



**ARIZONA MILITARY
REGIONAL COMPATIBILITY PROJECT**
DAVIS-MONTHAN AIR FORCE BASE

**Davis-Monthan Air Force Base / Tucson Joint Land Use Study
Policy Advisory Committee Briefing
Meeting Minutes
June 18, 2003: 1:30 – 3:30 pm
Pueblo Room, City of Tucson Informational Technology Building
481 West Paseo Redondo**

1. WELCOME

2. OVERVIEW OF PROJECT

- ◆ Purpose, Approach and Organization
 1. Focus is to identify compatible land uses
 2. Compatibility depends upon criteria developed (safety and noise)
 3. Establish a rational basis for criteria with a strong implementation plan that recognizes the partnership between the City of Tucson, Pima County, Davis-Monthan, University of Arizona, and private property owners
 4. Develop feasible and sustainable solutions with guidelines that do not fluctuate
 5. Use of existing available data
 6. Focus on areas of highest impact
 7. Funded by Joint Land Use Study (JLUS)

3. DISCUSSION

- ◆ Areas of Focus
 1. University of Arizona Science and Technology Park – Comments made by Bruce Wright, Director, University of Arizona Office of Economic Development
 - The Science and Tech Park has separate zoning and permitting standards governed by the State
 - The Science and Tech Park is willing to move non-compatible uses out of the research park area (e.g., relocate the High School if needed, no daycare uses, and low-profile development)
 - a. Mayor Walkup agreed with the decisions being made concerning compatible land uses such as no daycare and possible relocation of the High School at the Park. The Mayor believes that the Science and Technology Park Master Plan is doing a good job to mitigate the issues

- University of Arizona issued a request for qualifications for the construction of a hotel at the Science and Technology Park. Four firms have been selected. An RFP will be submitted in the future.
 - a. Hotel is planned for three stories
 - b. Hotel is consistent with 30,000 foot “paddle” but not the 50,000 foot “paddle” that the City has adopted
 - c. University of Arizona has spent three years researching the issue of a new hotel on-site (i.e., focus group and studies)
 - d. No decision has been made to-date whether to build or not to build the hotel
 - e. Mr. Wright – “hotel is critical to the success of the Science and Tech Park”
- Mr. Wright suggested a land use restriction gradient in the “paddle” where uses that are not permitted at 30,000 feet may be found compatible and permitted at 50,000 feet
- Mr. Wright would like the criteria and standards developed to be scientifically based with a predictable set of rules that need to be agreed upon
- Ray Carroll (Pima County Supervisor District 4) – The building of a hotel is going to be an issue and the University should be ready for opposition. Would like to have Dr. Lichen present at meetings.

◆ Issue Identification

1. Where do we draw the line on encroachment?
2. How do we create the criteria?
3. How are we going to get to the “right” solution?
4. Are there some concepts from JLUS that are transferable?
5. The A-10 is going to go away in sometime. What will replace the A-10? Will it be louder and should we plan for something different and louder in the future?
6. Is there another AFB or some other study that could give us some guidance with compatible land uses in association with specific aircraft?
7. What are the limits to land uses and density?
8. AICUZ is 20 year old. The Federal Government has come to the resolution that AICUZ is not meeting the needs of the local community and ultimately AICUZ statutes need to be amended.
9. Look to the flight paths for developing criteria
10. Recommendations will be directed toward land use and density
11. Land use compatibility is based on noise and safety. Need to determine how much risk/level of risk. Would like to see objective information on safety issues and data.

12. How do you determine the probability a hazard of happening? How about looking at insurance underwriters? Their standards could help us determine the probability of a hazard occurring, and then we would be close to determining criteria for hazards and land uses.
13. Has the air force conducted probability studies? Look at the DM flight safety center for studies.
14. Need to REALLY focus on flight patterns. This is where the concentrations of the impacts and higher potential hazards occur. Flight patterns will capture the single events occurring.
15. The hypothetical F-16. Look to Luke AFB for a formula for x number of accidents, x number of flights, etc. Could answer the questions of safety (accident records).
16. How much level of risk is the community is willing to accept? What is acceptable given the other competing needs? There is a demand for other land uses around Davis-Monthan.
17. Quality of life issues. Once we know the level of risk then what do we do with it? It is going to be political and is going to be based on community standards. Everything is not quantifiable. Start from empirical data then you make a subjective decision based on what you are willing to accept.
18. Area of focus: paddle, APZs, clear zone, noise contours. Other areas of focus: HUD empowerment zone (southeast), and the area that is in between Tucson International Airport and Davis-Monthan AFB.

4. CLOSING COMMENTS

1. Prior to the next PAC (July 23rd) will post the briefing paper on the website.
2. Should this meeting be 3 hrs long? Is it possible to extend the meeting to 1:30 to 4:30 pm?
3. PAC request: please balance presentation of information with the discussion time.
4. PAC members reminder: if you can't be at the next PAC meeting please be sure that a representative can be there to take notes.

5. ADJOURN – 3:30 p.m.