

Public Workshop

Workshop #1
October 16, 2013



JBSA-RANDOLPH

JOINT LAND USE STUDY

Today's Meeting

Agenda

- Welcome / Introductions
- JLUS Overview
- JBSA-Randolph Overview
- Overview of Compatibility Factors
- Next Steps
- Compatibility Factor Workshop Exercise
- Adjourn

Welcome / Introductions



JBSA-RANDOLPH

JOINT LAND USE STUDY

Welcome / Introductions

JLUS Partners

- Bexar County
- City of Converse
- City of Garden Ridge
- City of Live Oak
- City of San Antonio
- City of Schertz
- City of Selma
- City of Universal City
- Guadalupe County
- City of Cibolo
- City of Seguin
- JBSA – Randolph

Project Committees

- Executive Committee
- Advisory Committee

Consultant to Bexar County

Matrix Design Group

- Celeste Werner, AICP
 - Project Manager
- Mike Hrapla
 - Deputy Project Manager
- Tracy Wieczorek

Project Administrator: Bexar County



County of Bexar

Public Works Department

Malik Jabeir

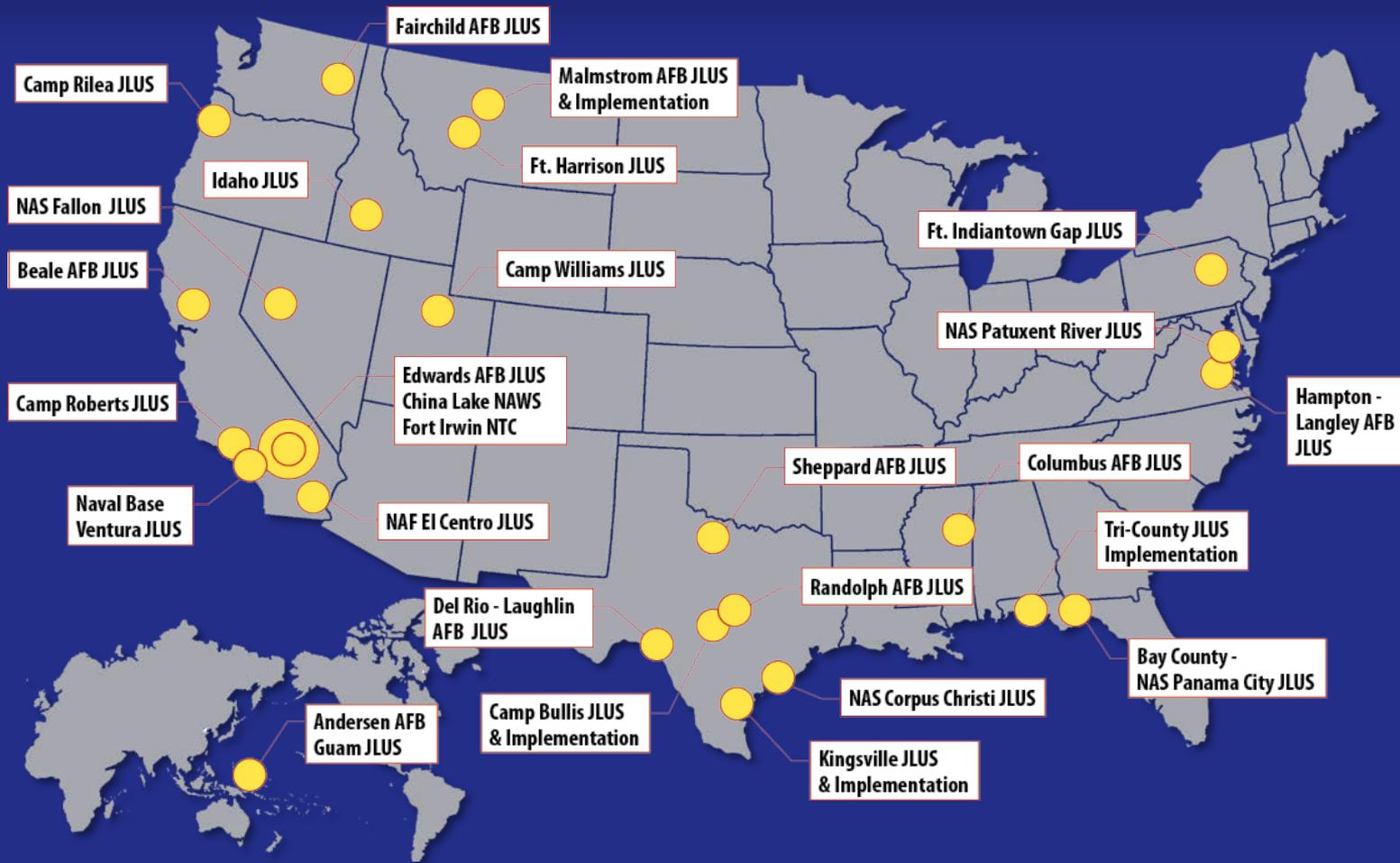
Email jbsa-rjlus@bexar.org

Phone 210.335.0726

233 N Pecos La Trinidad, Suite 420

San Antonio, TX 78207

Matrix Completed JLUS Projects





JLUS Overview



JBSA-RANDOLPH

JOINT LAND USE STUDY

What is a JLUS?

A federally funded program to **promote cooperation** between the communities and DoD

Grant administered by DOD/OEA

A **proactive approach** to achieve a balance the economic development viability of communities and sustaining missions at JBSA-Randolph

A **preventative measure** to encourage compatible development

Initiated in 1985 by the Office of Economic Adjustment (DOD)

Over 100 JLUSs have been completed nationally

JLUS Facts



A JLUS IS:

- a study that identifies appropriate land use and resource planning recommendations for further consideration
- a collaborative document
- a body of information that assists in making more informed decisions
- tailored to for each jurisdiction / agency

A JLUS IS NOT:

- a regulatory document
- an enforceable action

A JLUS requires follow-on support by all stakeholders, including the public, to implement the recommendations

Overview of Joint Land Use Studies

JLUS Objectives

Community

- Protect the health, safety, and welfare of residents / maintain quality of life
- Manage development in the vicinity of military installations that would interfere with the continued operations of these facilities
- Protect opportunities for new growth in an economically, environmentally, and socially sustainable manner
- Maintain the economic vitality of the community / region

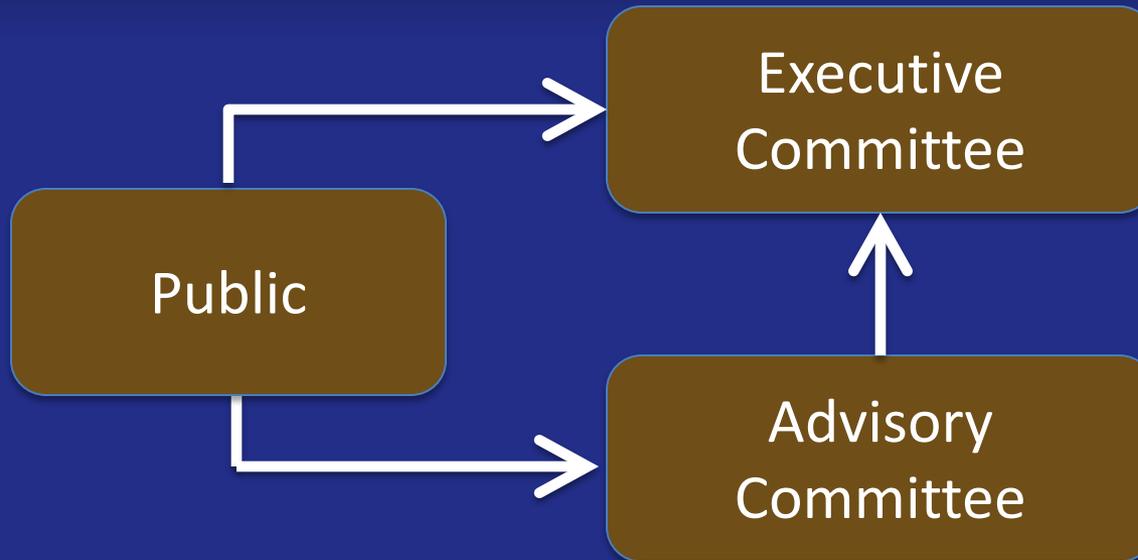
Military

- Protect the health, safety, and welfare of the military and civilian personnel living and working at or near the military installation
- Ensure the ability of the installation to achieve its mission, maintain military readiness, and support national defense objectives

