



Executive Summary



Montgomery—Maxwell AFB



JOINT LAND USE STUDY



What Is A Joint Land Use Study?

A Joint Land Use Study (JLUS) is a cooperative planning effort conducted as a joint venture between an active military installation and surrounding JLUS Partners—cities and counties, state and federal agencies, organizations and the public—to identify and address compatibility issues. The Montgomery-Maxwell Air Force Base (AFB) JLUS was funded through a grant from the Department of Defense, Office of Economic Adjustment and contributions by the City of Montgomery. The JLUS was developed under the guidance of three main objectives:

Understanding. Increase communication and understanding between the military and JLUS Partners about the economic and physical relationship between Maxwell AFB and Gunter Annex and its neighbors.

Collaboration. Promote collaborative planning between the JLUS Partners in order to facilitate a consistent approach in addressing compatibility issues.

Actions. Develop applicable recommendations for avoiding or reducing the impacts of incompatible land uses on the community and military operations.

Collaborative Planning

The JLUS planning process was designed to create a locally relevant study that builds consensus and obtains support from the stakeholders involved. The public was involved in the development of this JLUS by providing their ideas and feedback, both in the JLUS public workshops and through the use of the interactive project website: www.montgomerymaxwellafbjlus.com

The development of the project was also guided by two committees composed of JLUS Partner representatives:

- The Policy Committee, which provided project oversight, guidance, and decision-making, and
- The Technical Advisory Committee, which assisted in issue identification and the compatibility assessment, development of recommendations, and overall report development.

The Montgomery-Maxwell AFB JLUS collaborative planning effort included the following project partners:

- City of Montgomery
- City of Prattville
- Montgomery County
- Maxwell AFB-Gunter Annex

Why Is It Important to Partner with Maxwell AFB?

Maxwell AFB is home to Air University, the intellectual and leadership center of the Air Force. Air University is a significant capability in the Air Education Training Command; it includes Air War College and Officer Training School and Air Command and Staff College. The University provides the full spectrum of military education from pre-commissioning to professional military education, including degree granting and continuing education for military and civilian personnel worldwide.

Maxwell AFB is the headquarters for the 42nd Air Base Wing, which operates the Gunter Annex, and is home to the Business and Enterprise Systems Directorate, a leader in Information Technology. Maxwell AFB is also home to the 908th Airlift Wing Reserve Unit.

