

***Fairchild Air Force Base
Joint Land Use Study***

Defending America's Future: Fairchild Air Force Base

Study Partners: Spokane County, Cities of Spokane, Airway Heights, Medical Lake, State of Washington, Spokane International Airport Fairchild Air Force Base.



**Spokane County, Study Sponsor
U.S. Department of Defense, Office of Economic Adjustment, Study Sponsor**

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WHAT IS A JLUS?

- JLUS is a cooperative land use planning effort between military installations and the surrounding jurisdictions.
- It is designed to promote community growth and development that is compatible with an installation's training and operational missions.

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COMMUNITIES INVOLVED

- Spokane County
- City of Spokane
- City of Airway Heights
- City of Medical Lake
- Spokane Tribe of Indians
- Kalispel Tribe of Indians
- Fire Districts # 3 & 10
- Fairchild Air Force Base



Celebrating 60 years

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ROLES & RESPONSIBILITIES

- Spokane County – project manager
- Fairchild AFB – provide existing noise contours/land use guidance from 1995 and 2006 AICUZ studies
- JLUS Technical Advisory Group – provide zoning documentation/comprehensive plans/building codes/map shapefiles/technical review of data and recommendations
- JLUS Policy Steering Committee – oversight of Joint Land Use Study effort/policy direction/approval of recommendations and reports

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JLUS PROJECT TEAM

- JLUS Consultant – Matrix Design Group, Rick Rust, Project Manager
- JLUS Technical Advisory Group members
- Spokane County Department of Building and Planning Staff



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JLUS GOALS AND OBJECTIVES

- To protect and promote the present and future operational capabilities of Fairchild AFB.
- To increase communication and cooperation between the Base and the local jurisdictions.
- To identify appropriate regulatory and non-regulatory measures to ensure compatibility between existing and future land uses and Base operations.

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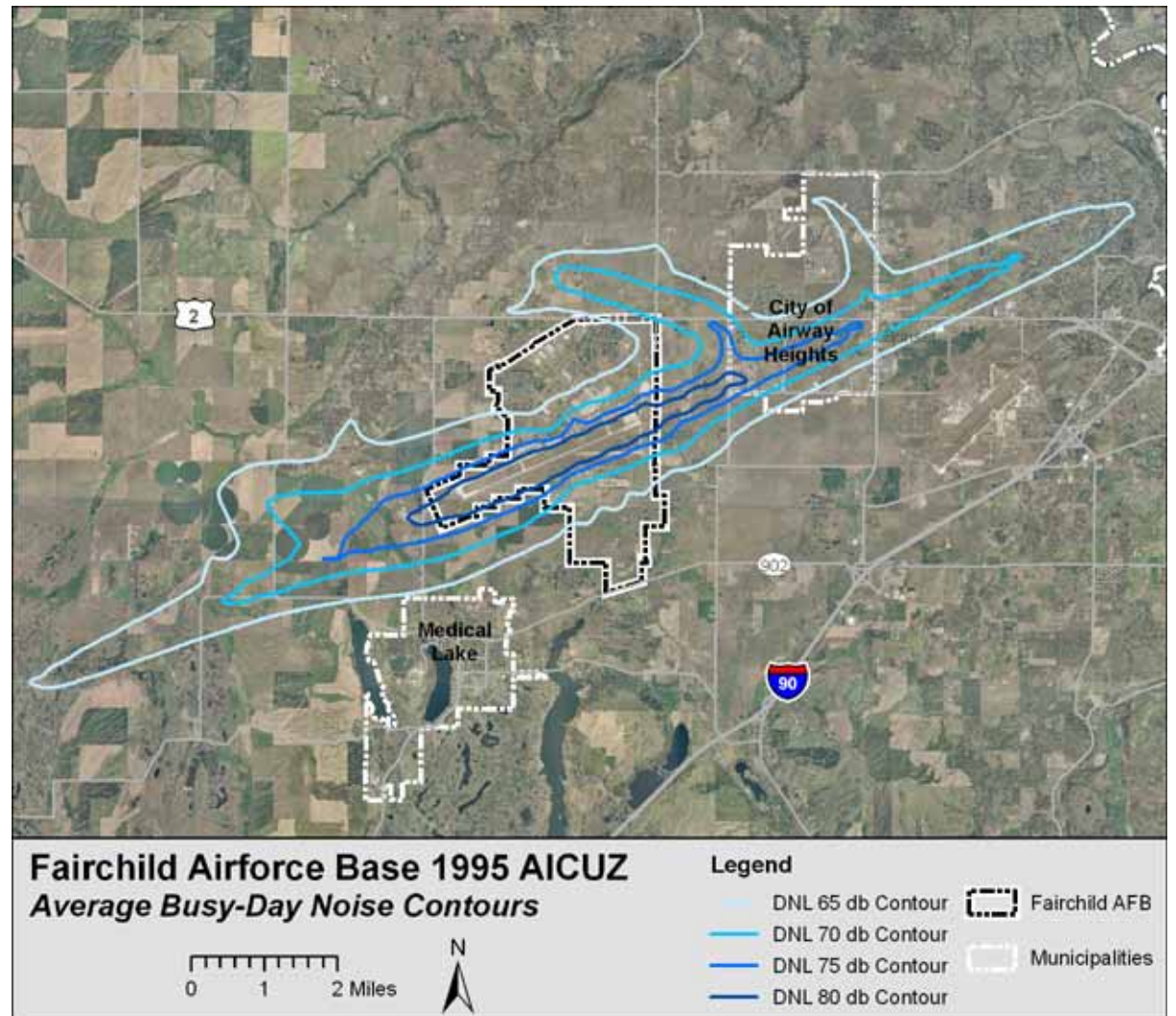
JLUS ISSUES

