



Fort Novosel Compatible Land Use Study Committee Meeting 5

Tuesday, January 23, 2024

10:00 AM to 1:00 PM

Sen. Jimmy Holley Administrative Building





U.S. Department of Defense
Office of Local Defense
Community Cooperation

Office of Local Defense Community Cooperation

Installation Resilience Brief

Presented By:
Mauricio Castro
Project Manager



U.S. Department of Defense
Office of Local Defense
Community Cooperation

Mission Statement

The Office of Local Defense Community Cooperation (OLDCC) enables states, territories and communities to plan and carry out:

- civilian responses to workforce, business, and community needs arising from Defense actions and policies;
- cooperate with their military installations and leverage public and private capabilities to deliver public infrastructure and services to enhance the military mission, achieve facility and infrastructure savings as well as reduced operating costs; and,
- increase military, civilian, and industrial readiness and resiliency, and support military families



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OLDCC Program Activities

Community Investment

- Public Schools on Military Installations (PSMI)
- Defense Community Infrastructure Pilot Program (DCIP)
- Community Noise Mitigation (CNM)

Community Adjustment

- **Installation Resilience (IR)**
 - **Compatible Use (CU)**
- Diversification & Modernization
- Defense Manufacturing Support Communities (DMSCP)
- Mission Realignment

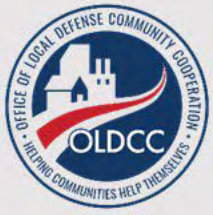


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Resilience Authority

10 U.S.C. 2391(b)(5)(D):

The Secretary of Defense may also make grants, conclude cooperative agreements, and supplement other Federal funds, in order to assist a State or local government in planning, enhancing infrastructure, and implementing measures and projects (to include resilience measures and projects involving the protection, restoration, and maintenance of natural features) that, as determined by the Secretary of Defense, will contribute to maintaining or improving military installation resilience or will prevent or mitigate encroachment that could affect operations of the Department of Defense.



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“One Community”

Local Installation(s) + Local Jurisdiction(s)
+State(s)



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Program of Assistance

- Initiated either through a Military Service nomination or by a community inquiry
- May be a comprehensive Installation Resilience Review or focused study for a selection of resilience factors
- Holistic “Installation Resilience” Review
 - Develop Program Framework – Develop Work Plan, Project Team, and Steering Committee
 - Identifying and Map Resilience Risks
 - Identifying and Assess Natural and Manmade Threats
 - Understand Impacts and Consequences of Identified Vulnerabilities
 - Map Out Existing Responsibilities/Capabilities of Installation and Surrounding Communities
 - Make Recommendations for Resilience Implementation Activities
- Tabletop Exercises with installation and community stakeholders



INSTALLATION RESILIENCE FACTORS

FACTORS THAT ARE LIKELY TO IMPAIR THE CONTINUED OPERATIONAL UTILITY OF LOCAL MILITARY INSTALLATIONS. 11/15/2023



Extreme Natural Events

- AVALANCHE
- DROUGHT
- EARTHQUAKE/
SEISMIC CONCERNS
- LANDSLIDE
- LIGHTNING
- TSUNAMI
- VOLCANIC ACTIVITY
- WILDFIRE



Flooding

- TIDAL SURGE
- COASTAL FLOODING
- INLAND FLOODING
- RIVERINE FLOODING



Severe Weather

- EXTREME TEMPERATURES
- SEVERE THUNDERSTORMS
- HURRICANE/
TROPICAL STORM
- SNOW/ICE STORMS
- TORNADO



Land Degradation

- COASTAL INUNDATION
- EROSION
- FOREST HEALTH
- INVASIVE SPECIES
- PERMAFROST
- SEA LEVEL RISE
- SUBSIDENCE



Species & Habitat Concerns

- CRITICAL HABITAT
- RARE, THREATENED,
ENDANGERED SPECIES
- SPECIAL SPECIES
OF CONCERN
- INVASIVE SPECIES
- BASH



Water Supply

- CAPACITY
- AVAILABILITY
- CONTAMINATION
- SALT WATER INTRUSION



Land Use/ Development

- AIR QUALITY
- CULTURAL RESOURCES
- ENVIRONMENTAL JUSTICE
- HOUSING AVAILABILITY
- GATE ACCESS
- LIGHT POLLUTION
- ENCROACHMENT
- TRANSPORTATION
- FOREIGN INVESTMENT/
PROXIMITY
- SPECTRUM ENCROACHMENT
- MARITIME ENCROACHMENT



Military Operational Impacts

- AICUZ/RAICUZ/RCUZ
- AIRBORNE NOISE
- INDUSTRIAL NOISE
- ARTILLERY NOISE
- SECURITY
- CONVOY TRANSPORTATION
- SAFETY (EXPLOSIVES)



Infrastructure

- STORMWATER
- WASTEWATER
- WATER
- TELECOMMUNICATIONS
- ELECTRICAL
- GAS



Energy

- RENEWABLE ENERGY SITING
- COMPATIBILITY
- MICROGRID
- ENERGY REDUNDANCY
- ENERGY SECURITY



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Installation Resilience Roles

Installation

- Partner with the community by recommending and supporting the nomination
- Represent installation interests (Installation Commander Ex-Officio member)
- Provide releasable data

Community

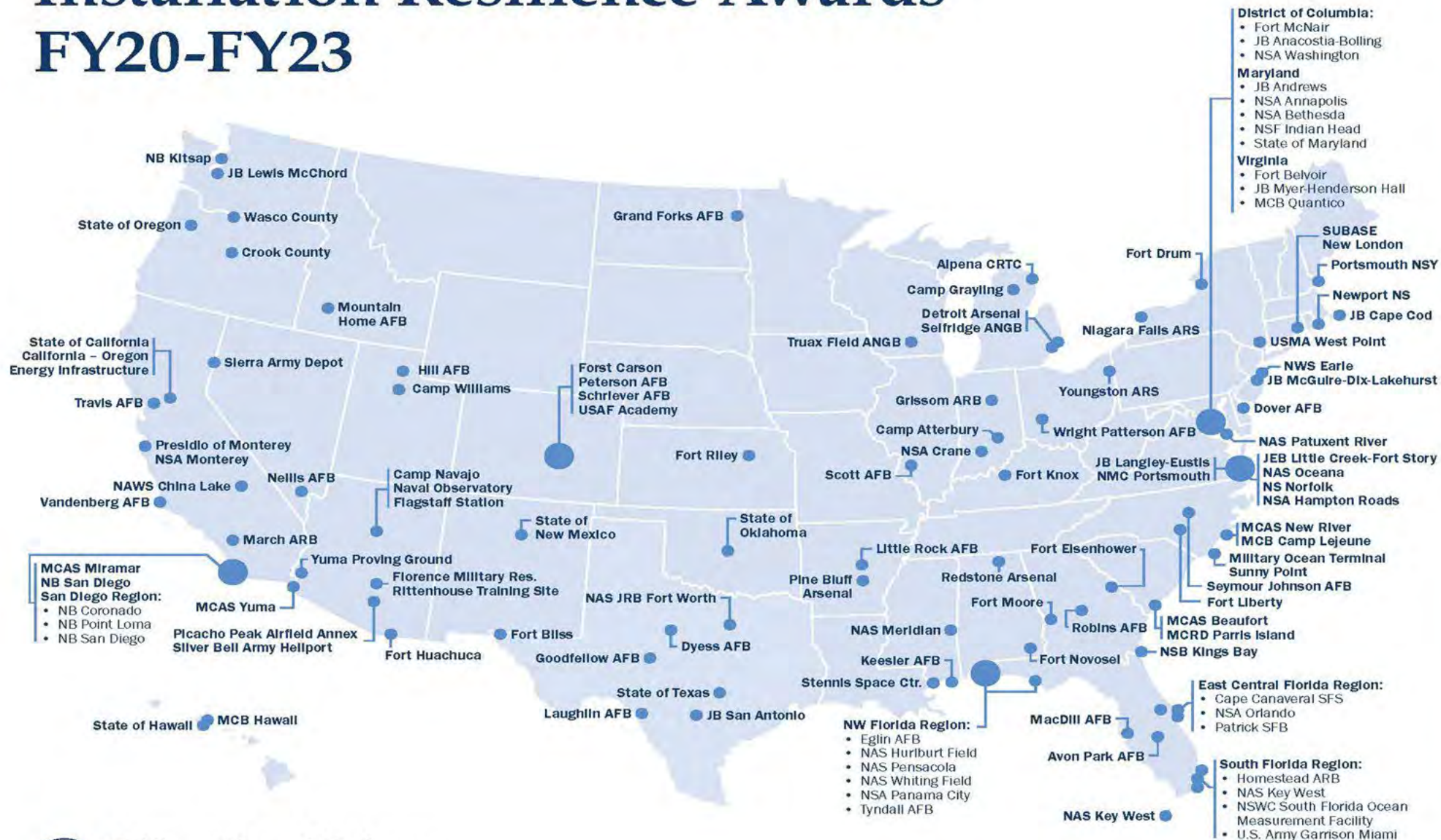
- Partner with the installation by sponsoring the effort
- Fund its part of the effort (10% non-Federal match)
- Administer the grant
- Implement recommendations

Office of Local Defense Community Cooperation

- Enabler of the partnership
- Provide guidance to initiate, conduct and complete a community-driven effort
- Provide technical and financial assistance to the local jurisdiction and installation
- Facilitate communications between the local jurisdiction and the installation



Installation Resilience Awards FY20-FY23



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NSA Washington, JBAB, Fort McNair

- **Issue:** Regional resilience and collaboration
- **Project Study Area:** Washington, DC Installations: NSA Washington, JBAB, Fort McNair, and surrounding jurisdictions.
- **Action:** Military Installation Resilience Review completed in 2022; Grant 2 will focus on implementation including:
 - Climate Impact Assessment
 - Roadmap for Solutions and Funding
 - Tabletop Exercises focused on telecommunications and utilities (electric and water)
 - Develop plan for increased coordination between District of Columbia government and installations





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Naval Weapons Station Earle

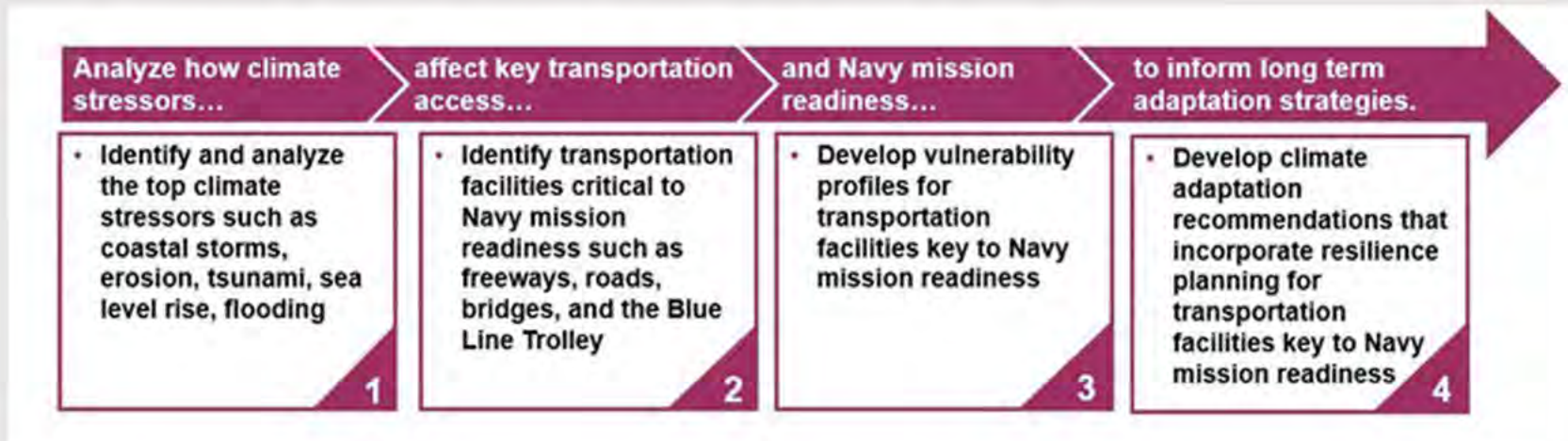
- **Issue:** Naval Weapons Station Earle waterfront pier operations vulnerable to sea level rise, recurrent flooding, and coastal storms
- **Project Study Area:** Monmouth County, NJ and other jurisdictions around southern Sandy Hook Bay
- **Action:** Installation Resilience studies with heavy focus on regional stormwater management and coastal reshoring
 - Regional watershed stakeholders discussed priorities and strengthened cross-coordination
 - Conducted site selection
 - Refined two marsh restoration designs to make public lands in the vicinity of Naval Weapons Station Earle more resilient to current and future coastal hazards





San Diego Region

- **Issue:** Transportation to maintain ingress/egress from Naval Bases along Strategic Highway Connectors. Traffic congestion and climate factors impact access.
- **Project study area:** Naval Base San Diego, Naval Base Coronado, and Naval Base Point Loma and surrounding jurisdictions
- **Action:** Building off existing regional plans, report provides guidance to the Navy and local and regional agencies on how to better integrate climate considerations into their processes, and safeguard long-term transportation solutions by creating road maps for resilient transit corridors





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Points of Contact

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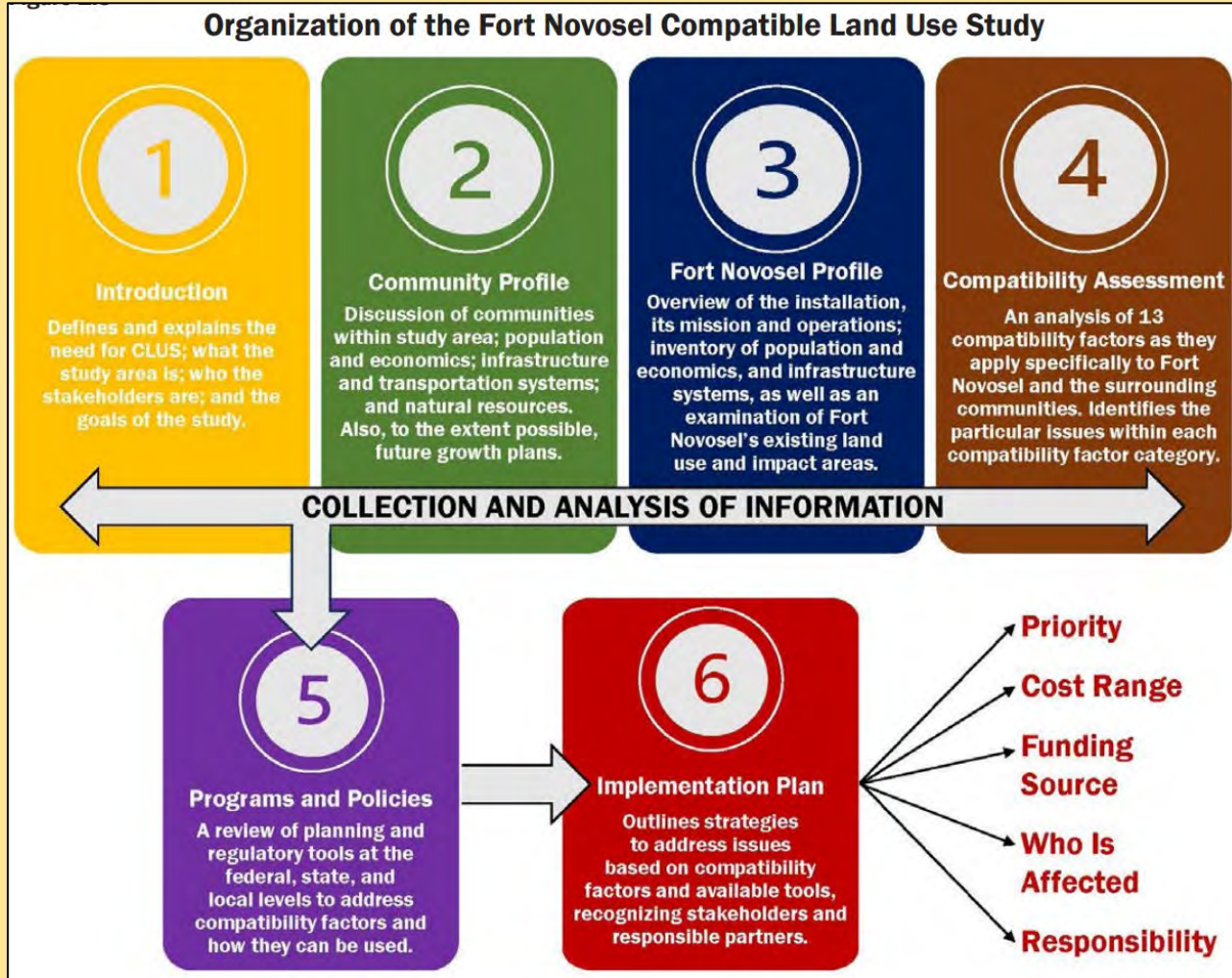
<https://oldcc.gov/resource/compatible-use-and-installation-resilience-grantee-guide-508-compliant>

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Arlington, VA 22202-3711

Fort Novosel and Surrounding Communities Compatible Land Use Study



Fort Novosel Compatible Land Use Study



COMPATIBLE LAND USE STUDY

**FORT NOVOSEL
AND SURROUNDING COMMUNITIES**

DECEMBER 2023

Fort Novosel CLUS Purpose and Goals

PURPOSE

- Recognize and address the overlap and interdependence between Fort Novosel and the communities that surround it in such a way that a mutually beneficial path of forward progress can be clearly defined.
- Improvement of intergovernmental coordination and notification about future development near Fort Novosel and its flying areas.

