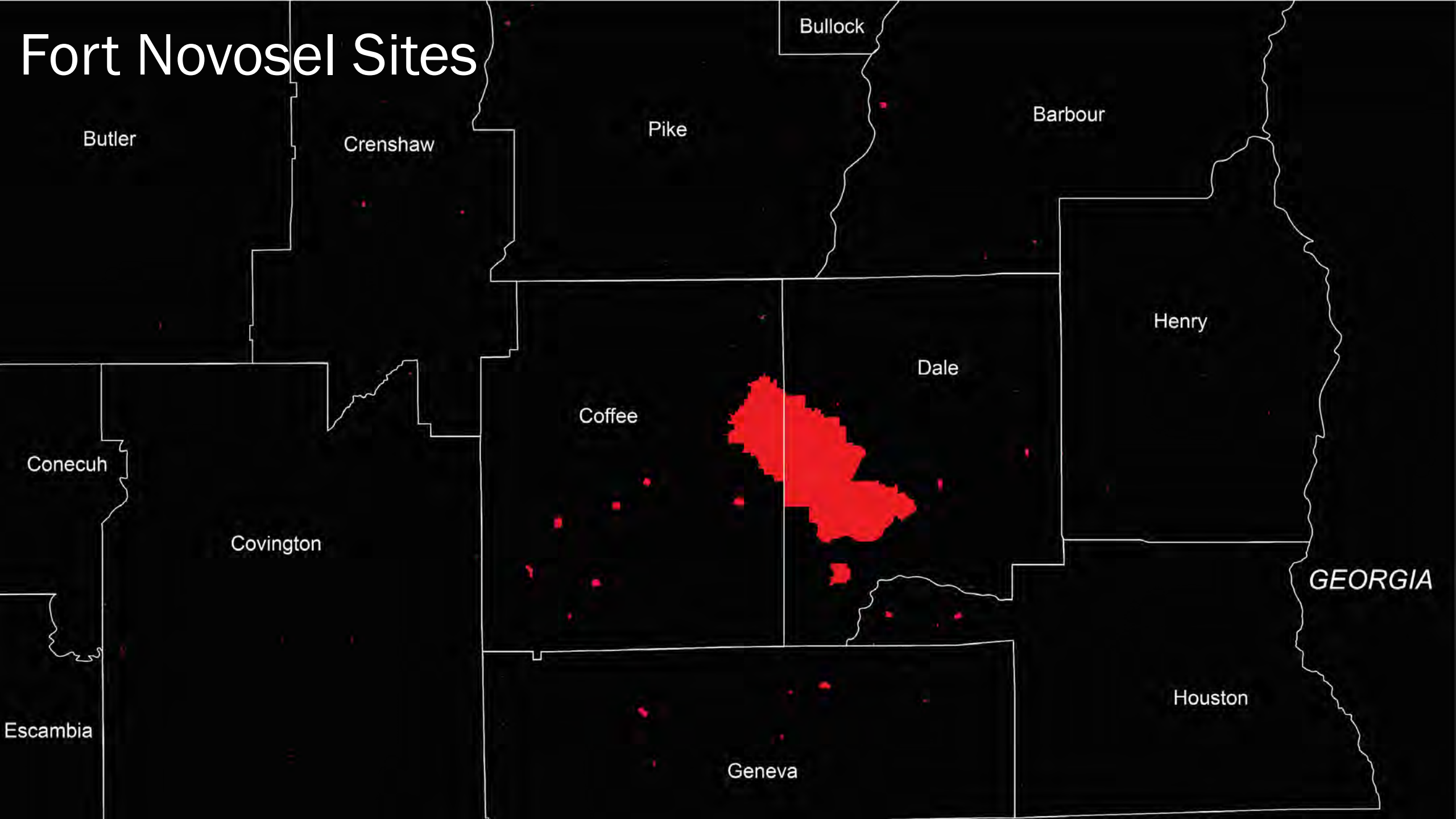
Area within a specific radius that is most likely to be impacted by noise, wind, vibration and potential for accidents