- Health, Safety, and Welfare of the Local Community Related to:
- Excessive Operations Noise in the Air Installation Compatible Use Zone (AICUZ) Study Noise Contours
- Incompatible development near FAFB especially in the Clear Zone and Accident Potential Zones (APZ).

JLUS ISSUES

Encroachment that threatens the present and future mission and viability of the installation.

Average Busy-Day Noise Contours for 1995



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ENCROACHMENT

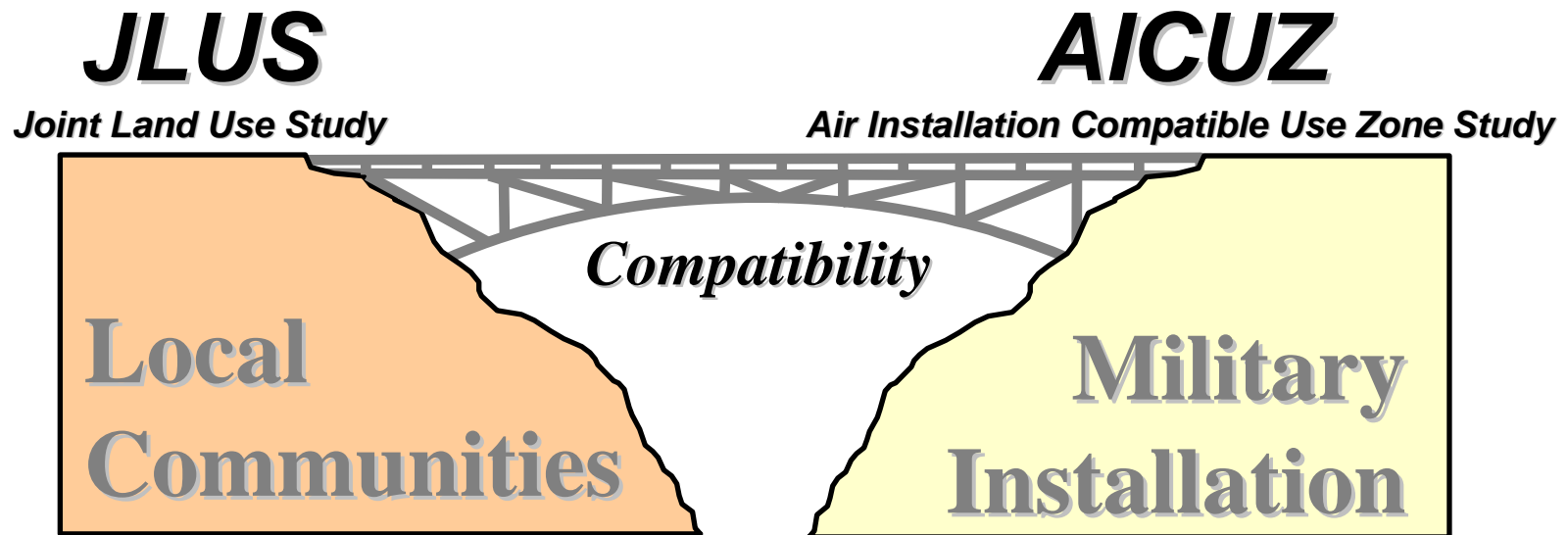
- Communities continue to grow near and around military bases, exposing more people to safety and other concerns.
- This encroachment limits the ability to train and maintain operational readiness.
- DOD wants to address this issue now, while reasonable options exist to cure existing problems and prevent future incompatible development.