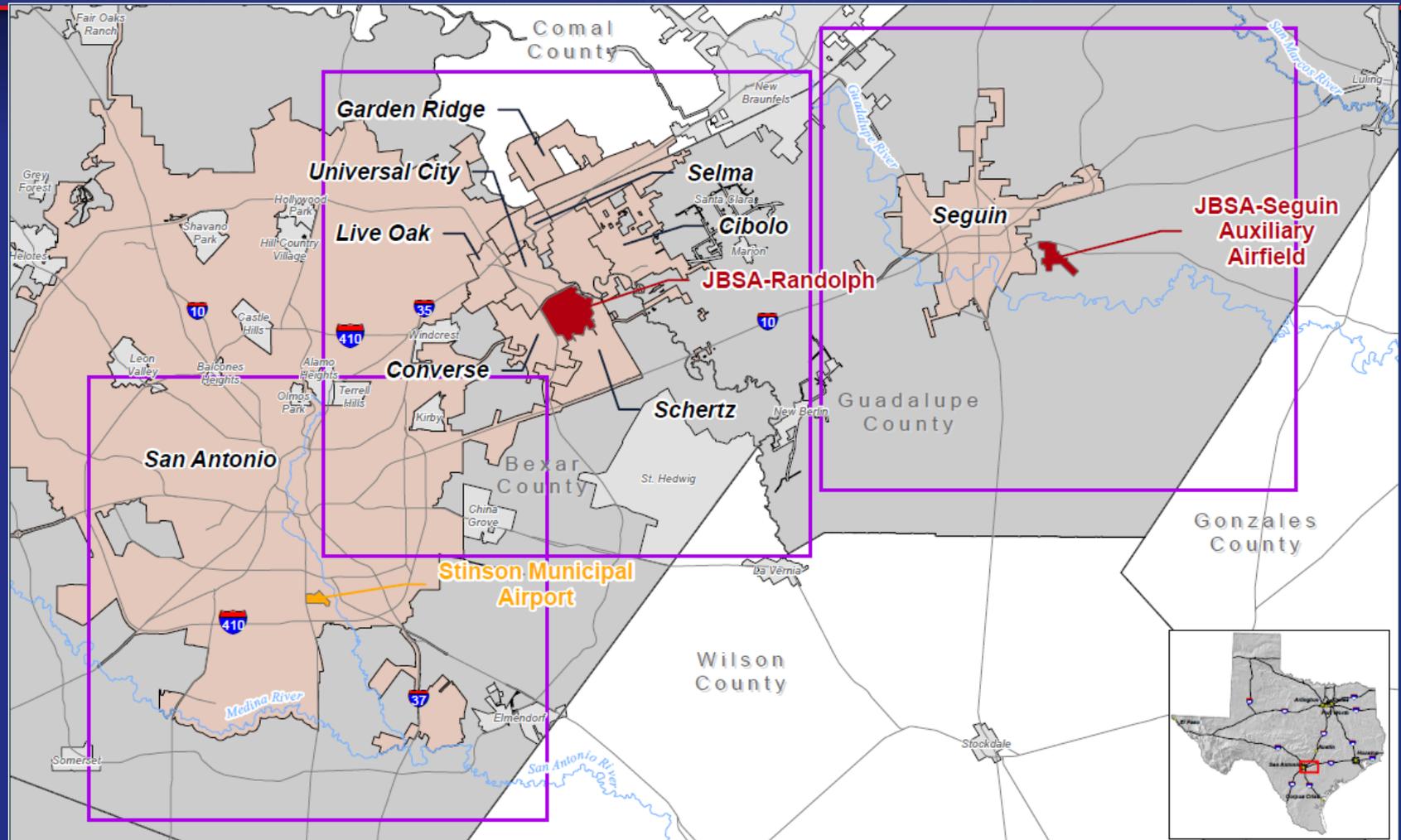
Who is Engaged in JLUS

	Participants	Responsibilities
Sponsor	Bexar County	Coordination Accountability Grant Management Financial Contribution
JLUS Executive Committee	Elected & Appointed Officials JBSA-Randolph Representatives	Policy Direction Study Oversight Monitoring Report Adoption
Advisory Committee	Planning Staff Engineering Staff Technical Specialists Special Interests	Technical Issues Alternatives Report Development Recommendations
Public	All interested persons	Public Input Public Comments

Input / Flow



JLUS Study Area

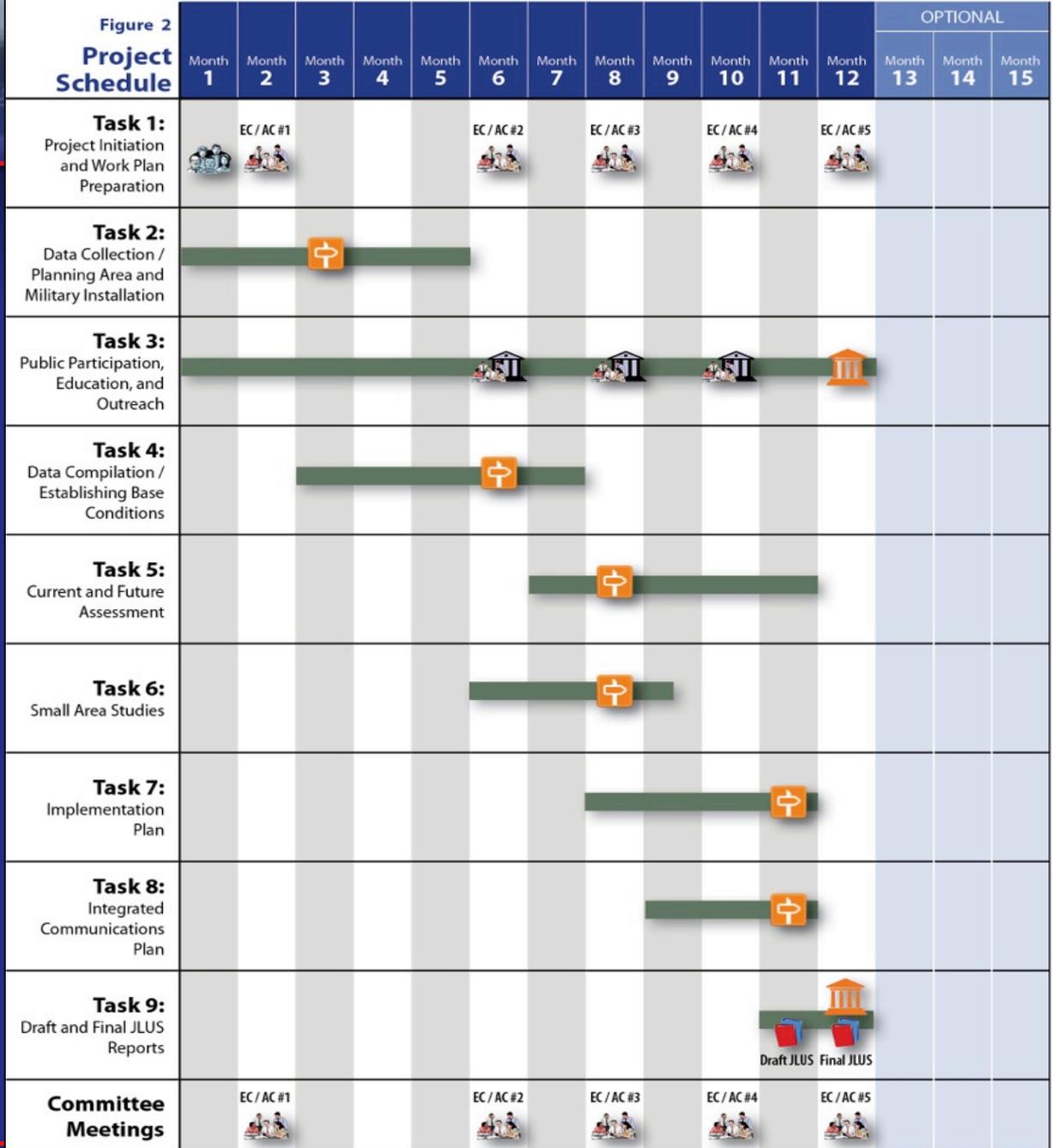


Legend

- JLUS Study Area
- JLUS County Partners
- River
- Stinson Municipal Airport
- JLUS City Partners
- Interstate / Highway
- JBSA-Randolph and JBSA-Seguin
- Regional Cities



Project Schedule



Executive and Advisory Committee Memberships

Participating Jurisdictions:

Bexar County

City of Converse

City of Garden Ridge

City of Live Oak

City of San Antonio

City of Schertz

City of Selma

City of Universal City

Guadalupe County

City of Cibolo

City of Sequin

JBSA-Randolph

Participating members:

City of San Antonio International Airport

City of San Antonio Office of Military Affairs

Federal Aviation Administration

Greater San Antonio Builders Association

Real Estate Council of San Antonio

San Antonio Board of Realtors

Texas House of Representatives

Texas Military Preparedness Commission

US House of Representatives

Public Involvement Plan

Public input is essential to the success of the JLUS process and implementation

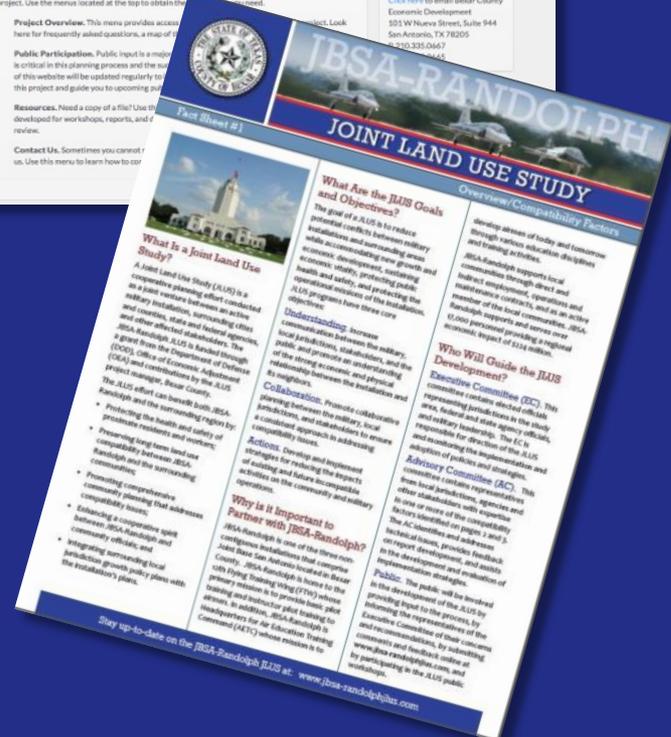
Project Website

- www.jbsa-randolphjlus.com

Informational Brochures

Public Meetings

Public Review Period



Issue Identification

How Are Issues Identified

- Technical expertise / experience
- Data research
- Interviews with local stakeholders
 - Jurisdictions
 - Military
 - Agencies
 - Organizations
- Committee inputs
- Public inputs



JBSA-Randolph Overview



JBSA-RANDOLPH



JOINT LAND USE STUDY

JBSA-Randolph Overview

Presentation about JBSA-Randolph

Presenter:

**Colonel William Eger, III
Commander, 802d MSG**



An aerial photograph showing a large airport with multiple runways and taxiways. The airport is surrounded by residential neighborhoods with many houses and streets. There are also some commercial buildings and parking lots visible. The overall scene is a mix of urban and aviation infrastructure.

Overview of Compatibility Factors

A photograph of four fighter jets, likely F-16s, lined up on a runway. They are facing right. The background shows a line of trees and a clear sky.

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JOINT LAND USE STUDY

Compatibility Factors

JBSA-Randolph JLUS

JBSA-Randolph JLUS

What Is Compatibility?