GOALS

- Educate elected officials and public leaders
- Improve intergovernmental coordination and communication
- Promote collaborative approach to land use plans
- Identify / develop legislative options
- Ensure infrastructure sustainability for Fort Novosel
- Evaluate implementation

Impact Area

4,352 square miles
= 8.3% of State area

Six Counties:

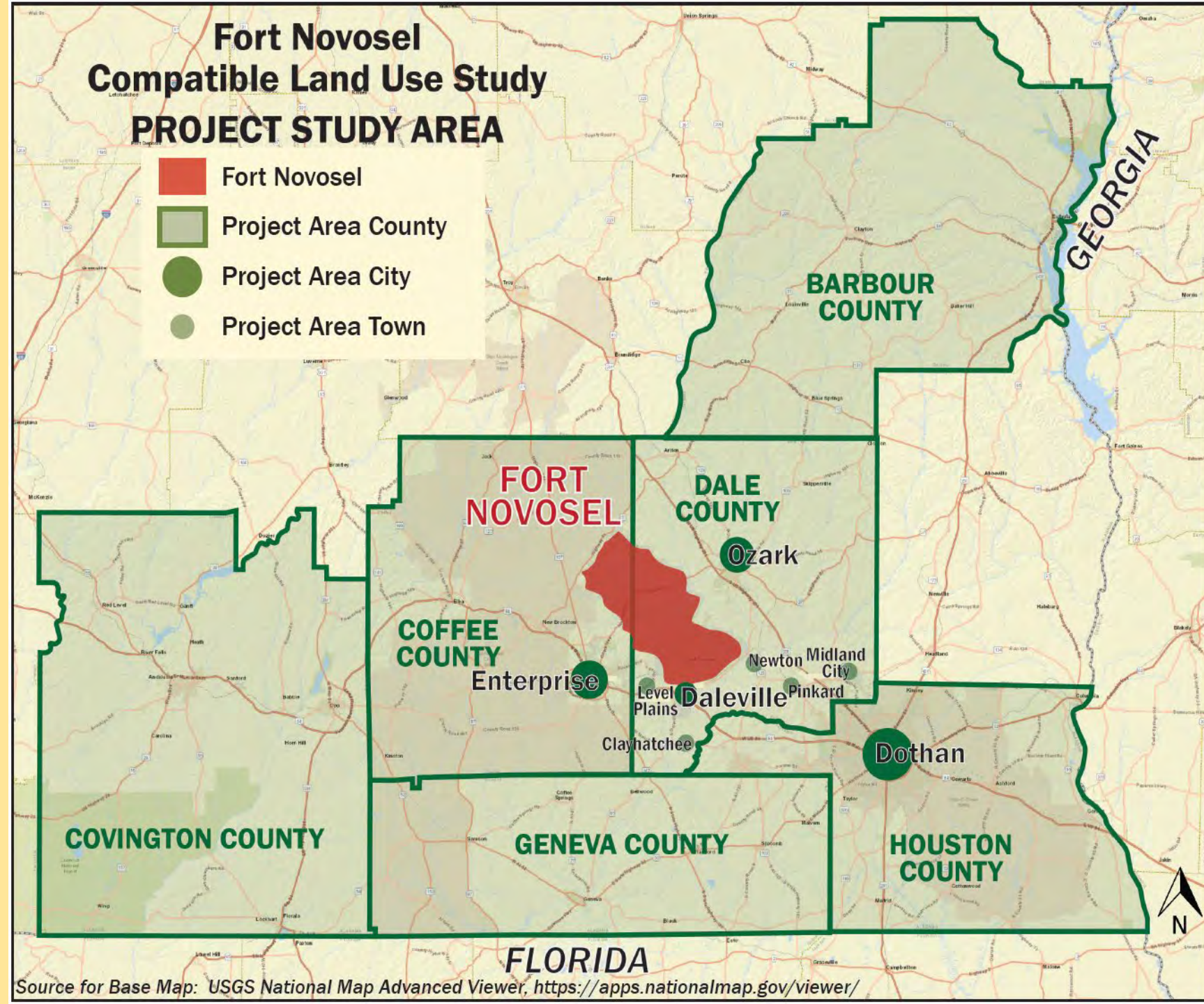
- Barbour
- Coffee
- Covington
- Dale
- Geneva
- Houston

Four Cities:

- Daleville
- Dothan
- Enterprise
- Ozark

Five Towns:

- Clayhatchee
- Level Plains
- Midland City
- Newton
- Pinckard



CLUS Public Engagement

Five Meetings of the CLUS Committee

100+ Representatives of Federal, State and Local Government, Chambers and Economic Development, Developers and Real Estate, and Utilities

Community Survey

434 Responses. Survey distributed CLUS Committee through emails and texts and posting on websites and social media. One newspaper and two local news stations picked up the survey notice and encouraged the general public to participate.

Three Public Meetings

Advertised in 6 newspapers, 675 Postcards, 160 Emails, Various News and Social Media



PLEASE JOIN US
Fort Novosel Compatible Land Use Study
PUBLIC INFORMATION MEETINGS
Attend the meeting that best fits your location and schedule.

GENEVA COUNTY Monday, July 17, 2023 3:00 PM to 5:00 PM Geneva County Courthouse 1st Floor Comm Courtroom 200 North Commerce St Geneva, AL 36340	DALE COUNTY Tuesday, July 18, 2023 2:00 PM to 4:00 PM Dale County Gov't Bldg 202 South Highway 123 Ozark, AL 36360	COFFEE COUNTY Wednesday, July 19, 2023 10:00 AM to 12:00 PM Community Room Sen. Jimmy Holley Admin Bldg 1065 E McKinnon Street New Brockton, AL 36351
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The Southeast Alabama Regional Planning and Development Commission (SEARP&DC) is working with Fort Novosel and local communities to develop a compatible land use study. The purpose of this study is to improve the intergovernmental coordination and notification process by and between local governments and Fort Novosel about future development and land uses near the installation and flying areas. In the end, this plan aims to educate surrounding communities about the installation's missions and promote a coordinated approach to making land use decisions.

SEARP&DC will present a draft summary of the Fort Novosel Compatible Land Use Study at the three public information meetings for public review and comment.
All interested citizens are encouraged to attend.

If you need special accommodations to attend or participate in the meeting, please contact Ms. Emily VanScyoc at SEARP&DC at 334-794-4093, ext. 1414.



CLUS Information Exchange

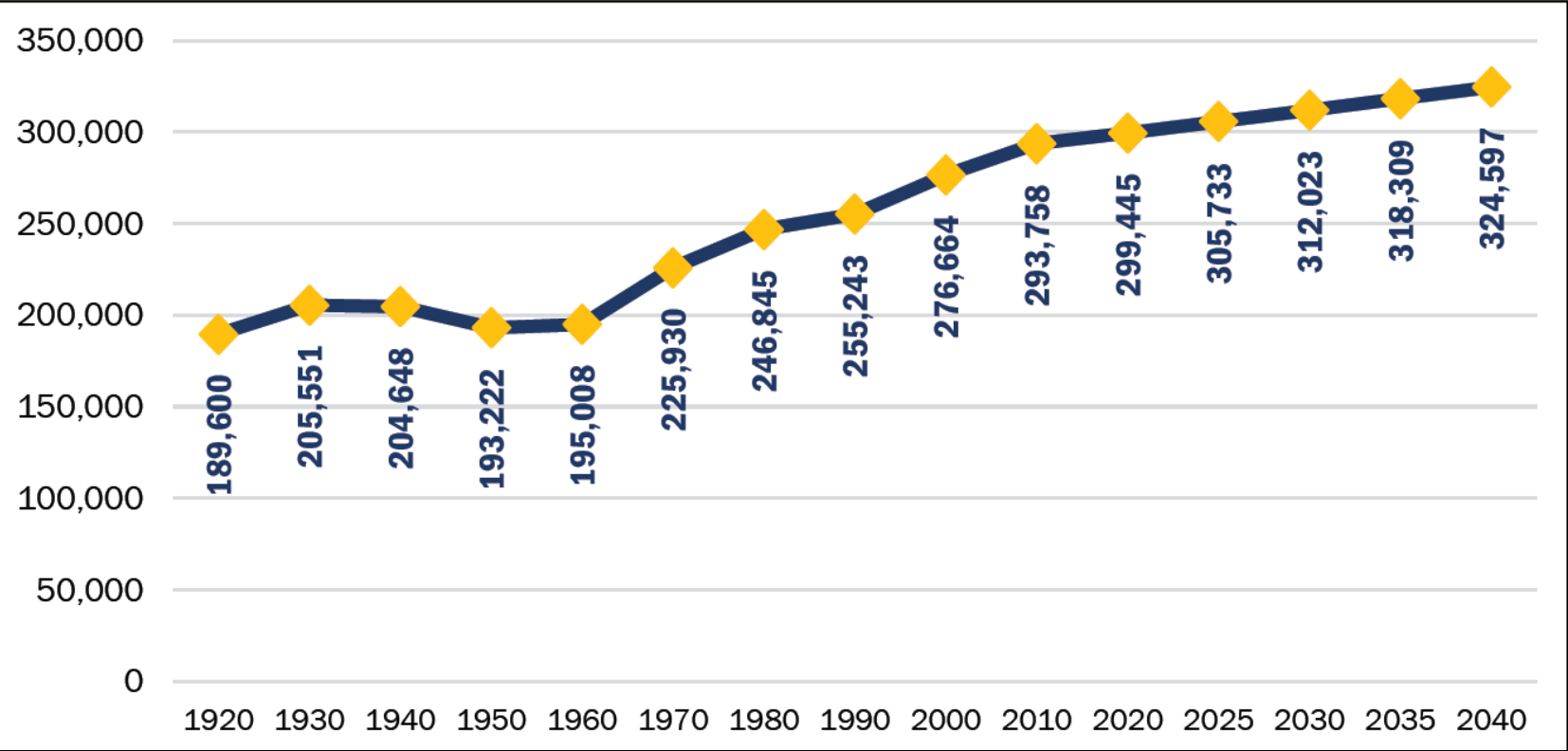
- Fort Novosel Mission and Operations
- Fly Neighborly Program
- Fort Novosel Facilities and Plans
- Army Compatible Use Buffer (ACUB)
- Sentinel Landscapes
- Airport Zoning
- Airport Economic Impacts



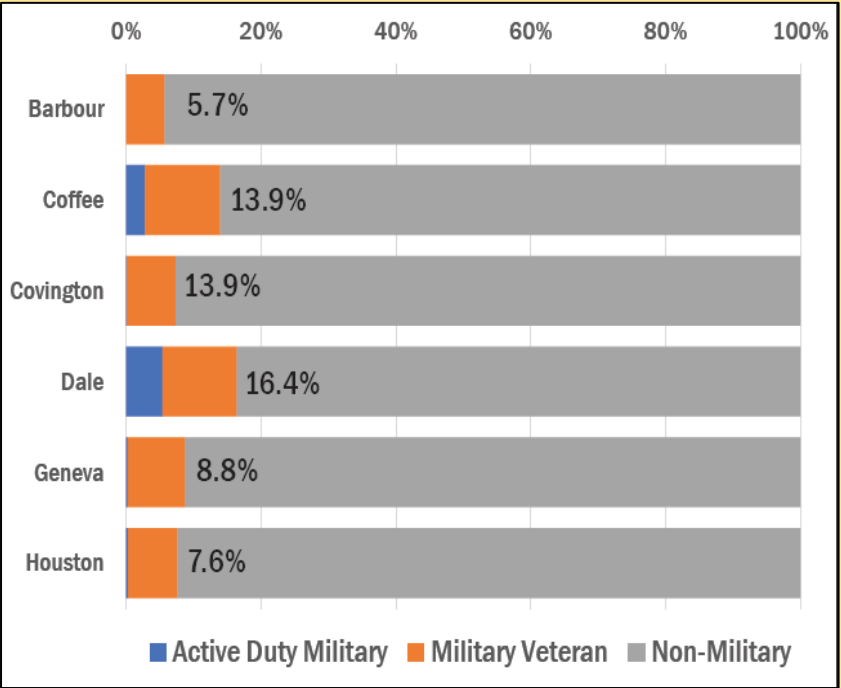
Community Profile

- 2020 Population = 6.0% of State Population
- Population Increase of 8.4% between 2020 and 2040 (25,152 people)
- Military population highest in Dale and Coffee Counties

Study Area Population Trends and Projections, 1920 to 2040



Military-Related Population



Community Profile

- Housing Trends
- Economic Trends
- Transportation and Road Network
- Commute Patterns
- Natural Resources
- Existing Development

Five Largest Employers by County

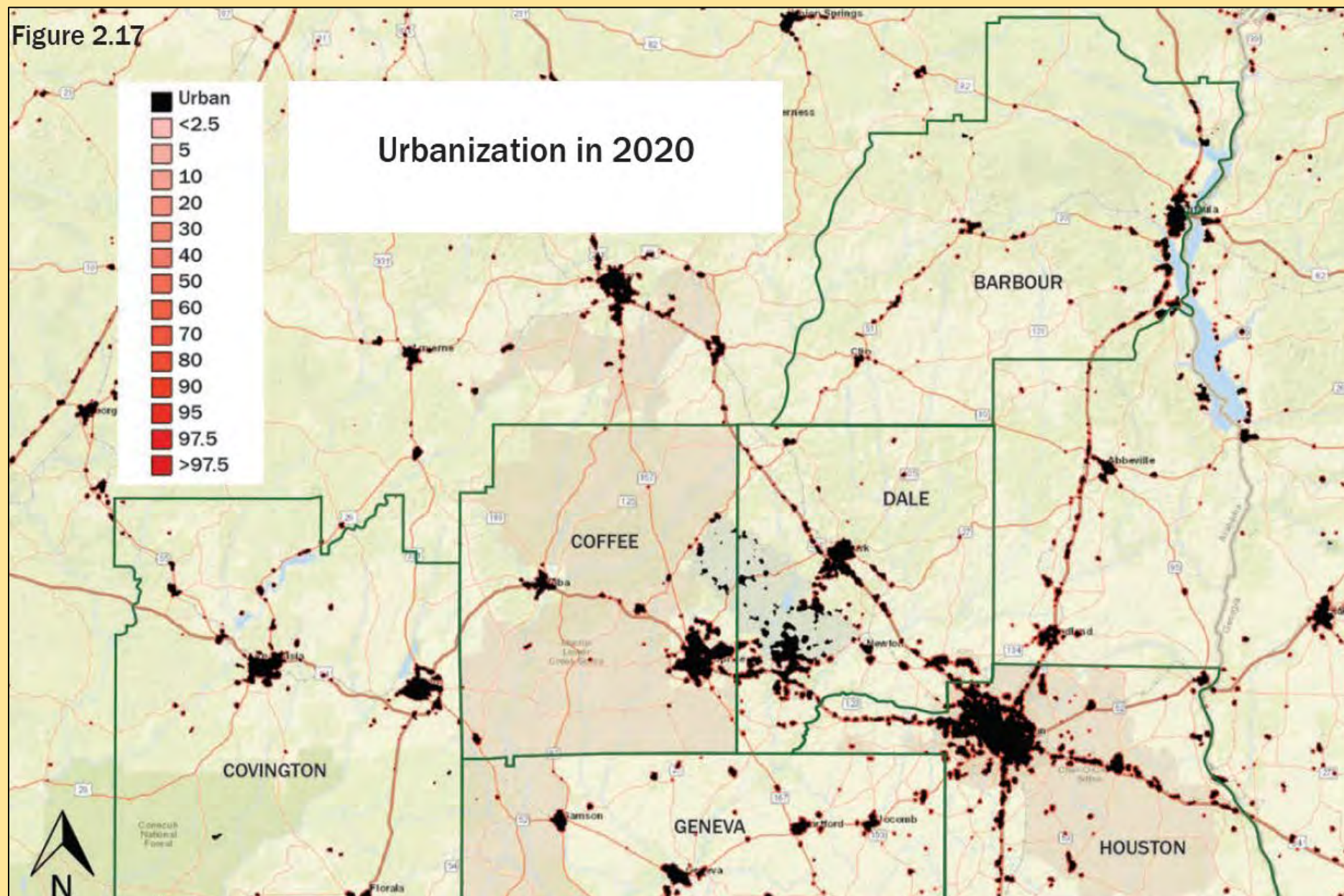
Barbour County			Coffee County			Covington County		
# Emp	Name	Industry	# Emp	Name	Industry	# Emp	Name	Industry
1,480	Tyson Foods	Poultry Processing	5,031	M1 Support Services	Aircraft Maint.	1,050	Shaw Industries	Carpet Mftr
878	Westrock Mahrt Mill	Paper Mill	1,800	Wayne Farms	Poultry	600	PowerSouth	Utility
530	Boyd Brothers Transportation	Trucking	850	Enterprise City School System	Education	410	Covington County School System	Education
395	Alabama Dept of Corrections	Prison	650	Pilgrim's Pride	Poultry	311	Andalusia Regional Hospital	Hospital
362	Eufaula City Schools	Education	518	Hwaseung Automotive AL	Auto Parts	235	Mizell Memorial Hospital	Hospital
45.1% of Civilian Labor Force			40.6% of Civilian Labor Force			17.3% of Civilian Labor Force		
Dale County			Geneva County			Houston County		
# Emp	Name	Industry	# Emp	Name	Industry	# Emp	Name	Industry
3,800	M1 Support Services	Aviation Maint.	465	Reliable Ruskin Metal Products	Louvers, Arch Prod	2,299	Southeast AL Medical Center	Hospital
477	Michelin North America, Inc.	Tire Mftr	364	Geneva County Schools	Education	1,973	Dothan City/ Houston Co Schools	School system
402	Dale County Schools	Education	305	SYSCO Foods	Wholesale Food Dist.	1,100	Flowers Hospital	Hospital
386	Dale Medical Center	Hospital Services	123	Air Performance	Aluminum Louvers	1,082	City of Dothan	Govt
350	Commercial Jet	Aviation Maint	120	Olam Peanut Shelling Company	Peanut Processing	950	Southern Nuclear (Farley)	Nuclear plant
25.4% of Civilian Labor Force			12.1% of Civilian Labor Force			15.2% of Civilian Labor Force		

