

Wright-Patterson Air Force Base **COMPATIBILITY USE PLAN**

Miami Valley Regional Planning Commission
Board of Directors

April 3, 2025



What is the Compatible Use Plan?

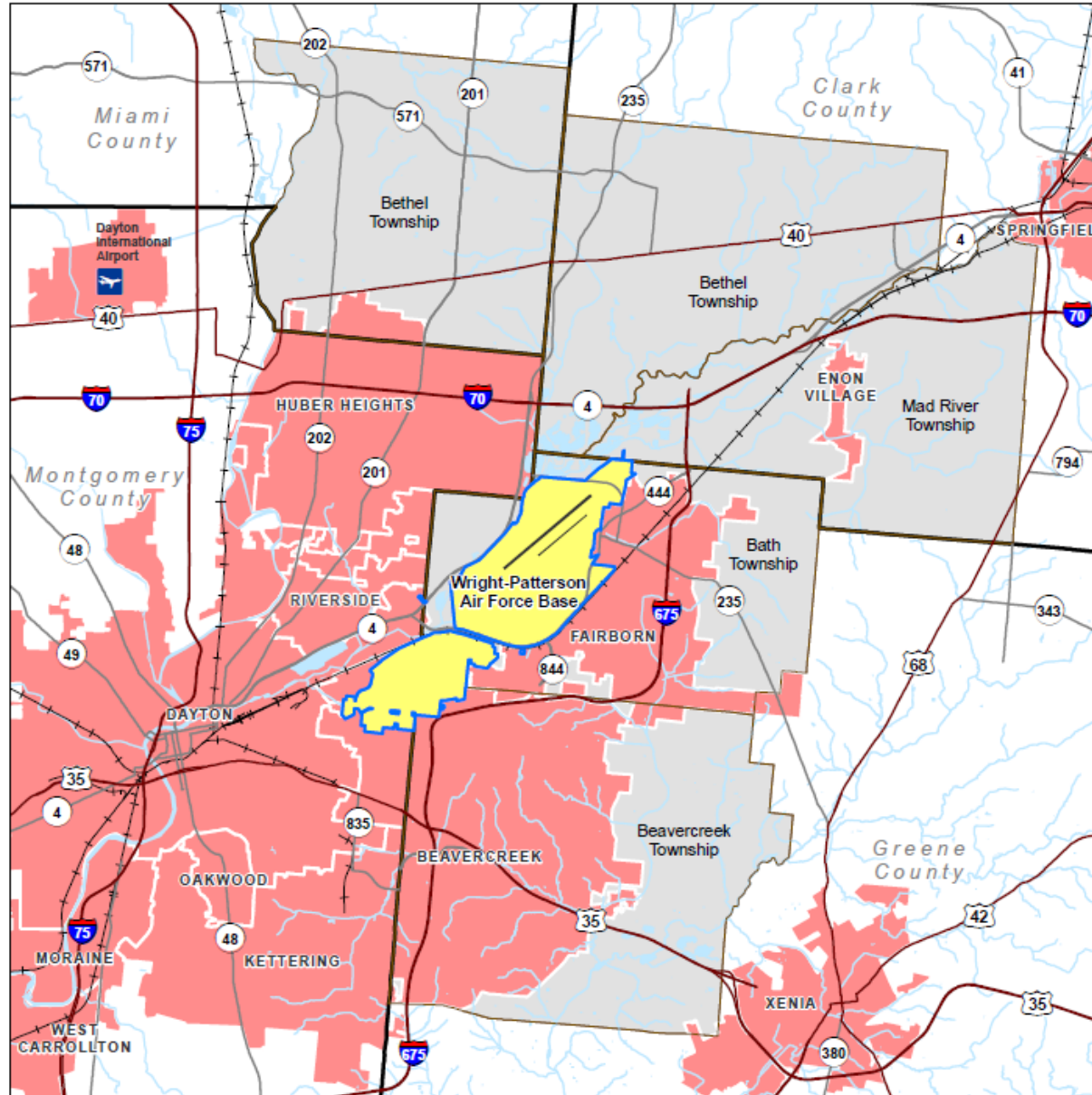
The Compatible Use Plan IS:

- A community-led project
- A collaborative process
- A body of information that assists in making more informed decisions
- A study that recommends appropriate actions for each jurisdiction / agency

The Compatible Use Plan IS NOT:

- A regulatory document
- An enforceable action

Study Area



Economic Impact

Wright-Patterson AFB Annual Economic Impact



**DIRECT
EMPLOYEES**
38,000+



**INDIRECT
JOBS**
81,000+



**ECONOMIC
IMPACTS**
\$16B+

Partner Benefits

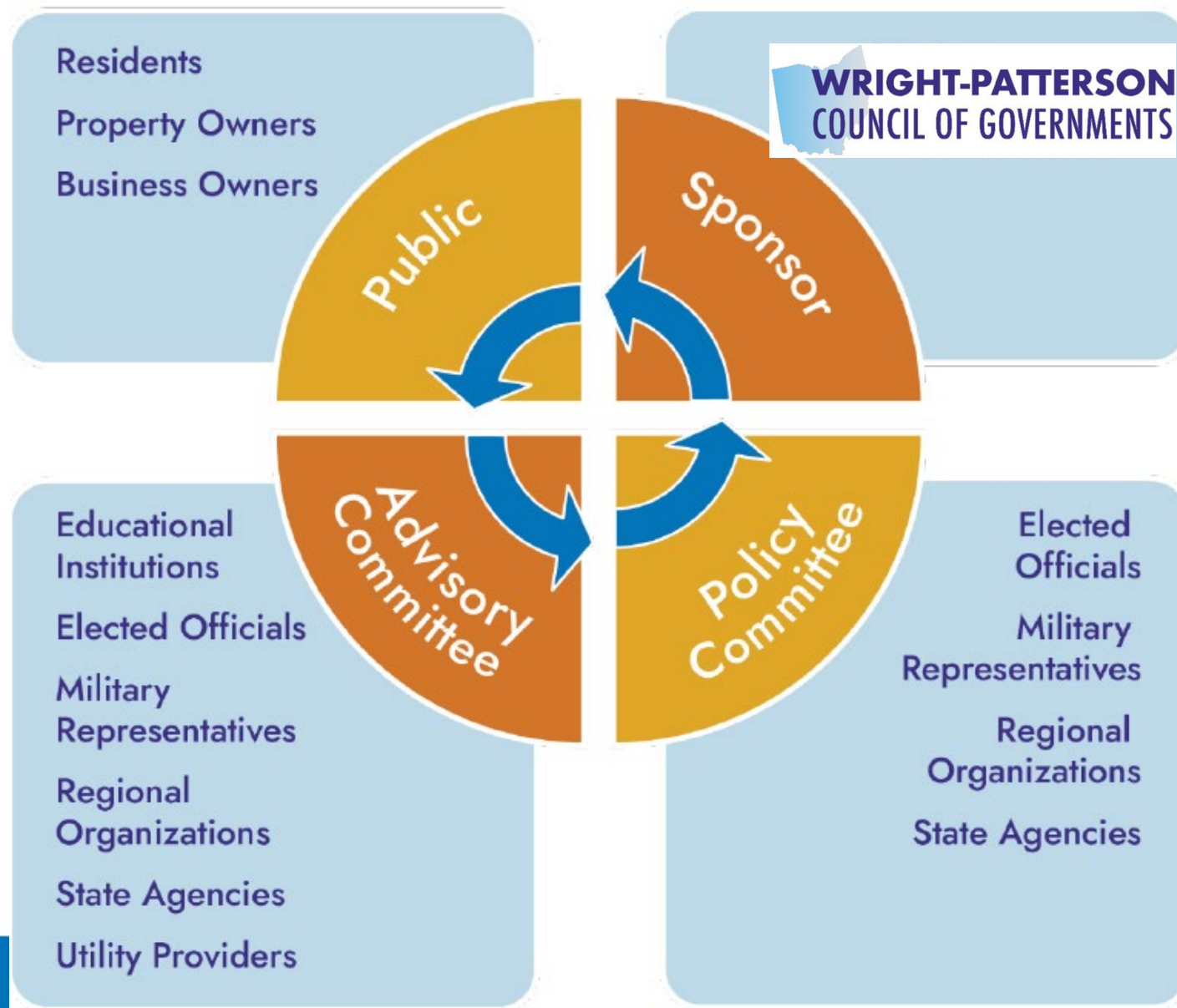
Communities

- Protect the **health, safety, and welfare** of residents
- Maintain **quality of life**
- Guide **compatible development** in the vicinity of Wright-Patterson AFB facilities
- Protect **opportunities for new growth** in an economically, environmentally, and social sustainable manner
- Maintain the **economic vitality of the community/region**

Wright-Patterson AFB

- Protect the **health, safety, and welfare** of military and civilian personnel living and working at the installation
- Safeguard the ability of Wright-Patterson AFB to achieve its mission, **maintain mission readiness**, and support training objectives

Who guided the Compatible Use Plan?



What was the CUP process?

Discovery Phase

Plan



Compatibility Issues and Strategies



How were issues and strategies identified?



Types of Strategies

- | | |
|--|---|
|  Acquisition |  Planning |
|  Coordination/
Communication |  Process |
|  Education/Awareness |  Regulations |
|  Master Plan/
General Plan |  Study |
|  Partnership | |

95 unique strategies developed to address or mitigate 24 issues

Compatibility Issues: 24 Identified

Social Factors

- **Communication / Coordination**
- **Cultural Resources**
- Legislative Initiatives
- Housing Availability
- Public Spaces
- Public Trespassing

Resource Factors








- **Biological Resources**
- **Land / Airspace Competition**
- **Water Quality / Quantity**
- **Resiliency**
- Air Quality
- Frequency Spectrum Capacity
- Scarce Natural Resources

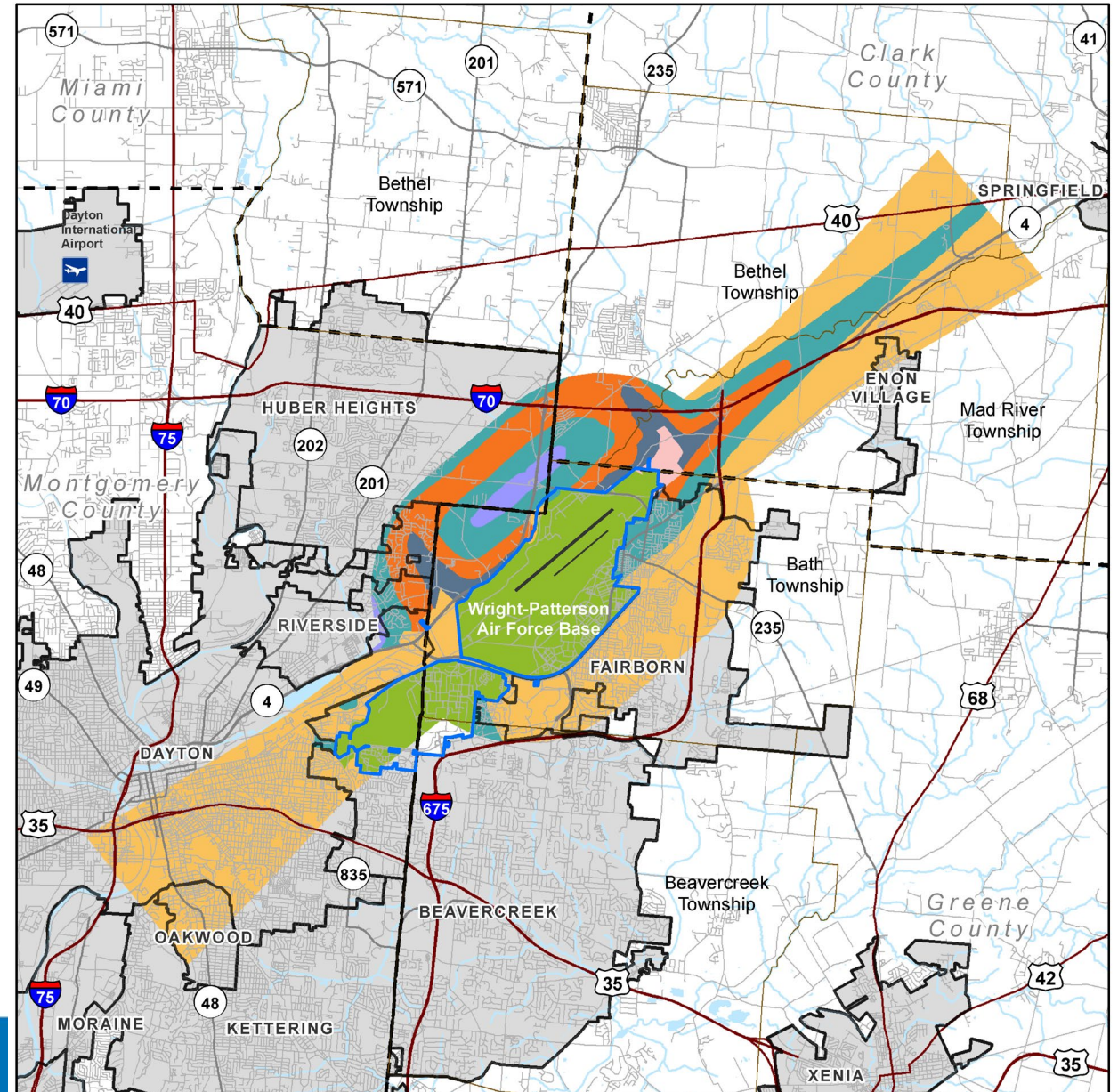
Development Factors

- **Anti-Terrorism / Force Protection**
- **Land Use**
- **Noise**
- **Roadway Capacity**
- **Safety**
- **Vertical Obstruction**
- Dust / Smoke / Steam
- Energy Development
- Frequency Spectrum Impedance
- Infrastructure Extension
- Light and Glare
- Vibration