Compatibility, in relationship to military readiness, can be defined as the balance and / or compromise between community and military needs and interests. The goal of compatibility planning is to promote an environment where both entities can coexist successfully. Study area data on existing conditions obtained from the Executive Committee, Advisory Committee and public workshops will be analyzed to identify current and future compatibility issues. This analysis will also identify the influence of regulatory measures on land use decisions and will consider existing and projected development trends within the study area. The JLUS will study a set of 24 potential compatibility factors to determine all pertinent issues.

MAN-MADE FACTORS

1 Interagency Coordination / Communication

Interagency coordination relates to the level of interaction on compatibility issues among military installations, jurisdictions, land and resource management agencies, and conservation authorities.

2 Land Use

The basis of land use planning relates to the government's role in protecting the public's health, safety, and welfare. County and local jurisdictions' growth policy / general plans and zoning ordinances can be the most effective tools for avoiding, or resolving, land use compatibility issues. These tools ensure the separation of land uses that differ significantly in character. Land use separation also applies to properties where the use of one property may impact the use of another. For instance, industrial uses are often separated from residential uses to avoid impacts related to noise, odors, lighting, etc.

3 Safety Zones

Safety zones are areas in which development should be more restrictive, in terms of use and concentrations of people, due to the higher risks to public safety. Issues to consider include aircraft accident potential zones, weapons firing range safety zones, and explosive safety zones.



4 Vertical Obstructions

Vertical obstructions are created by buildings, trees, structures, or other features that may encroach into the navigable airspace used for military operations (aircraft approach, transitional, inner horizontal, outer horizontal, and conical areas, as well as military training routes). These can present a safety hazard to both the public and military personnel and potentially impact military readiness.



5 Local Housing Availability

Local housing availability addresses the supply and demand for housing in the region. It also identifies the competition for shelter that may result from changes in the number of military personnel and the supply of military family housing provided by the installation.



6 Infrastructure Extensions

This factor covers the extension or provision of infrastructure (roads, sewer, water, etc.) in the vicinity of the installation. Infrastructure can enhance the operations of the installation by providing needed services, such as sanitary sewer treatment capacity and transportation systems. However, enhanced or expanded infrastructure could also encourage growth into areas near the installation that might not be compatible with current or future missions.

7 Anti-Terrorism / Force Protection

Anti-Terrorism / Force Protection (AT / FP) relates to the safety of personnel, facilities, and information on an installation from outside threats. Methods to protect the installation and its supportive facilities can impact off-installation uses.

8 Noise

From a technical perspective, sound is the mechanical energy transmitted by pressure waves in a compressible medium such as air. More simply stated, noise is what we hear. As sound reaches unwanted levels, this is referred to as noise. The central issue of noise is the impact, or perceived impact, on people, animals (wild and domestic), and general land use compatibility. Exposure to high noise levels can have a significant impact on human activity, health, and safety.



9 Vibration

Vibration is an oscillation or motion that alternates in opposite directions and may occur as a result of an impact, explosion, noise, mechanical operation, or other change in the environment. Vibration may be caused by military and/or civilian activities.

10 Dust / Smoke / Steam

Dust results from the suspension of particulate matter in the air. Dust (and smoke) can be created by fire (controlled burns, agricultural burning, artillery exercises), ground disturbance (agricultural activities, military operations, grading), industrial activities, or other similar processes. Dust, smoke, and steam are compatibility issues if sufficient in quantity to impact flight operations (such as reduced visibility or cause equipment damage).



11 Light and Glare

This factor refers to man-made lighting (street lights, airfield lighting, building lights) and glare (direct or reflected light) that disrupts vision.



Light sources from commercial, industrial, recreational, and residential uses at night can cause excessive glare and illumination, impacting the use of military night vision devices and air operations. Conversely, high intensity light sources generated from a military area (such as ramp lighting) may have a negative impact on the adjacent community.

12 Energy Development

Development of energy sources, including alternative energy sources (such as solar, wind, or biofuels) could pose compatibility issues related to glare (solar energy), vertical obstruction (wind generation), or water quality / quantity.

13 Air Quality

Air quality is defined by numerous components that are regulated at the federal and state level. For compatibility, the primary concerns are pollutants that limit visibility (such as particulates, ozone, etc.) and potential non-attainment of air quality standards that may limit future changes in operations at the installation or in the area.

14 Frequency Spectrum Impedance/ Interference

Frequency spectrum impedance and interference refers to the interruption of electronic signals by a structure or object (impedance) or the inability to distribute / receive a particular

frequency because of similar frequency competition (interference).

15 Public Trespassing

This factor addresses public trespassing, either purposeful or unintentional, onto a military installation. The potential for trespassing increases when public use areas are in close proximity to the installation.

16 Cultural Resources

Cultural resources may prevent development, apply development constraints, or require special access by Native American tribes, other groups, or governmental regulatory authorities.

17 Legislative Initiatives

Legislative initiatives are federal, state, or local laws and regulations that may have a direct or indirect effect on a military installation to conduct its current or future mission. They can also constrain development potential in areas surrounding the installation.



NATURAL RESOURCE FACTORS

18 Water Quality / Quantity

Water quality / quantity concerns include the assurance that adequate water supplies of good quality are available for use by the installation and surrounding communities as the area develops. Water supply for agricultural and industrial use is also considered.

19 Sensitive Biological Resources

Sensitive biological resources include federally-listed threatened and endangered species and the habitats they exist in or utilize. These resources may also include areas such as wetlands and migratory corridors that are critical to the overall ecosystem. The presence of sensitive biological resources may require special development considerations and should be included early in the planning process.

20 Marine Environments

Regulatory or permit requirements protecting marine and ocean resources can cumulatively affect the military's ability to conduct operations, training exercises, or testing in a water-based environment.

COMPETITION FOR SCARCE RESOURCES

21 Scarce Natural Resources

Pressure to gain access to valuable natural resources (such as oil, natural gas, and minerals) located on military installations, within military training areas, or on public lands historically used for military operations can impact land utilization and military operations.

22 Land / Air / Sea Spaces

The military manages or uses land, air, and sea space to accomplish testing, training, and operational missions. These resources must be available and of a sufficient size, cohesiveness, and quality to accommodate effective training and testing. Competition for these shared resources can impact future training in operations for all users.



23 Frequency Capacity

In a defined area, the frequency spectrum is limited. Frequency spectrum capacity is critical for maintaining existing and future missions and communications on installations. This is also addressed from the standpoint of consumer electronics.

24 Roadway Capacity

Roadway capacity relates to the ability of existing freeways, highways, arterials, and other local roads to provide adequate mobility and access between military installations and their surrounding communities.

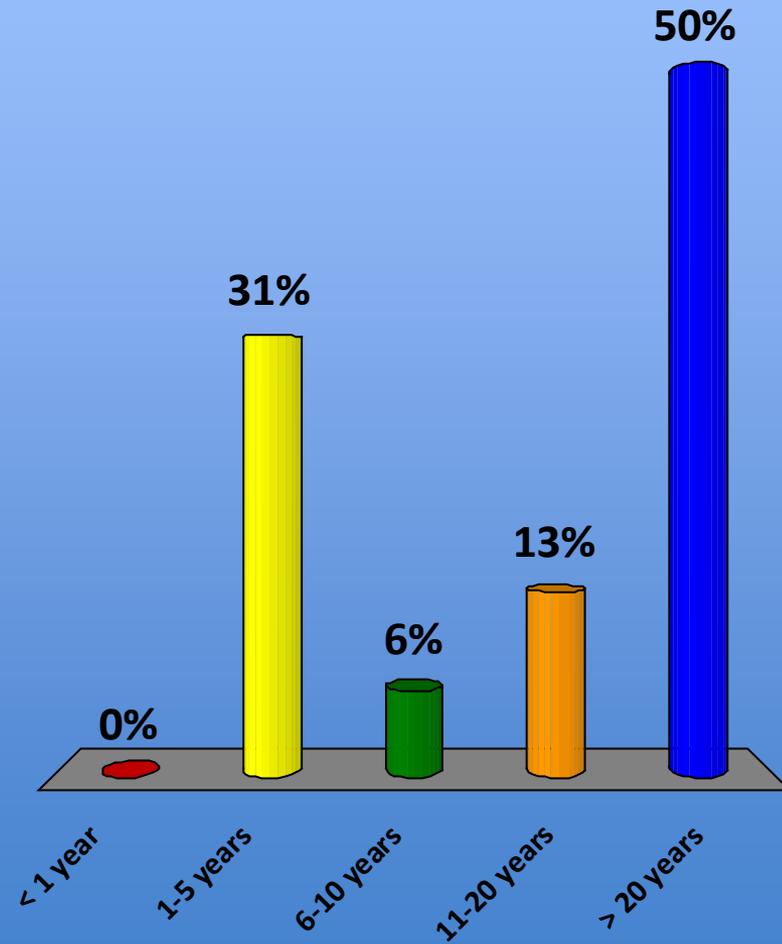
How To Respond To Survey Questions?

1. Presenter will announce polling is open
2. Press the number / letter that corresponds with the answer you wish to select.
3. Change your mind? Just click the right one. Your last push will count.
4. You will see results as responders select their answer.



