FORT SILL
JOINT LAND USE STUDY
EXECUTIVE SUMMARY

The Fort Sill Joint Land Use Study (JLUS) was a collaborative planning effort between Fort Sill, surrounding communities, and other partners including local agencies, organizations, and the public to identify and address compatibility issues. The JLUS was developed under the guidance of three main objectives:

UNDERSTANDING.
Increase communication and understanding between Fort Sill and the surrounding community about the economic and physical relationship between Fort Sill and its neighbors.

COLLABORATION.
Promote collaborative planning between all parties in order to achieve compatible development.

ACTIONS.
Develop strategies for avoiding or reducing the impacts of incompatible land uses between the community and military operations.

The development of the project was guided by two committees composed of a wide variety of stakeholder representatives:

Policy Committee. Provided guidance, acted the study design, offered policy recommendations, and accepted the final draft as meeting the requirements of the grant.

Technical Working Group. Assisted in the identification and assessment of compatibility issues, provided feedback on report development, and assisted in the development and evaluation of implementation strategies and tools.

Public Involvement. The public provided input throughout the process and played a key role in the development of the JLUS via four public workshops, the project website, and during the Public Draft Review period.

Why is it Important to Partner with Fort Sill?

It is important to partner with Fort Sill on relevant and long-range planning projects to ensure viability and sustainability of the military training missions and economic impact that the installation provides now and into the future. As the third-largest single-site employer in Oklahoma, Fort Sill supports over 100,000 people, and generates nearly $2 billion annually to the local and regional economy. The installation is also one of only five locations for Army Basic Combat Training and is responsible for training and teaching over 25,000 soldiers annually. As home of the US Army Fires Center of Excellence, the installation is a vital in developing Air Defense Artillery leaders, designing artillery fire support, as well as mobilizing and deploying forces. Fort Sill personnel also participate in a variety of community events and activities throughout the year, including special events, parades, and fire department and police support to local jurisdictions.

102,585

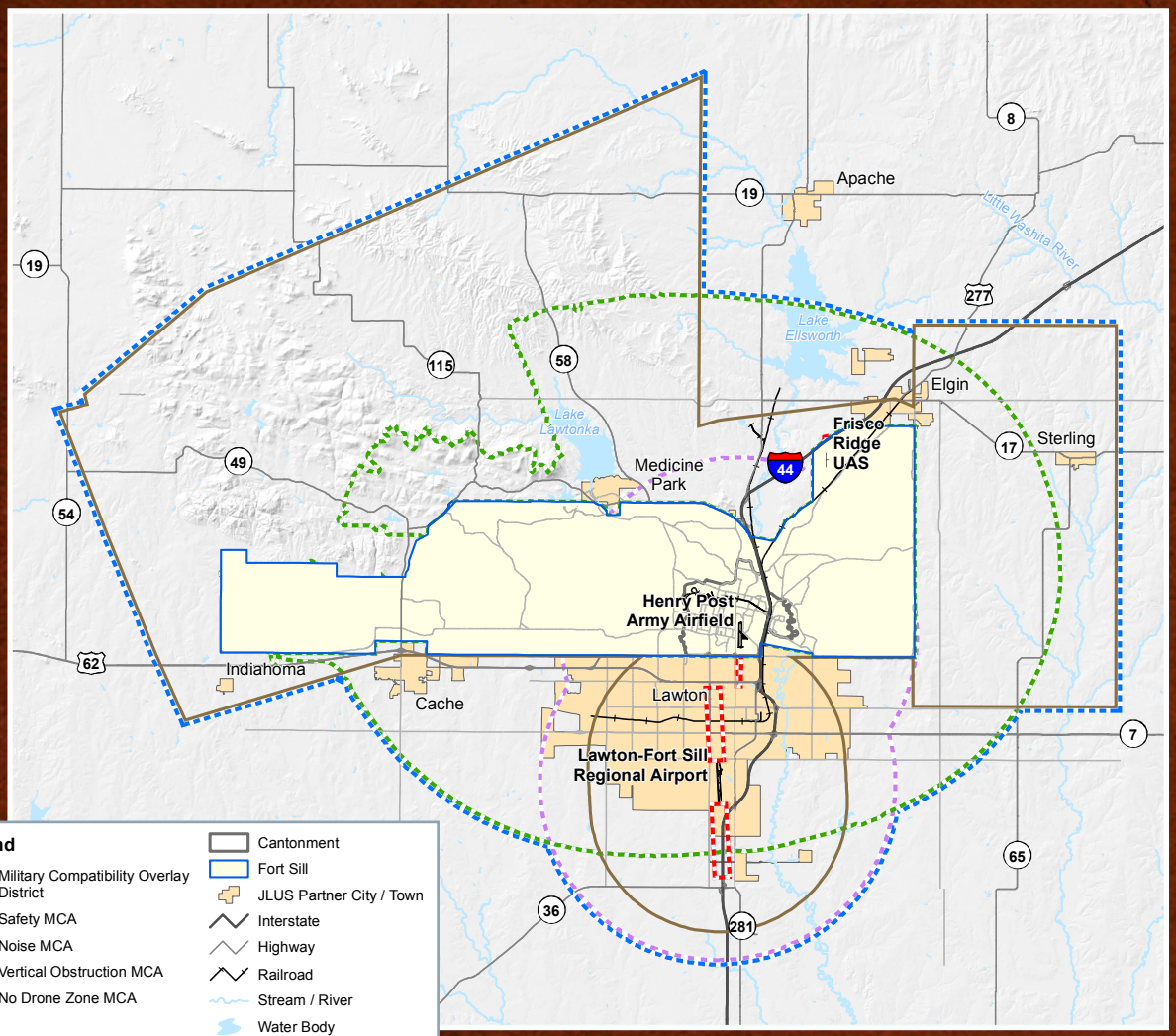
Approximate population supported by Fort Sill, including military personnel, family members, civilians, retirees, and contractors *(estimated FY 2015)*