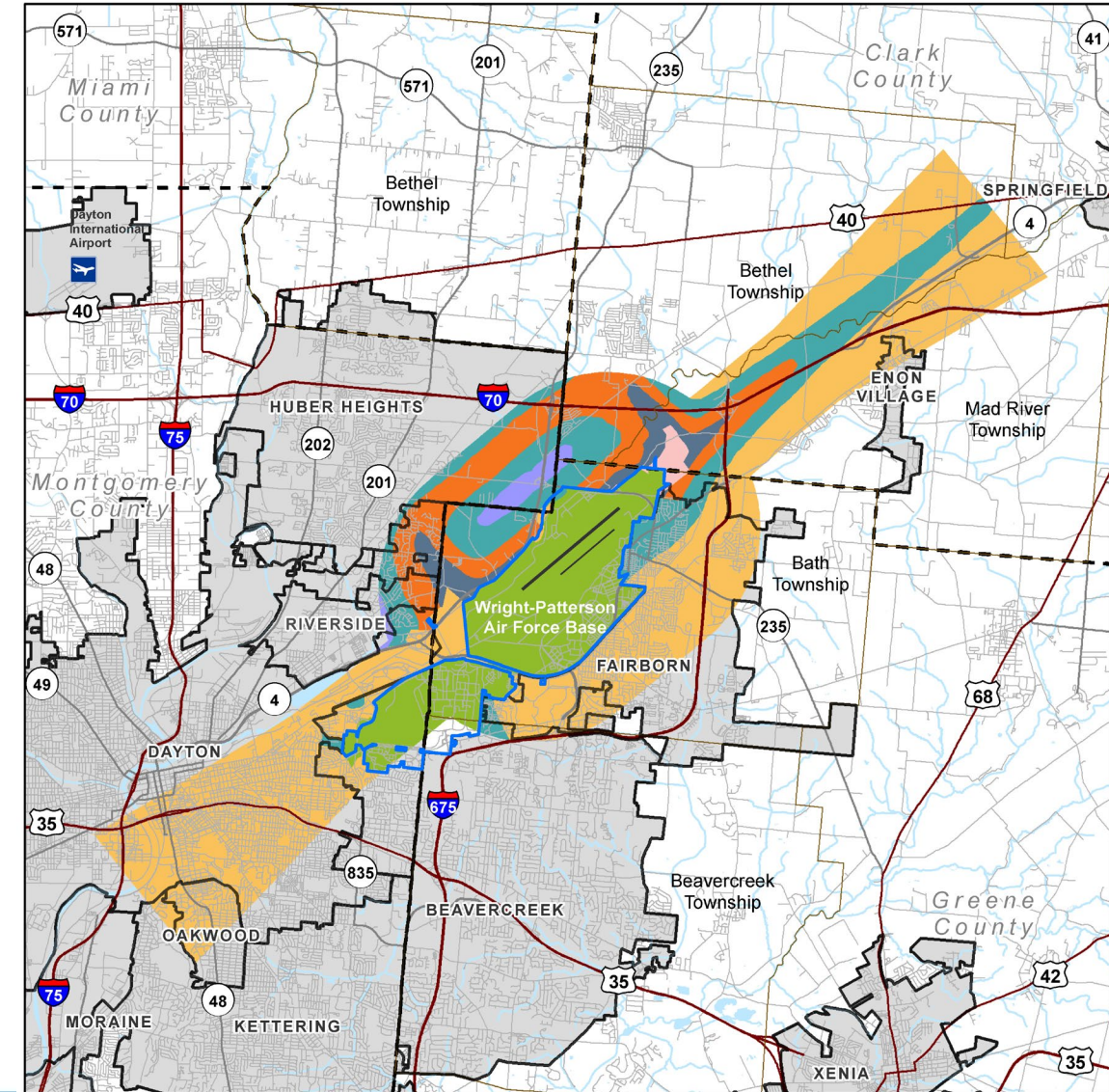
WPAFB Airport Zoning Regulations: Existing Districts