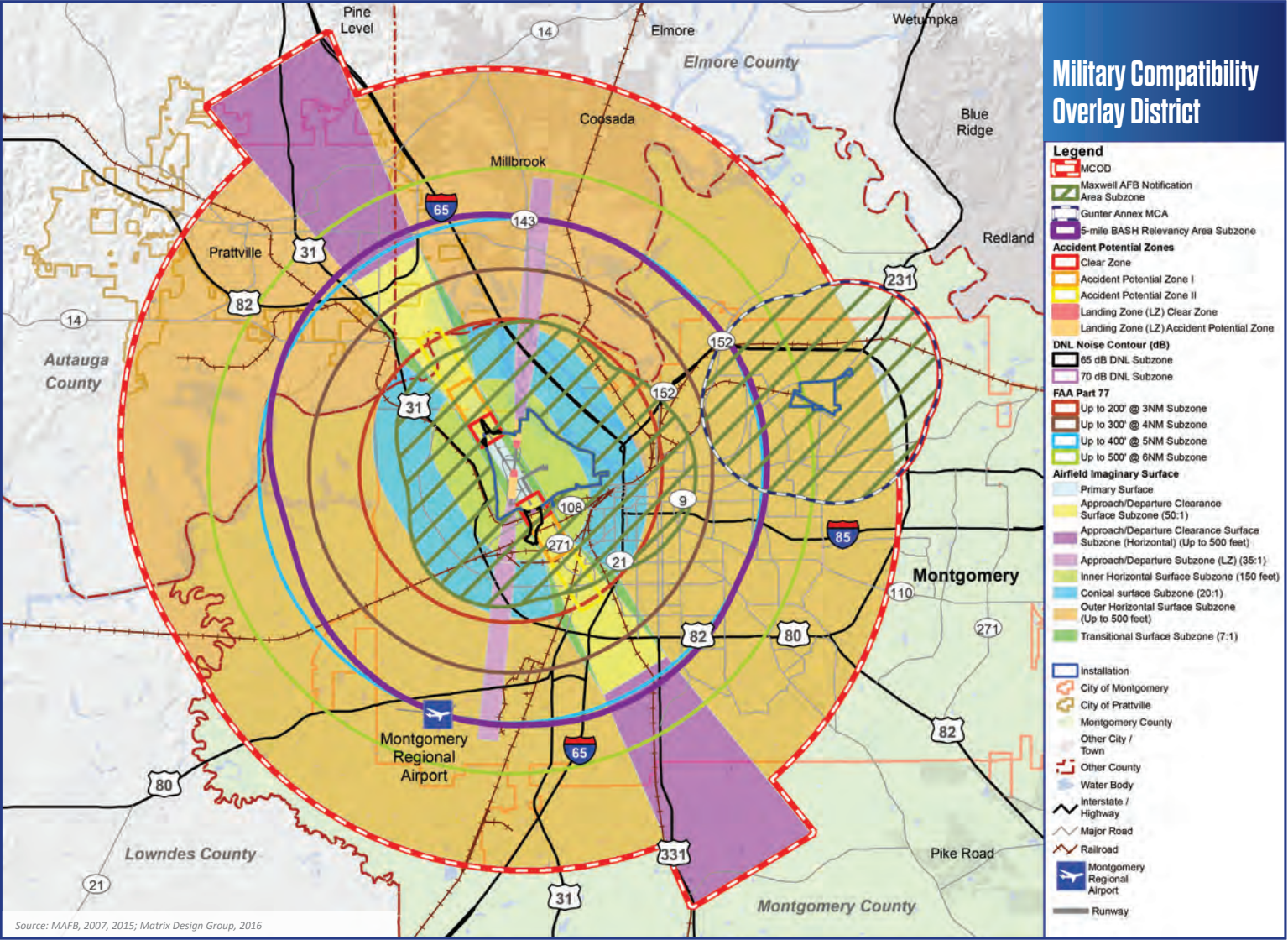
25,000 Military population in the area including active duty, retirees, dependents, and Guard and Reservist members

\$1.2B Added annually to the area's economy through indirect jobs created by the base (retail, services, education, etc.)

\$270M Additional value generated within the community by the base (property tax, sales tax, etc.)

This study was prepared under contract with the City of Montgomery, with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of the key JLUS partners involved in the development of this study and does not necessarily reflect the views of the Office of Economic Adjustment.

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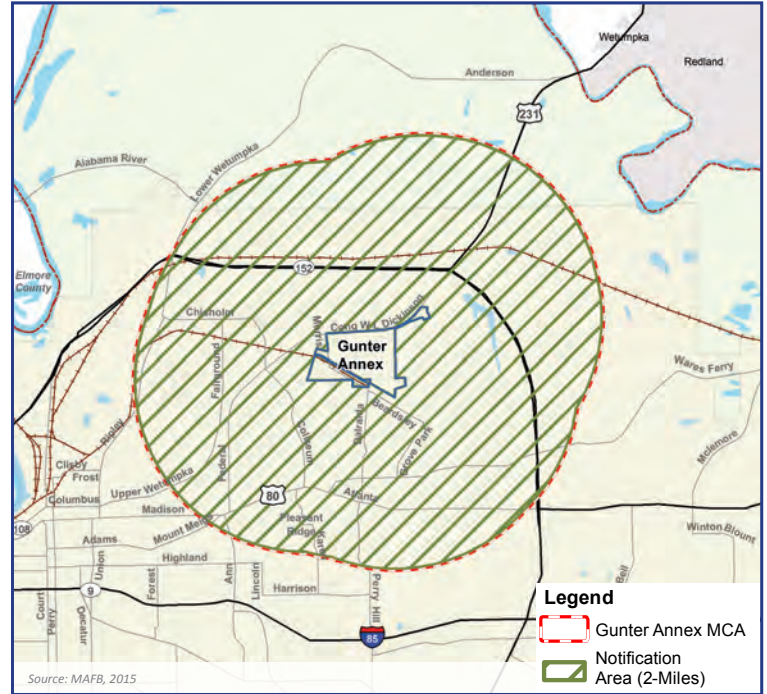
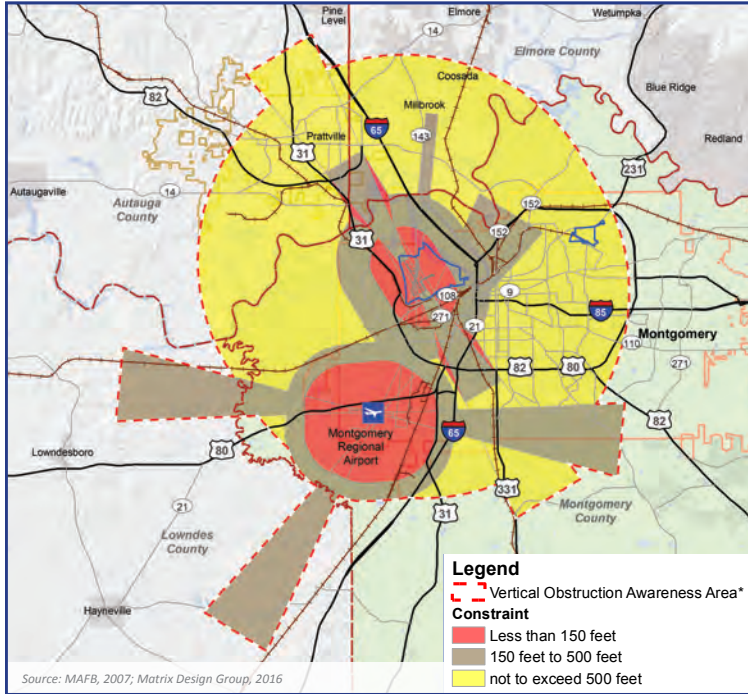