$1.7 B

Estimated direct and indirect economic impact from Fort Sill to the Lawton-Southwest Oklahoma region in FY 2015

FORT SILL JLUS EXECUTIVE SUMMARY

Fort Sill Military Compatibility Areas

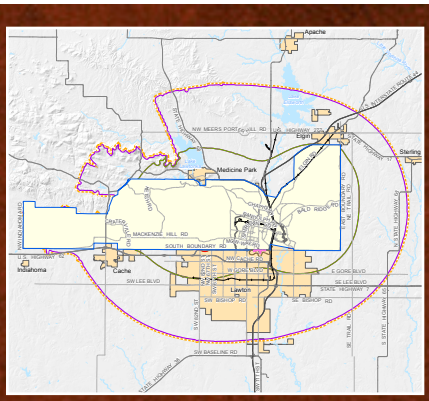


A key to guiding and educating stakeholders on compatible development and activities without overregulating is the establishment of Fort Sill Military Compatibility Areas (MCAs). The MCAs geographically display Fort Sill's operational footprints outside the installation where certain operations may impact local communities and vice versa. These are used to identify locations of compatible and incompatible development associated with each type of operation. There are five MCAs discussed in the Fort Sill JLUS:

- Noise MCA
- Safety MCA
- Drone-Free MCA
- Vertical Obstruction MCA
- Radar MCA

The recommended strategies within Fort Sill's MCAs are designed to accomplish five objectives:

1	Promote an orderly transition between community and military land uses so that land uses remain compatible.
2	Maintain operational capabilities of Fort Sill.
3	Promote an awareness of the size and scope of military training areas to protect areas outside Fort Sill (e.g., important air space) used for training purposes.
4	Inform the local community of compatibility recommendations within the designated areas that are part of the JLUS.
5	Protect public health, safety, and welfare.

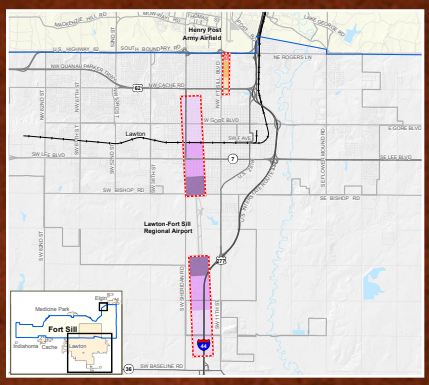


Noise MCA

The Noise MCA includes all land located off-installation within Fort Sill's noise contours for medium to large arms and aircraft activity, as identified in the most recent For Sill Installation Compatible Use Zone (ICUZ) Report.