Airport Zoning Districts

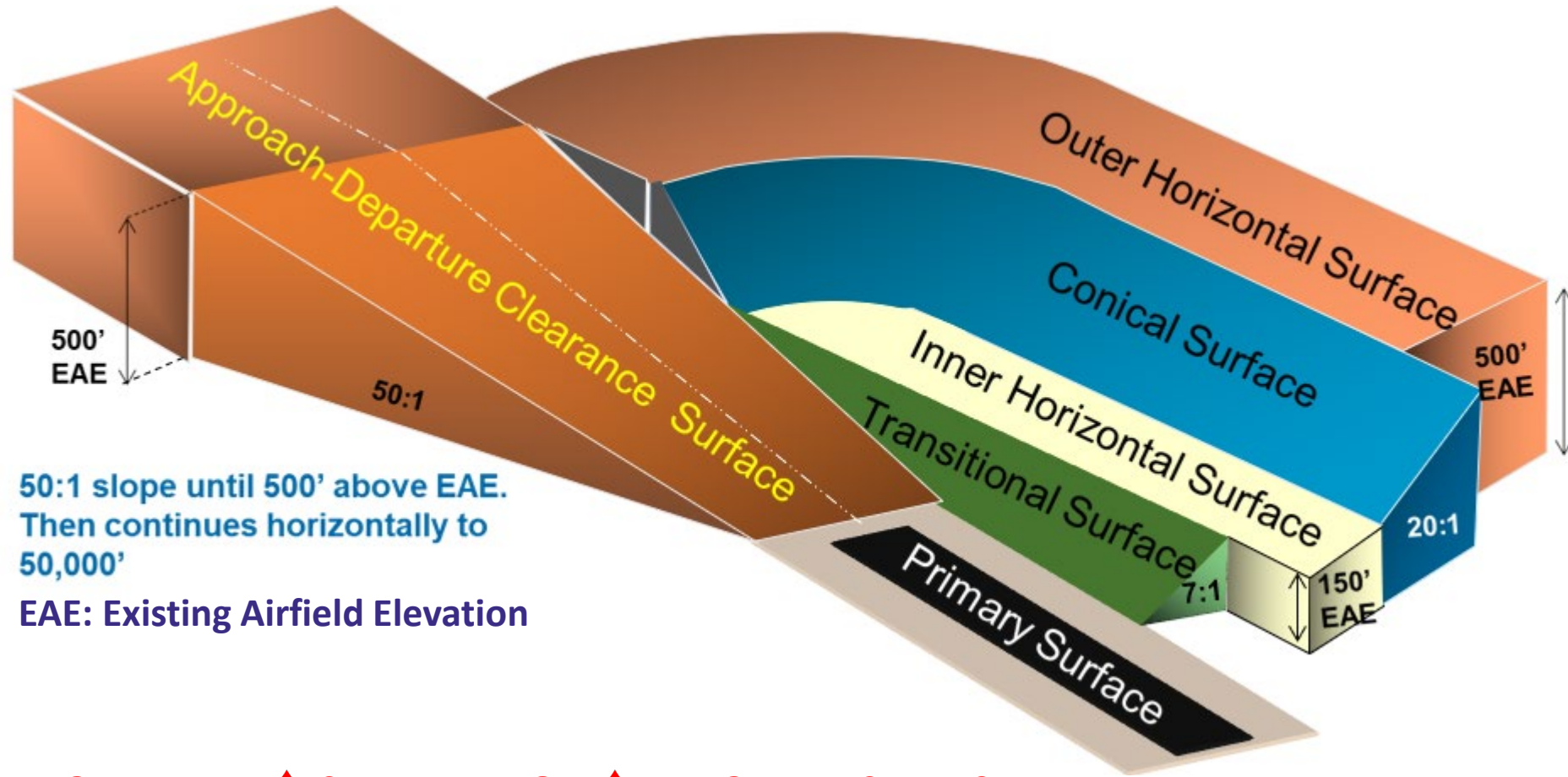
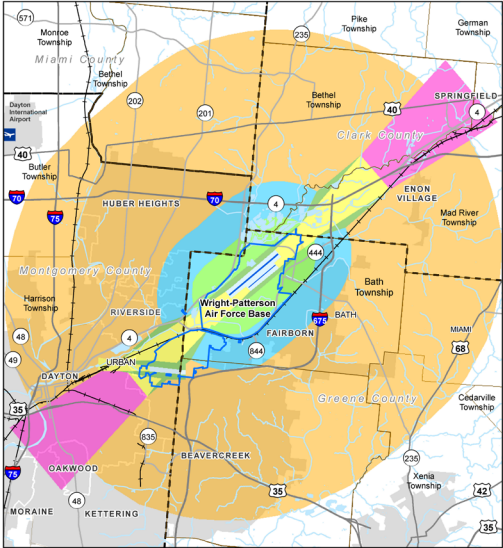
- | | |
|---|--|
|  | District 1 – Runway Protection Zone |
|  | District 2 – 75 to 79 dB DNL Noise Contour |
|  | District 3 – 70 to 74 dB DNL Noise Contour |
|  | District 4 – 65 to 69 dB DNL Noise Contour |
|  | District 5 – Built-Up Areas |
|  | District 6 – Federally Owned Public Lands |
|  | N/A - Not Applicable |