Community Profile

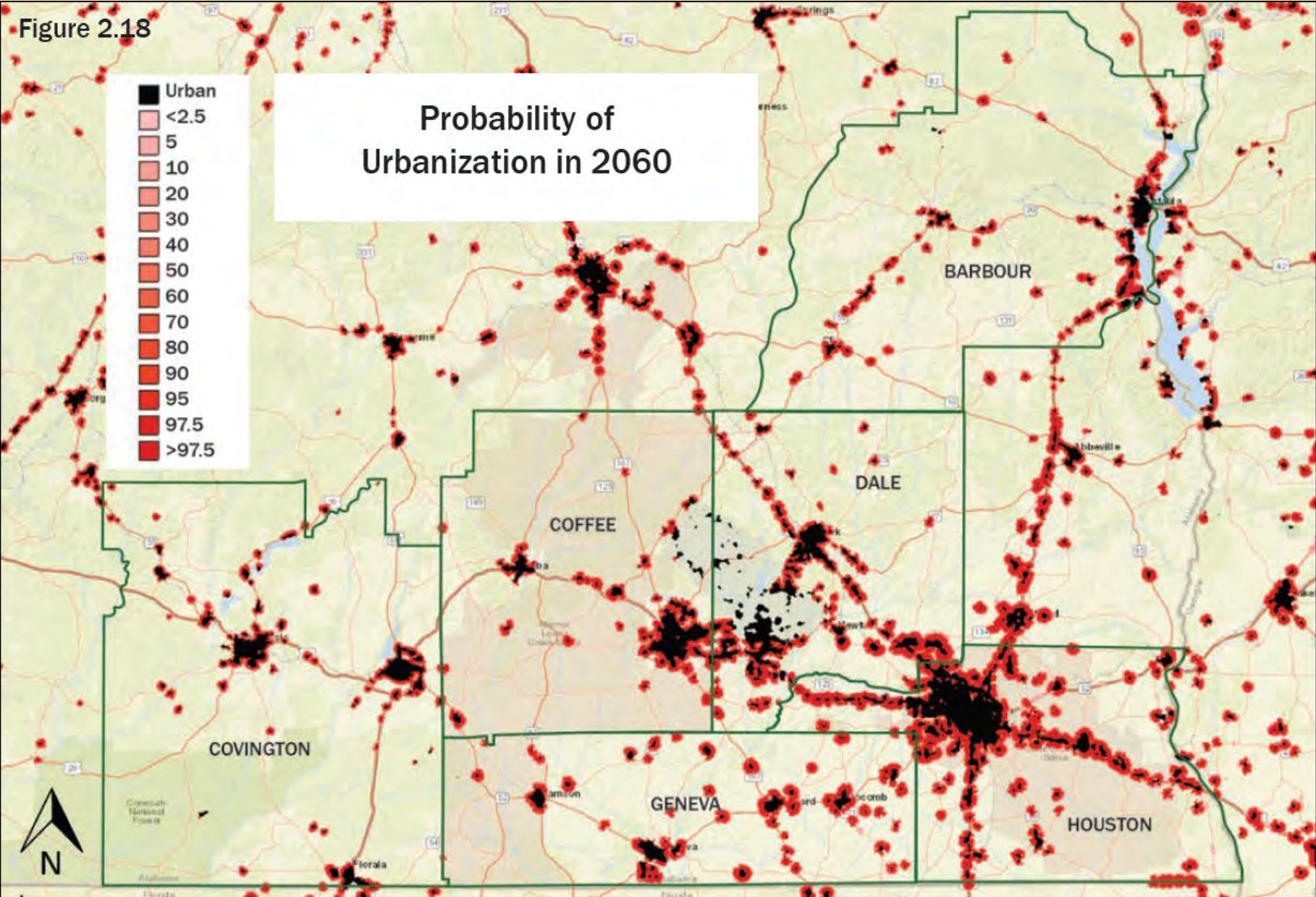
- Airport Economic Impact**

County	City	Airport Name	Number of Employees	Total Annual Economic Activity	Total Tax Impacts
Commercial Airports					
Houston	Dothan	Dothan Regional	1,358	\$184,455,000	\$9,314,300
General Aviation Airports					
Barbour	Clayton	Clayton Municipal	1	\$158,600	\$5,300
Barbour	Eufaula	Weedon Field	22	\$1,689,200	\$71,600
Coffee	Elba	Carl Folsom	7	\$812,100	\$32,200
Coffee	Enterprise	Enterprise Municipal	193	\$22,909,600	\$1,044,300
Covington	Andalusia/Opp	South Alabama Regional at Bill Benton Field	393	\$43,846,000	\$2,152,900
Covington	Floralda	Floralda Municipal	32	\$3,742,800	\$193,500
Dale	Ozark	Ozark Airport - Blackwell Field	303	\$31,707,900	\$1,604,300
Geneva	Geneva	Geneva Municipal	10	\$996,000	\$44,500
Geneva	Samson	Logan Field	3	\$386,100	\$13,600
Total			2,322	\$290,703,300	\$14,476,500

Community Profile -- Urbanization

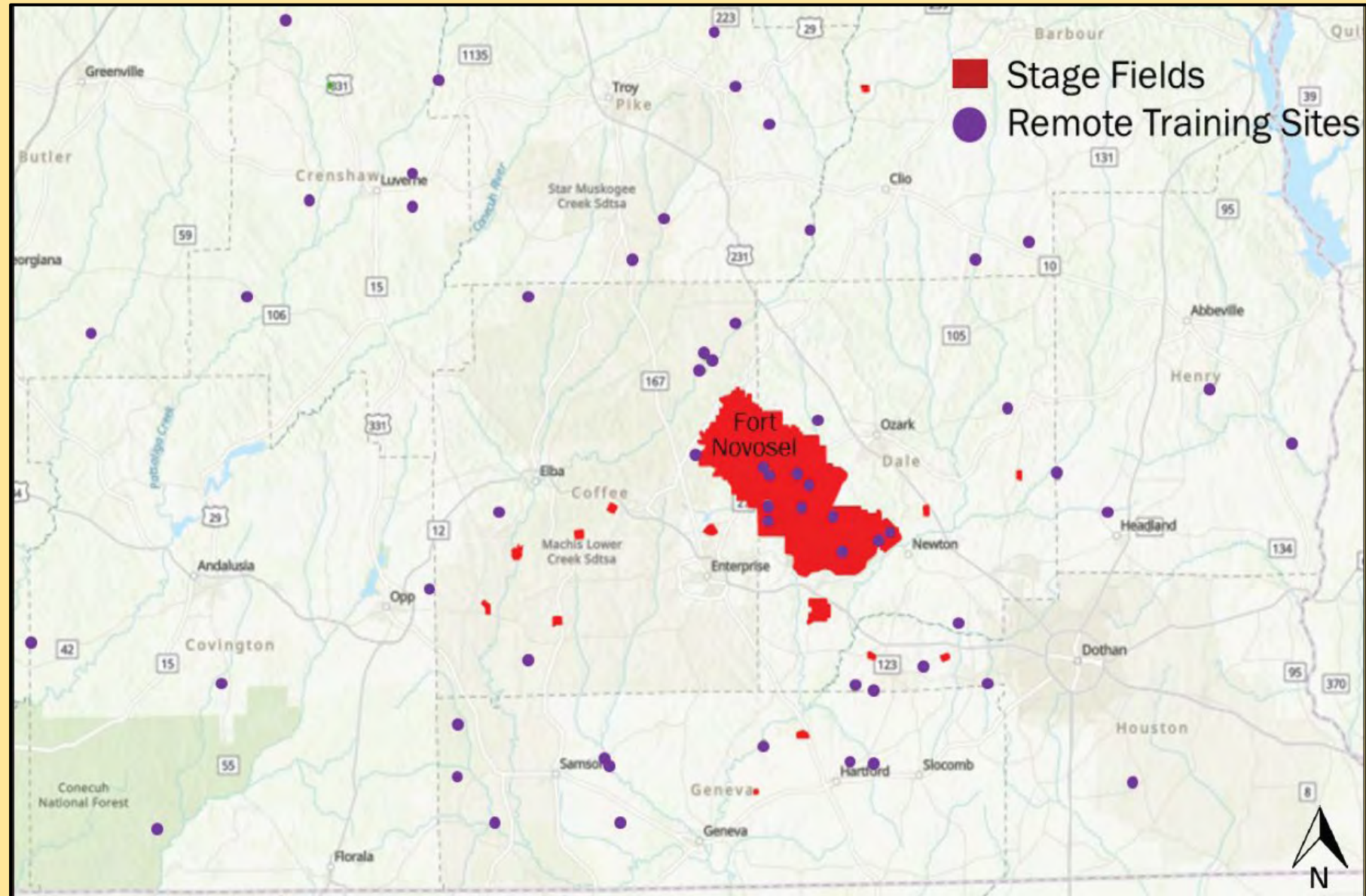


Community Profile -- Urbanization



Fort Novosel Profile

- Main Fort Novosel installation occupies 55,736 acres, or 87.1 square miles, in Coffee and Dale counties.
- 23 Stagefields/Airfields (18 off post)
- 62 Remote Training Sites in 12 counties



Rotary Wing Area of Operations



- 1 Army Airfield
- 4 Army Heliports
- 15 Stagefields
- 64 Remote Training (RT) Sites
- 1 FARP/Aerial Gunnery Range
- Army Radar Approach Control



Fort Novosel Profile

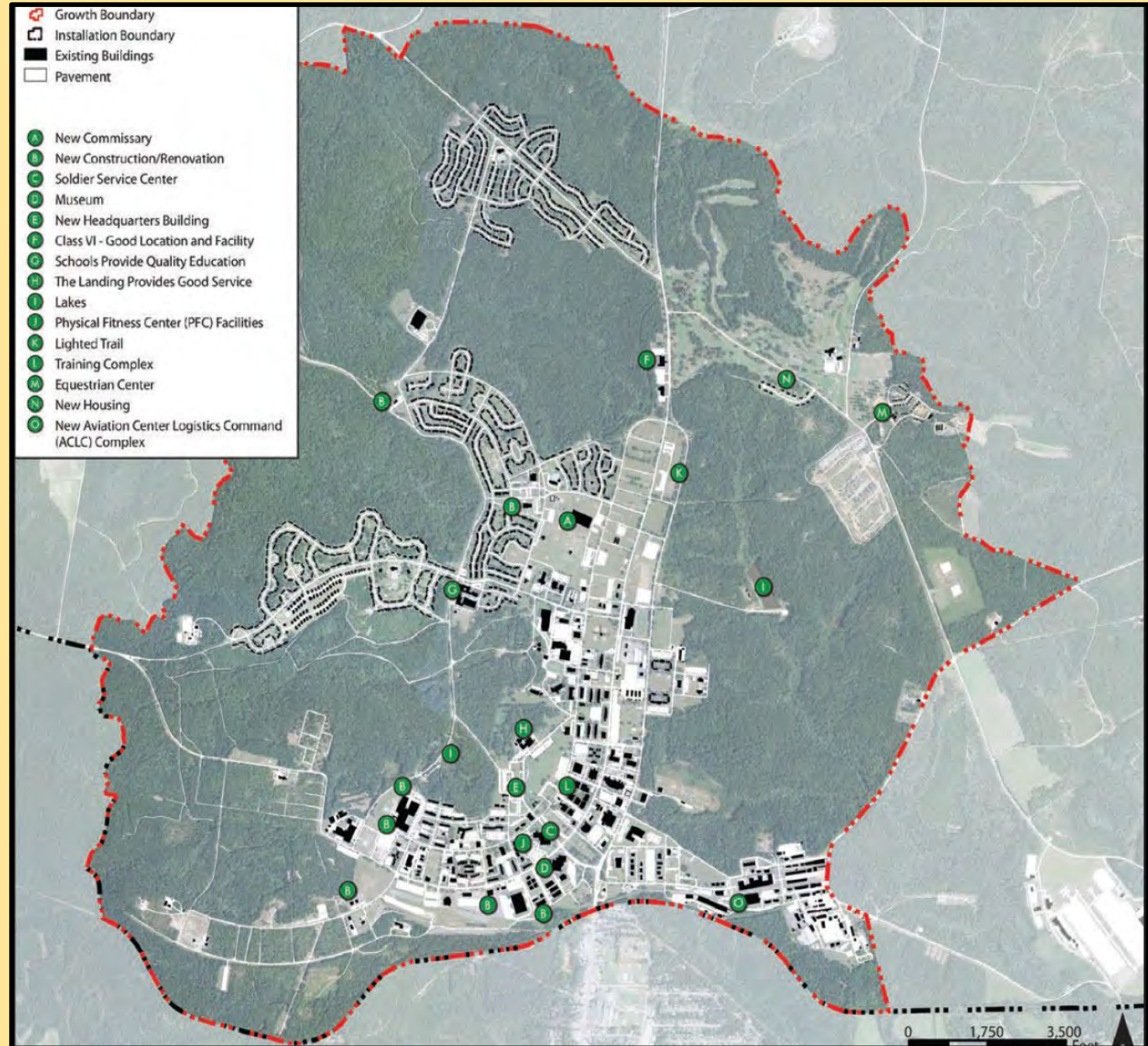
- History
- Flight and Training Spaces
- Population
- Economic Impact
- Infrastructure
- Natural and Environmental Resources

Total Daily Population.....	22,331
Active Duty Military.....	5,283 / 23.7%
Military Family Members	5,311 / 23.8%
Working Civilians	10,037 / 44.9%
Training/Students	1,700 / 76%

Total Economic Impact of Military in Fort (Rucker) Novosel Region <i>(in Millions except Employment)</i>			
Impact	Direct	Multiplier	Total
Employment	24,416	4,449	28,865
Payroll	\$2,563	\$167	\$2,730
Output	\$8,373	\$667	\$9,039

Fort Novosel Profile

- Cantonment encompasses approximately 3,000 acres
- 799 Operational Facility Buildings (gross sq ft of 6.3 million)
- 2,207 Residential Structures (2.3 million sq ft within 977 acres)



Compatibility Assessment

1. Air Quality
2. Anti-Terrorism / Force Protection
3. Biological Resources
4. Climate Adaptation
5. **Coordination / Communication**
6. Cultural Resources
7. Dust / Smoke / Steam
8. Energy Development
9. **Frequency Spectrum Capacity**
10. **Frequency Spectrum
Impedence/Interference**
11. **Housing Availability**
12. **Infrastructure / Roadways**
13. **Land and Air Spaces**
14. **Land Use**
15. **Legislative Initiatives**
16. **Light and Glare**
17. Marine Environments
18. **Noise**
19. Public Trespassing
20. **Safety Zones**
21. Scarce Natural Resources
22. **Vertical Obstructions**
23. **Vibration**
24. Water Quality / Quantity

Compatibility Assessment: Issue Identification

Land Use, Noise and Safety	32 issues
Communication and Coordination	6 issues
Frequency Spectrum Capacity/Interference	3 issues
Housing Availability	4 issues
Infrastructure / Roadways	5 issues
Land and Air Spaces	5 issues
Legislative Initiatives	5 issues
Light and Glare	4 issues
Vertical Obstructions	4 issues
Vibration	3 issues
<hr/>	
Total Issues Identified	72 Issues