- **Noise Zone III**

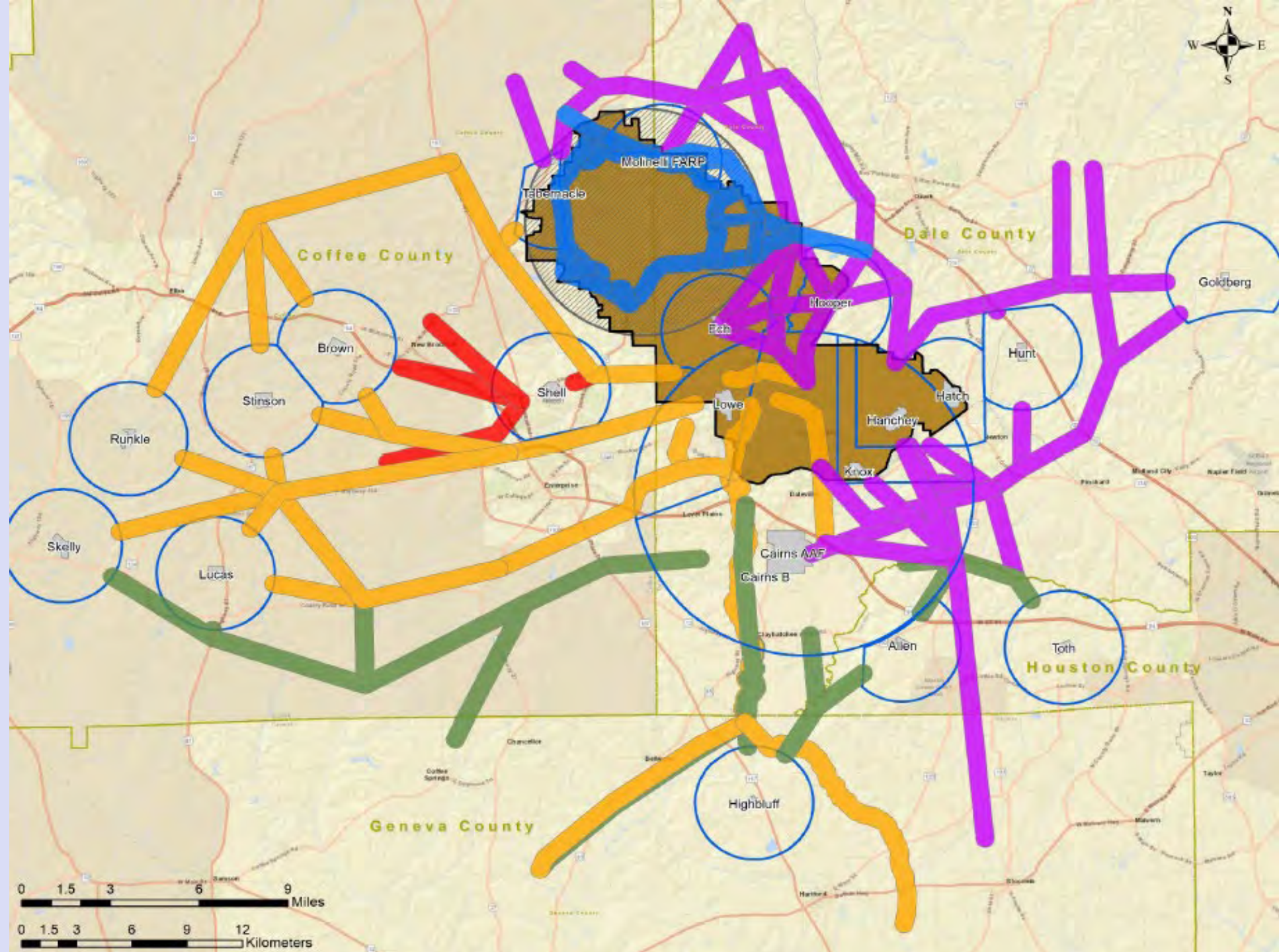
- **Noise Zone II**

- **Noise Zone 1 / Land Use Planning Zone (LUPZ)**

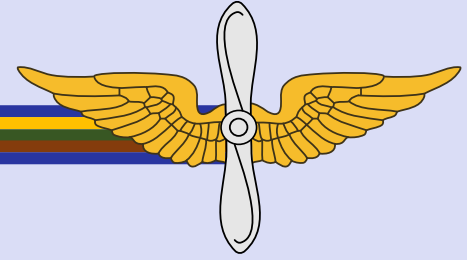
Fort Novosel Sites



Fort Novosel Flight Corridors

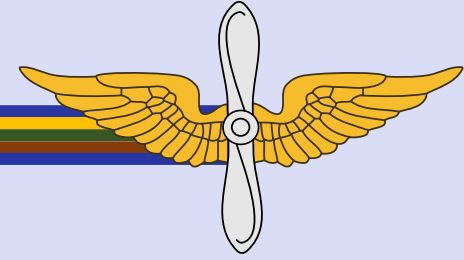


Comments – Impacts, Issues, Benefits



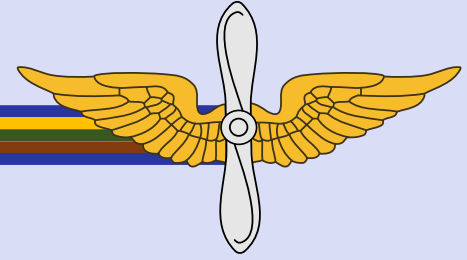
- Fort Novosel is an economic draw to surrounding communities.
- Fort Novosel brings repeat real estate business through rentals and relocation.
- Political support for Fort Novosel helps fund county infrastructure.
- Students from military families bring increased funding to public schools.
- Emergency response training benefits as local responders work and train with Fort Novosel responders. Also provide mutual aid to one another.
- There is a competition for talent (especially teachers) with those who are trying to hire for local positions vs. those hiring for Fort Novosel positions.
- There is not a large pool of skilled labor –IT, in particular.
- Estimated that at least 50% of local police are former military.
- Statewide taxes
- Traffic congestion as a result of number of employees on Fort Novosel.
- Look at what the uses and benefits of the CLUS Study might be beyond the issues identified and resolved through the study planning process.

Discussion and Comments:



- *Dothan's growth to the west is driven by schools*
- *Land prices are lower toward Wicksburg and Pinkard – new growth*
