COLORADO SPRINGS REGIONAL JOINT LAND USE STUDY

The Colorado Springs Regional Joint Land Use Study is a community-driven process to consider how the region can plan for a future that ensures successful growth, economic health, and continued military operations for Fort Carson, the U.S. Air Force Academy, Peterson Air Force Base including Cheyenne Mountain Air Force Station, and Shriever Air Force Base.

The Joint Land Use Study will:

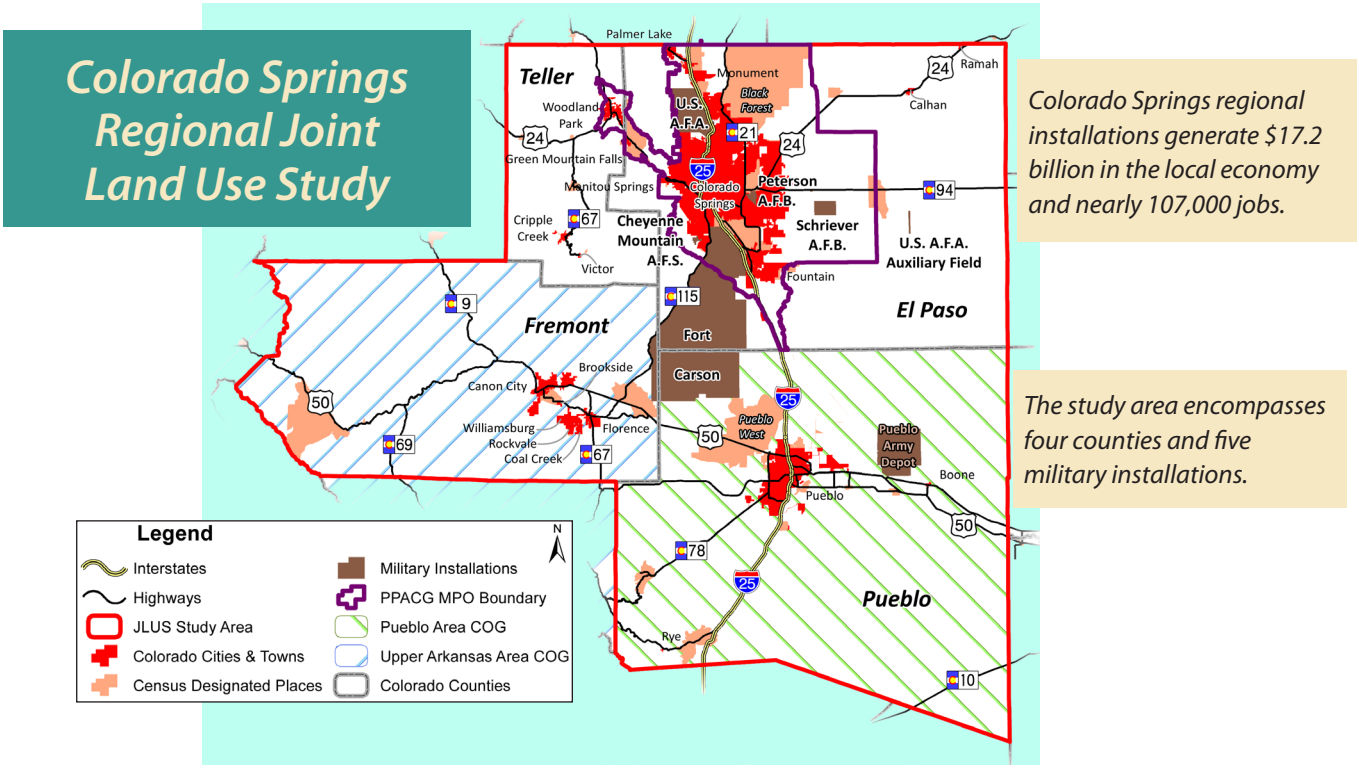
- Promote long-term land use compatibility between the installations and surrounding communities
- Help protect the health and safety of residents and military personnel living or working in and around military installations
- Encourage cooperative action among military personnel, local community officials, and citizens

Scope and timeline

By fall 2017, the study will produce a strategic plan to preserve military readiness and defense capabilities, while supporting continued community economic development and land uses compatible with military operations.

Work over the next two years includes:

- Formation of policy and technical committees and various working groups
- Engaging public discussion
- A detailed land use assessment for areas surrounding the five installations
- Analysis of compatibility challenges within the study area
- Assessment of regional growth trends around the installations
- Recommendations and strategies to promote compatible land use



Colorado Springs regional installations generate $17.2 billion in the local economy and nearly 107,000 jobs.

The study area encompasses four counties and five military installations.

Local government and military leaders in the Pikes Peak region have a long history of working together.

Participate

A variety of perspectives and expertise is critical to identifying issues and solutions. Visit **www.ppacg.org** for more information, or contact us at **719-471-7080** or **jlus@ppacg.org**.

Partners

The Pikes Peak Area Council of Governments, a regional planning organization, is sponsoring the study. Funding is provided by the Department of Defense Office of Economic Adjustment and state and local governments. Participants include:

- State of Colorado Department of Military and Veteran Affairs
- Federal Aviation Administration
- U.S. Forest Service
- El Paso County
- Teller County
- Pueblo County
- Fremont County
- Pikes Peak Area Council of Governments
- City of Colorado Springs
- City of Fountain
- City of Pueblo
- Pueblo West Metropolitan District
- Colorado Springs Regional Business Alliance
- Fort Carson
- U.S. Air Force Academy
- Peterson Air Force Base and Cheyenne Mountain Air Force Station
- Schriever Air Force Base
- Colorado Division of Aeronautics
- Colorado Department of Transportation
- Bureau of Land Management
- Colorado Springs Airport
- Legislators and community leaders
- Area residents

Pikes Peak Area Council of Governments
Communities Working Together

Pikes Peak Area Council of Governments
15 S. 7th Street, Colorado Springs, CO 80905
www.ppacg.org

COMPATIBILITY ISSUES

Built Environment and Military Readiness

INTERAGENCY AND COMMUNITY COORDINATION AND COMMUNICATION. . . . Timing and frequency of communication, coordination, and collaboration related to compatibility issues among military installations, local governments, land and resource management agencies, and conservation authorities.