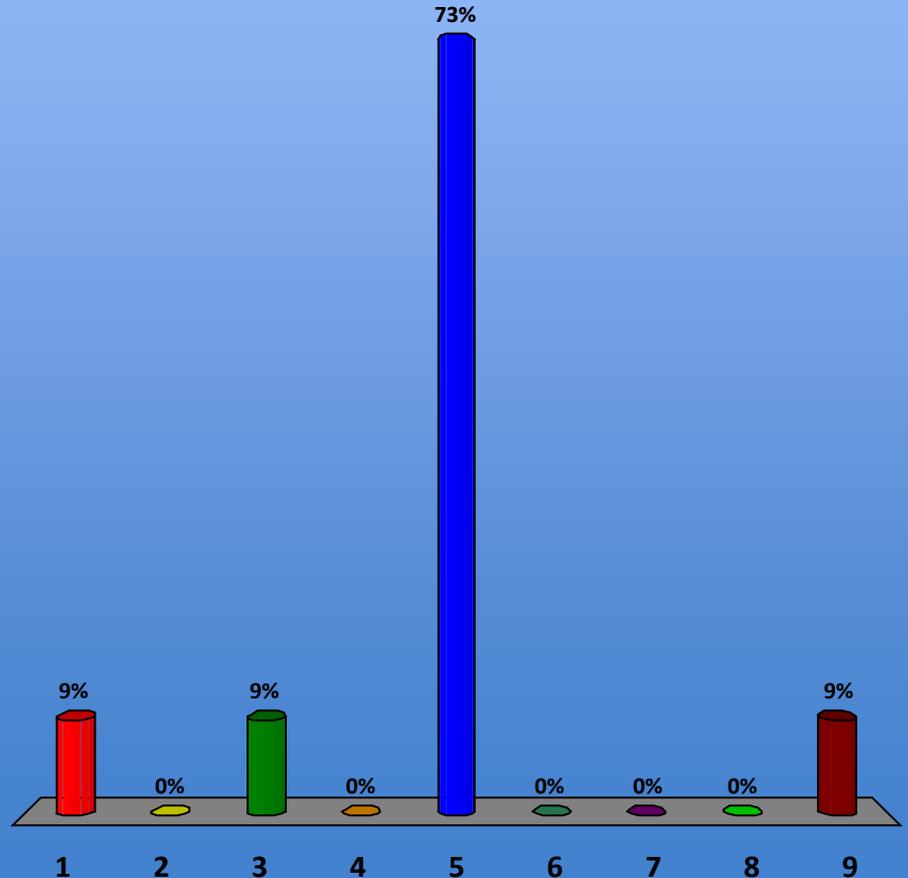
How long have you lived in the area?

- A. < 1 year
- B. 1-5 years
- C. 6-10 years
- D. 11-20 years
- E. > 20 years



What City do you live in?

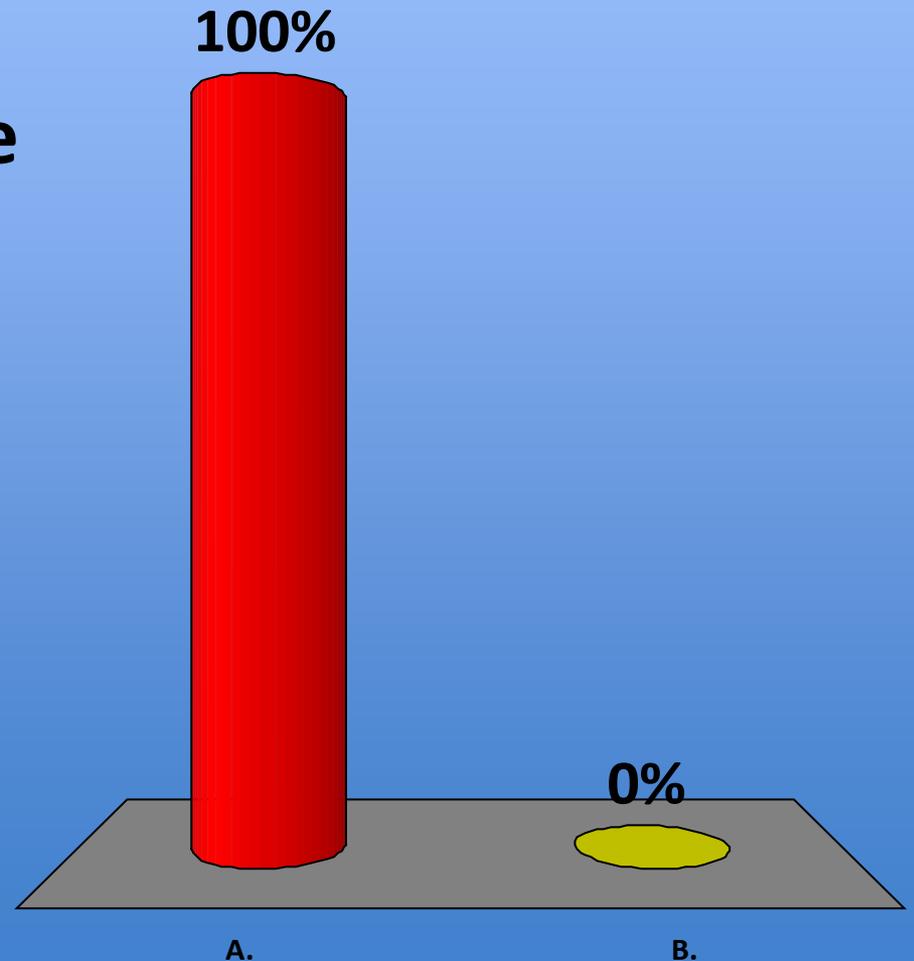
- A. City of Cibolo
- B. City of Converse
- C. City of Garden Ridge
- D. City of Live Oak
- E. City of San Antonio
- F. City of Schertz
- G. City of Seguin
- H. City of Selma
- I. City of Universal City



What Unincorporated County do you live in?

A. County of Bexar

B. County of Guadalupe



Interagency Coordination / Communications

Interagency coordination relates to the level of interaction on compatibility issues among military installations, jurisdictions, land and resource management agencies, and conservation authorities.

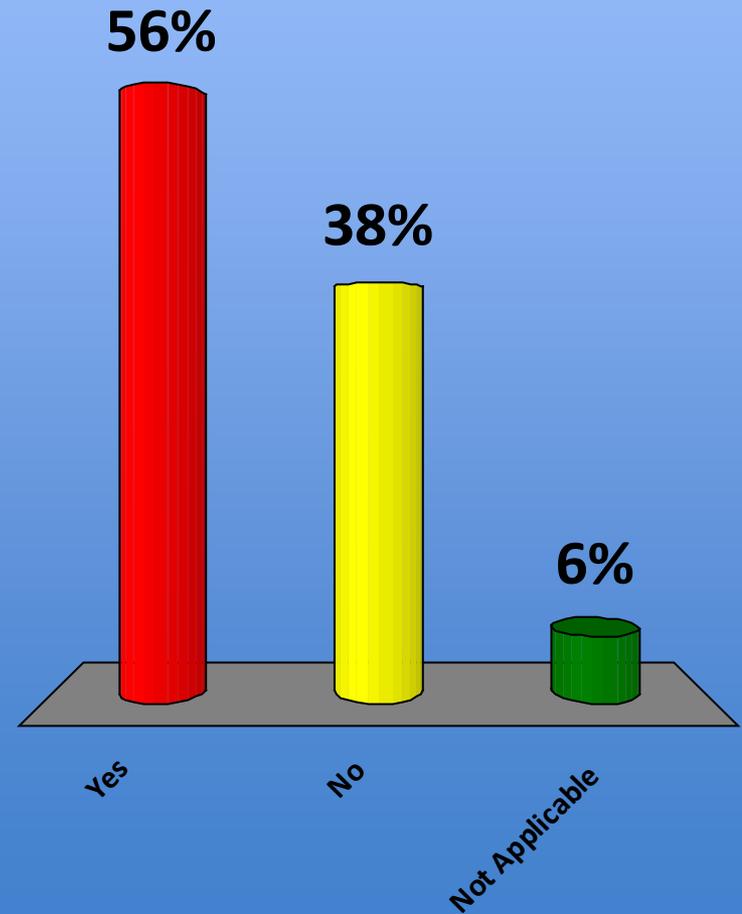


If you had a question or concern about JBSA-Randolph, did you know who to call?

A. Yes

B. No

C. Not Applicable

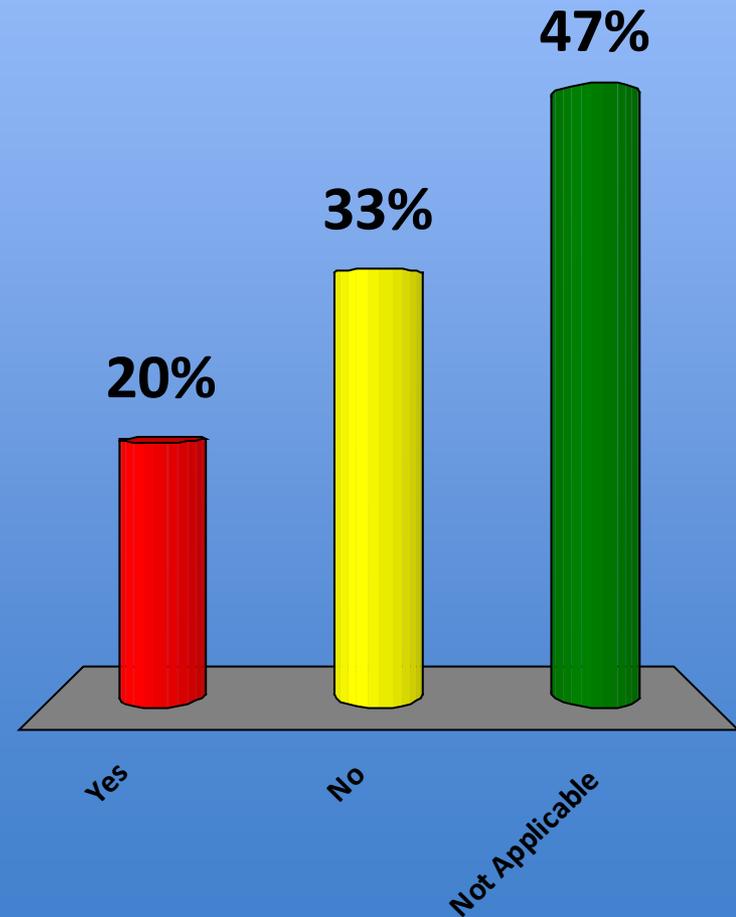


If yes: have you called JBSA-Randolph in the last 12 months concerning an issue?