TYPES OF ENCROACHMENT



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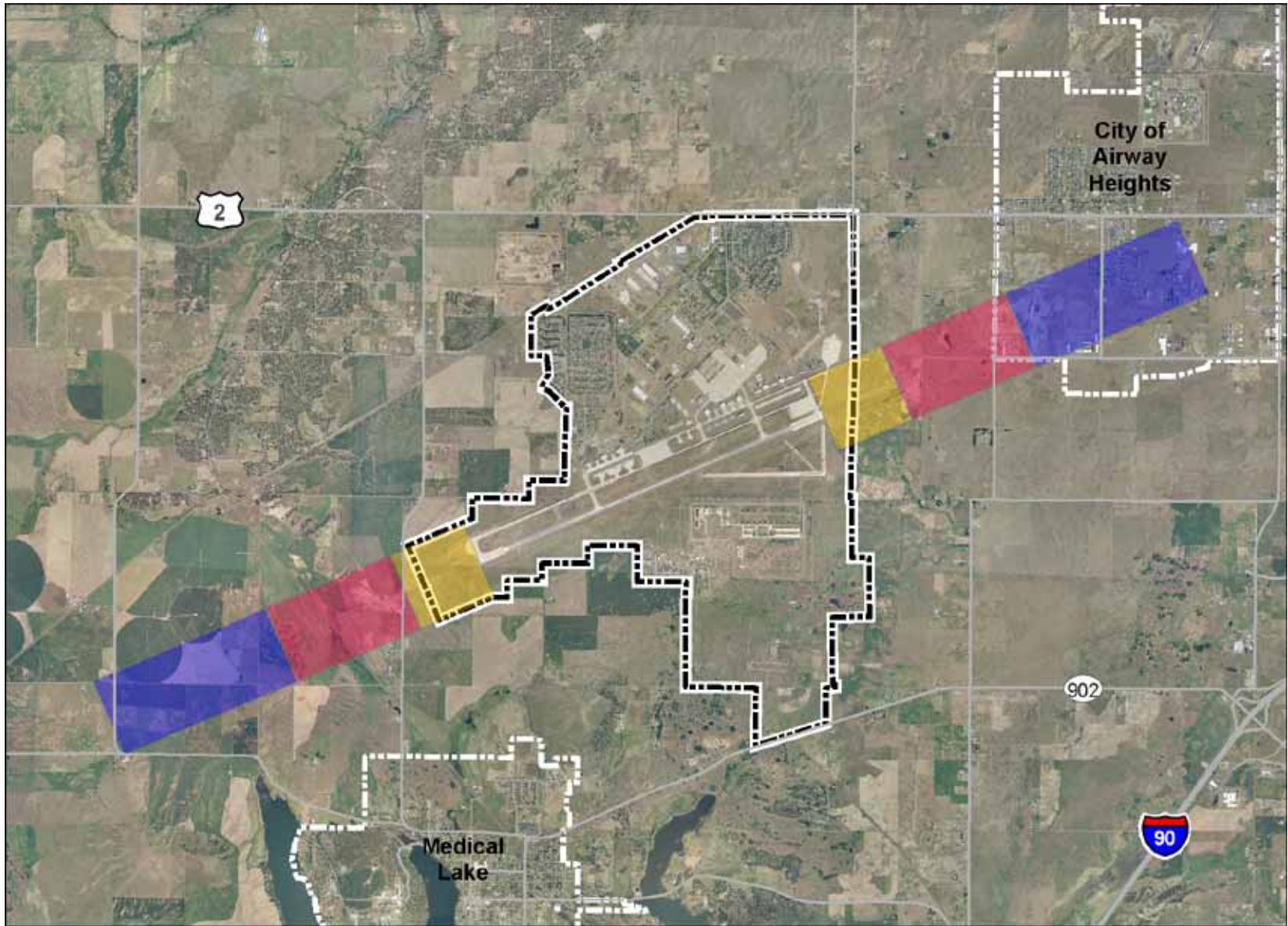
AICUZ JLUS DIFFERENCES



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AICUZ - JLUS DIFFERENCES

- AICUZ studies are conducted by the military installation.
- AICUZ describes the base boundaries, the type of aircraft flown at the Base, the mission, noise contour areas, accident potential zones, and other technical details.
- The JLUS is the communities' study – not the military's. It's the communities' opportunity to fully understand the mission, flight operations and importance of the installation.
- The JLUS is designed to complement the AICUZ study and incorporate AICUZ information. It is much broader in scope.



