

JLUS IMPLEMENTATION GROUP EXERCISE

Background

For several meetings, the Technical Committee has discussed a variety of methods for implementation of the JLUS plan. The purpose of this exercise is to identify and categorize a variety of measures which the group feels supports the main objective of the JLUS. The intent of the implementation strategy is to present a range of options from which local government can use to direct their actions toward the JLUS. Concurrence on a single implementation approach is not being requested or suggested, as the final decision on which steps will be taken is left to local government.

The Technical Committee, and in addition the Policy Committee, will be asked to provide input on which measures should be included as part of the general implementation strategy. No one strategy fits all, it appears that given research into the JLUS process, the best plans offer a series of items which offer opportunity for a collaborative approach.

Suggestions for components of the implementation strategy have been provided previously. These items are shown in the attached handout entitled "Potential Implementation Tools". For each, the project team has identified a "pro" and "con" statement, based upon current JLUS research and practices in other JLUS plans and communities, or comments from the Technical Committee. For ease of reporting and organization, these statements have also been grouped into four categories, based upon the discussion comments from the Technical Committee's July 14th meeting:

- Use JLUS as a policy guide in making local planning decisions;
- Incorporate JLUS into local regulatory process;
- Accept JLUS as a means to identify compensatory measures;

In addition, the project team has identified a "Neutral Ground" which represents those common-sense steps which should be taken regardless of which implementation tools are used locally to implement the JLUS.

Instructions

At the upcoming meeting the Technical Committee will be asked to use this information as part of a group review exercise which will:

1. Address remaining questions on these 30+ implementation strategies.
2. Provide an opportunity to add strategies to the list for consideration, or remove those deemed not appropriate at this time.
3. Confirm the categorization of these strategies into the four general categories shown above.
4. Result in development of a report to the Policy Committee on the outcome of this review, including comments regarding challenges or opportunities foreseen as part of the implementation process which will be managed by local governments following completion of this plan.



Potential Implementation Tools

JLUS for NAS/JRB New Orleans

Topic Area	Tool	Definition	PRO	CON	Implementation Responsibility	NO	Category	
Communications/Information	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	Information is readily accessible 24/7; Can be incorporated into existing website(s)	Maintenance and update of information	Local Governments (in cooperation with DoD)	1	Neutral Ground	
	Request FAA briefing (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 briefing in potential applications	Provides consistent information source on program to the general community	Some in the community may not choose to take advantage of this information	FAA and Local Governments	2	Neutral Ground	
	Strengthen public education regarding safety and noise restrictions in Airport Noise Ordinances	Education public on existing AICUZ policy which recognizes noise, safety, height, land use and other restrictions around military airfields	_____	_____			3	DISCARD BOX
	Update educational materials explaining noise, AICUZ, and real estate disclosure	New brochures (with AICUZ maps) discussing specifics of noise contours, AICUZ, and NAVY operations	Provides consistent information source on program	Information very technical - needs to be as non-technical as possible; time required to prepare materials	Navy (in cooperation with Local Governments)	4	Neutral Ground	
	Enhanced use of Community Planning Liaison Officer	To provide information on relevant civilian programs, projects, planning, and services from DOD's perspective	Provides a single point of contact between Base and local community	None apparent	Navy (in cooperation with DoD and Local Governments)	5	Neutral Ground	
Coordination /Organization	Create JLUS Regional Coordinating Committee to include the military facilities and local governments	Multi-stakeholder committee with will continue dialogue and monitoring of JLUS recommendations and future land use impacts	Continues work toward consensus on critical issues and items	May not have complete stakeholder participation	Local Governments, DoD, RPC, Navy	6	Neutral Ground	
Planning and Public Policy	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	Builds implementation tools rooted in consensus which have "teeth"; integrates with larger rezoning process	Open to waiver and revision through implementation process; requires time and budget to complete; some opposition expected	Local Governments, Community, Landowners	7	Regulatory	
	Adoption of Airport Environs Ordinances 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	Builds implementation tools rooted in consensus which have "teeth"; can be revised as needed specifically for MIPD needs	Open to waiver and revision through implementation process; requires time and budget to complete; some opposition expected	Local Governments (with assistance from FAA); Community, Landowners	8	Regulatory	
	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	Identifies optimum implementation method(s), serves as a guide to local decisions; build upon current community practices and plan	May not be translated into measures which have "teeth"; requires time and budget to complete; some opposition expected	Local Governments (in cooperation with community, DoD, Navy); Community, Landowners	9	Planning	