Recommendations include:

- Include ICUZ noise zones on existing land use maps, future land use maps, services area maps, and / or websites for the purpose of providing information.
- Provide a public version of the Fort Sill Installation Compatible Use Zone (ICUZ) document.
- Update comprehensive plans and amend zoning regulations for noise attenuation standards.
- Coordinate with Lawton Board of Realtors to consider updating requirements for providing real estate disclosure notifications for properties within Fort Sill's noise zones.

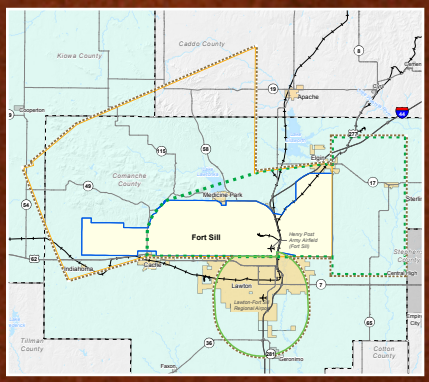


Safety MCA

The Safety MCA would endorse compatible land use types and densities / intensities within the Clear Zones (CZs) and Accident Potential Zones (APZs) I and II of the Henry Post Army Airfield (HPAA), Frisco Ridge Unmanned Aerial Systems (UAS), and Lawton-Fort Sill Regional Airport (LAW) runways. Although the DoD does not set standards CZs and APZs for civilian airports, LAW is included in the Fort Sill Safety MCA since Fort Sill uses the runway for military training.

Recommendations include:

- Add ICUZ safety zones to community, county, and ASCOG / SWODA maps.
- Utilize the ACUB program to expand Fort Sill's buffer area around the installation, and protect against incompatible development.
- LAW should adopt DoD safety criteria related to airfield operations and protect those areas from encroachment.
- Develop deed notifications for future land sales and exchanges occurring within the CZs and APZs.
- Add zoning regulations within HPAA's Runway Protection Zone.

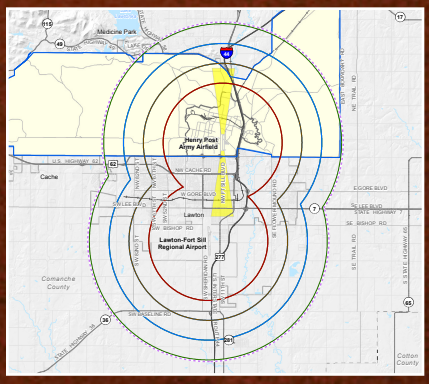


Drone-Free MCA

The Drone-Free MCA includes the Fort Sill restricted airspace and drone restricted airspace surrounding the LAW. Fort Sill's restricted airspace are designated areas where regular and ongoing aircraft training activities occur. Aircraft, including drones, not participating in the training activities could create hazards to military aircraft operations.

Recommendations include:

- Enact drone ordinances that dictate where and how drones can be used.
- Develop a public awareness campaign about drones, the drone-restricted airspace, and the potential consequences that could occur if a drone is operated in the restricted areas.
- Advocate for state-wide drone regulation legislation.
- Install the "No Drone Zone" graphic in strategic locations.

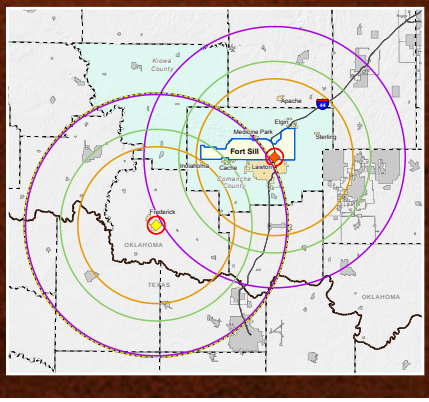


Vertical Obstruction MCA

The Vertical Obstruction MCA includes the Federal Aviation Administration (FAA) Part 77 Compliance for evaluation of vertical obstruction compatibility for both HPAA and LAW, as well as HPAA's imaginary surfaces that extends into the City of Lawton and unincorporated Comanche County.

Recommendations include:

- Amend Oklahoma Statute 25:30-11-1 to require the Oklahoma Aeronautics Commission to review all energy development projects in the State.
- Create a publicly accessible map of low-level flight paths including their elevations that communities can use to consider potential impacts from tall structures such telecommunication tower placement.
- Work with the FAA to inform the agency of the opportunities the Obstruction Evaluation process is missing, including the evaluation of radar view sheds and mission critical airspaces.
- Include Fort Sill on tower siting and review process.



