



OVERVIEW AND PURPOSE

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The Joint Land Use Study (JLUS) is the result of a partnership consisting of hard work and coordination among a team of dedicated stakeholders, community leaders, residents, and Fort Riley military personnel; seeking to identify opportunities for their community and the military to continue to work together to ensure the mission of Fort Riley. The JLUS was funded by the Department of Defense (DoD) Office of Economic Adjustment (OEA) and administered by the Flint Hills Regional Council (FHRC).

This Joint Land Use Study focuses on the areas surrounding Fort Riley including portions of the counties of Clay, Geary Pottawatomie, and Riley, and the cities of Grandview Plaza, Junction City, Manhattan, Milford, Ogden, Riley, and Wakefield, which sit within the broader Flint Hills Region, approximately 65 miles west of Topeka. The area is noted for its scenic prairie landscape, recreation opportunities, ranching, agriculture, and education and research associated with Kansas State University.

1.1 JLUS OVERVIEW

A JLUS is a collaborative study conducted by city and county officials, local residents, key stakeholders and the military installation to identify compatible land uses and growth management guidelines near the installation. Through the study process, a relationship is established between the installation and the community. The process encourages them to act as a team in order to prevent or limit any encroachment issues caused by future mission expansion or local growth. The Study is funded primarily through the Department of Defense (DOD) Office of Economic Adjustment (OEA) but is created by the community and for the community.



Figure 1 The beautiful Flint Hills region of Kansas



From the community perspective, the primary objectives of a JLUS are:

- protect the health, safety, and welfare of residents and maintain their quality of life.
- Manage development in the vicinity of military installations that would interfere with the continued operation of the facilities.
- Provide for sustainable growth in an economically, environmentally, and socially conscious manner.
- Maintain the economic vitality of the community.
- Enhance communication between the community and the military.

From the military perspective, the primary objectives of a JLUS are:

- Promote the health, safety, and welfare of the military and civilian personnel living and working at or near the military installation.
- Ensure the ability of the installation to achieve its mission, maintain military readiness, and support national defense objectives.
- Preserve the ability of the installation to adjust or expand its mission.

It is important to note that the JLUS is not to be a study that rests on the shelf, but a set of recommendations and strategies that are implemented through local jurisdictions. The recommendations from the JLUS are used to help local jurisdictions guide community development that protects and preserves military readiness and defense capabilities while supporting continued economic development and public health, safety, and general welfare of those living and working near an active military installation.

Throughout the process, municipalities, stakeholders, residents, and businesses have been providing their input and support. Through the acceptance of the report, they are stating their continued community-based support for future implementation efforts. The implementation measures may involve revisions to the community's comprehensive plan and traditional land use and development controls, such as zoning, subdivision regulations, and structural height restrictions. The intent is to continually ensure that future public and private development around the military installation will be compatible with both the military mission and the needs of the community.

1.2 FLINT HILLS / FORT RILEY JLUS OVERVIEW

The military has been a long-standing presence in the Flint Hills region. The Army established Fort Riley as a 24,000-acre cavalry outpost in 1853 to protect westward travelers on the Oregon-California and Santa Fe trails. With over a century and a half of operations, the post's mission, equipment, and weaponry have continually evolved. Factors such as the realignment of tanks, aircraft and weapons systems at fewer



installations, the use of more powerful weapons systems, and the increased importance of night training all affect Fort Riley's interactions with its physical surroundings.

Similarly, the cities and counties around Fort Riley have grown over the years, reinforcing the close relationship between the military and the nearby community. This interdependence, however, raises the challenge that is central to the Joint Land Use Study effort. As military installations grow, they bring new people and economic activity to an area. The communities then build houses, schools and infrastructure, and create new jobs to support soldiers, installation workers, and their families. More people begin to live and work in proximity to the noise and accident risks generated by military installations. The presence of such civilian uses can, in turn, place pressure on installations to modify their operations, possibly compromising the overall military mission.

A JLUS was conducted for Fort Riley in 2005; however, since that time, major changes in the mission and operating environment have occurred.

The restationing of the 1st Infantry Division to Fort Riley led to a significant increase in personnel, training hours, and number and type of training missions. Population growth in Junction City and Manhattan as well as major business development increased the potential for land use conflict. Both Fort Riley and the Flint Hills Region are positioned for continued future growth – the JLUS will assist in ensuring that growth continues to be compatible with the mission of Fort Riley.