A. Yes

B. No

C. Not Applicable



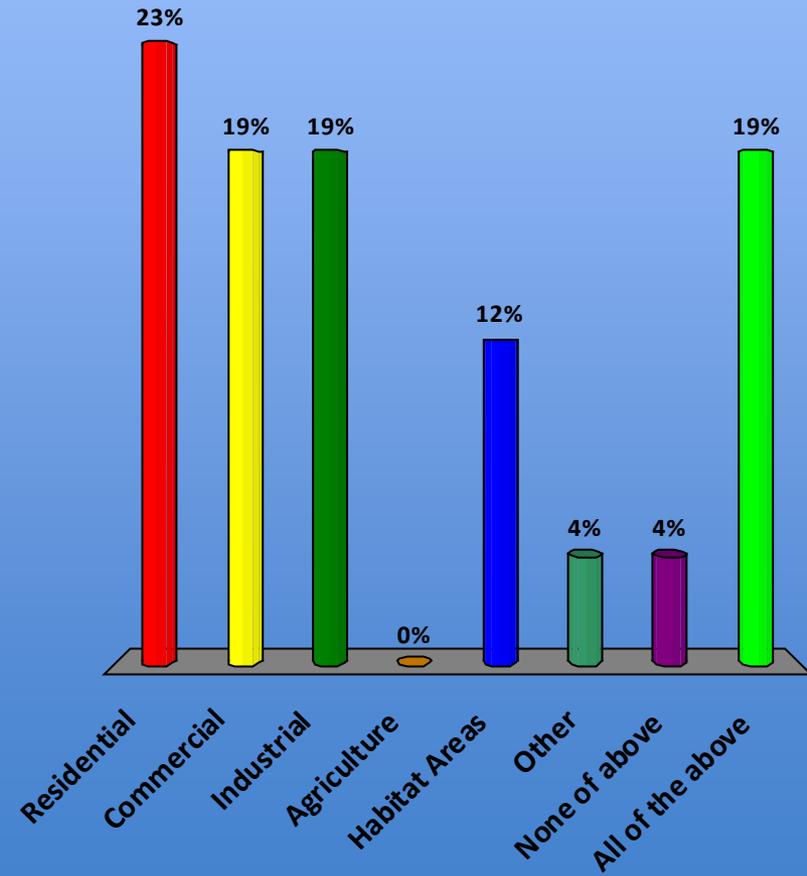
Land Use

The basis of land use planning relates to the government's role in protecting the public's health, safety, and welfare. County and local jurisdictions' comprehensive plans, growth policy, and zoning ordinances can be the most effective tools for avoiding, or resolving, land use compatibility issues. These tools ensure the separation of land uses that differ significantly in character. Land use separation also applies to properties where the use of one property may impact the use of another. For instance, industrial uses are often separated from residential uses to avoid impacts related to noise, odors, lighting, etc.



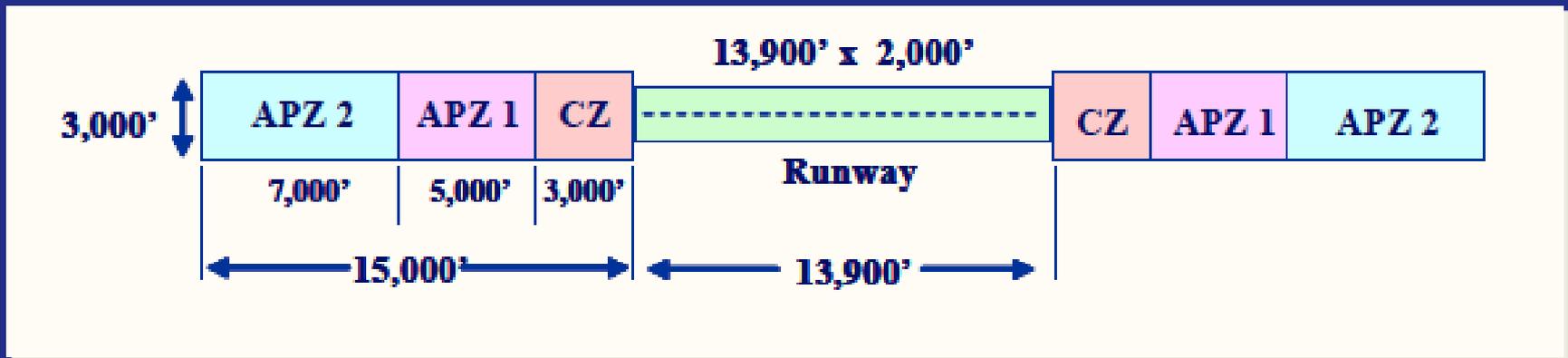
Which land use type is the biggest concern relative to incompatibility with JBSA-Randolph (click all that apply)?

- A. Residential
- B. Commercial
- C. Industrial
- D. Agriculture
- E. Habitat Areas
- F. Other
- G. None of above
- H. All of the above



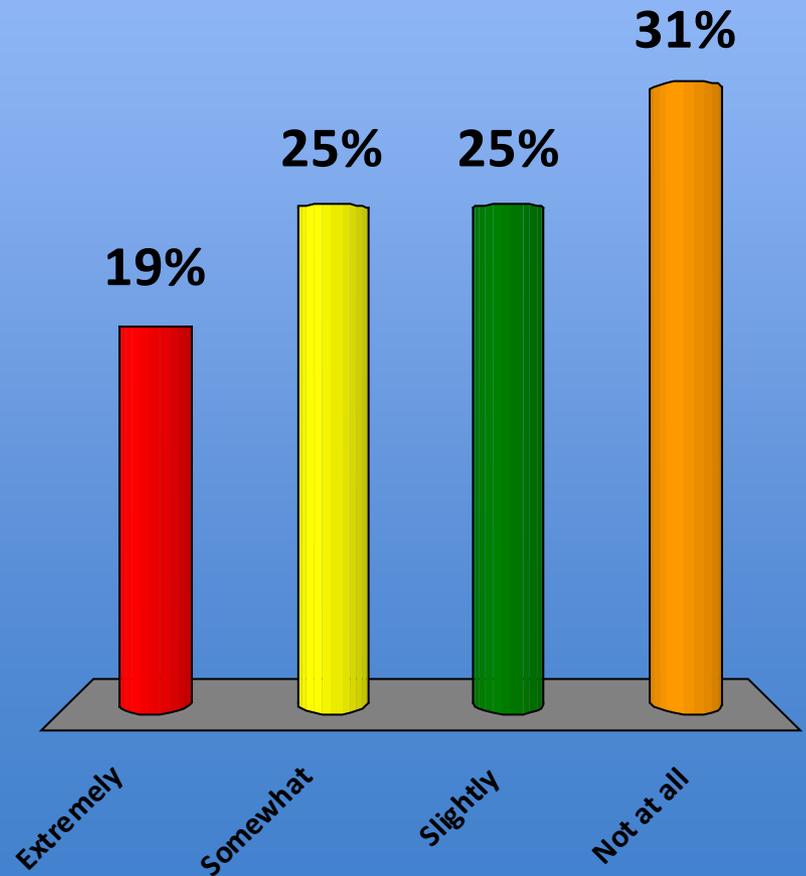
Safety Zones

Safety zones are areas in which development should be more restrictive, in terms of use and concentrations of people, due to the higher risks to public safety. Issues to consider include aircraft accident potential zones, weapons firing range safety zones, and explosive safety zones.



How concerned are you about the potential for aircraft accidents?

- A. Extremely
- B. Somewhat
- C. Slightly
- D. Not at all

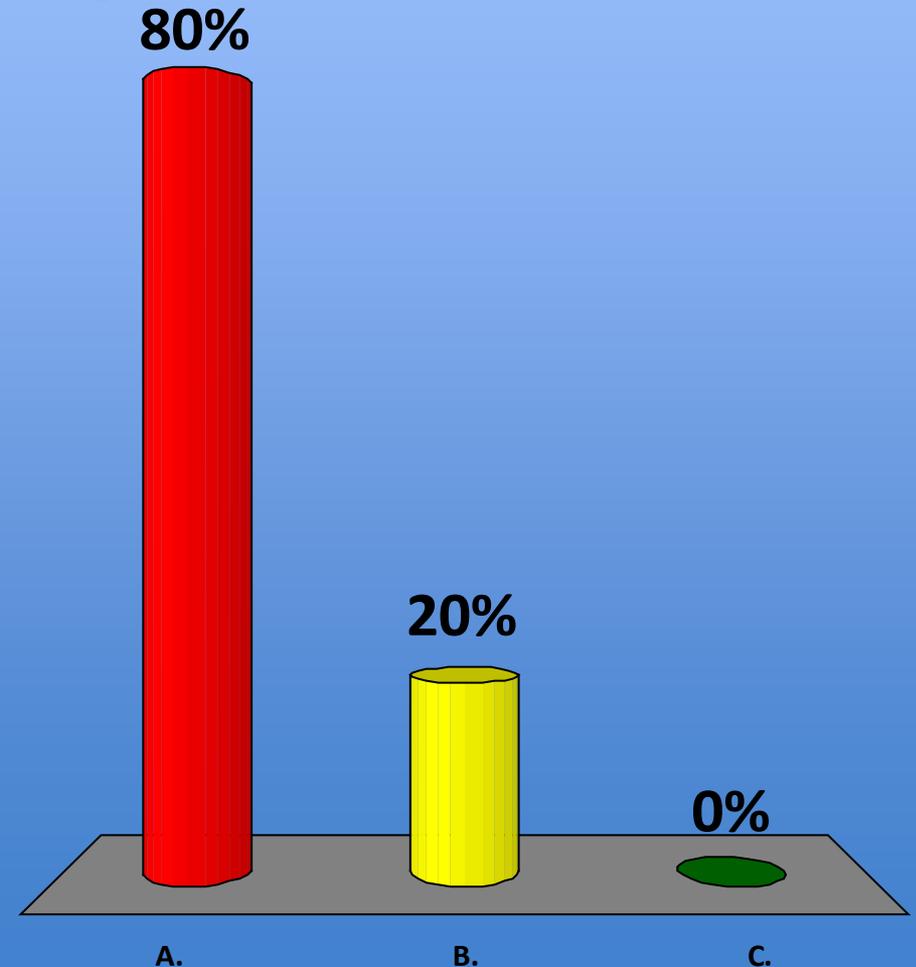


Do you feel it is necessary for local governments to ensure citizens are protected from the potential of aircraft mishaps?