Compatibility Assessment: Issues

Figure 6.1: List of Issues

LAND USE, NOISE AND SAFETY ISSUES		Land Use	Noise	Safety	Communication/Coordination	Frequency Capacity/Impedance	Housing Availability	Infrastructure and Roadways	Land and Air Space	Legislative Initiatives	Light and Glare	Vertical Obstructions	Vibration
■	= Primary Compatibility Factor												
●	= Secondary Compatibility Factor												
1	Rural residential development surrounding the northern side of the installation is particularly susceptible to noise and vibration	■	■										●
2	Development around and up to the installation boundaries may limit future growth of Fort Novosel	■											
3	Existing development has eliminated buffer around Fort Novosel main installation	■		●			●					●	
4	Continued urbanization of Daleville, Enterprise and Ozark toward Fort Novosel is likely to compound existing issues	■	■	●		●					●	●	

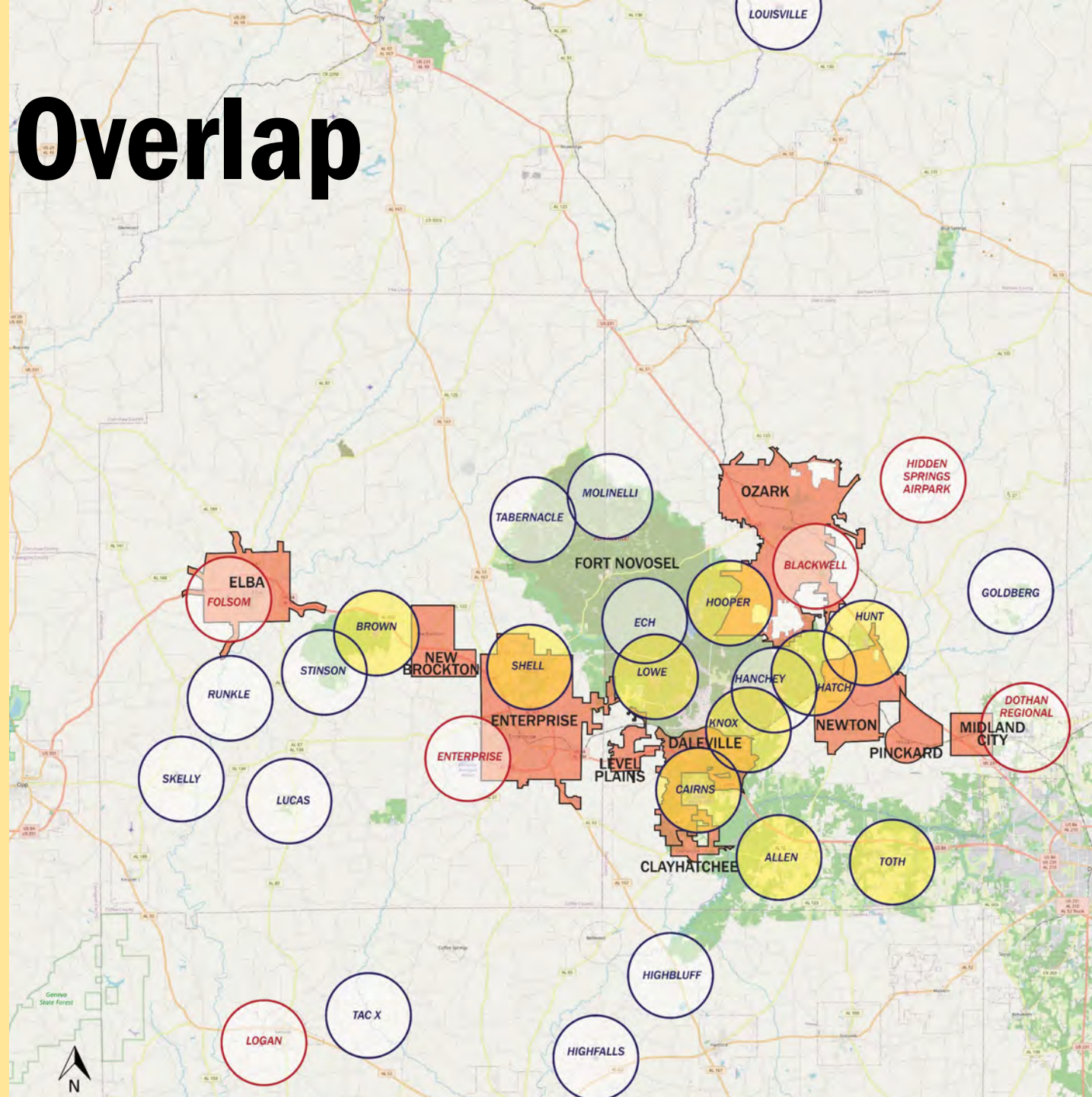
Compatibility Assessment: Land Use, Noise and Safety

1. Number of Structures in 2-Mile Radius
2. Clear Zones and Accident Potential Zones
3. Land Use Within Zone of Influence

No Significant Impact:





- | | |
|------------------|-------------------|
| 1. Ech SF | 8. Molinelli SF |
| 2. Goldberg SF | 9. Runkle SF |
| 3. Hanchey AF | 10. Skelly SF |
| 4. Highbluff SF | 11. Stinson SF |
| 5. Highfalls SF | 12. Tabernacle SF |
| 6. Louisville SF | 13. TacX SF |
| 7. Lucas SF | |

Air Space Overlap



FORT NOVOSSEL
COMPATIBLE LAND USE STUDY

2-Mile
Airport Radius
Overlay Zone

-  Fort Novosel Stagefield / Airfield
-  Potential Impact on Nearby Development
-  Municipal /Other Airport
-  Municipality



Stagefield Sites – Noise Zones

- **Zone of Influence**

Area within a specific radius (typically two miles) that is most likely to be impacted by noise, wind, vibration and potential for accidents

- **Noise Zone III**

No noise-sensitive land uses, such as housing, schools, and worship facilities. Some compatible uses in NZ III might include industry, transportation, and agricultural.

- **Noise Zone II**

Land use limited to compatible uses, such as industry and manufacturing, transportation, and agricultural; possibly other uses with incorporation of noise level reduction techniques, (low-density housing, retail/services, recreation and entertainment.

- **Noise Zone 1 / Land Use Planning Zone (LUPZ)**

Noise exposure in NZ I is not considered significant and is usually acceptable for all types of land use activities. The LUPZ encompasses areas that can be affected during periods of heightened activity providing a more comprehensive assessment of noise effects in civilian areas.

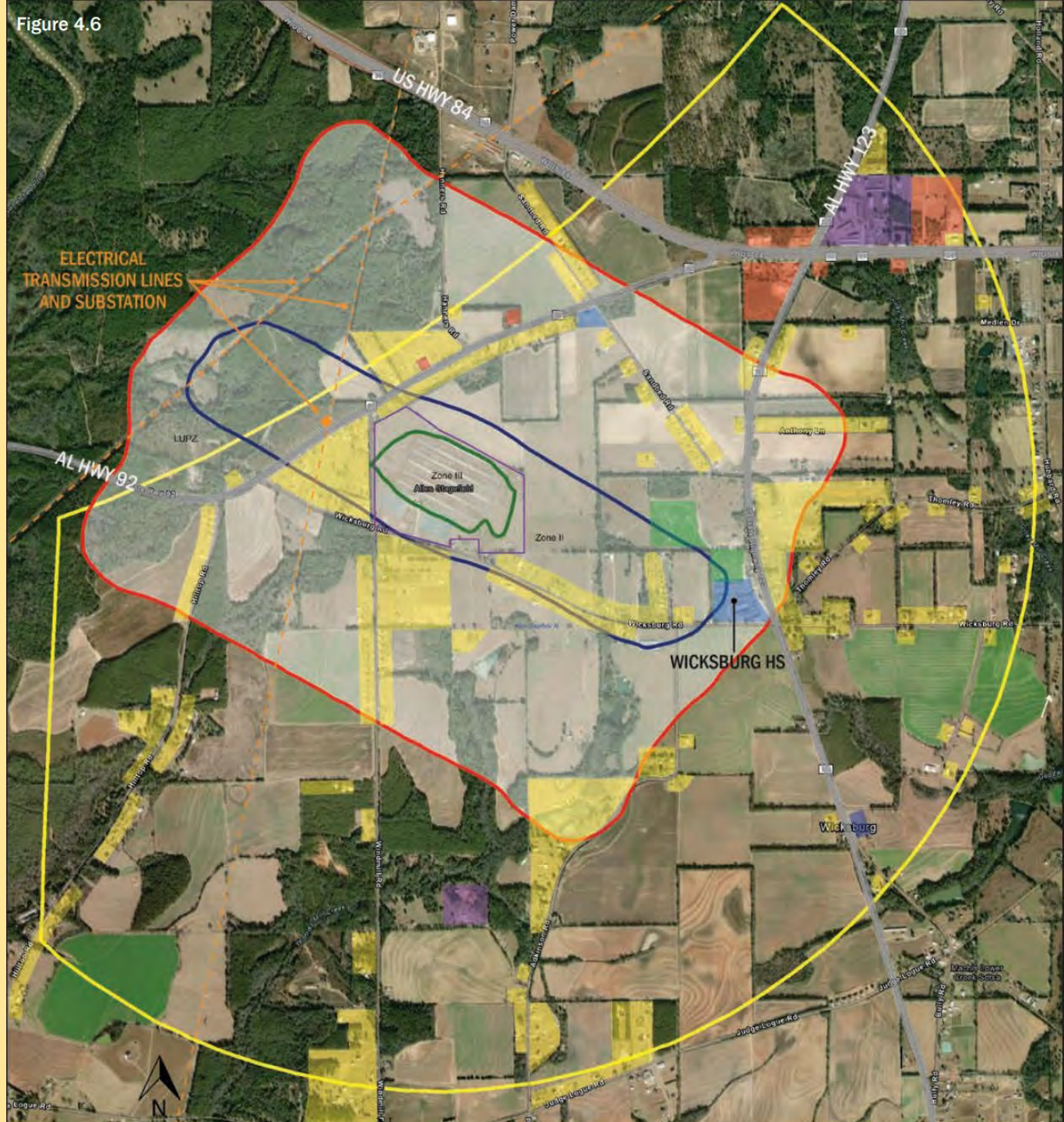
Allen Stagefield

-



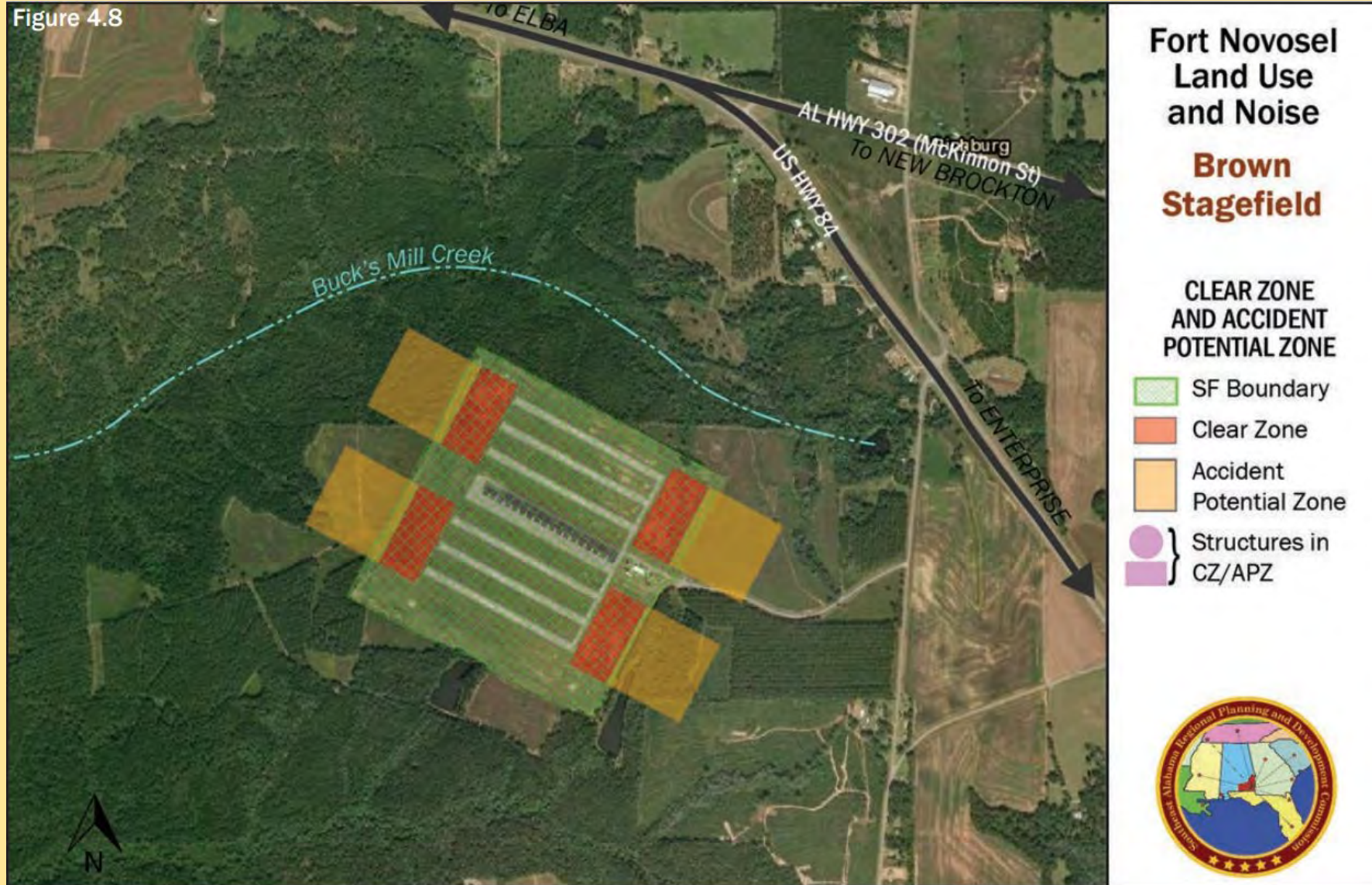
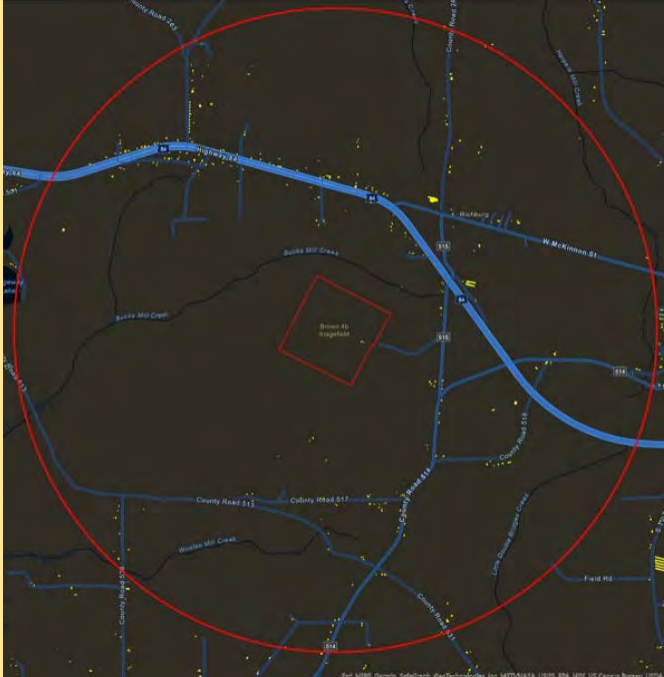
Allen Stagefield

- Heavy residential uses along with recreational and educational uses in Noise Zone II
- Residential development has occurred adjacent to stagefield boundary on three sides
- Power transmission lines with electrical substation
- Commercial and industrial development at US 84/AL 123 intersection in Air Space Boundary
- AADT: US Highway 84 = 19,107 trips per day