LAND USE. . . . protects the public's health, safety, and welfare by ensuring that the use of one property does not negatively impact the use of another. The JLUS study will examine county and local jurisdictions' comprehensive plans and zoning ordinances, and military installation master plans to ensure compatibility.

MULTI-MODAL TRANSPORTATION SAFETY. . . . As the region develops, improvements to the interconnected system of rails, freeways and roads, bicycle paths, and sidewalks must adequately address safety and capacity issues.

SAFETY ZONES. . . Areas in which there are higher risks to public safety: aircraft accident-potential zones, firing ranges, and explosive-testing areas.

VERTICAL OBSTRUCTIONS. . . . such as buildings, trees, and other structures can encroach into navigable airspace and present a safety hazard for the public and military personnel, potentially affecting military readiness and mission effectiveness.

The goal of compatibility planning is to support a community where all stakeholders can successfully coexist. Data will be collected through the JLUS Policy and Technical Committees and public outreach to identify and address land-use compatibility issues. Community and military leaders will work together to reach mutually satisfactory solutions.

QUALITY OF ON-BASE RESIDENT LIFE. . . . With potential cuts to military budgets, military personnel and their families may rely more on services in surrounding communities that were once provided on base. Land adjacent to military installations may be used for post offices, schools, retail, and other services that support resident life on base.

INFRASTRUCTURE EXTENSIONS. . . . All potential benefits and disadvantages must be considered before extending roads, water and wastewater lines, electricity and other infrastructure. Infrastructure extensions can provide beneficial development for communities and increased capacity for installations, or may encourage growth in areas where installations and residents or businesses may not make good neighbors.

ANTI-TERRORISM/FORCE PROTECTION. . . . Installations must be protected from outside intrusions. Land uses inside and surrounding installations can provide safety measures to reduce the vulnerability of individuals, Department of Defense personnel and their families, property, resources, and critical information.

NOISE. . . . Exposure to high noise levels can have a significant impact on human activity, health, and safety, as well as wildlife, livestock, and pets. Training operations that involve aircraft, ground vehicles, and weaponry can create noise impacts that extend beyond military installations.

VIBRATION. . . . may result from explosions, noise, mechanical operations, or other changes in the environment created by civilian or military activities.

DUST/SMOKE/STEAM. . . . are compatibility issues if they impact flight operations by causing reduced visibility or equipment damage.

LIGHT AND GLARE. . . . from commercial, industrial, recreational, and residential uses can interfere with both civilian and military activities, impacting the use of military night-vision devices and air operations or negatively affecting the community.

FREQUENCY SPECTRUM IMPEDANCE/INTERFERENCE Interrupting electronic signals or the inability to distribute and receive a particular frequency because of similar frequency competition.

PUBLIC TRESPASSING. . . . whether intentional or not, can interfere with missions.

CULTURAL RESOURCES AND TRIBAL LANDS. . . . may prevent development, apply development constraints, or require special access by Native American tribes, other groups, or governmental regulatory authorities.

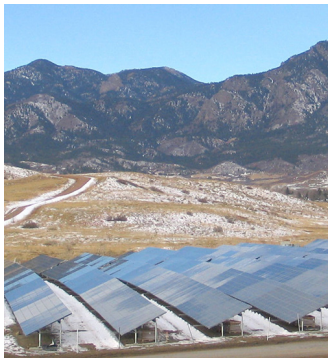
Natural Resources and Climate Adaptation

WATER SUPPLY. . . . Colorado's arid climate and unique water laws require evaluation and innovative water-use strategies to sustain existing and future residents and military personnel.

STORMWATER. . . . Runoff from rooftops, roads, and other hard surfaces must be managed to protect the transportation network, military and civilian land uses, and wildlife habitat.

AIR QUALITY. . . . Pollutants can limit visibility, create health problems, and violate state and federal standards, limiting future installation operations.

WILDFIRE. . . . Risks can be minimized by land-use planning and logistical coordination between military and local government organizations.



SOLAR ENERGY DEVELOPMENT. . . . should be located where glare and aircraft-landing safety are not an issue.

WIND ENERGY DEVELOPMENT. . . . Coordination with military installations early in the planning process is essential to avoid creating vertical obstructions or safety hazards during emergency landings or pilot ejections.

NOXIOUS WEEDS. . . . replace native vegetation, reduce agricultural productivity, cause wind and water erosion, and pose an increased threat to communities from wildfire. Management techniques to control and eradicate invasive species should be coordinated among landowners, local jurisdictions, and military installations.

THREATENED AND ENDANGERED SPECIES. . . are at risk or may become extinct if measures are not taken to protect them. The presence of threatened or endangered species may require special development considerations and should be included early in planning processes.

Adequate Resources

LAND/AIR SPACE. . . . of an adequate size and quality are necessary for the military to accomplish training and operational missions. Competition for these shared resources can impact future growth of civilian and military uses.

FREQUENCY-SPECTRUM CAPACITY. . . . is critical for maintaining existing and future missions and communications on installations. Advances in consumer electronics have increased use of the frequency spectrum and can impact military operations.

ROADWAY CAPACITY. . . . Roadways must provide adequate mobility to and from military installations and the surrounding communities.