Military Compatibility Areas

A key to guiding compatible development and activities without overregulation is the establishment of five Military Compatibility Areas (MCAs), one Vertical Obstruction Awareness Area (VOAA), and a Military Compatibility Overlay District (MCOB). The MCAs (described in the JLUS Report) are used to define the geographic areas where specific JLUS recommendations are to be applied. This technique ensures that recommendations are applied to the appropriate area and other areas outside the MCAs are not adversely impacted by inappropriate regulations. The VOAA and Gunter MCA are highlighted on the next page, while the remaining MCAs can be found in the JLUS Report.

The MCAs were designated to accomplish the following:

- 1 Promote an orderly transition between community and military land uses so that land uses remain compatible;
- 2 Protect public health, safety, and welfare;
- 3 Maintain operational capabilities of military installations and areas;
- 4 Promote an awareness of the size and scope of military training areas to protect areas separate from the actual military installation (e.g., aircraft flight paths) used for training purposes; and
- 5 Establish compatibility requirements within the designated area, such as requirements for coordination of activities and sound attenuation.



Vertical Obstruction Awareness Area

The Vertical Obstruction Awareness Area (VOAA) is designed to provide awareness of the complexity of the airspace above both Maxwell AFB and Montgomery Regional Airport (MGM). The VOAA identifies the most constrained, moderately constrained, and minimally constrained areas relative to the assessment of vertical obstructions. This area is where the imaginary surfaces of MGM overlap with the imaginary surfaces of Maxwell AFB, resulting in a complex constraint. Where appropriate, consideration for both slope and height limitations should be incorporated into planning discussions and documents. The criteria are categorized by the following:

- Most constrained should not exceed 150 feet above ground level (AGL).
- Moderately constrained should not exceed the range between 150 feet AGL and 500 feet AGL.
- Minimally constrained should not exceed 500 feet AGL.

Recommendations that apply to the VOAA include:

- VO-1C** Require Compliance with Imaginary Surface Heights and Slopes
- VO-4B** Consider Amending Zoning Ordinances to Incorporate Vertical Obstruction Awareness Area
- VO-4C** Consider Including the Vertical Obstruction Awareness Area Information in Available Mapping, Communication, and Economic Development Planning Efforts

Gunter Annex MCA

The Gunter Annex MCA is designed to capture the two-mile notification area established by state law pursuant to Alabama Code Sections 11-106.1 through 11-106.5. This area is designed to protect Gunter Annex from issues related to anti-terrorism / force protection, frequency interference, and potential incompatible development within a two-mile radius of the installation.

Recommendations that apply to this area include:

- FSI-1A** Develop a Frequency Ordinance for Jurisdictions in the Gunter MCA
- FSI-1B** Update Business License Application
- FSI-1D** Develop Frequency Spectrum Management Plan

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 Options Portfolio.

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.