WPAFB Airport Zoning Regulations: **Implementation**



WPAFB Airport Zoning Regulations: Height Regulations

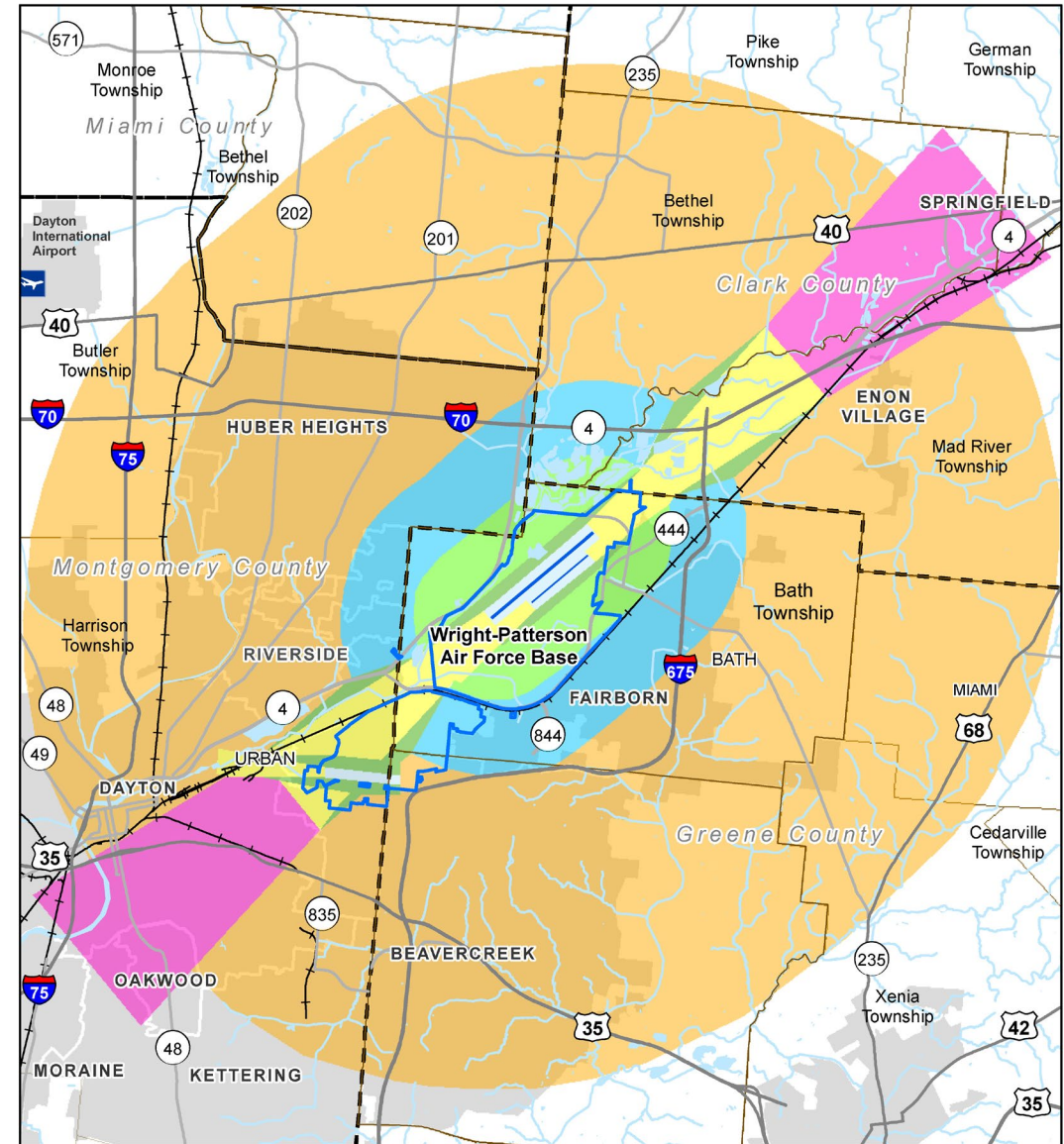
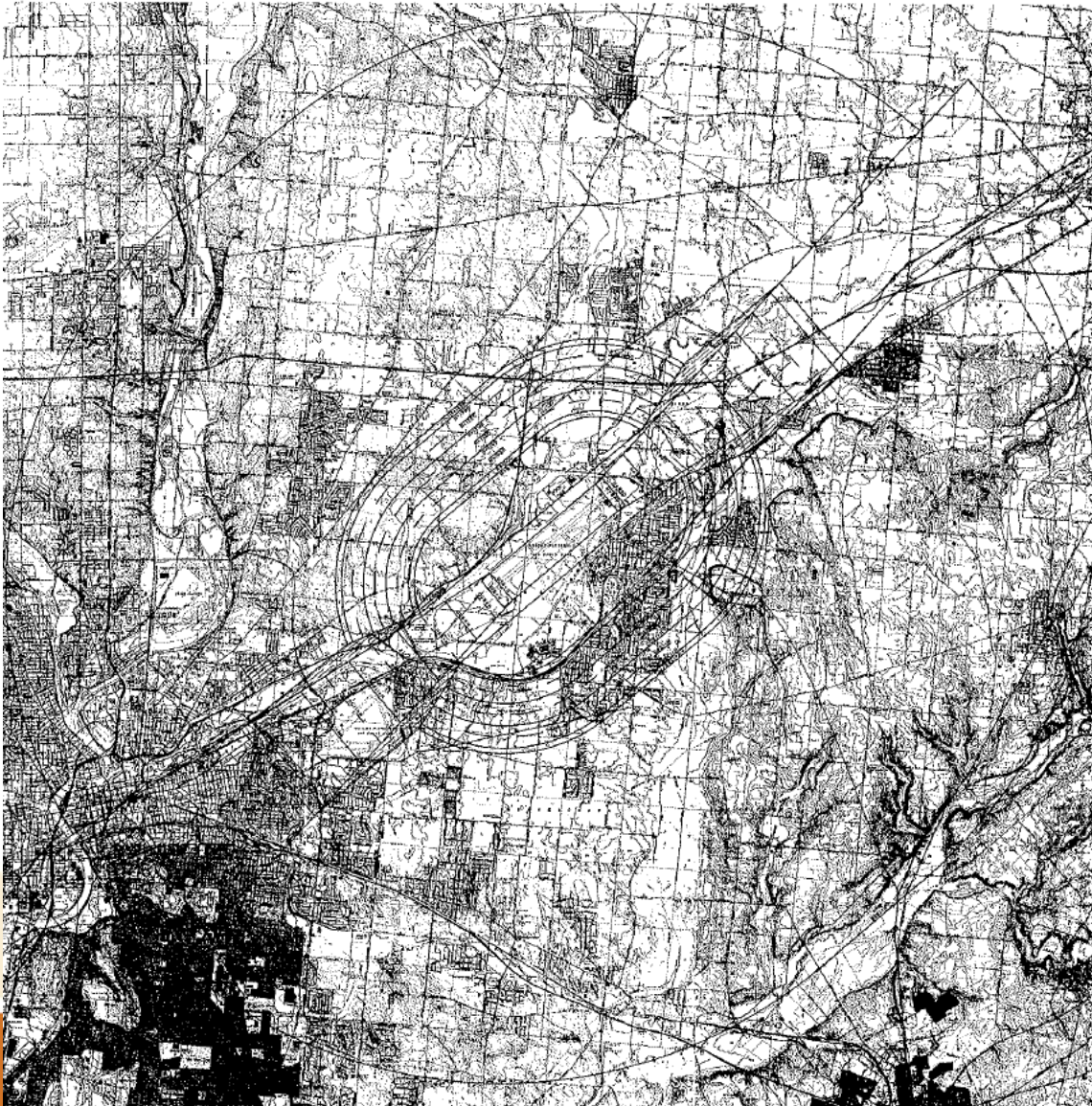


50:1 slope until 500' above EAE.
Then continues horizontally to
50,000'

