

<b>Proposed Tools for Consideration</b>			
<b>Topic</b>	<b>Consideration</b>	<b>Definition</b>	<b>Purpose/Intent</b>
<b>Communications/Information</b>	Improve communications through updated web sites	Provide JLUS information and any other relevant AICUZ or related land use/noise conflict information website. Update information on a regular basis.	To ensure public education of regional agreements resulting from current and future JLUS efforts, as well as related AICUZ topics
	Request FAA briefng (not a study) on application of FAR Part 150 to uses in JLUS study area	FAA Part 150 may have noise impact mitigation and other measures applicable. Request FAA to provide briefng in potential applications	Provide clear disclosure of noise and safety impacts around military airfields to potential developers
	Strengthen public education regarding safety and noise restrictions in Airport Noise Ordinances	Educate public on existing AICUZ policy which recognizes noise, safety, height, land use and other restrictions around military airfields	Ensure communication between stakeholders and encourage future land use decision-making consensus
	Update educational materials explaining noise, AICUZ, and real estate disclosure	New brochures (with AICUZ maps) discussing specifics of noise contours, AICUZ, and Navy operations	Increase operational understanding
	Enhanced use of Community Planning Liaison Officer	To provide information on relevant civilian programs, projects, planning and services from the DOD's perspective	Improve the relationship between the base and surrounding communities and to build constructive partnerships; provide timely and relevant information to assist communities in their land development endeavors
<b>Coordination/Organizational</b>	Create JLUS Regional Coordinating Committee to include the military facilities and local governments	Multi-stakeholder committee which will continue dialogue and monitoring of JLUS recommendations and future land use impacts	
<b>Planning and Public Policy</b>	Revise Future Land Use Plan/Zoning Districts and Rezoning Process	Incorporate appropriate planning concepts with regard to minimizing inappropriate land uses with regard to the continuing mission of NAS JRB	Better control over development; imposes restrictions based on AICUZ footprint
	Adoption of Airport Environs Ordinance that establishes an overlay district: Military Airport Zone	Serve as overlay districts, within which growth management policies and regulatory techniques shall guide land use activities and construction	To ensure the long-term viability of airports and military installation activities.
	Create a Master Land Development Plan and Design Guidelines	Establish a comprehensive vision for all local governments within the Noise Zones and APZ/CZ zones that can be shared by the local, regional, state, private and public sector stakeholders	Guide development efforts in the study area, in a way compatible with NAS JRB and its current and future missions
	Create a Noise Mitigation Plan	Developed through the leadership and efforts of all local governments in the Noise Zones and APZ/CZ zones	Guide development within the study area in a way compatible with NAS JRB's current and future missions through acquisition/demolition/relocation efforts
	Enforce development restrictions on existing easements	Enforce development restrictions on existing easements to ensure AICUZ compatible development around airfield	Better control of development restrictions on existing easements
	Seek DOD input on school siting boards/ decisions	Consult DOD on school siting decisions to review future school sitings	Allow DOD to review and provide input on future siting of schools

<b>Real Estate Measures</b>	Early disclosure	Disclosure of structure's location within AICUZ noise zones and/or within APZs at the initial advertisement of property (e.g., Multiple Listing Service database). Ensure early disclosure is being followed and educate agents of proper language/timing	Provide honest disclosure of impacts to property within AICUZ which may impact buyer or renter decision
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<b>Acquisition</b>	Create an Avigation Easement Program	Provide guidance for new development within the AICUZ footprint	Increase protection from inappropriate land use conflicts with military readiness training
	Pursue purchase of impacted properties in the CZ, APZ I and APZ II	Reduction of inappropriate land uses through voluntary acquisition of properties, funded by the state or federal government	To reduce the number of adversely affected properties in high noise areas & to protect NAS JRB from inappropriate land uses while protecting the health safety and welfare of all stakeholders
	Land Banking	A system in which an entity, such as the local governing body, acquires a substantial amount of land available for future development. Land banking differs from permanent acquisition in that it places the land in a temporary holding status to be turned over for development at a future date	Anti-inflationary affect on land prices, thus preventing land speculation, and it will permit more rational patterns of development rather than urban sprawl
	Pursue funding for DOD Conservation Land purchase	Partnerships with local, state and non-profit conservation entities to acquire land around military installations to prevent further encroachment and preserve open space	Enable quick response to priority real estate acquisition opportunities and leverage Navy's encroachment prevention efforts
	Transfer of Development Rights	Used to manage location of future development. This action takes place voluntarily	Stimulate growth and appropriate development of property with development rights being transferred to reduce the potential of incompatible development
<b>Sound Attenuation</b>	Implement noise attenuation requirements for certain non-residential structures	Conduct research to implement recently-enacted state legislation enabling communities to require noise attenuation for certain non-residential noise-sensitive structures (churches, office buildings, hospitals, etc.)	Provide interior sound attenuation for non-residential noise-sensitive structures in high noise zones
	Strengthen building codes	Modify existing Sound Transmission Class (STC) ratings for sound attenuation to higher levels; tier application of expanded codes according to noise zones	Provide additional sound attenuation for residences & other buildings within 65 DNL noise contours and higher
	Sound Attenuation Program	A voluntary program in the 65+ DNL areas to sound insulate homes, with formal certification of compliance with the program	Increase the tax base in the area and add value to the real estate properties
	Ensure building code enforcement	Ensure contracted builders are following increased standards in noise contours	Prevent structures from being built within noise contours that do not meet higher sound attenuation standards

	Building code Research & Development	Promote research and development on new methods of sound attenuation through construction and building materials	Use highly impacted areas as research grounds for improving overall construction standards for all impacted structures
	Strengthen building codes of schools in noise contours	Improve sound attenuation of school structures based on applications by other local governments	Provide additional sound attenuation for schools within noise contours
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Infrastructure	Transportation Plan	Improve surface transportation access to NAS JRB from surrounding communities and from highway system.	Provide transportation outlook after full implementation of transportation improvements
Memorandum of Understanding	Establish a mutually beneficial process that will ensure timely and consistent notification and cooperation between all parties on projects, policies, and activities	Promote sustainability and protect military readiness training	To limit development on vacant land and to encourage conservation
Security	Regional Security Guidelines	Developed to reduce or eliminate terrorist attacks upon targeted buildings or sites at NAS JRB	Area specific guidelines to satisfactorily address potential future security issues of NAS JRB
Statutory Lighting Requirements	Review and adopt new regulations regarding the installation and use of outdoor lighting within a five mile radius of NAS JRB	Prohibits the use of a type of outdoor lighting that is incompatible with the effective use of the observatory (tower) or military installation	To improve visibility around airfields for incoming aircraft by reducing glare and light refraction, thereby improving the safety of property owners within a 5 mile radius
Infrastructure	Storm Water Drainage Assessment (Low Impact Development (LID) Strategy)	Reduce the volume of runoff to the base and decentralize flows	To create a series of smaller detention areas that allow localized filtration rather than carrying runoff to a remote collection area, by retaining wider areas for drainage ways, and increasing the setbacks from natural drainage areas
Air Operations/Training	Flight Ops modifications	Implement/continue all flight operations modifications feasible to reduce air operations to minimum feasible to support missions over developed areas	To minimize noise/safety impacts on developed areas around Navy airfields. Educate public on previous changes