A. Yes

B. No

C. I don't know

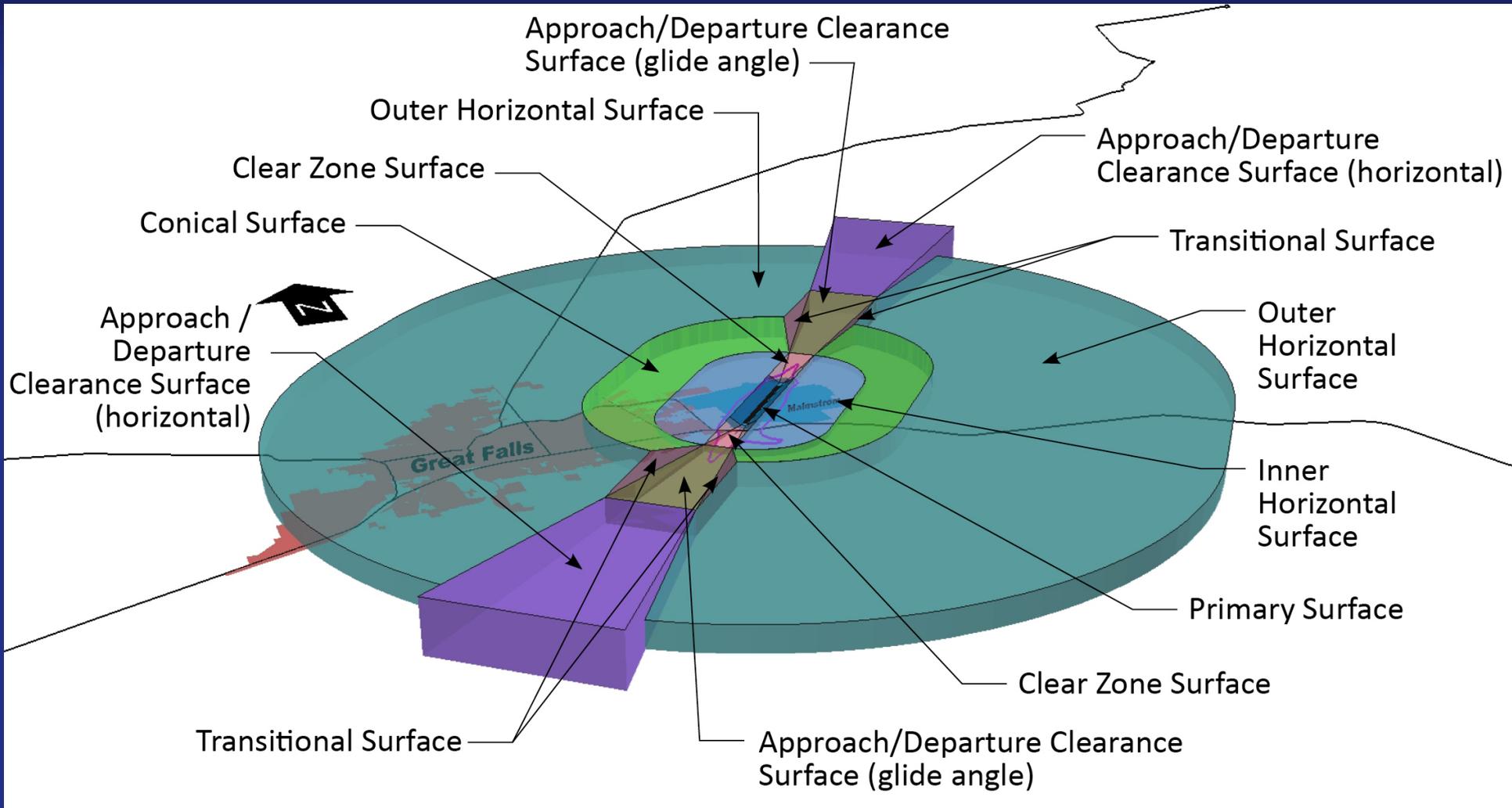


Vertical Obstructions

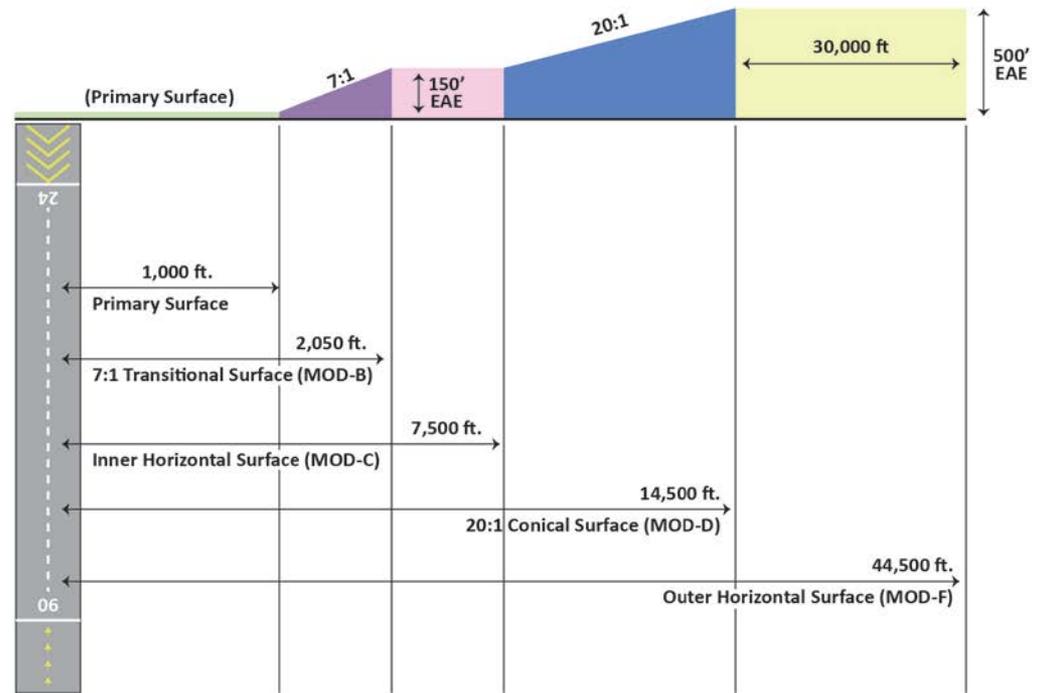
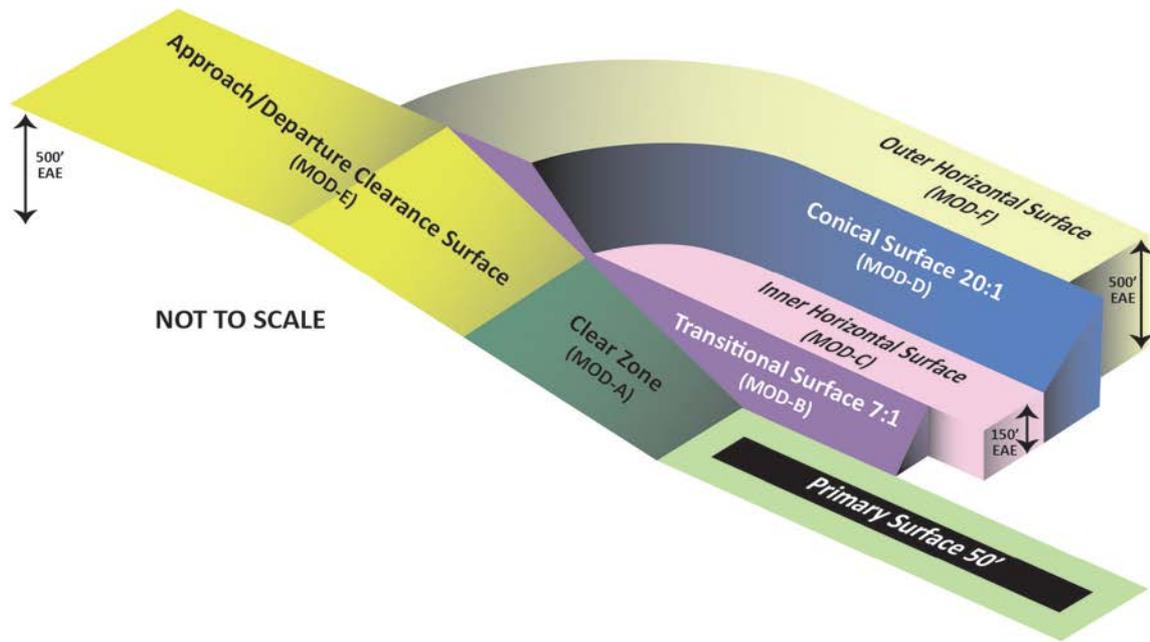
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Imaginary Surfaces