Radar MCA

The Radar MCA includes four subzones surrounding both the Frederick Weather Radar and Fort Sill's Air Surveillance Radar 8 (ASR-8) Radar located at HPAA. These subzones align with the weather radar impact zones created by the National Oceanic Atmospheric Administration (NOAA) National Weather Service Radar Operations Center (ROC) for wind energy development.

Recommendations include:

- Identify and map locations of potential conflict between industrial wind energy developments and Fort Sill operations.
- Identify and map existing radar blind spots as suitable locations for wind energy development.
- Require wind energy developers to coordinate with the NOAA National Weather Service Radar Operations Center prior to granting a construction permit.

Other Key Fort Sill JLUS Recommendations

The follow is an overview of some of the other key Fort Sill recommendations.

Communication and Coordination

- Establish a JLUS Implementation Committee to maintain efficient and effective coordination among the JLUS partners, oversee the implementation of JLUS strategies, and increase coordination on military compatibility issues.
- Update the Fort Sill directory to include topics, not just positions and / or departments, which would be useful to the public, such as Report Noise Complaints or Report Vandalism or Fence Cutting.
- Designate official points of contact for Fort Sill to contact within the community regarding matters of training events compatibility, including proposed developments, public and ceremonial events, transportation improvements, and other land use actions including, zoning, rezoning, and variances.

Competition for Land, Air, and Sea Space

- Conduct a Feasibility Study to assess and analyze a new route for Lawton's waterlines that traverses Fort Sill, which should include an alternative waterline routes with associated costs, timelines, and potential additions to City's CIP to complete a new waterline route away from Fort Sill's impact area.
- The City of Lawton should implement the most feasible approach to rerouting the waterline away from Fort Sill's impact area. To help fund the project, the City should apply for the Defense Community Infrastructure Pilot Program Grant from the Department of Defense, which offers up to 60% of the infrastructure cost.
- Explore opportunities to partner with the Oklahoma State Land Office for use of nearby state-owned property, parks, and forests to conduct non-intensive training activities, freeing space on-post for more intensive training operations.
- Lawton Metropolitan Area Airport Authority should partner with Fort Sill and the DoD to receive funding from the Oklahoma Legislature to construct and maintain an Arrival/Departure Airfield Control Group area at the Lawton-Fort Sill Regional Airport to support rapid deployments.

Land Use

- JLUS Partner Communities should coordinate with Fort Sill to adopt and update land use policies and regulations to include compatibility measures that protect future development from impacts from military training and encroachment on Fort Sill.
- Establish a shared portal for GIS mapping information related to Fort Sill's mission footprint for surrounding jurisdictions and the public to use for planning purposes.

Light and Glare

- JLUS partner communities should consider educating their constituents and in turn exploring implementation of "Dark-Sky" lighting standards for all fixtures, and adopt such lighting regulations in their zoning laws.

Roadway Capacity

- Develop alternative strategies that can reduce traffic at peak hours at the Key Gate East, such as allowing personnel access while controlling civilian and visitor access; staggered work reporting times; alternative gate access points for specific types of traffic; and main gate design improvements.
- Work with the Oklahoma Department of Transportation to develop a traffic impact analysis to quantify impacts from increased traffic and future Level of Service along Interstate 44 at exit 41.

Water Quality / Quantity

- Initiate a Regional Potable Water Master Plan to coordinate future water infrastructure, manage regional water rights, and secure long-term water availability for Fort Sill and all JLUS Partner Communities.
- Establish a Regional Water Resource Authority to oversee and manage water resources within the region by regulating water resource infiltration, ensure long-term water security, and ensure that water resources are distributed evenly and fairly.

This study was prepared under contract with the Association of South Central Oklahoma Governments, with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of the Association of South Central Oklahoma Governments and JLUS Partners and does not necessarily reflect the views of the Office of Economic Adjustment.

FORT SILL JOINT LAND USE STUDY

JLUS Documents Available to the Public

JLUS Report
Presents an overview of the JLUS planning process, purpose and objectives of the study, and the recommended strategies for implementation.

JLUS Background Report
Provides the technical background and detailed assessment of the compatibility issues identified as part of the JLUS.

JLUS Executive Summary
Serves as a quick reference describing the purpose of a JLUS and providing an overview of the key Military Compatibility Areas.

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