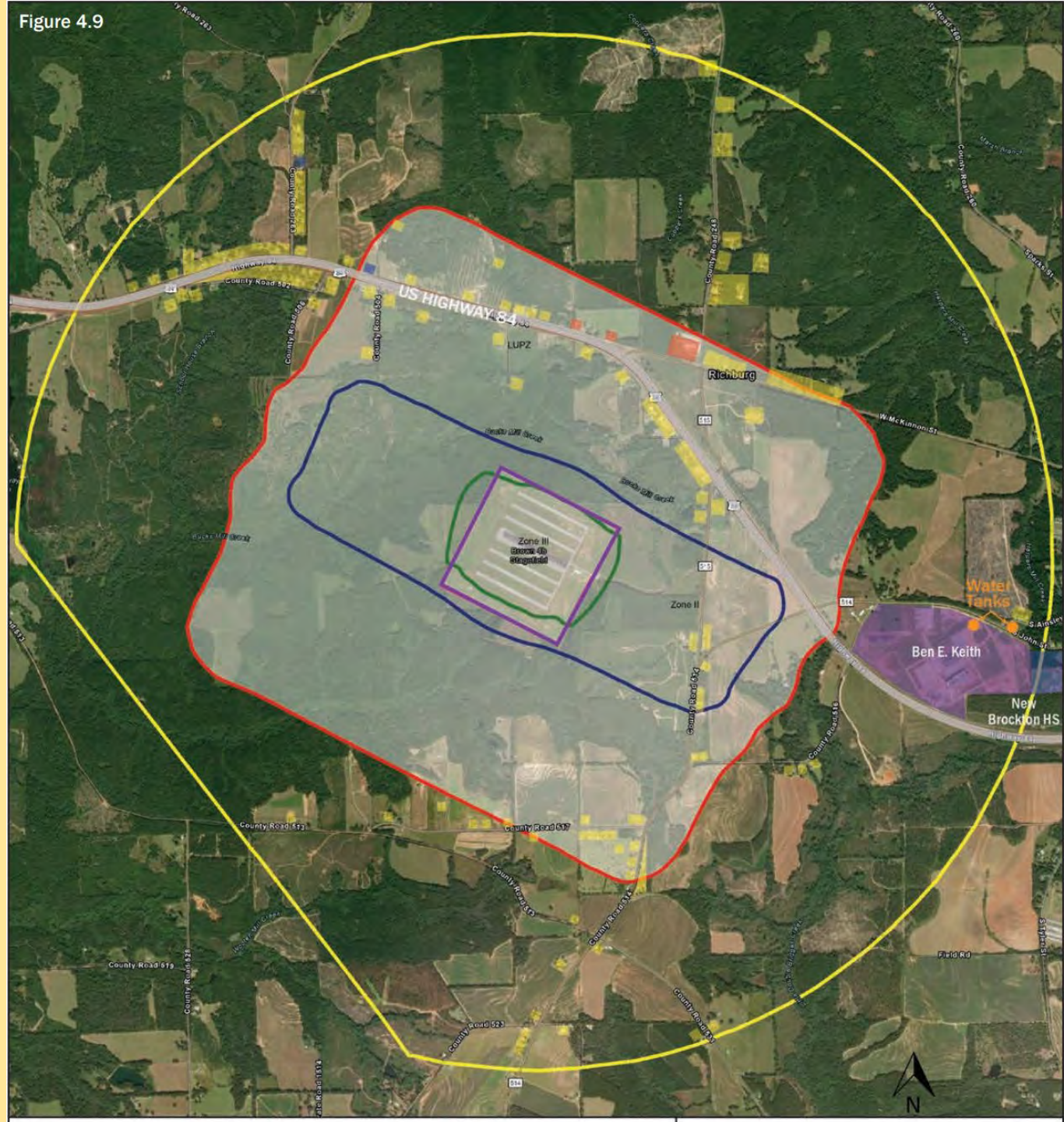
Brown Stagefield

- 290 structures within 2-mile radius, 230 (40.6%) of which are within NZ
- CZ and APZ are clear



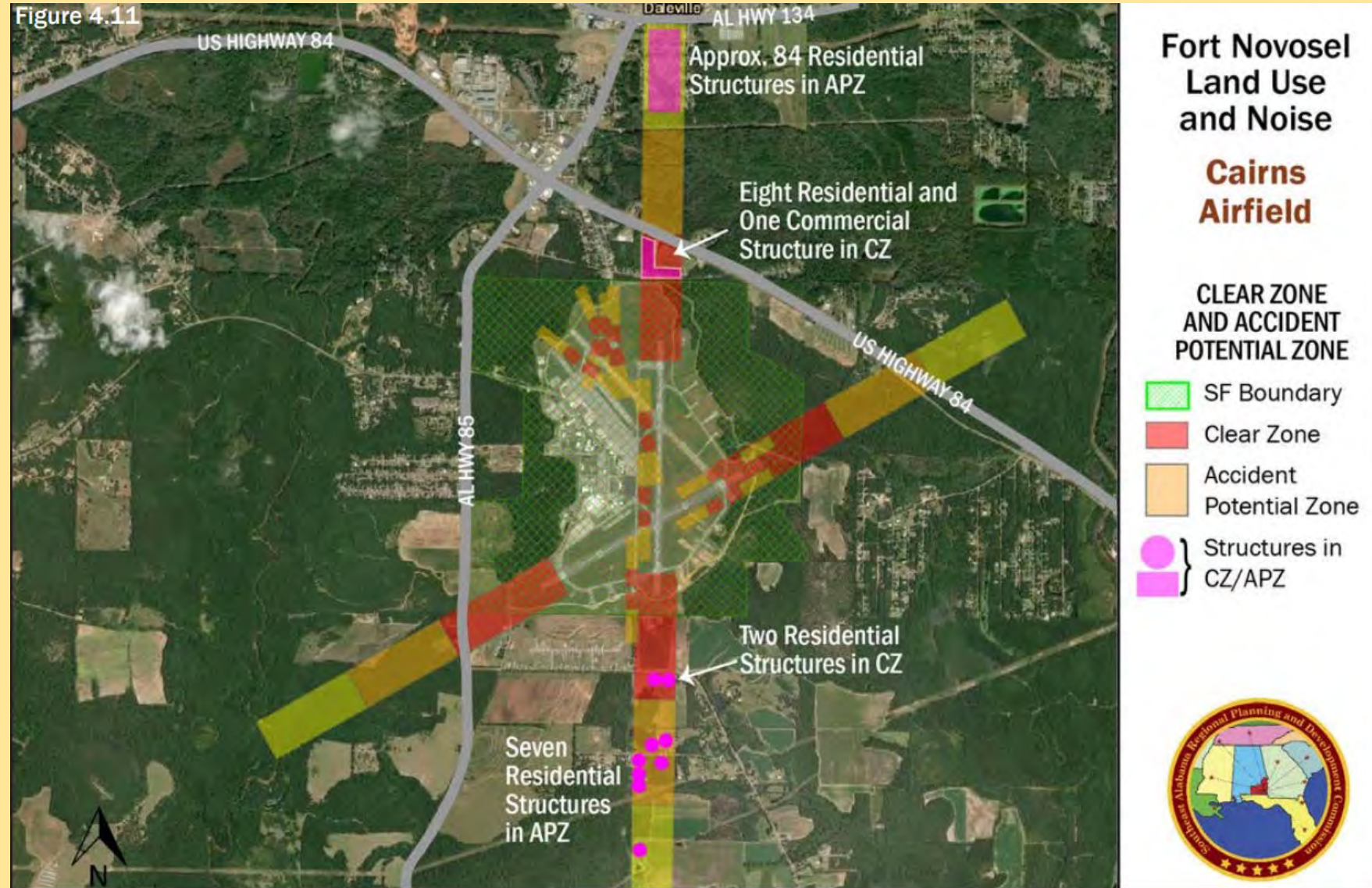
Brown Stagefield

- 7 residential structures within NZ II
- Three commercial, one institutional and an estimated 41 residential structures within LUPZ
- Water tower approximately 1.7 miles east of stagefield landing lanes
- Ben E. Keith Foods, employing 390 people, and New Brockton High School, with 400 students, is 1.5 miles east of stagefield
- 2022 AADT: US Highway 84 = 6,143



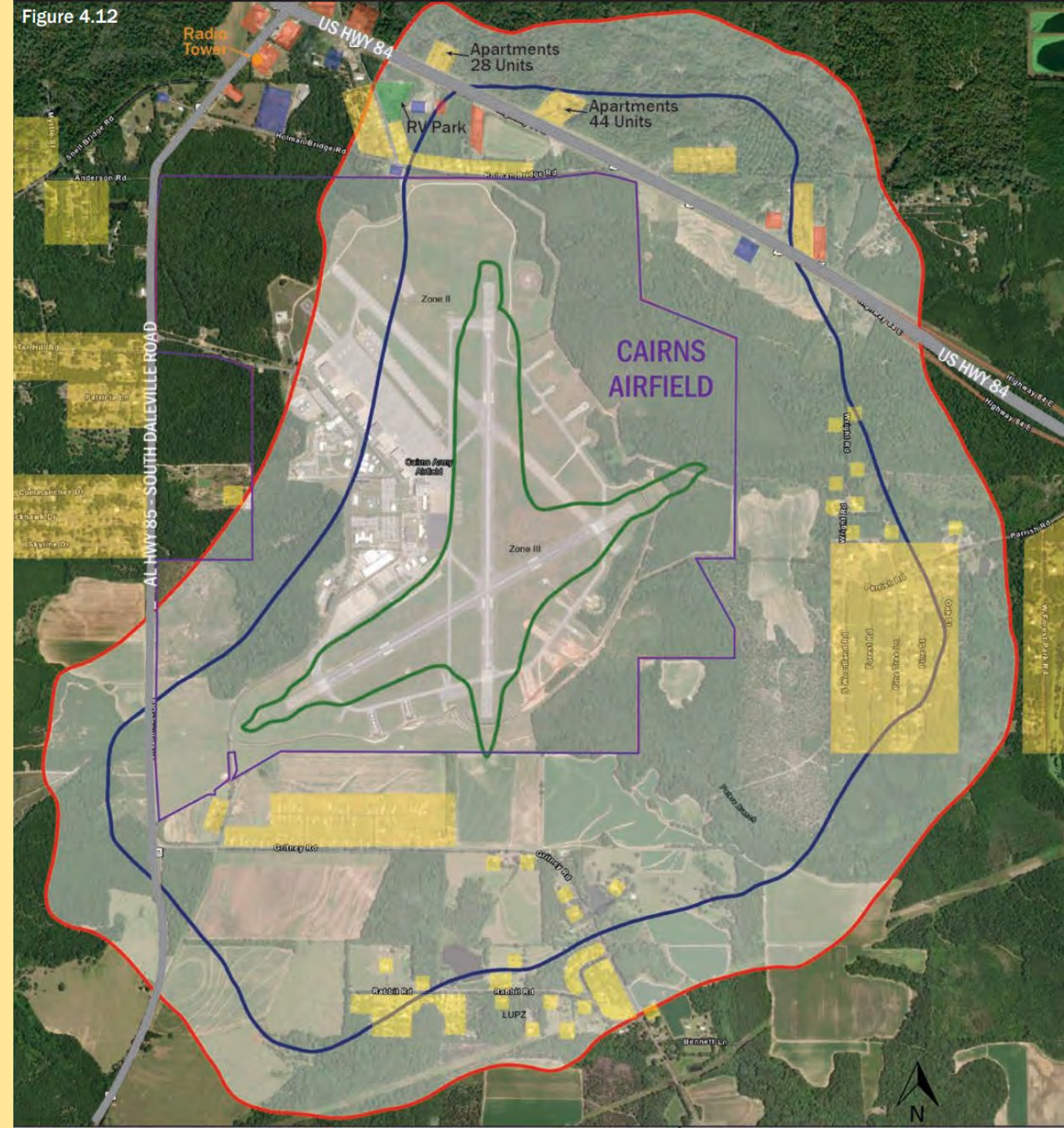
Cairns Airfield

- 1,419 structures within 2-mile radius, 22.4% of which are within NZ
- 1 commercial and 10 residential structures in CZ
- 91 residential structures in APZ



Cairns Airfield

- 3 commercial, 1 institutional, and 228 residential structures in NZ II, including one apartment complex
- 1 commercial, 2 institutional, and 82 residential structures, including one apartment complex in LUPZ
- 2022 AADT: US Highway 84 = 16,521



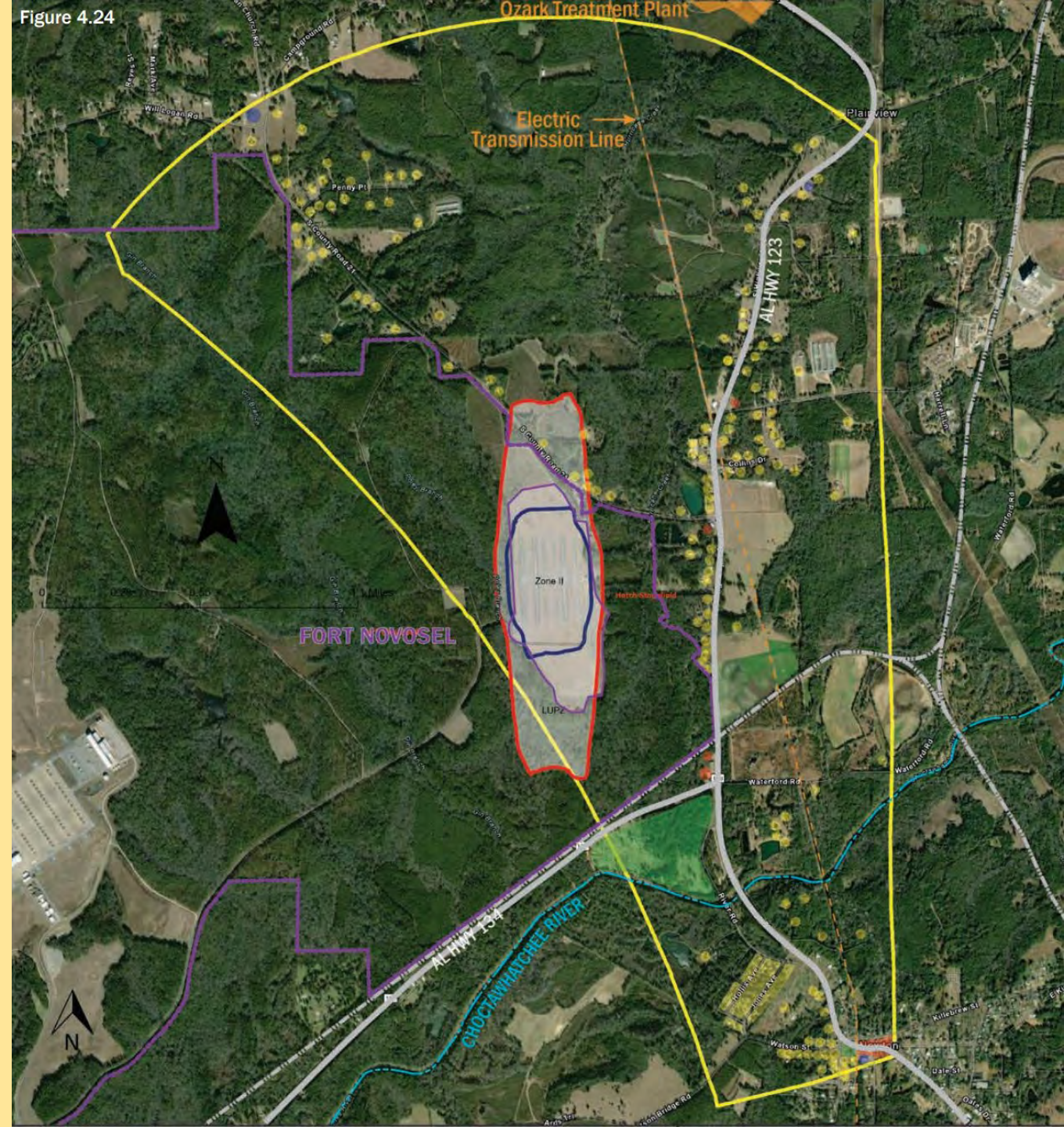
Hatch Stagefield

- 453 structures within 2-mile radius
- 1 residential structure in accident potential zone



Hatch Stagefield

- 2 recreational, 6 commercial, and 3 institutional land uses are found in air space boundary area
- Electric transmission line runs north-south through the air space boundary
- Choctawhatchee River lies south of the stagefield



