

JLUS IMPLEMENTATION TOOLS – FINAL

Background

The Technical Committee has reviewed the implementation tools as part of a group discussion/exercise during their July 28th meeting. Modifications to the tools have been collected as part of that discussion and are incorporated into the attached list. These are shown in **bold** in the attached table.

Instructions

The Technical Committee has been asked to review the attached item and provide any additional comments on the implementation tools suggested for inclusion into the JLUS plan. Again, these tools present a variety of approaches which local governments and others can use to help with the JLUS implementation.

Then, the Technical Committee will be asked to pass along these recommendations to the Policy Committee, 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.

In addition, if there are any individual groups not identified within the “Implementation Responsibility” column which need to be added, this should be done at this time.



Potential Implementation Tools
 JLUS for NAS/JRB New Orleans

FINAL

| 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; offer coordination with State Planning Office (or equivalent) | Provides a single point of contact between Base and local community | None apparent | Navy (in cooperation with DoD and Local Governments), State Planning Office (or equivalent) | 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 community facility (parks/recreation sites, community centers, library, schools, auditoriums, recreation centers) citing boards/decisions | Consult DOD on school citing decisions to review future school sites | Helps make sure that facilities are not constructed in areas where it would be incompatible with the results of the AICUZ and APZ areas | None apparent | Local Government, DoD, School Boards (Public and Private), Recreation Boards, Library Boards | 12 | Planning |
| | 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 (NOTE: Program in place to help fund such opportunities) | Establishes need for long-term maintenance of open spaces, (NOTE: having open water in these areas creates fowl control issues and potential impacts to runway operations) | 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