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Planning and Public Policy	Create a Noise Mitigation Plan	Developed through the leadership and effort of all local governments in the Noise Zones and APZ/CZ zones	Identifies all appropriate measures taken to address and mitigate noise issues	Could result in actions which could be viewed as disruptive to neighborhoods	Local Governments, FAA, DoD and other funding sources	10	Planning
	Enforce development restrictions on existing easements	Enforce development restrictions on existing easements to ensure AICUZ compatible development around airfield	Prevents incompatible land uses from being found in sensitive areas	Opposition from community and/or landowners	Navy (in cooperation with Local Governments)	11	Neutral Ground
	Seek DOD input on school siting boards/ decisions	Consult DOD on school siting decisions to review future school sites				12	DISCARD BOX
	Appearance Overlay Zone Within Commercial Areas	Identify standards of design for site design elements such as freestanding signs, lights, monopoles, landscape, in commercial areas around and within runway approaches	Minimizes opportunity to create potential obstructions/glare issues	May not be favored by all developers or waved through action of local government	Local Governments (in cooperation with DoD)	32	Regulatory
	Use as a tool within local Planning Departments	Provide information and training to local building and planning officials on how to use the JLUS recommendations	Provide consistent message on purpose and outcomes of JLUS	Not enforceable; additional request made on local planning departments	Local Governments	33	Planning
	Coordination with Local Planning Initiatives (Comprehensive Plan)	Provide information and recommendations to local comprehensive efforts as technical input	Provide broad public information and input on the JLUS process and outcome	Presents opportunity for uninformed to reverse critical JLUS decisions; longer timeline to complete than JLUS; not focused on MIPD	Local Governments (with assistance from Community, Navy and DoD)	34	Planning
Real Estate Measures	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	Provide for informed decision-making prior to making a purchase; protects MIPD to some degree from future litigation	Concerns that information reduces desirability of some developed areas for purchase	Local government, LA Real Estate Commission, Realtors Associations	13	Neutral Ground
Acquisition	Create an Avigation Easement Program	Provide guidance for new development within the AICUZ footprint	Increased protection from incompatible development	Might be timely/costly to negotiate based upon the number of property owners involved	Navy (with assistance from DoD and Local Government)	14	Compensatory
	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	Protection from incompatible development; Protects the health, safety, welfare of community and its future residents	Funding sources not readily apparent for implementation	Local Governments, FAA, DoD and other funding sources	15	Compensatory

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Acquisition (cont'd)	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	Allows more control over future development, reducing incompatibility; protects health, safety, welfare	May remove some desirable areas from immediate development	Local Governments (with assistance from Navy and DoD)	16	Compensatory
	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	Eliminates incompatible land uses	Establishes need for long-term maintenance of open spaces	Navy, DoD, Local Governments, partners and/or entities	17	Compensatory
	Create a Conservation Easement Program (Transfer of Development Rights)	Purchase right to maintain areas which are natural, open space or available for agricultural in their current state - owner retains to property and right to use property in accordance with the easement.	Eliminates incompatible land uses; donation of easement might be tax deductible	Funding sources for purchase of easement required	Navy, DoD, Local Governments, partners and/or entities	18	Compensatory
	Source of Implementation Funds	Identify a funding source to finance acquisition of property or easements (General fund, grants, Special Use tax, TIF District, other, etc.)	Utilizing a variety of funding sources helps minimize direct cost to local government	Some funding sources require approval of local voters/residents prior to use	Navy, DoD, Local Governments, RPC, partners and/or entities	35	Compensatory
Sound Attenuation	Implement noise attenuation requirements for certain non-residential structures	Require noise attenuation for certain non-residential noise-sensitive structures (churches, office buildings, hospitals, etc.)	Provide additional noise protection	Totally voluntary, there is no regulatory means to assure participation or cover cost	Local Governments, State Legislature, DoD	19	Regulatory
	Strengthen building codes	Modify existing state building codes to meet identified Noise Reduction Levels (NRLs)	Provide for an assured level of noise protection as part of all new construction/major renovations	Requires approval of state legislature to enact	Local Governments, State Legislature, DoD	20	Regulatory
	Sound Attenuation Program	Common practices already incorporated into most new construction. Becomes voluntary program in the 65+ DNL areas to sound insulate older homes, with the cost paid for by homeowners	Most newer construction will comply, some voluntary measures may qualify for energy tax credits	May not be cost efficient to update/upgrade all structures	Local Governments (in cooperation with Home Builders Association, Navy and DoD)	21	Regulatory
	Ensure building code enforcement	Ensure contracted builders are following increased standards in noise contours	Provide for an assured level of noise protection as part of all new construction/major renovations	Might require additional resources including funding/staffing/training to address	Local Governments and Building Associations	22	Neutral Ground
	Building Code Research & Development	Promote research and development on new methods of sound attenuation through construction and building materials				23	DISCARD BOX

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Sound Attenuation (cont'd)	Strengthen building codes of schools in noise contours	Improve sound attenuation of school structures based on applications by other governments	_____	_____		24	DISCARD BOX
Infrastructure	Transportation Plan	Improve surface transportation access to NAS/JRB from surrounding communities and from highway system	_____	_____		25	DISCARD BOX
	Storm Water Drainage Assessment (Low Impact Development (LID) Strategy)	Reduce the volume of runoff to the base and decentralize flows	Allows base to maintain and manage their own stormwater needs within their campus	None apparent	Local Governments, developers and property owners	29	Planning
MOU	Establish a mutually beneficial process that will ensure timely and consistent communication	Maintain formal process for development and rezoning matters pending around NAS/JRB base	Allows base and community to continue working together to address mutual needs	None apparent	Local Governments and Navy	26	Neutral Ground
Security	Regional Security Guidelines	Developed to reduce or eliminate terrorist attacks upon targeted buildings or sites at NAS/JRB	_____	_____		27	DISCARD BOX
Statutory Lighting Requirements	Review and adopt new regulations regarding the installation and use of outdoor lighting within a 5-mile radius of NAS/JRB	Prohibits the use of a type of outdoor lighting that is incompatible with the effective use of observatory (tower) or military installation	Removes this obstruction from base runway operations within critical areas, allows for continued operations	None apparent	Local Governments, State Legislature, DoD, RPC	28	Regulatory
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	Minimize noise intrusion in sensitive areas, allows for education of the public on base mission and operations	May be burdensome on military operations	Navy	30	Planning

Category Legend:

Planning = Use JLUS as a policy guide in making local planning decisions

Regulatory= Incorporate JLUS into the local regulatory process

Compensatory= Accept JLUS as a means to identify compensatory measures

Neutral Ground= those common-sense steps which should be taken regardless of which implementation tools are used locally to implement the JLUS

Discard Box= Great ideas or suggestions deemed not appropriate to our planning process at this time - this does not necessarily rule out these items being considered again in the future