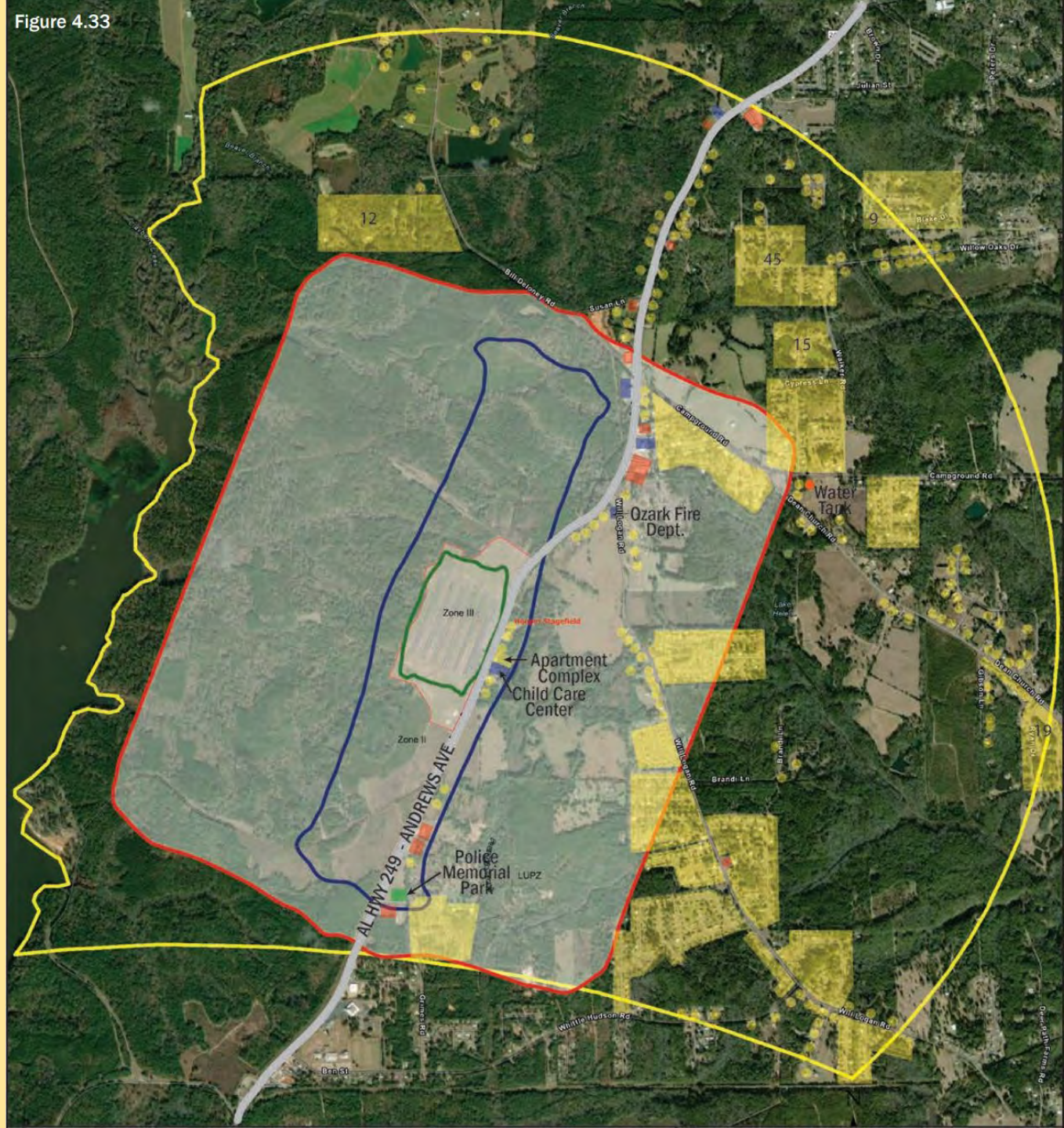
Hooper Stagefield

- 1,553 structures within 2-mile radius
- 1 residential structure in accident potential zone



Hooper Stagefield

- Within NZ II, there are two commercial land uses, two institutional land uses, and nine residential land uses
- Within LUPZ, there are 4 commercial and 3 institutional land uses, along with 296 residential structures
- All or part of five small neighborhoods with medium density lots are in LUPZ
- Water tank located just east of LUPZ



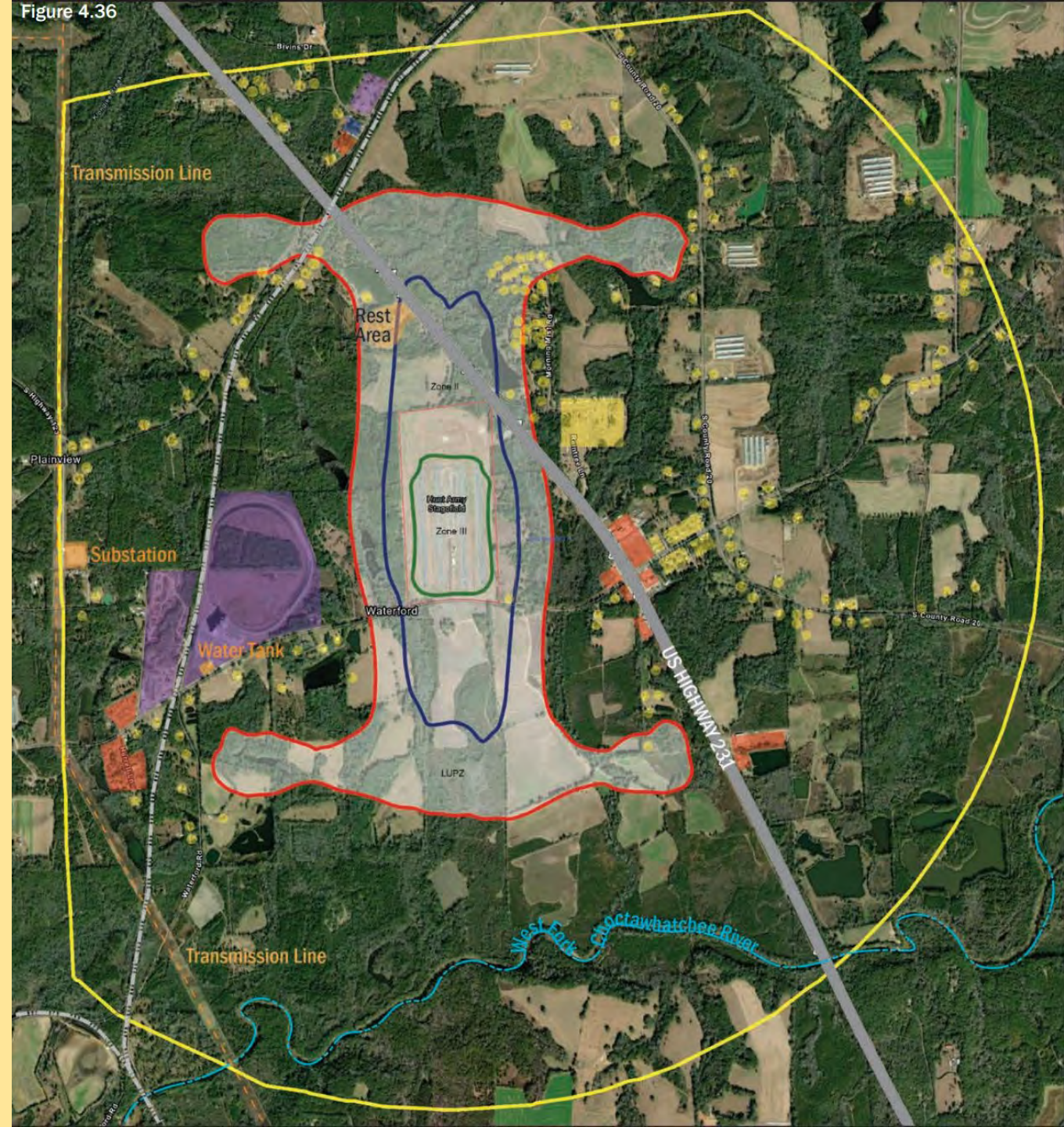
Hunt Stagefield

- 526 structures within 2-mile radius
- CZ and APZ are clear



Hunt Stagefield

- 1 residential structure in NZ II
- 17 residential structures in LUPZ
- Dale County US 231 Rest Area lies in both NZ II and LUPZ due north of the stagefield site
- 2022 AADT: US Highway 231 = 20,557
- 2022 AADT: US 231 Rest Area = 348
- West Fork of the Choctawhatchee River runs south of the stagefield within the air space boundary
- Power transmission line with substation runs along the west perimeter of the air space boundary



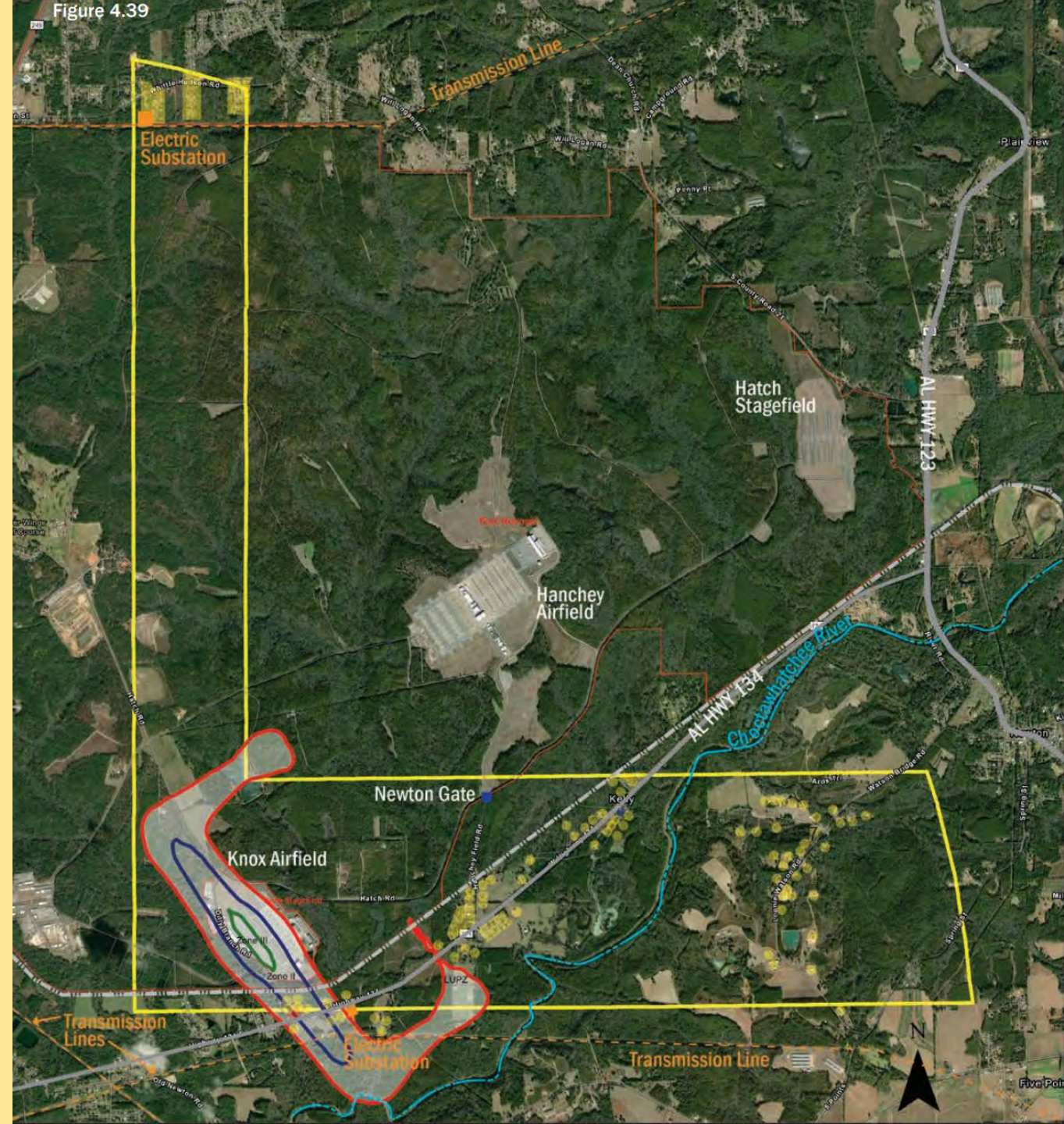
Knox Airfield

- 1,038 structures within 2-mile radius
- 1 structure in APZ



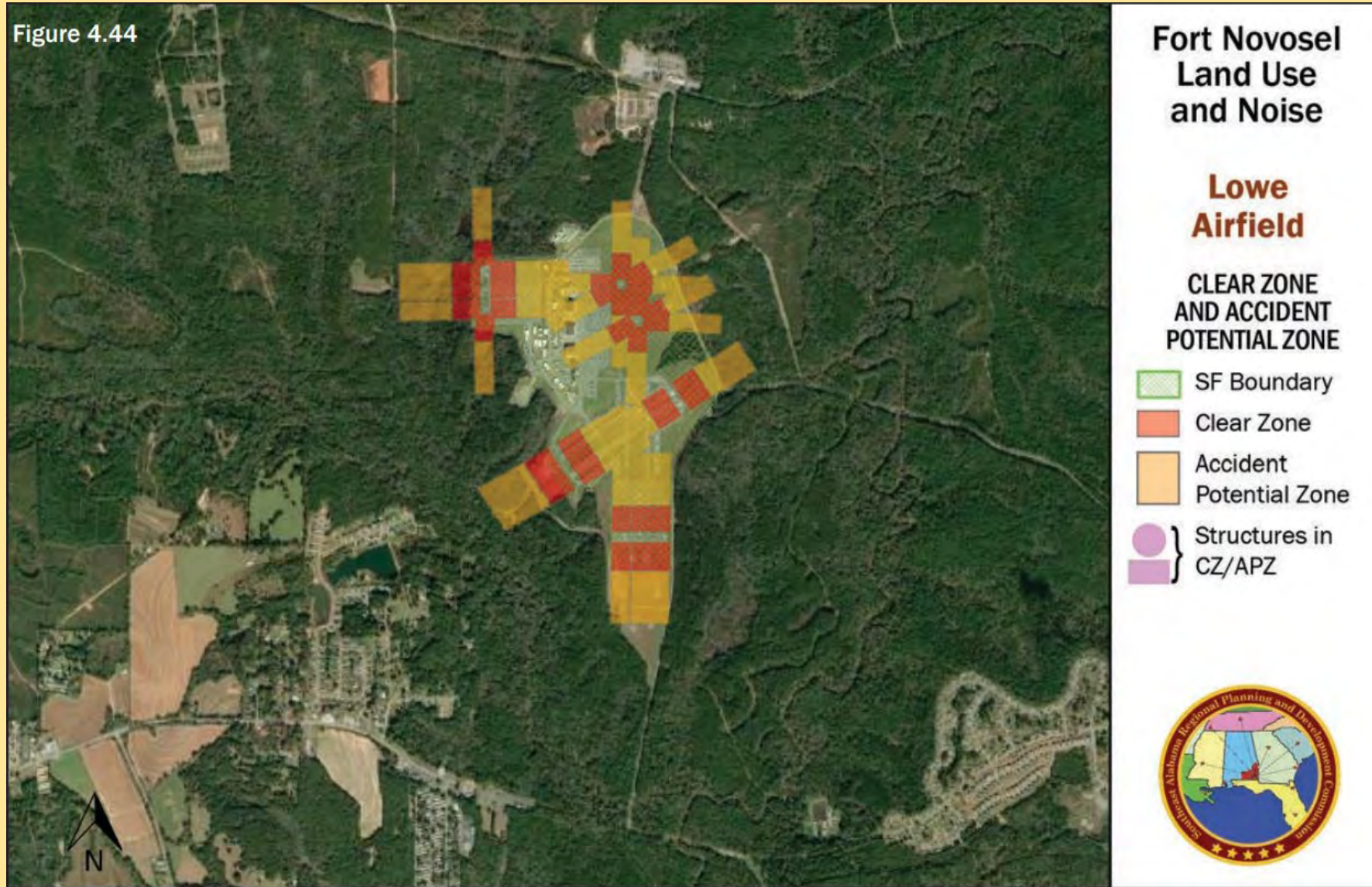
Knox Airfield

- 7 structures in NZ II
- 5 structures in LUPZ
- 212 structures, mostly residential, located within the air space boundary
- Electric substation and transmission lines at both the north and south ends of the air space boundary
- Choctawhatchee River lies just south of the airfield
- 2022 AADT: AL Highway 134 = 4,434