EAE: Existing Airfield Elevation

MAX. BUILDABLE HEIGHT = EAE ♦ SITE ELEVATION ♦ IMAGINARY SURFACE

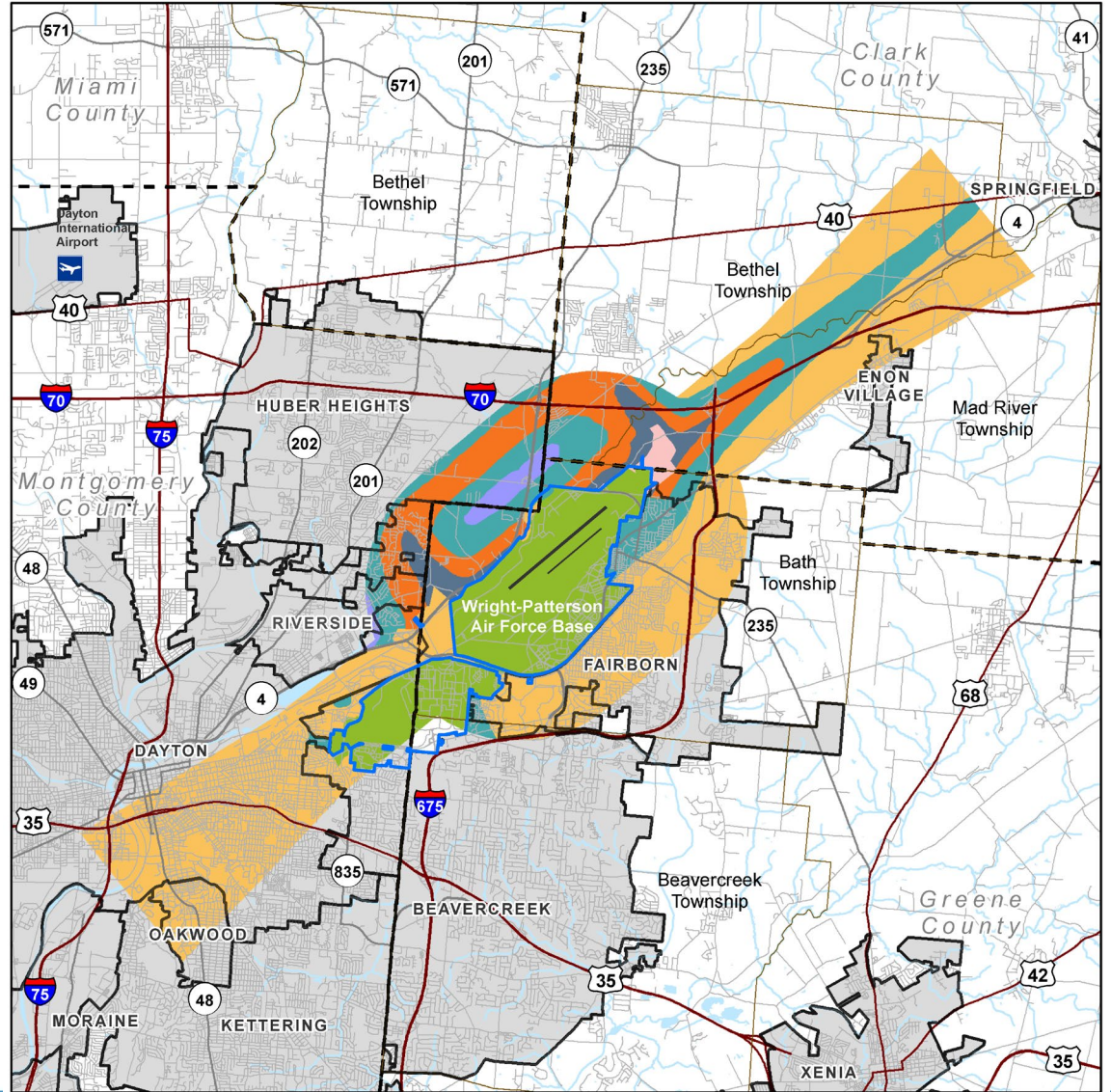
WPAFB Airport Zoning Regulations: Height Regulations



WPAFB Airport Zoning Regulations

Strategies

- Townships and municipalities adopt or amend the Airport Zoning Regulations
- **Incorporate the Airport Zoning Regulations into plans and GIS portals**
- Update the Airport Zoning Regulations to reflect the 2022 AICUZ
- **Develop a 3D GIS model for maximum buildable heights**
- Create a **public-facing height hazard calculator** for maximum buildable heights



WPAFB Airport Zoning Board

Participation from surrounding counties but limited awareness among townships and cities.

Strategies

- Formalize local government review processes to include the Zoning Board representation
- Implement a Communications Protocol
- **Create a centralized repository of development applications submitted, reviewed, and record of decision**
- Conduct training sessions

Zoning Board Members

- Montgomery County
- Green County
- Clark County
- Miami County

Impacted Jurisdictions

- Village: Enon
- Townships: Bath, Bethel, Mad River
- Cities: Beavercreek, Dayton, Fairborn, Huber Heights, Riverside

Water Quality/Quantity: Huffman Dam

Strategies

- Explore funding and investment opportunities for modernization upgrades
- Pursue partnerships for funding
- Technology integration for real-time monitoring

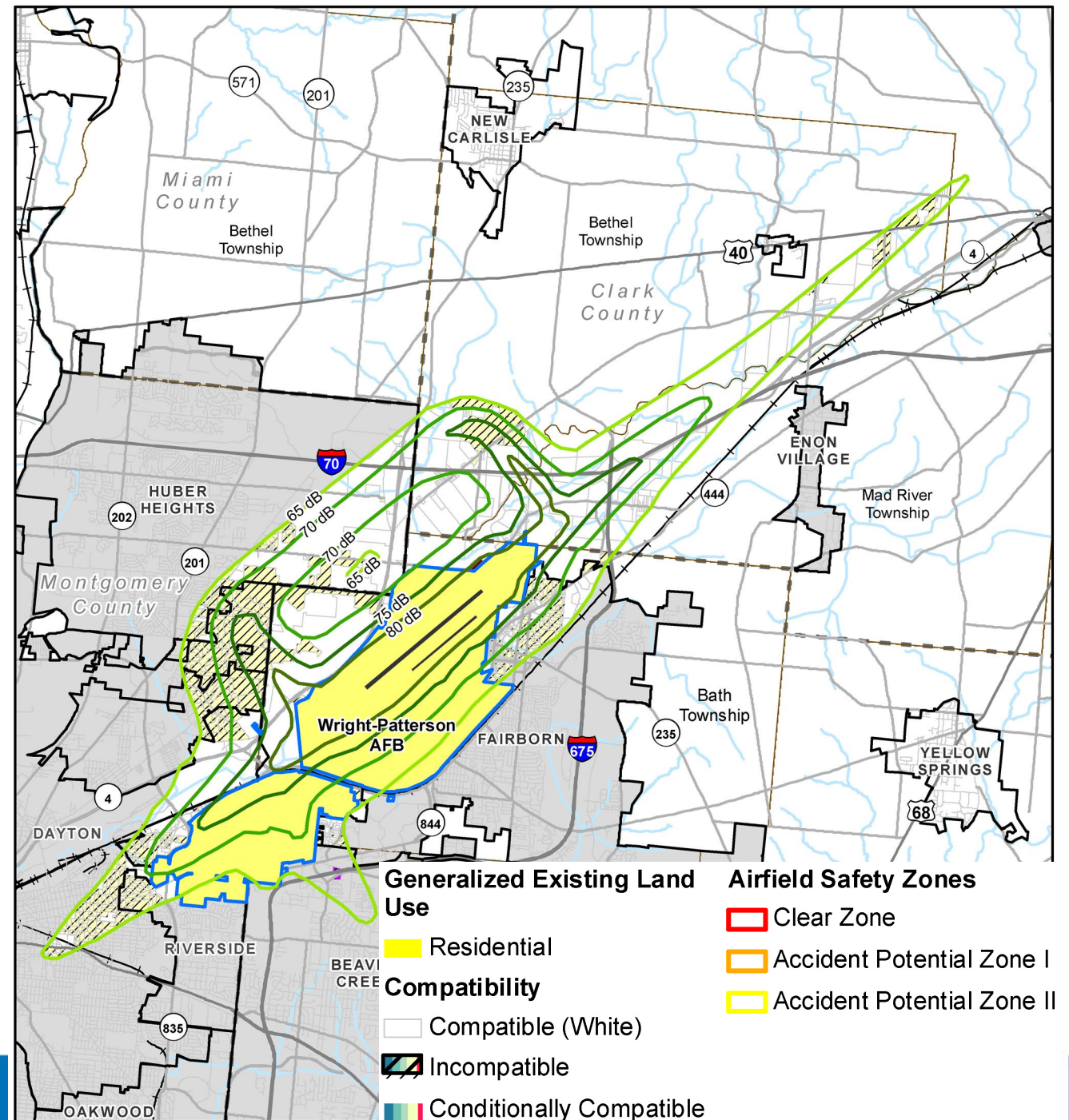


Noise and Land Use

- Inconsistent noise regulations in local zoning codes
- Incompatible development within the noise contours