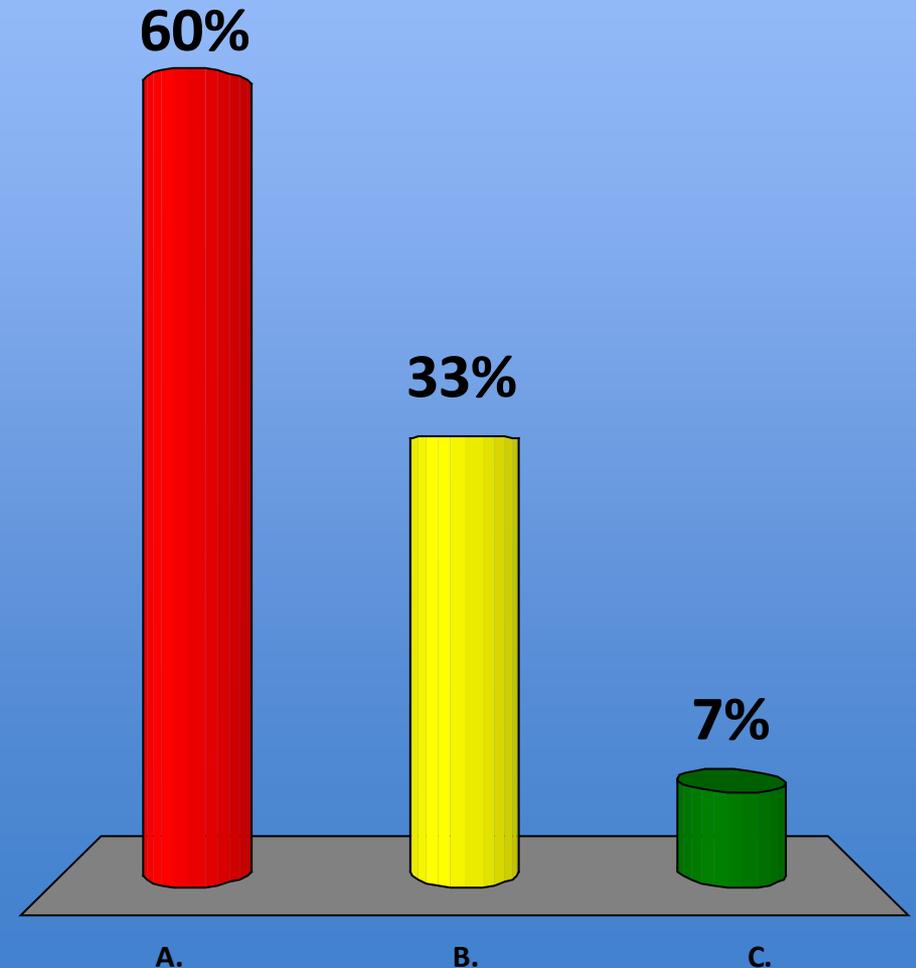


Imaginary Surfaces



Are you aware of FAA height restrictions surrounding airfields / airports?

- A. Yes
- B. Yes, but not clear how to apply
- C. No



Infrastructure Extensions

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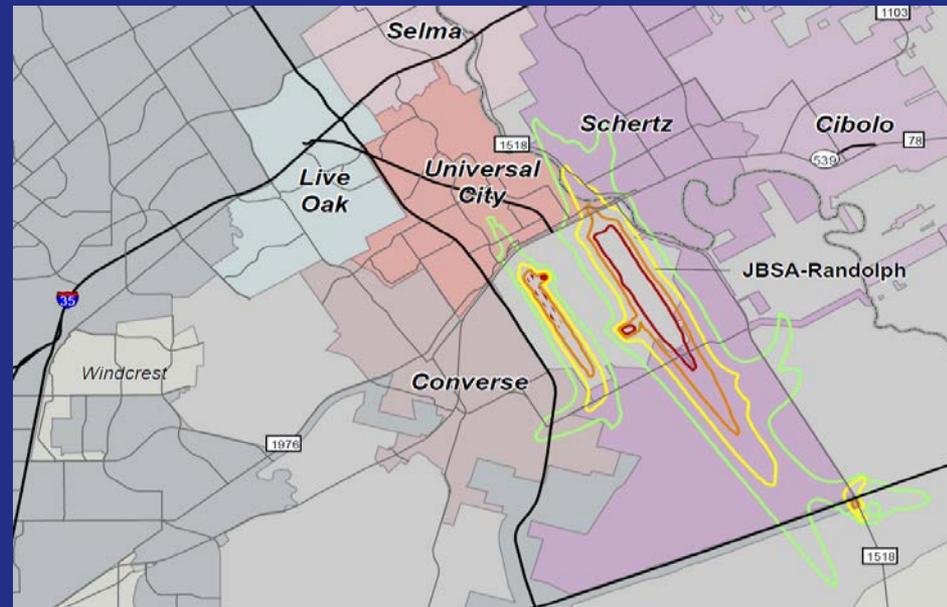
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Noise

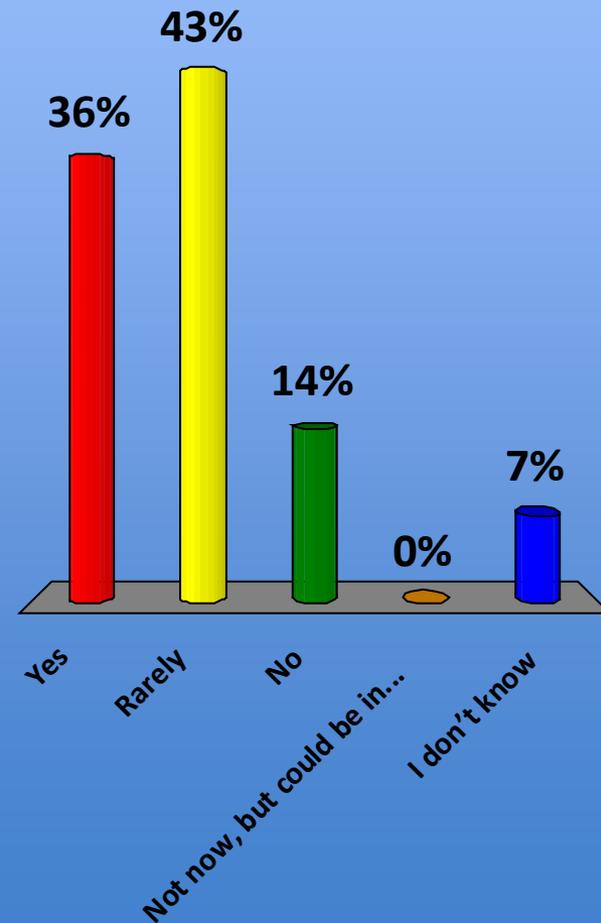
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The central issue of noise is the impact, or perceived impact, on people, animals (wild and domestic), and general land use compatibility. Exposure to high noise levels can have a significant impact on human activity, health, and safety.



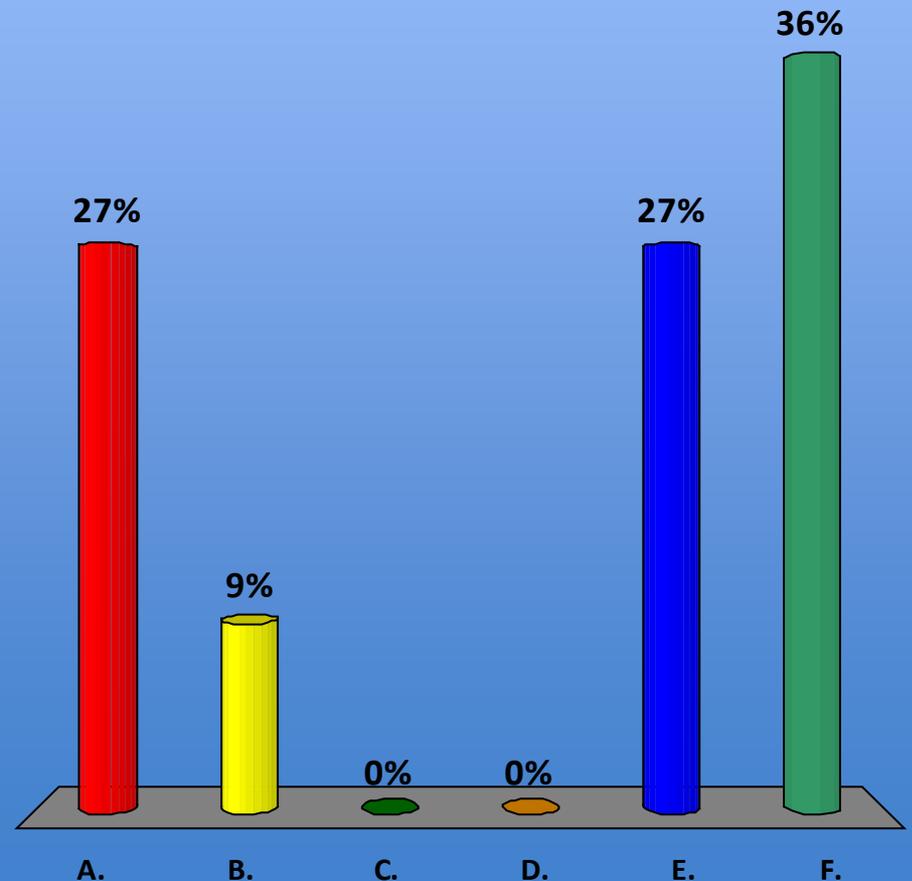
Is noise from aircraft operations at JBSA-Randolph an issue?

- A. Yes
- B. Rarely
- C. No
- D. Not now, but could be in future
- E. I don't know



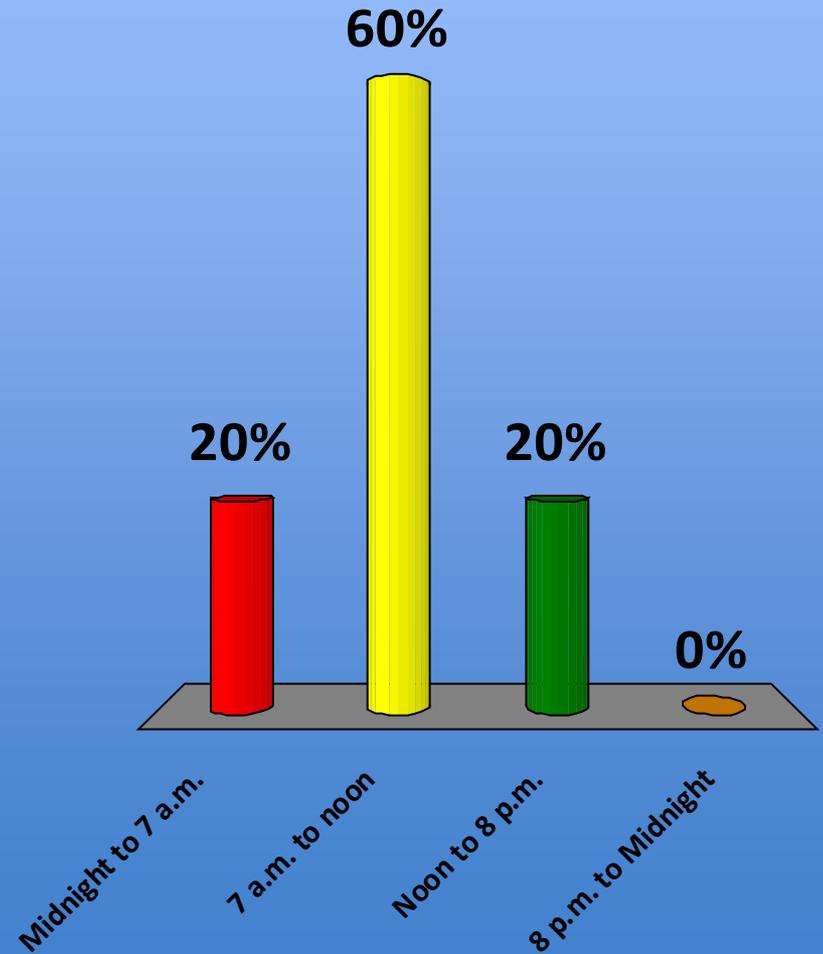
If “Yes” or “Rarely”, at what times / days do you experience this?

