



Defending Oklahoma's Future: Tinker AFB Joint Land Use Study

EXECUTIVE SUMMARY



History on display

The Major Charles B. Hall Memorial Airpark is a site open to the public.

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Introduction

The Joint Land Use Study (JLUS) embodied in this report is a cooperative land use planning initiative among communities in Central Oklahoma designed to promote community growth and development that is compatible with the present and future training and operations missions of Tinker Air Force Base (the Base). The JLUS identifies ways in which the surrounding communities can work individually and collectively to prevent future encroachments near the Base that could hamper its long term viability and military preparedness for America's responsibilities.

The Study Partners

The Association of Central Oklahoma Governments (ACOG) served as the study sponsor. ACOG is a regional planning agency established under the authority of Title 74, Oklahoma Statutes (1971), Sec. 1001-1008a. Under this authority, ACOG is an extension of state and local government and is the recipient of study funding from the U.S. Department of Defense, Office of Economic Adjustment (OEA). The JLUS also benefits from guidance and oversight by OEA. Other project funders are the Oklahoma Strategic Military Commission and the study partners of Choctaw, Del City, Midwest City, Nicoma Park, Oklahoma City, Spencer, Cleveland County and Oklahoma County as well as Tinker Air Force Base.

2006 AICUZ Study for Tinker Air Force Base

The JLUS was preceded by the Air Installation Compatible Use Zone Study (AICUZ) conducted by the Base in 2006. The AICUZ program was established by the Department of Defense to promote compatible land use around military airfields. The military services maintain an AICUZ

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program in an effort to protect the operational integrity of their flying mission. The purpose of an AICUZ is to promote public health and safety through the local adoption of compatible land use controls and to protect the operational capability of the military installation.

Included in the study are land use compatibility guidelines based on noise exposure zones, Accident Potential Zones (APZ), and obstructions to air navigation. According to the study, portions of the Clear Zones (CZ), APZ I and APZ II for Tinker's north-south and crosswind runways are located within the cities of Midwest City, Del City and Oklahoma City. (See figure on pg 10.) The most recent Day-Night average sound levels of 65 decibels or greater impact these communities plus the City of Spencer. Nicoma Park and Choctaw lie beneath the Base's flight tracks.

JLUS Components

With the AICUZ Study as its foundation, the JLUS provides a framework for surrounding communities to support, in a next phase, adoption and implementation of compatible development standards. Components of the JLUS are:

- Data collection, inventory and mapping of codes, land use, zoning and future development plans that have been adopted by each of the affected areas
- Comparison of the surrounding communities' development patterns, adopted regulations and building codes with the 2006 AICUZ Study recommendations
- Evaluation of the differences among the surrounding communities' adopted development regulations and building codes concerning noise, height and development within areas affected by the AICUZ APZs and noise contours
- Analysis of current and potential land use and air facility conflicts

Named by the ACOG Board of Directors to the JLUS Policy Committee were 20 persons including elected officials from each participating jurisdiction, the Oklahoma Strategic Military Planning Commission and Tinker AFB. The Policy Committee assumed responsibility for the overall direction of the study effort including development of the study design and work program, selection of a consultant, and receipt of the report and policy recommendations.



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The JLUS Technical Work Group, made up of planners and engineers on the staffs of the jurisdictions and Tinker AFB, assumed responsibility for technical review of the report drafts. DFW Advisors of Dallas, TX was the prime consultant; also on the team were key persons from Michael R. Coker Company of Dallas, TX and Pavlik and Associates of Fort Worth, TX. ACOG, together with the consultant team, led extensive community outreach efforts in development of the JLUS report.

The Study Area

The study area (see figure on pg. 10) includes parts of six cities and two counties. They are: Choctaw, Del City, Midwest City, Nicoma Park, Oklahoma City, Spencer, Oklahoma County and Cleveland County.

Choctaw is located in the geographic center of Eastern Oklahoma County. This city has a total area of 27.1 square miles and a population of 10,803 according to the 2006 census estimate. Choctaw borders Nicoma Park to the West and lies approximately nine miles northeast of Tinker AFB.

Founded in 1948, Del City has a total area of 7.5 square miles within Oklahoma County. The population was 21,904 at the 2006 census estimate. Tinker AFB is located east and southeast of Del City across Sooner Road.

Founded in 1942, Midwest City lies within Oklahoma County. As of the 2006 census, the city had a total population of 55,161 and is the seventh largest city in the state. Midwest City is 25 square miles and the southern corporate limit line borders Tinker AFB.

Nicoma Park contains 3.3 square miles within its boundaries and has a population of 2,377, according to the 2006 Census Bureau estimates. Nicoma Park is also located within Oklahoma County. The city lies approximately 6.2 miles northeast of Tinker AFB.