Strategies

- Adopt the 2022 ALCUZ noise contours
- Adopt the DoD Land Use Compatibility guidelines
- Implement a public education campaign
- Require disclosure of impacts on real estate forms
- Create a noise awareness buffer

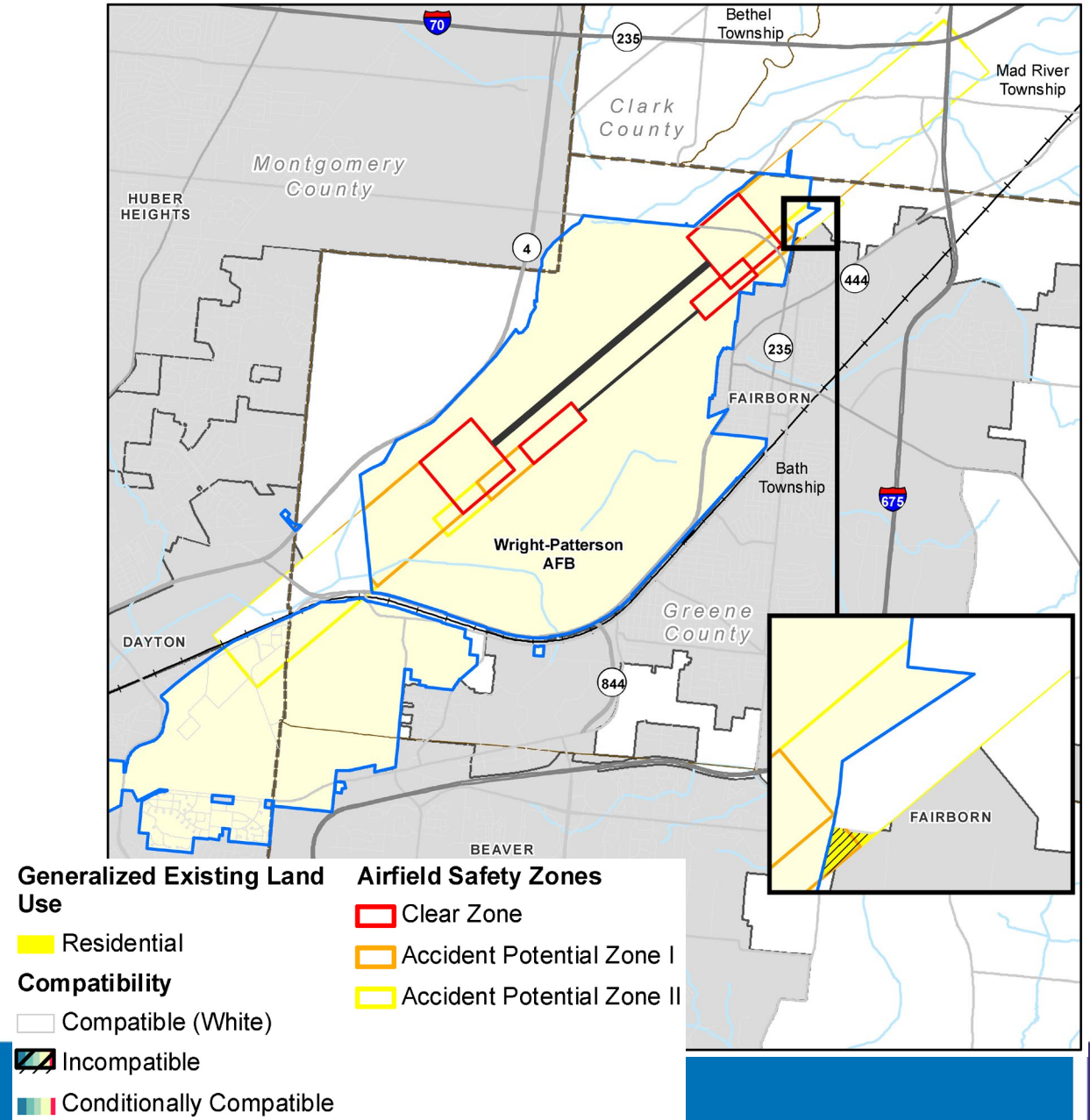


Safety and Land Use

- Lack of airfield safety zone regulations in local zoning codes
- Incompatible development in airfield safety zones

Strategies

- Formally adopt the DoD land use compatibility guidelines for APZs
- Socialize the need for compatibility within safety zones
- Consider aviation easements