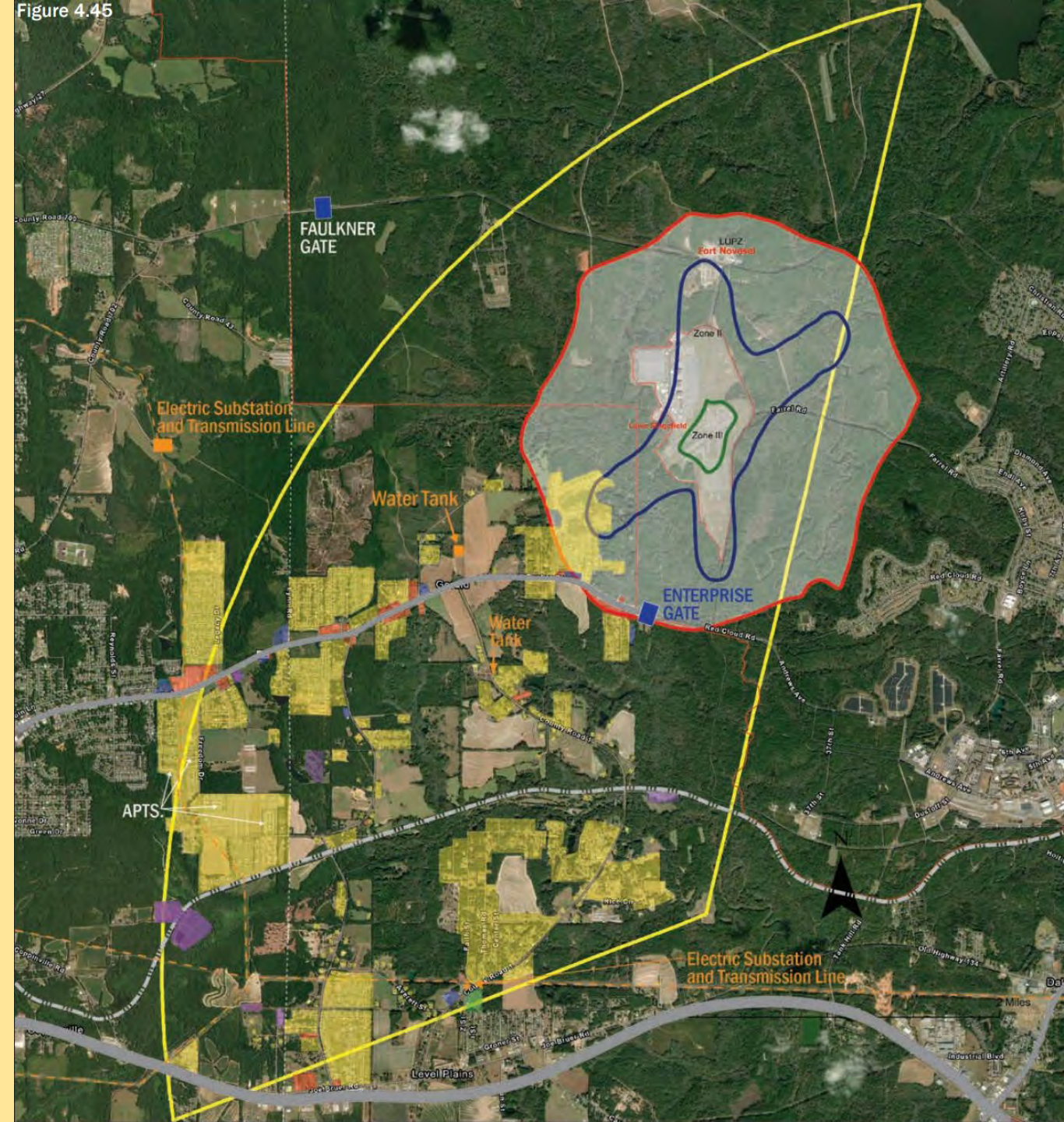
Lowe Airfield

- 1,170 structures within 2-mile radius
- CZ and APZ are clear



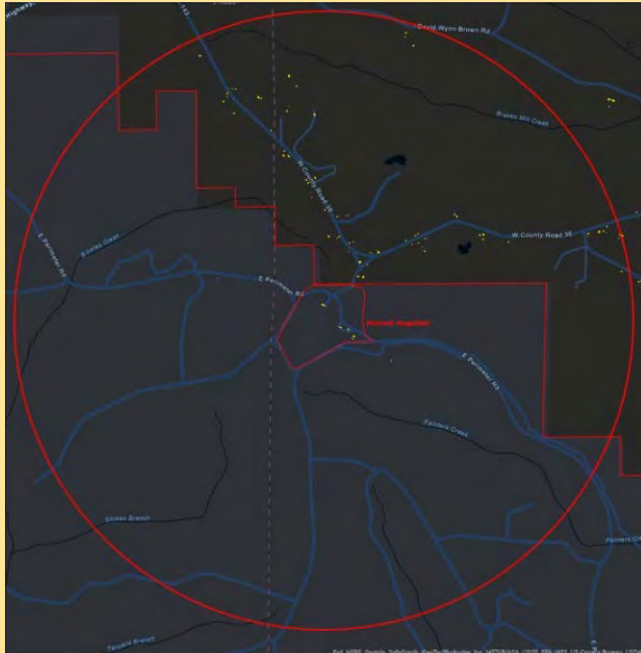
Low Airfield

- 18 residential structures in NZ II
- 124 residential, 6 commercial and 1 institutional structures in the LUPZ
- Multiple large apartment complexes, along with townhouse developments are located within air space boundary
- Fairly dense urban type development found off-post in air space boundary
- 2 water tanks and 2 electric substations are located west and southwest of the airfield



Molinelli Stagefield

- 80 structures within 2-mile radius
- CZ and APZ are clear



Fort Novosel Land Use and Noise

Molinelli Stagefield

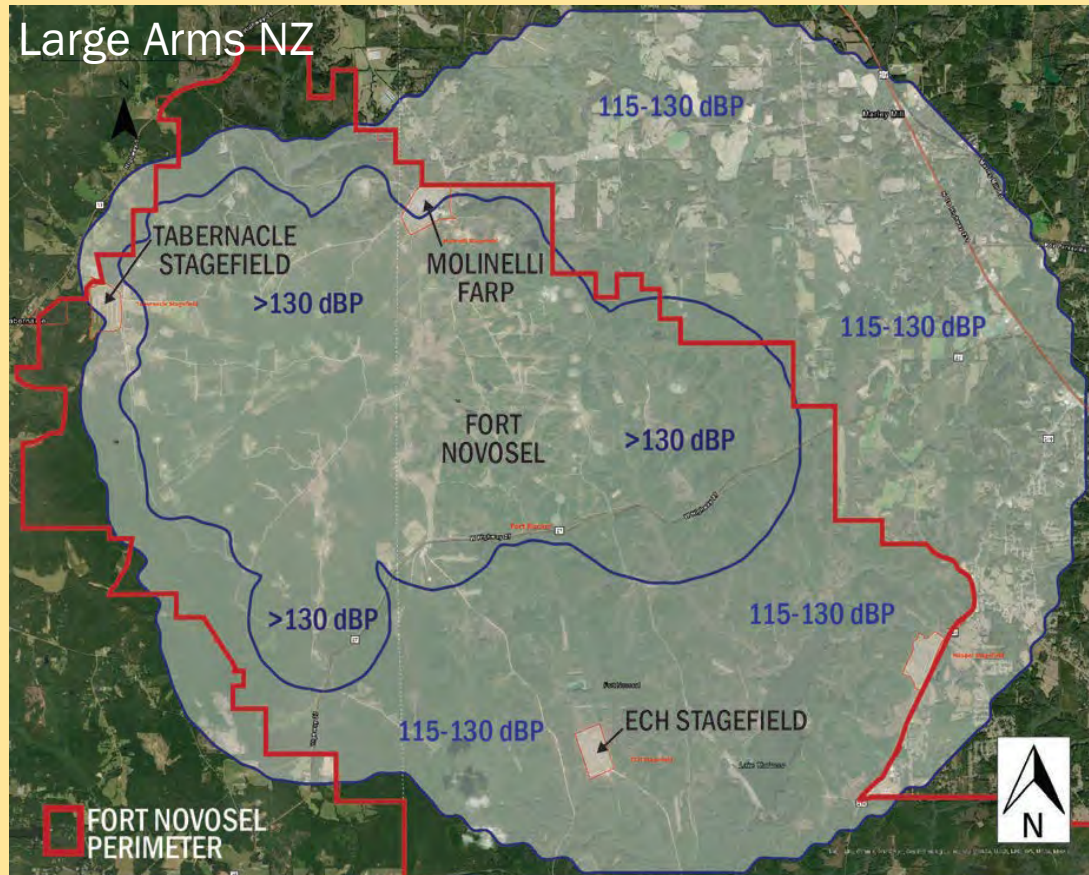
CLEAR ZONE AND ACCIDENT POTENTIAL ZONE

-  SF Boundary
-  Clear Zone
-  Accident Potential Zone
-  } Structures in CZ/APZ



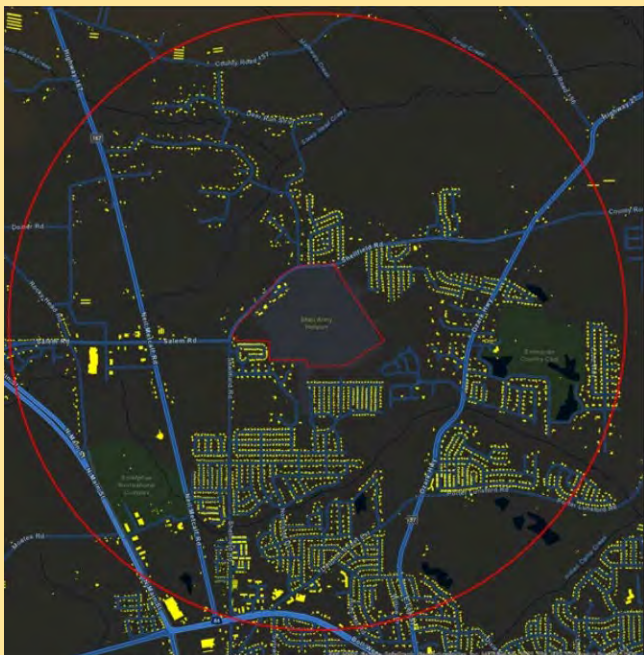
Molinelli Stagefield

- 1 church and 12 residential structures in NZ II
- 2 residential structures in LUPZ



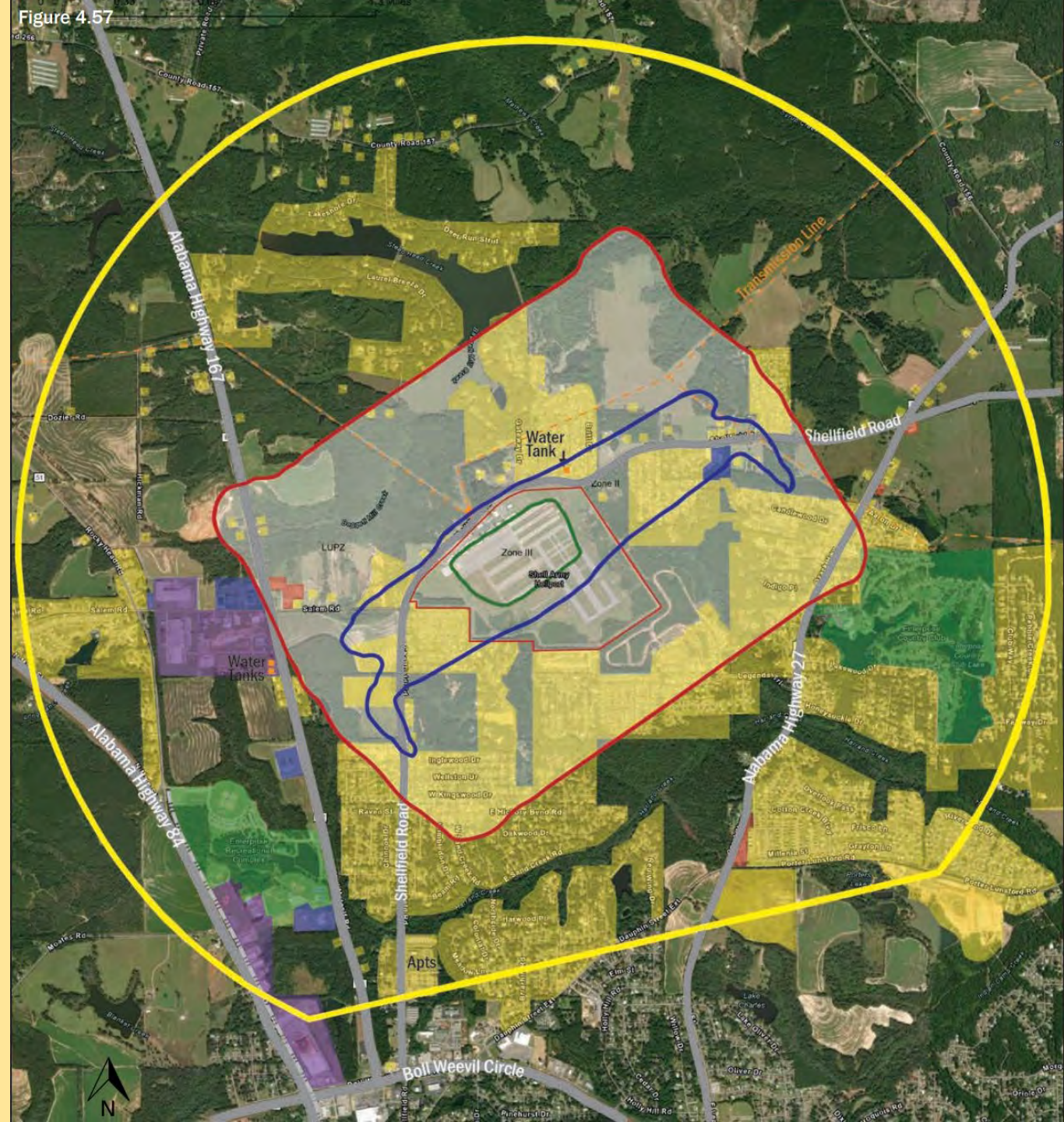
Shell Airfield

- 3,177 structures within 2-mile radius
- 29 housing units in APZ



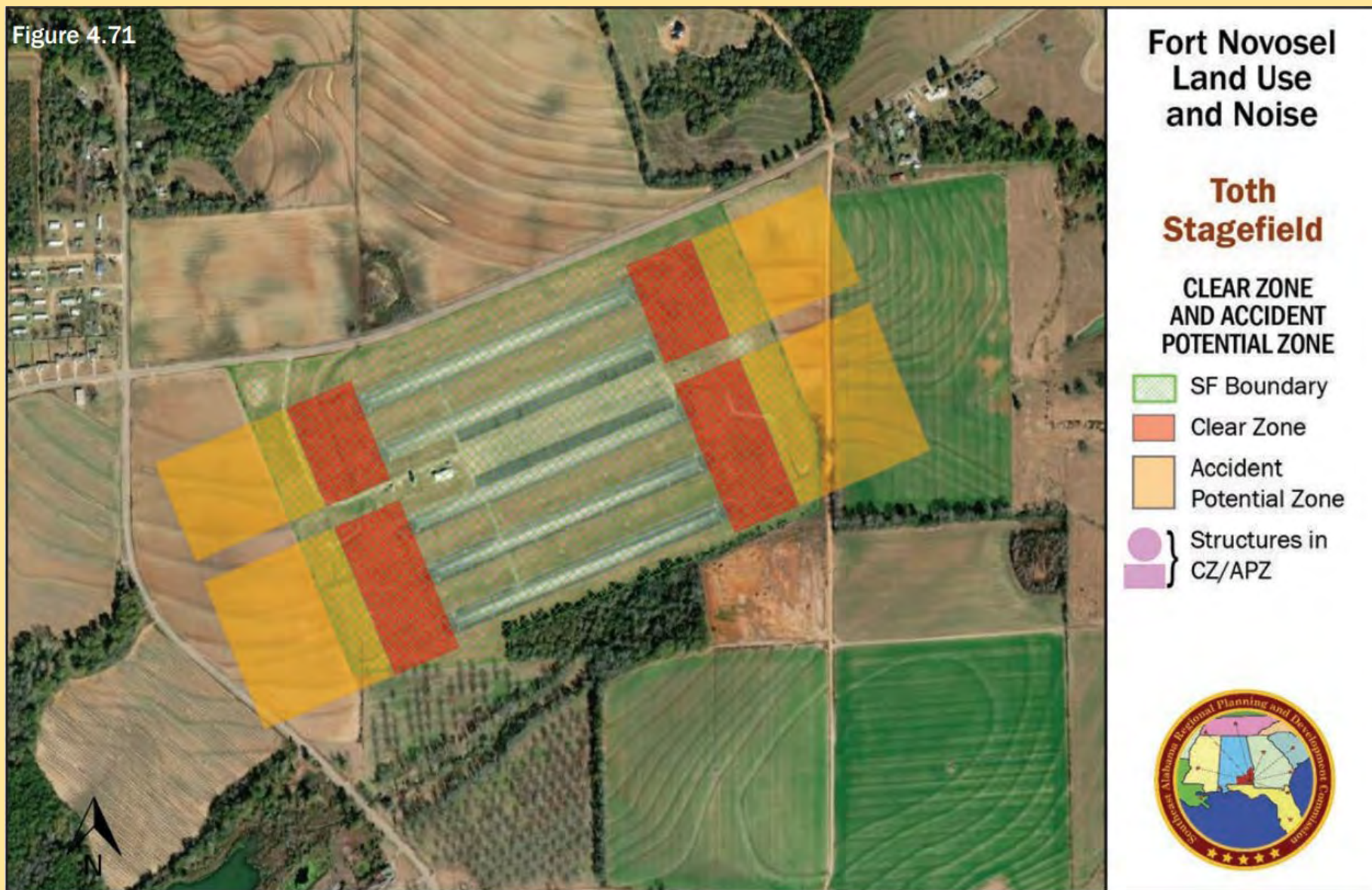
Shell Airfield

- 194 structures within Noise Zone II
- 1,137 structures within LUPZ
- Water tank on Shellfield Road almost directly across the street from the flight lanes
- Shell Airfield is one of the larger off-post facilities, capable of being home base to more than 130 helicopters
- 2022 AADT: Shellfield Road = 4,606



Toth Stagefield

- 749 structures within 2-mile radius
- CZ and APZ are clear



Toth Stagefield

- Power transmission lines 1.3 miles southwest and 1.0 miles northeast of landing lanes
- Communication tower located 1.25 miles north
- 627 non-agricultural structures in the air space boundary
- 1 institutional, 8 residential structures in NZ II
- 36 structures in LUPZ: 2 industrial, 1 commercial, 33 residential



Compatibility Assessment: Noise

Figure 4.80: Total Noise Zone Acreage

Zone	Noise/Aircraft Type	Total	Off Post	Incorporated Municipal Boundary	On Post Cantonment
Zone III	UH-72	1,652	101	0	0
	CH-47	35,736	20,610	4,427	0
	Small Arms	3,620	0	n/a	n/a
	Large Caliber and Demolition	14,333	89	n/a	n/a
Zone II	UH-72	10,497	5,234	1,235	0
	CH-47	81,106	68,613	12,915	402
	Small Arms	13,119	612	n/a	n/a
	Large Caliber and Demolition	6,799	920	n/a	n/a
LUPZ	UH-72	24,567	17,078	3,188	0
	CH-47	57,494	48,868	6,944	688
	Small Arms	n/a	n/a	n/a	n/a
	Large Caliber and Demolition	6,847	2,510	n/a	n/a

Source: US Army Aviation Center of Excellence and Fort Rucker Installation Compatible Use Zone Study, Army Public Health Center, Environmental Noise Branch, June 2019.