- *Provision of utilities increases growth potential*
- *Lapse of Communication*
- *Residential Acknowledgement Waiver*
- *Drone Usage – Air Space*
- *Logistics of county zoning*
- *Fort Novosel Impacts:*
 - *Traffic*
 - *Build for largest attraction*
 - *Grow services*
 - *Partnerships with universities to promote degrees*
 - *Recreation sharing*
- *“The Wiregrass would not be what it is without Fort Novosel.”*

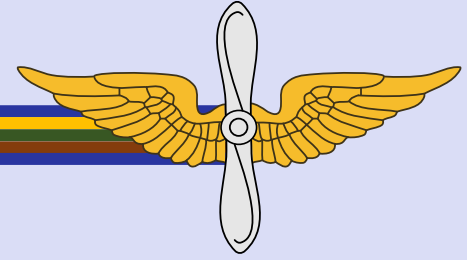
Purpose and End Results:



A Compatible Land Use Study (CLUS) is a **cooperative land use planning** effort between a military installation and surrounding jurisdictions designed to **promote community growth and development** that is compatible with an installation's training and operational mission(s).

- A. *Improve intergovernmental coordination and notification process about future development and land uses near the installation and flying areas.*
- B. *Minimize conflicts between the Fort Novosel and nearby landowners / residents;*
- C. *Educate the public and elected officials about the base's missions;*
- D. *Promote a coordinated approach to making land use decisions.*

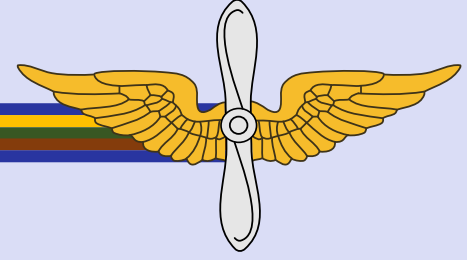
Identification of Issues



Compatibility Factors:

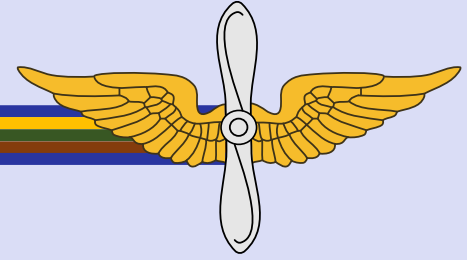
- Safety
- Noise/Vibration
- Airspace
- Obstructions
- Infrastructure
- Urban Lighting
- Visibility
- Frequency Interference
- Intergovernmental
Coordination
- Airspace
- Lasering/Spotlighting