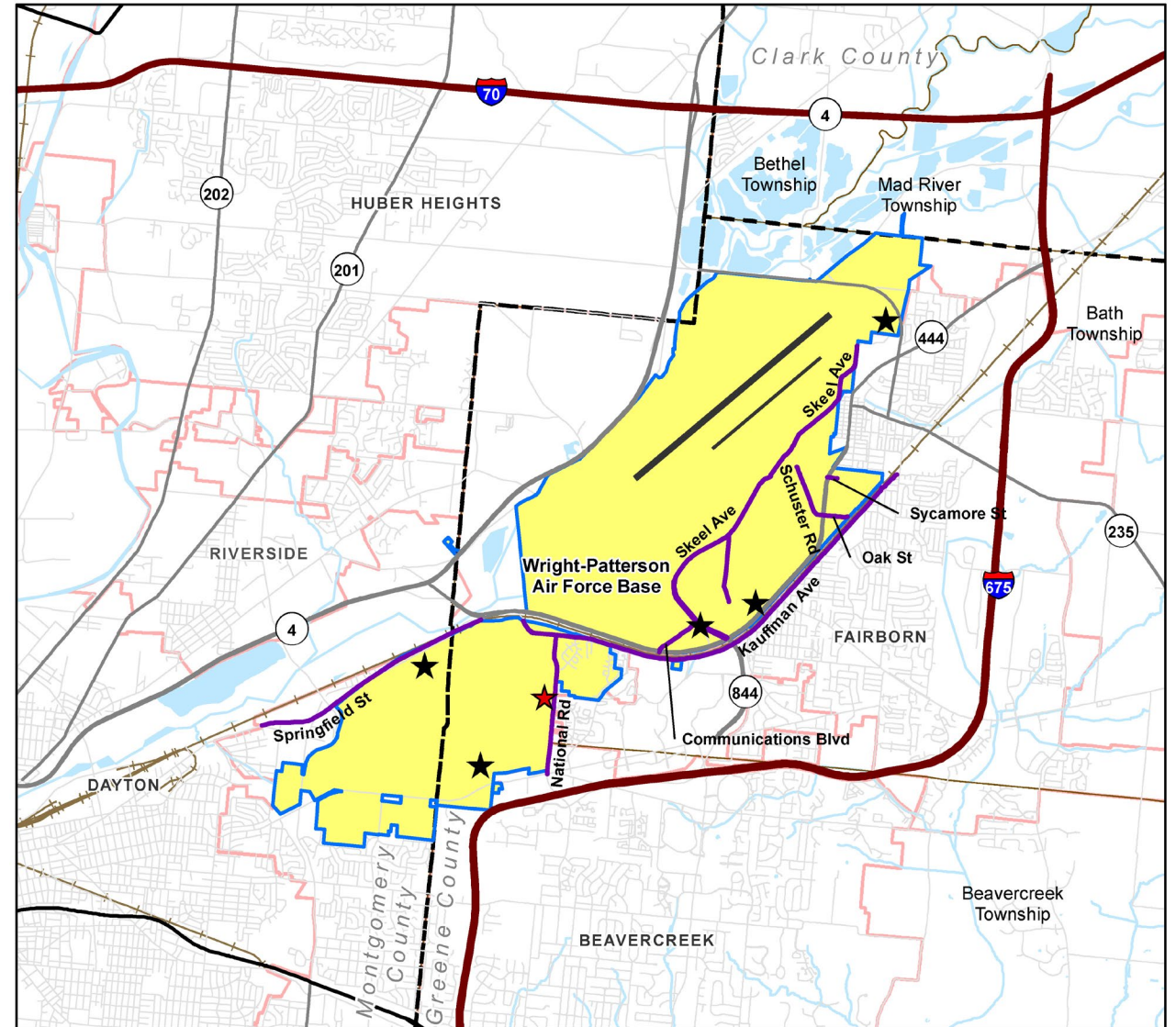


Roadway Capacity

Traffic volume associated with WPAFB impacts the local street network surrounding WPAFB

Strategies

- Continue support for roadway and system project improvements
- Implement transportation demand management practices (signal optimization, real-time info sharing)

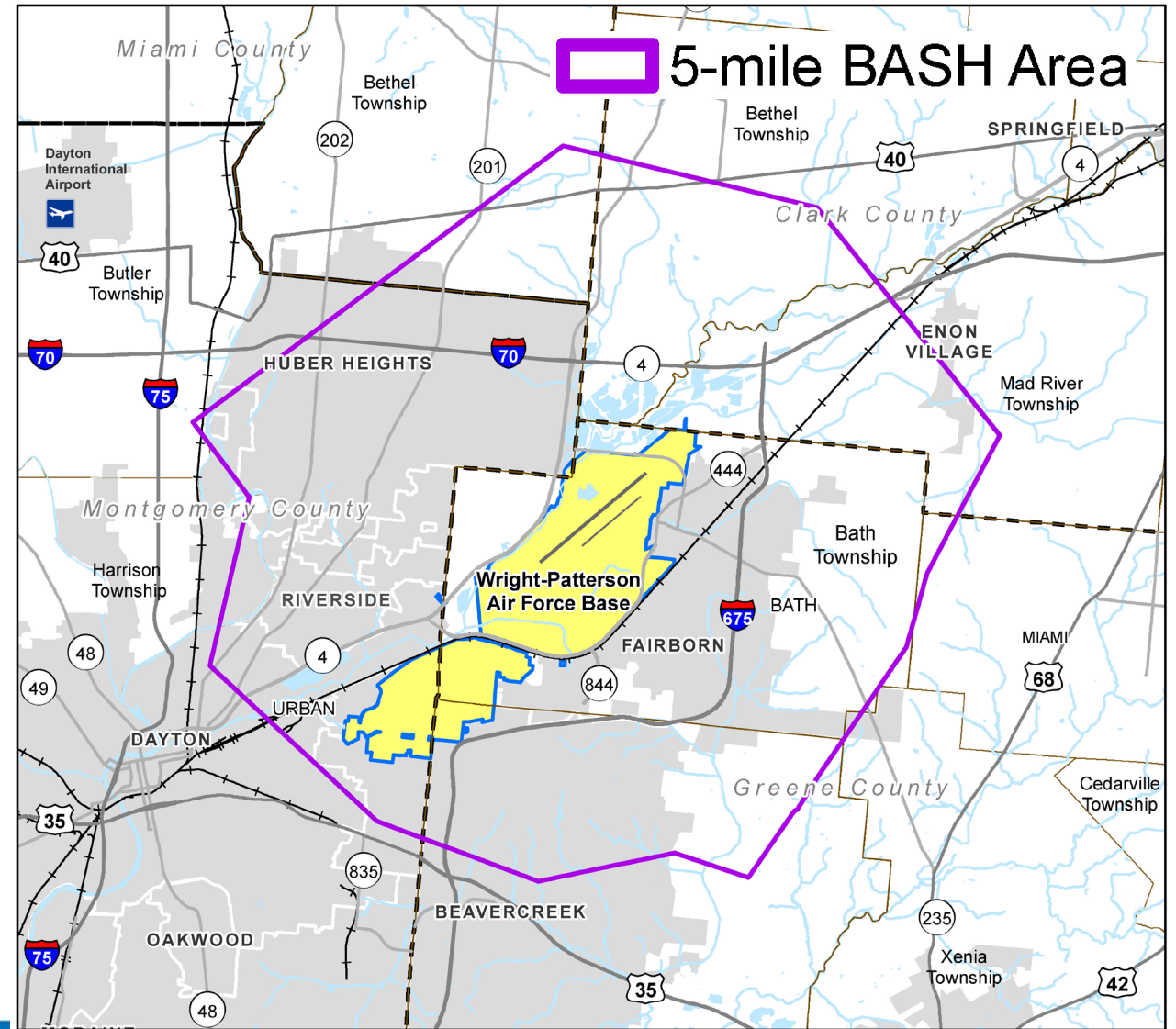


Safety: Bird and Wildlife Strikes

- Natural habitats can create hazards for aircraft

Strategies

- Develop and distribute BASH educational materials
- Implement BASH prevention through design guidelines



Next Steps

- County, municipalities, and **partners** endorse Compatible Use Plan
- County, municipalities, and **partners** endorse Implementation Committee
- **Implementation actions**

Thank You!

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