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Oklahoma City is the state capital and county seat of Oklahoma County, and portions of the city extend into three other counties. According to the Census Bureau's 2006 population estimates, the city is the 30th largest in the U.S. with an estimated population of 537,734. Tinker AFB is located in Oklahoma City and borders the Base on the west, south and east sides.

Spencer is approximately 10 miles from downtown Oklahoma City and shares borders with the City of Nicoma Park, to the east, and the City of Midwest City, to the south. The city has a total area of 5.3 square miles with a population of 3,918 at the 2006 census estimate. Spencer is located approximately 5.5 miles north of Tinker AFB.

Oklahoma County was one of the original seven counties in Oklahoma organized by Congress in 1890. Located in the center of the State, Oklahoma County has a population of more than 650,000 residents located in an area of 720 square miles.

Cleveland County is located south of Tinker AFB and had an estimated population in 2006 of 228,594. Its County Seat is Norman, and it has an area of 558 square miles.

The combined estimated population of the greater Oklahoma City metropolitan area is 1,192,989.

General Recommendations

A major obstacle to the continued development of the Base and the local area could be unabated growth and development without recognition of the possible consequences. This report provides a comprehensive plan for correction of current encroachments, procedures for avoiding future encroachments, and recommendations for future compatible land use, as well as enhancing communication strategies. Recommended options which should be adopted for action by all of the study's partners include:

- Creation of an oversight committee with representation from all partnering jurisdictions to monitor changes and relationships and to work closely with the Base on land use and encroachment issues. Each city and each entity, along with many of the organizations affiliated with Tinker, have their own relationship with the Base but there is no overall coordinating system to make sure that all entities—public and private—working with the Base are in sync with each other.



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- Guarding against urban encroachment by providing detailed information regarding proposed development plans and future mission changes to the Base.
- Adoption of a strategy and protocol for ongoing communication between Tinker AFB and surrounding communities to apprise each other of potential development within AICUZ accident potential and noise zones.
- Review of flight path corridors by seeking Tinker AFB input on siting locations for public facilities, including schools, libraries, etc.

Area-Specific Recommendations

Recommendations specific to geographic areas/jurisdictions are divided into four categories: (1) land use policies; (2) real estate considerations; (3) building and construction guidelines, and (4) environment and transportation. More detailed information on each of these recommendations and the communities to which they apply are included in the full JLUS Report.

Land Use Policy Recommendations

- Modify comprehensive plans and zoning ordinances to minimize incompatible land uses around the Base, particularly within the AICUZ accident potential zones.
- Establish land use policies against zoning land to any category permitting residential development within the 75 dB DNL or higher noise contour, or within the 65-74 dB DNL contour unless sound attenuation will be achieved.
- Ensure height and obstruction ordinances reflect current Air Force and Federal Aviation Administration (FAA) Part 77 requirements.
- Show APZs I, II and AICUZ noise contours on all adopted comprehensive plan maps and/or zoning maps.



Real Estate Considerations

- Consider purchase of land within the APZ I and 75+ dB noise contour as an alternative to regulatory methods for preserving land and minimizing the development of incompatible land uses.
- Create a voluntary acquisition program for residential properties and vacant land located within the APZ I areas.
- Develop a voluntary avigation easement program to allow the acquisition of easements to ensure land use compatibility of properties within the 65 dB DNL or greater noise contour.
- Consider purchase of a portion of land if needed to protect open space, sensitive, or critical areas within AICUZ noise contours and accident potential zones.
- Establish a transfer of development rights program to maintain public safety and mission sustainability where development rights currently exist.
- Allow land in APZs and 75+ dB DNL areas to be placed in a temporary holding status to be turned over for compatible development at a future date.
- Implement a real estate disclosure process for structures located within AICUZ noise contours and accident potential zones at the initial advertisement of property (e.g., Multiple Listing Service database).
- Adopt maximum densities for new development within AICUZ APZ I and II for various land uses. During the course of this study, extensive research and analysis resulted in the following recommendations in regards to density of new residential, commercial and industrial developments.
 - Commercial and industrial density: maximum of 25 people/acre in APZ I and 50 people/acre in APZ II
 - Residential density: no new dwelling units in APZ I and a maximum of four dwelling units/acre in APZ II



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Building and Construction Guidelines

- Update building codes to continue to meet or exceed DoD recommendations for noise level reduction and the most recent version of the International Building Code.
- Develop a construction guide for builders, developers, architects and building inspectors to clarify noise compatibility guidelines and other requirements for building within accident potential or noise zones.
- Encourage existing structures and require new construction in the 65 dB DNL and higher to participate in a sound attenuation program. Once a structure complies with the program, certification should be awarded to the property owner and recorded along with all other property ownership records.
- Improve acoustic site design through positioning of new structures within AICUZ noise contours on a development site for the purpose of reducing noise levels in the most noise-sensitive buildings.