Fairchild Airforce Base 1995 AICUZ
Proposed Clear Zones and Accident Potential Zones



Legend

- Clear Zone
- Accident Potential Zone 1
- Accident Potential Zone 2
- Fairchild AFB
- Municipalities

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POSSIBLE RECOMMENDATIONS FOR COMPATIBLE LAND USE

- Modify installation operations, if practical
- Revise community comprehensive land use plans
- Revise community zoning and development regulations
- Limit development intensity within noise and aircraft approach/departure zones
- Modify building codes - sound attenuation
- Implement use of real estate disclosure statements
- Avigation easements

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POSSIBLE IMPLEMENTATION MEASURES

- Comprehensive Rezoning (by area)
- Overlay District Zoning
- Planned Unit Development (PUD)
- Subdivision Regulations
- Building Codes
- Transfer of Development Right (TDR)
- Land Acquisitions (purchase/lease)
- Easements:
 - Aviation/Navigation/Avigation
 - Conservation

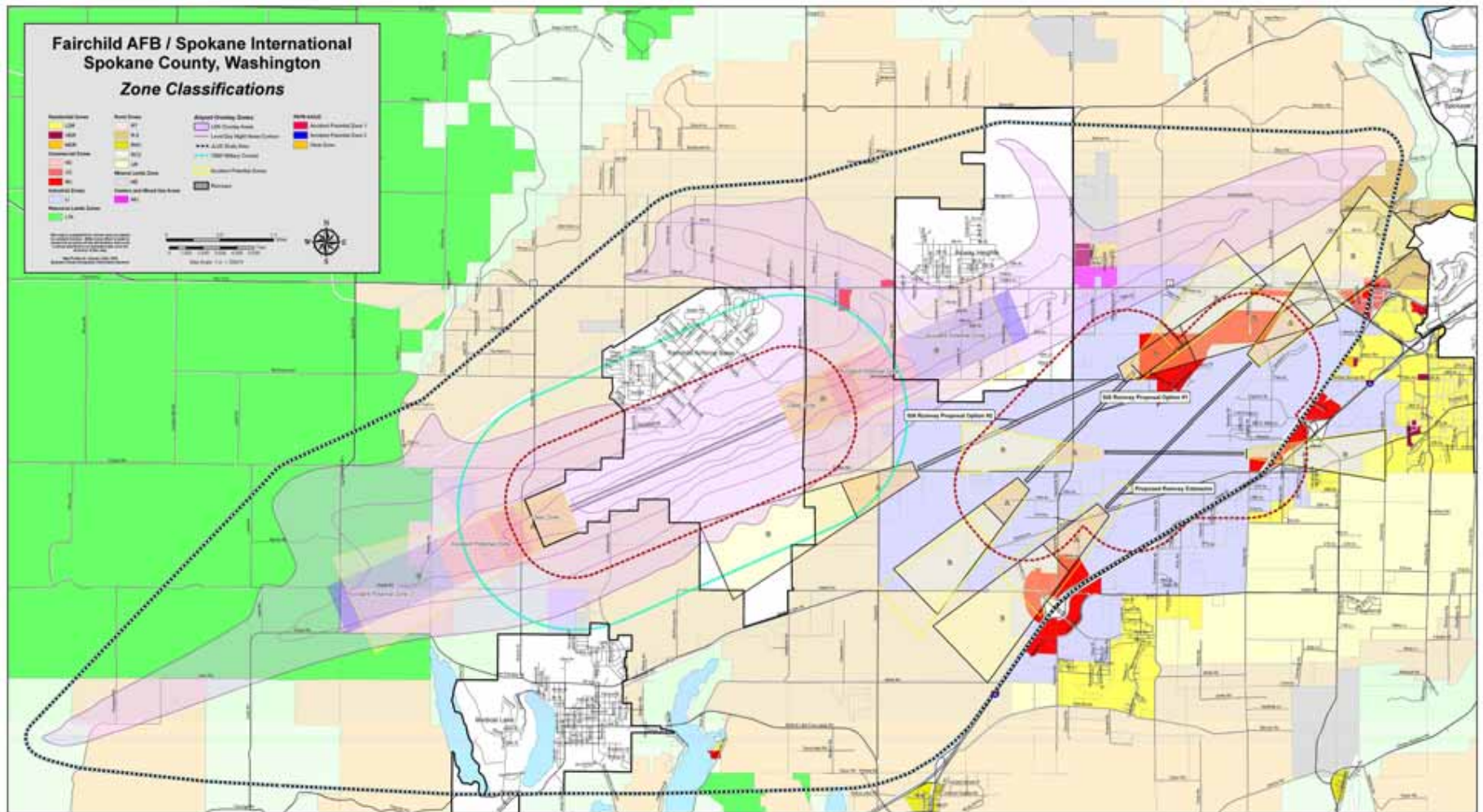
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NEXT STEPS

- Develop Compatibility Criteria and Compatible Use Alternatives
- Public Input on Alternatives
- Determine Feasibility of Alternatives
- Make Recommendations
- Develop Implementation Strategies
- Prepare Draft and Final Study Reports
- Begin Implementation
- Ongoing Coordination

JLUS PROPOSED STUDY AREA BOUNDARY

TO ENLARGE MAP USE THE ZOOM FEATURE ON THE ABOVE TOOL BAR



**FAIRCHILD AFB
WASHINGTON
AERIAL PERSPECTIVE**