Methods to Resolve Issues



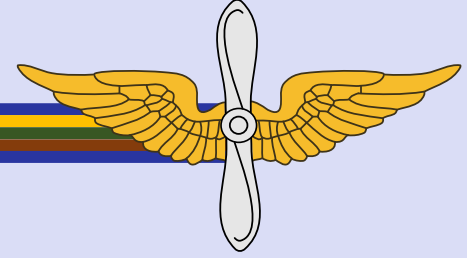
- Participation in local planning commission meetings
- Conservation
- Comp Planning
- Property Disclosure
- Notifications
- Zoning/Sub Regs
- Regional MOU for Information Sharing

General Compatibility Factors



1. Air Quality
2. Anti-Terrorism / Force Protection
3. Biological Resources
4. Climate Adaptation
5. **Coordination / Communication**
6. Cultural Resources
7. **Dust / Smoke / Steam**
8. Energy Development
9. Frequency Spectrum Capacity
10. **Frequency Spectrum
Impedence/Interference**
11. Housing Availability
12. **Infrastructure Extensions**
13. Land / Air / Sea Spaces
14. **Land Use**
15. **Legislative Initiatives**
16. **Light and Glare**
17. Marine Environments
18. **Noise**
19. Public Trespassing
20. **Roadway Capacity**
21. Safety Zones
22. Scarce Natural Resources
23. **Vertical Obstructions**
24. **Vibration**
25. Water Quality / Quantity

Coordination / Communication



- Lack of Governmental Coordination

Regional MOU for Information Sharing

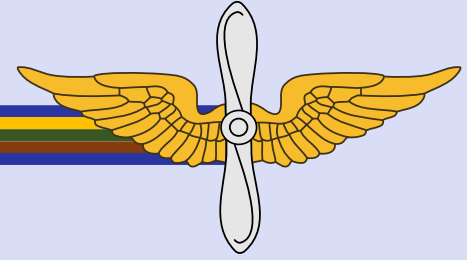
Establish notification process (flowchart)

- Lapse of Communication

Regional MOU for Information Sharing

Participation in Planning Commission Meetings

Dust / Smoke / Steam

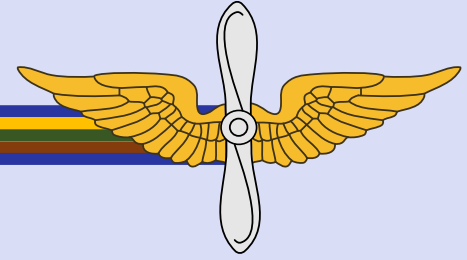


- Rotowash
- Helicopter Exhaust
- Agricultural Livestock

Public Awareness Campaign

Property Disclosure

Frequency Spectrum Impedence



- Drones

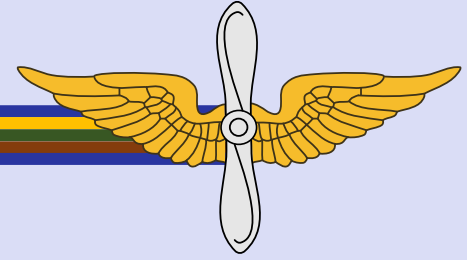
Drone Flight Areas

Build Awareness of Novosel Facilities

Build Awareness of Impact

- Airports (?)

Infrastructure Extensions



- Infrastructure promotes housing development

Comprehensive Planning

Zoning

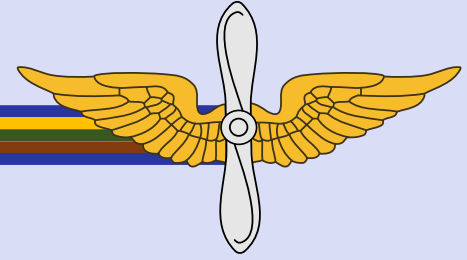
Capital Improvements Program

- Adequacy for Fort Novosel purposes?