Compatibility Assessment:

Communication and Coordination

- Fort Novosel is not represented on local planning commissions or in local stakeholder groups; Fort Novosel has not made exceptional efforts to attend public planning commission meetings
- A formalized flowchart of information exchange has not been developed
- Desegregated responsibilities on Fort Novosel are confusing to civilian workers on who to contact regarding future development or even natural resource management
- Degree of military confidentiality about ongoing operations hinders open communication
- Average citizen is not fully aware of Fort Novosel operations and needs
- Previous efforts have not been implemented

Compatibility Assessment:

Frequency Spectrum Capacity/Interference

- Frequency interference from telecommunications towers or other frequency-emitting facilities
- Growing concern over interference from drone usage, particularly around rural stagefields
- Concern over capacity of local frequency providers to carry all usage from Fort Novosel without civilian interference

Compatibility Assessment:

Housing

- Housing cost is out of line with local incomes
- Lack of moderate, affordable housing
- Fort Novosel salaries have driven housing costs up
- Lower land prices drive development, which has extended housing construction in areas that were formerly rural.

Compatibility Assessment: Infrastructure and Roadways

- Lack of power redundancy source to Fort Novosel
- Capacity of infrastructure facilities to allow for installation growth
- Traffic study needed to determine carrying capacity of regional traffic to Fort Novosel
- Road improvements necessary to facilitate traffic onto and off of the post during peak hours
- Funding for roadway improvements

Compatibility Assessment:

Land and Air Spaces

- Recreational drone operators flying in military operation areas.
- Lack of awareness of nearby airfields and stagefields in rural areas.
- Lack of awareness of Fort Novosel perimeter boundaries
- Land use conflicts among property owners surrounding stagefields
- Negative impact on surrounding property owners of stagefields and remote training sites due to noise and vibration.

Compatibility Assessment: Legislative Initiatives

- Interpretation of definition of airport
- Does airport zoning apply only to a public airport? Or also to the interests of the public good, regardless of airport ownership?
- Planning and zoning legislation for counties and planning legislation for regions
- Enforcement of Military Land Use Planning Code

Compatibility Assessment: Light and Glare

- Glare from solar panels or other objects on land
- Light pollution
- Increase in artificial lighting due to community and economic growth
- Spotlighting or lasering helicopter pilots

Compatibility Assessment: Vertical Obstructions

- Increased development brings need for increased communications towers, water tanks, and power substations and transmission lines
- Lack of notification of new vertical obstructions
- Lack of process for local notification of plans for construction of a vertical obstruction
- Lack of local regulations about towers, obstructions

Compatibility Assessment:

Vibration

- Weapons training
- Remote training activities due to low-flying helicopters
- Soil erosion from rotorwash, or helicopter vibration as it takes off, hovers or lands

Programs, Policies, Resources, Tools

FEDERAL	FORT NOVOSEL	STATE
<ul style="list-style-type: none"> ■ Clean Air Act (CAA) ■ Clean Water Act (CWA) ■ DOD Readiness and Environmental Protection Integration (REPI) ■ DOD Partners in Flight (PIF) ■ DOI/DOD Readiness and Recreation Initiative ■ DOI/DOD/USDA Sentinel Landscapes Partnership ■ Federal Aviation Act ■ Federal Aviation Administration (FAA) Modernization and Reform Act of 2012 ■ Federal Aviation Administration (FAA) Small Unmanned Aircraft Rule ■ National Environmental Policy Act (NEPA) ■ National Historic Preservation Act (NHPA) ■ The Sikes Act ■ Sustainable Range Program 	<ul style="list-style-type: none"> ■ Army Compatible Use Buffer (ACUB) ■ Fly Neighborly Program ■ Installation Compatible Use Zone Study (ICUZ) ■ Fort Novosel Noise Complaint Management Program 	<ul style="list-style-type: none"> ■ Alabama Department of Conservation and Natural Resources (ADCNR) <ul style="list-style-type: none"> • State Wildlife Grant Program (SWG) • Forever Wild Land Trust (FWLT) ■ Alabama Cooperative Extension System (ACES) ■ Alabama Department of Environmental Management (ADEM) <ul style="list-style-type: none"> • Clean Water State Revolving Fund (CWSRF) • Drinking Water State Revolving Fund (DWSRF) • CWA Section 319 Grants ■ Alabama Military Stability Foundation ■ Alabama Wildlife Federation (AWF) ■ Military Land Use Planning Act ■ Natural Resource Conservation Service (NRCS)

Programs, Policies, Resources, Tools

REGIONAL	LOCAL GOVERNMENT	OTHER/PRIVATE
<ul style="list-style-type: none">■ Regional Memorandum of Understanding■ Southeast Alabama Comprehensive Economic Development Strategy (CEDS)■ Southeast Alabama Rural Planning Organization■ Southeast Regional Partnership for Planning and Sustainability (SERPPAS)■ Southeast Wiregrass Area Metropolitan Planning Organization (MPO)	<ul style="list-style-type: none">■ Comprehensive Planning■ County Airport Zoning Authority■ Capital Improvements Program (CIP)■ Outdoor Lighting Ordinance■ Property Disclosure Requirements■ Sound Level Reduction■ Subdivision Regulations■ Telecommunications Ordinance■ Transfer of Development Rights■ Zoning	<ul style="list-style-type: none">■ Avigation Easement■ Conservation Easement■ Education and Public Awareness■ Fee Simple Acquisition■ Purchase of Development Rights

Recommendations and Priority Strategies

ANTICIPATED OUTCOME		RECOMMENDATIONS	
Land Use	An environment is developed that: (1) protects the mission of Fort Novosel, enabling training practices to continue and grow, (2) promotes economic growth of Fort Novosel's nearby communities, and (3) recognizes the interdependence of the military and civilian processes.	1	Pursue development of a regionally cooperative guide for future land use and economic growth. 1.2 Establish a representative land use task force to review land uses issues on a case-by-case basis and advocate for community resolution.
		2	Increase knowledge and understanding of Fort Novosel training activities in areas with existing development around main installation and airfields/stagefields through a public awareness campaign. 2.1 Publicize user-friendly detailed maps of Fort Novosel noise zones with surrounding land uses. 2.2 Build recognition of the economic importance of Fort Novosel to the Wiregrass region.
		3	Encourage each municipality to address and encourage land use that is compatible with Fort Novosel for their adjacent properties. 3.1 Appoint a Fort Novosel representative as a member of local planning commissions. 3.2 A Fort Novosel representative should attend all planning commission meetings and public hearings for each municipality in the study area. 3.3 Monitor land use development within 2-mile buffer of installation and all stagefields.
		4	Minimize environmental impacts of Fort Novosel training activities.

Recommendations and Priority Strategies

ANTICIPATED OUTCOME		RECOMMENDATIONS	
Noise	Impact of Fort Novosel training noise is minimized to the extent possible.	5	<p>To the extent possible, retrofit existing noise sensitive structures, such as schools, located within Noise Zone II boundaries to minimize noise impact.</p> <p><i>5.2 Retrofit for sound insulation or relocate Immanuel Child Development Center #2 from its location on Andrews Avenue in the Hooper Stagefield Noise Zone II or obtain a liability waiver.</i></p>
		6	<p>Increase awareness of noise zones in areas where development has already occurred.</p>
		7	<p>Guide future development so that it is not impacted by noise by Fort Novosel current and future missions.</p>
		8	<p>Protect buffer areas around Fort Novosel properties to minimize noise and other impacts on future development.</p> <p><i>8.1 Support potential ACUB program around the north end of the Fort Novosel installation.</i></p> <p><i>8.2 Enforce Military Land Use Planning Act within two miles of all Fort Novosel facilities. (protect buffer areas)</i></p>

Recommendations and Priority Strategies

ANTICIPATED OUTCOME		RECOMMENDATIONS	
Safety	Mechanisms are in place to safeguard the boundaries of Fort Novosel so that existing training missions and opportunities for mission growth are protected.	9	<p>Ensure that stagefield clear zones are free of structural development.</p> <p><i>9.1 Purchase properties in clear zones that extend beyond airfield boundaries at Cairns Airfield.</i></p> <p><i>9.2 Protect properties in accident potential zones at Allen, Brown, Goldberg, Highbluff, Highfalls, Hunt, Lucas, Molinelli, Runkle, Skelly, Stinson, Tabernacle and Toth Stagefields, and at Cairns, Knox, and Shell Airfields.</i></p>

Recommendations and Priority Strategies

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		10	<p><i>Encourage municipalities to utilize land use regulations to limit development in accident prone zones.</i></p> <p><i>10.1 Enforce Military Land Use Planning Act within two miles of all Fort Novosel facilities. (limit development in accident prone zones)</i></p>
		11	<p>In unincorporated areas, work with county commissions to adopt and enforce county airport zoning or other land use regulations.</p> <p><i>11.1 Seek legal counsel on implementation of county airport zoning legislation to clarify when and how it is applicable.</i></p>

Recommendations and Priority Strategies

ANTICIPATED OUTCOME		RECOMMENDATIONS	
Communication and Coordination	Broad local knowledge and awareness of Fort Novosel missions and operations through a coordinated partnership of information sharing.	12	<p>Build awareness of Fort Novosel activities and training missions, and what is required for those to be successful.</p> <p><i>12.1 Create an education and public awareness task force to develop creative and interesting public service material that has a good reach.</i></p> <p><i>12.2 Work with Land Use Task Force to create and publish user-friendly detailed maps of Fort Novosel noise zones with surrounding land uses. (2.1)</i></p> <p><i>12.3 Work with Land Use Task Force to create an education and awareness strategy to recognize the importance of Fort Novosel to the Wiregrass region. (2.2)</i></p>
		13	<p>Develop a system for exchange of information with checks and balances that ensures that both Fort Novosel and local communities are apprised of anticipated development.</p> <p><i>13.1 Designate a single contact for the review of all new development.</i></p> <p><i>13.2 In the enforcement of the Military Land Use Planning Act, develop a clear flow chart for review process by Fort Novosel, including contact information.</i></p>
		14	<p>Publish consequences and dangers of intervening with training activities.</p> <p><i>14.1 Work with Fort Novosel programs to determine the best way to address public knowledge of dangers associated with intervention of Fort Novosel training operations, such as laser strikes or other obstructions (30.1)</i></p>

Recommendations and Priority Strategies

ANTICIPATED OUTCOME		RECOMMENDATIONS	
Frequency Spectrum	Frequency infrastructure is in place that is capable of accommodating both Fort Novosel and continued community growth.	16	Work with local providers to strengthen communications infrastructure as required by growth of military missions and local communities.
		17	Minimize potential for frequency impedance.

Recommendations and Priority Strategies

ANTICIPATED OUTCOME		RECOMMENDATIONS	
Housing Availability	An adequate supply and variety of housing choice to meet the needs of growing communities in locations that do not negatively impact Fort Novosel operations.	18	Encourage infill residential development as a means to provide adequate and moderately priced housing options in locations with existing infrastructure.
		19	Utilize local comprehensive plans and land use regulations to guide future residential development in high growth areas.
		20	Work with local providers to minimize the extension of infrastructure that encourages residential development in areas that are incompatible with Fort Novosel training areas. <i>20.1 Share regional land use plan with local utility providers in an effort to minimize spread of infrastructural facilities into areas where growth would be incompatible with Fort Novosel training operations.</i>

Recommendations and Priority Strategies

ANTICIPATED OUTCOME		RECOMMENDATIONS	
Infrastructure	Adequate infrastructure to support Fort Novosel and community growth is in place or planned in locations that do not encourage incompatible growth with Fort Novosel training activities	21	Work with local providers and contractors to ensure that adequate infrastructure facilities are available to support and encourage Fort Novosel growth. <i>21.1 As Fort Novosel plans for future operational growth and expansion, monitor contractors with privatized infrastructure to ensure that adequate facilities are available to support growth.</i> <i>21.2 Make any infrastructural needs known to contractors and local providers well in advance of expansion dates.</i>
		22	Suggest infrastructure expansions to appropriate locations to encourage moderate income housing and controlled development in high growth areas.
		23	Locate existing infrastructure hazards for flight training, such as transmission lines, water towers, and communications towers. <i>23.1 Conduct an inventory and map all infrastructure hazards and obstructions to share with local providers and communities.</i>
		24	Ensure that regional transportation system is adequate to efficiently carry traffic to and from Fort Novosel based on future growth expectations.

Recommendations and Priority Strategies

ANTICIPATED OUTCOME		RECOMMENDATIONS	
Land-Air Space	Conflicts with surrounding land uses and drone users are minimized through shared information on training locations and schedules, as well as planned civilian usage.	25	Clearly delineate Fort Novosel properties and boundaries as a No Drone Zone.
		26	Consider notification or use easement of properties near remote training sites that are impacted by training activities but are not reimbursed as the property owner is.
		27	Identify and work with agricultural, or other, drone users to minimize conflicts in scheduling.

Recommendations and Priority Strategies

ANTICIPATED OUTCOME		RECOMMENDATIONS	
Legislative Issues	Appropriate legislation that protects the defense missions in the State of Alabama is enacted.	28	<p>Work with Alabama Military Stability Foundation, the Association of County Commissions of Alabama, and the Alabama League of Municipalities to clarify airport zoning legislation found in the Code of Alabama, Title 4, Chapter 6, and where it is applicable.</p> <p><i>28.1 Seek Attorney General’s opinion on use of County Airport Zoning legislation for military installations.</i></p> <p><i>28.2 Seek Attorney General’s opinion on definition on airport, and if stagefields will qualify.</i></p> <p><i>28.3 Seek Attorney General’s opinion that if county airport zoning can be enforced on behalf of one stagefield, does it have to be enforced on all stagefields in the county?</i></p>
		29	<p>Work with Alabama Military Stability Foundation to develop planning legislation, including regional and county planning, which serves to support and protect defense installations in Alabama.</p>

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		29	<p>Work with Alabama Military Stability Foundation to develop planning legislation, including regional and county planning, which serves to support and protect defense installations in Alabama.</p>

Recommendations and Priority Strategies

ANTICIPATED OUTCOME		RECOMMENDATIONS	
Light and Glare	Army aviators are able to train with minimal impact from ground sources of light and glare.	30	Army aviators are able to train with minimal impact from ground sources of light and glare. <i>30.1 Investigate the efficacy of public education in decreasing laser strikes in other locations.</i> <i>30.2 If feasible, develop a public awareness campaign about the dangers and consequences of shining spotlights or lasers at helicopters.</i>
		31	Consider adoption of light pollution ordinances by municipalities or incorporation of light pollution standards into existing zoning ordinances.
		32	Advocate usage of lighting techniques that do not contribute to light pollution in new developments or through retrofitting existing development.

Recommendations and Priority Strategies

ANTICIPATED OUTCOME		RECOMMENDATIONS	
Vertical Obstructions	A safe environment for flight training with minimal air space or vertical obstructions is intentionally created.	33	<p>Detail the process for enforcement of the Military Land Use Planning Act.</p> <p><i>33.1 Determine which division and position at Fort Novosel will be responsible for enforcement of the Military Land Use Planning Act.</i></p> <p><i>33.2 Outline a clear notification and review process for enforcement of the Military Land Use Planning Act with all local governments.</i></p> <p><i>33.3 Prepare presentation regarding implications of the Military Land Use Planning Act, including time frame for enforcement, and deliver to each local government, and planning commission, if applicable.</i></p>

Recommendations and Priority Strategies

ANTICIPATED OUTCOME		RECOMMENDATIONS	
Vibrations	Impact of vibration from Fort Novosel training is minimized through shared knowledge of activities.	34	Minimize to the extent possible the impact of vibration on nearby properties through identification of potential locations and notification of anticipated impact.
		35	Minimize the impact of vibration on natural resources.

Questions?