- A. Weekday (daytime)
- B. Weekday (night)
- C. Weekend (daytime)
- D. Weekend (night)
- E. Varies
- F. N/A



If “Yes” or “Rarely”, at what times do you experience this?

- A. Midnight to 7 a.m.
- B. 7 a.m. to noon
- C. Noon to 8 p.m.
- D. 8 p.m. to Midnight



Vibration

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Cultural Resources

Cultural resources may prevent development, apply development constraints, or require special access by Native American tribes, other groups, or governmental regulatory authorities.



Water Quality / Quantity

Water quality / quantity concerns include the assurance that adequate water supplies of good quality are available for use by the installation and surrounding communities as the area develops.

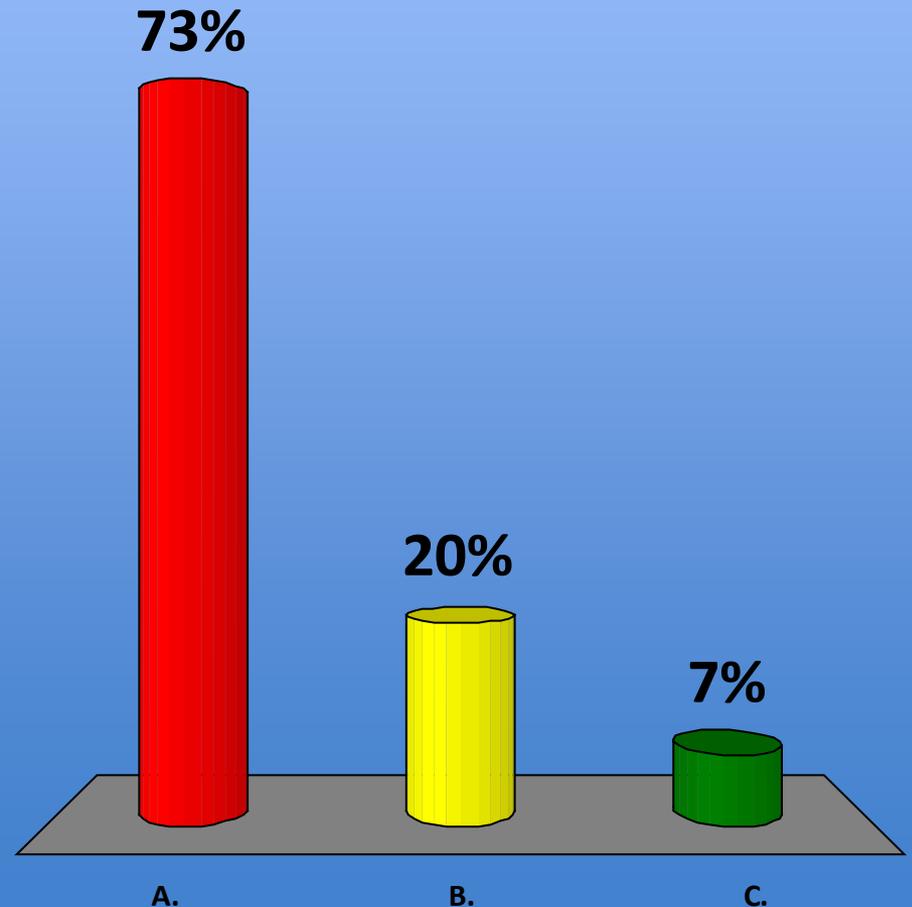


Is availability of water a concern / limitation for your community?

A. Yes

B. No

C. I don't know



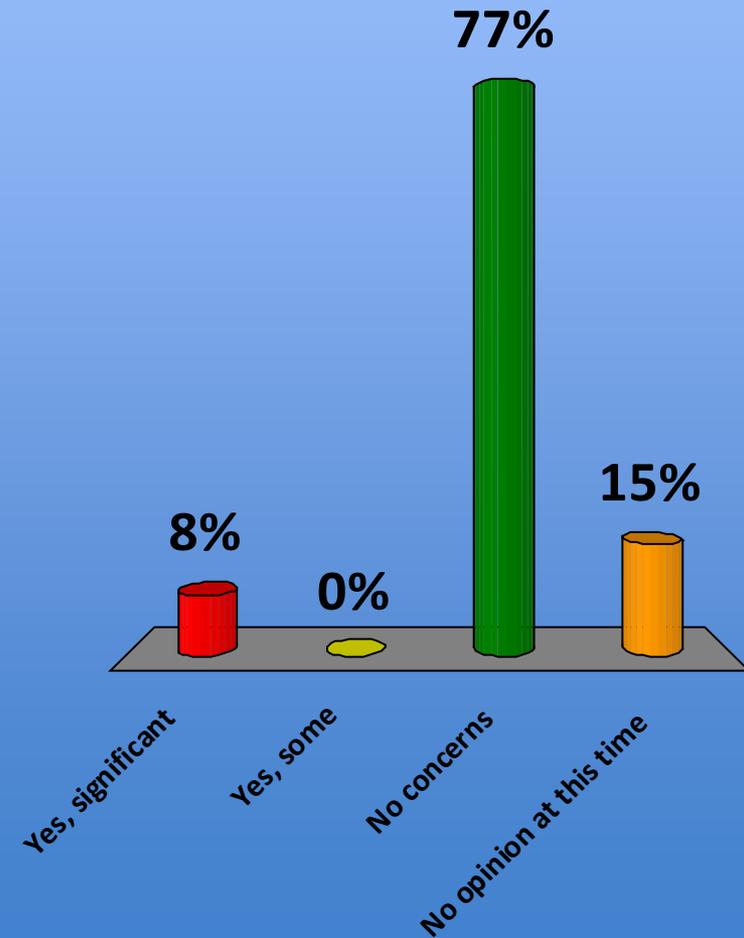
Land and Air Space

The military manages or uses land, air, and sea space to accomplish testing, training, and operational missions. These resources must be available and of a sufficient size, cohesiveness, and quality to accommodate effective training and testing. Competition for these shared resources can impact future growth in operations for all users.



Do you have concerns about flight training increasing at JBSA-Randolph?

- A. Yes, significant
- B. Yes, some
- C. No concerns
- D. No opinion at this time



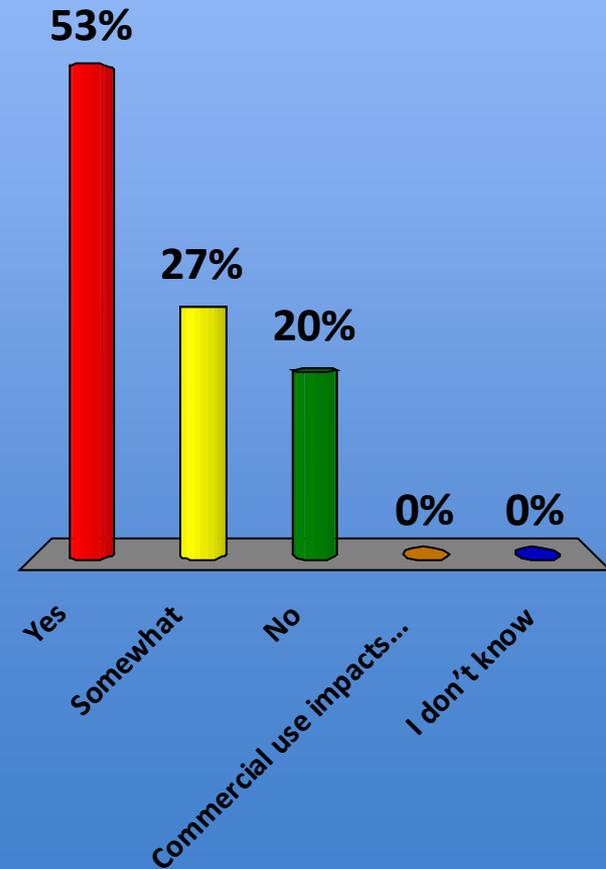
Roadway Capacity

Roadway Capacity relates to the ability of existing freeways, highways, arterials, and other local roads to provide adequate mobility and access between military installations and their surrounding communities.



Does traffic congestion in this area impact your community?

- A. Yes
- B. Somewhat
- C. No
- D. Commercial use impacts the military
- E. I don't know



Compatibility Factor Workshop Exercise



JBSA-RANDOLPH

JOINT LAND USE STUDY

Compatibility Factor Workshop Exercise

		
JOINT LAND USE STUDY		
Compatibility Factors Worksheet		
1 Interagency Coordination / Communication	4 Vertical Obstructions	
_____ _____ _____ _____ _____	_____ _____ _____ _____ _____	
2 Land Use	5 Local Housing Availability	
_____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____	
3 Safety Zones	6 Infrastructure Extensions	
_____ _____ _____ _____ _____	_____ _____ _____ _____ _____	



Next Steps



JBSA-RANDOLPH

JOINT LAND USE STUDY



For Questions Contact:

**Bexar County Public Works Department
233 N Pecos La Trinidad, Suite 420
San Antonio, TX 78207**

**E. jbsa-rjlus@bexar.org
P. (210) 335-0726**

www.jbsa-randolphjlus.com

QUESTIONS