Energy Supply

Future Growth

Land Use



- Residential areas adjacent to installation and stage fields

Comprehensive Planning

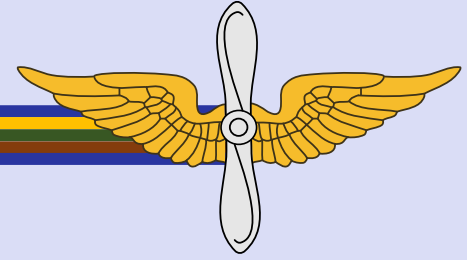
Zoning

- Population Density within Zone of Influence

Planning and Zoning only within municipalities

- Safety
- Land prices drive development

Legislative Initiatives



- Military Land Use Planning

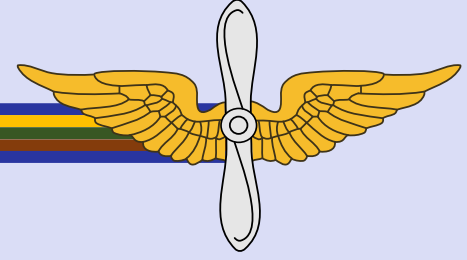
Is this legislation applicable to Fort Novosel and is it being utilized?

- County Airport Zoning

Is it applicable to Fort Novosel installation and stage fields?

What is the process for utilization and enforcement

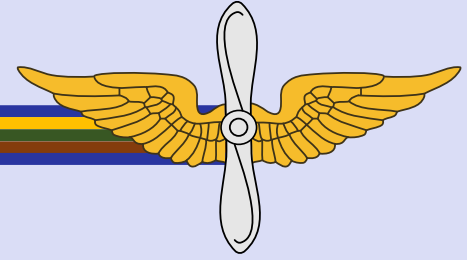
Light and Glare



- Urban Glare becoming more prevalent
- Spotlighting / Lasering Helicopters
- Visibility

Public Awareness Campaign

Noise

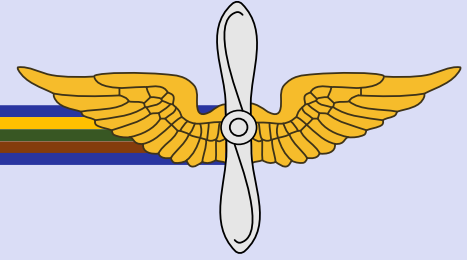


- Helicopters over urban areas
- Helicopters over rural areas during training
- Weapons Training

Resolve Land Use Issues

Property Disclosure

Roadway Capacity

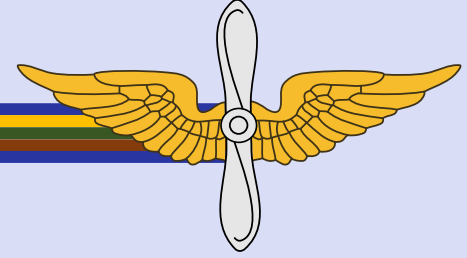


- Traffic Congestion
- Roadway Funding

Capital Improvements Program

State and Federal Improvements Programs

Vertical Obstructions

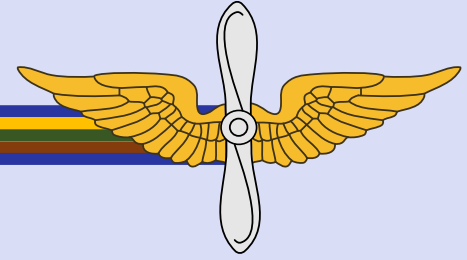


- Telecommunication Towers
- Other Obstructions?

Regional MOU for Information Sharing

*Participation in Planning Commission
Meetings*

Vibration

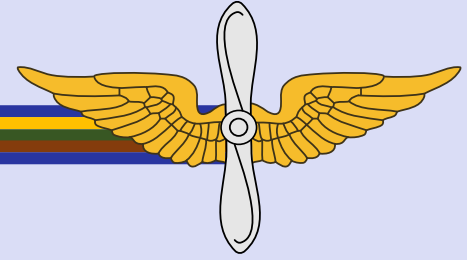


- Weapons Training
- Remote Training Activities
- Low Flying Helicopters

Resolve Land Use Issues

Property Disclosure

Next Meeting



- ALDOT, economic impact of Fort Novosel on surrounding airports
- Draft CLUS Summary
- Priorities
- Responsibilities

Questions?



Next Meeting: July 13, 2023