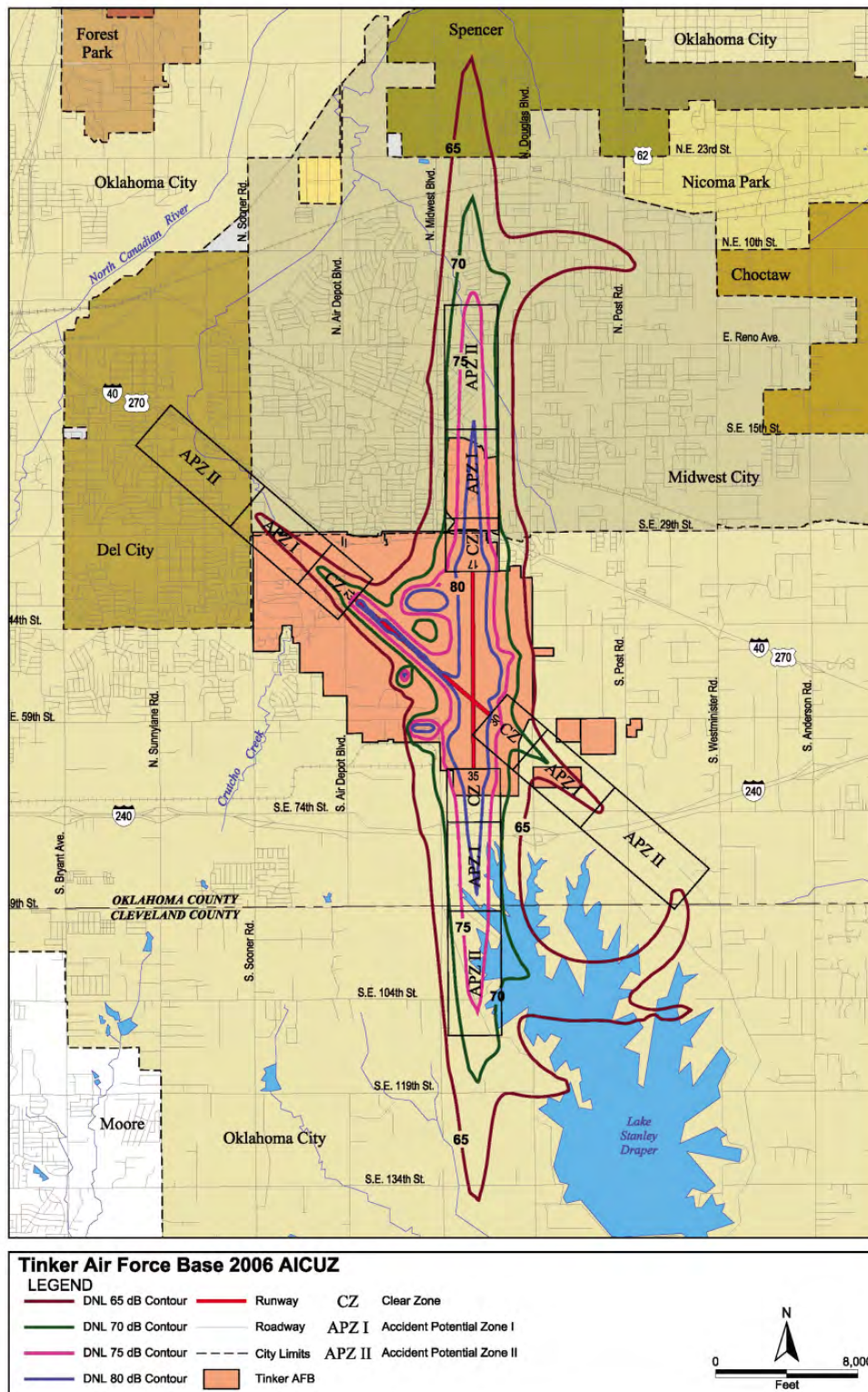
Environmental and Transportation

- Determine the feasibility of closing a portion of Douglas Boulevard related to development of the Maintenance Repair and Overhaul Technology Center (MROTC) and future needs for Tinker AFB expansion.
- Work with the state's agriculture department to help reduce the number of birds circling the landfills near Tinker AFB.
- Prohibit new sanitary landfill or wetland mitigation projects within 10,000 feet of aircraft runways.

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Noise Contours and Accident Potential Zones Tinker Air Force Base 2006 AICUZ Study



Source: Tinker Air Force Base 2006 AICUZ Study