1.2.1 Fort Riley Study Area

The Flint Hill JLUS focuses primarily on Fort Riley, a 101,733-acre installation, and the cities and counties of the Flint Hills region. The post is surrounded by the City of Manhattan and the City of Ogden to the east; unincorporated Riley County and the City of Riley to the north; the City of Milford, Milford Lake, the City of Wakefield, and unincorporated Geary County to the west; and to the south the City of Junction City and the City of Grandview Plaza.

The JLUS study area boundary includes a broad area around the post to ensure that the study team collected sufficient data for the analysis of compatibility issues on all lands that could either affect or be



Figure 2 The 1st Infantry Division was withdrawn from Germany and moved back to Fort Riley in 2006.



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affected by installation activities. Major features that were incorporated in the Study Area include: noise contours, training routes, and growth areas. The City of Leonardville was not included as part of the study due to the physical distance from the Fort. It was determined that the noise contours and training routes did not directly impact the city. The Study Area encompasses a total of 267,126 acres, not including the 101,733 acres of Fort Riley. The Study Area boundary ranges from 56,700 feet at its largest distance from Fort Riley to 7,500 feet.

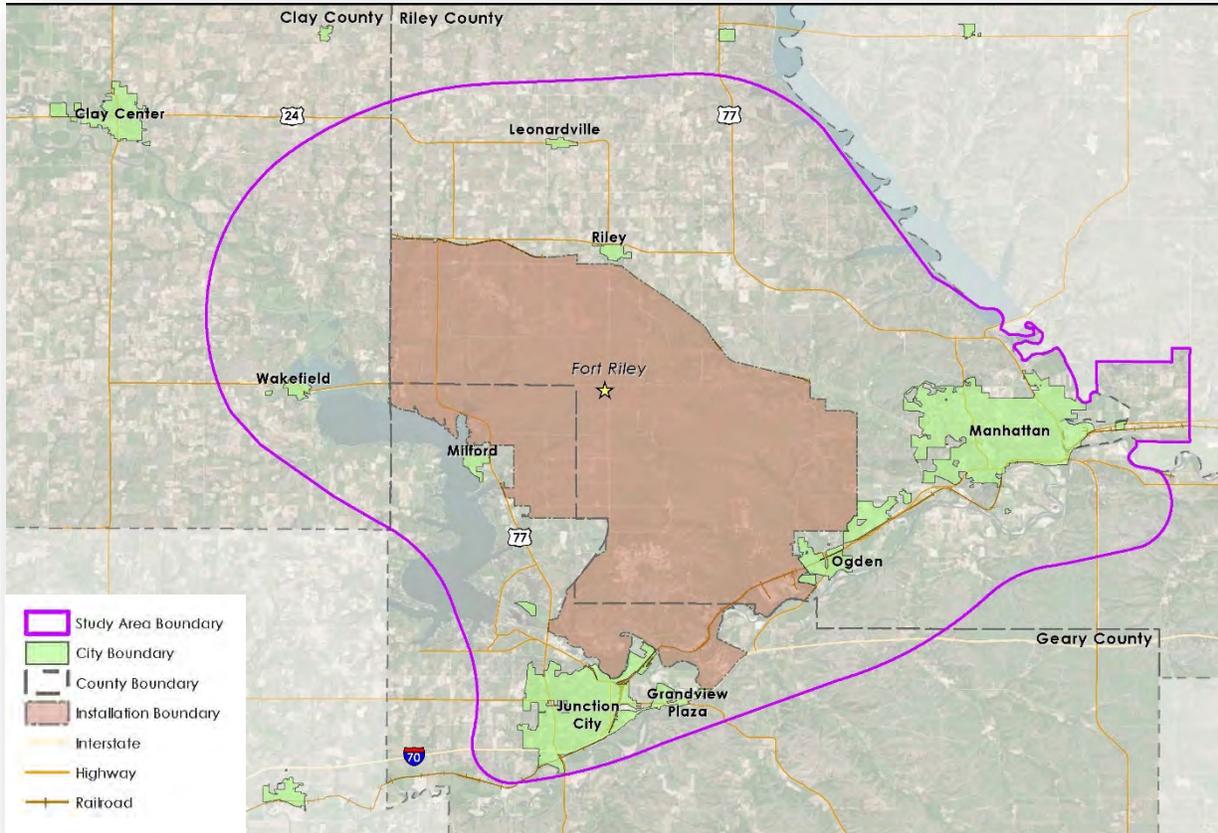


Figure 3 Flint Hills / Fort Riley JLUS Study Area

