

SECTION 5 LAND USE ANALYSIS

5.1 INTRODUCTION

Land use planning and control is a dynamic, rather than a static process. The specific characteristics of land use determinants will always reflect, to some degree, the changing conditions of the economic, social, and physical environment of a community, as well as changing public concern. The planning process accommodates this fluidity in which decisions are normally not based on boundary lines, but rather on more generalized area designations.

Tinker AFB was originally established in a relatively undeveloped area in Oklahoma County, Oklahoma. In recent years, however, development has increased north and west of the Base.

Improvements in computer technology have enabled the Air Force to more precisely display its flight tracks and noise contours for land use planning purposes. These technical improvements reveal the extent of the Tinker AFB region of influence into the counties and surrounding nearby cities and towns.

For the purpose of this Study, existing and future land uses on the figures in this section are generalized into one of the following six categories:

Residential: This category includes all types of residential activity, such as single and multi-family residences and mobile homes, at a density greater than one dwelling unit per acre.

Commercial: This category includes offices, retail, restaurants and other types of commercial establishments.

Industrial: This category includes manufacturing, warehousing, and other similar uses.

Public/Quasi-Public: This category includes publicly owned lands and/or land to which the public has access, including military reservations and training grounds, public buildings, schools, churches, cemeteries, and hospitals.

Recreational: This category includes land areas designated for recreational activity including parks, wilderness areas and reservations, conservation areas, and areas designated for trails, hikes, camping, etc.

Open/Agricultural/Low Density: This category includes undeveloped land areas, agricultural areas, grazing lands and areas with residential activity at densities less than or equal to one dwelling unit per acre.

5.2 EXISTING LAND USE

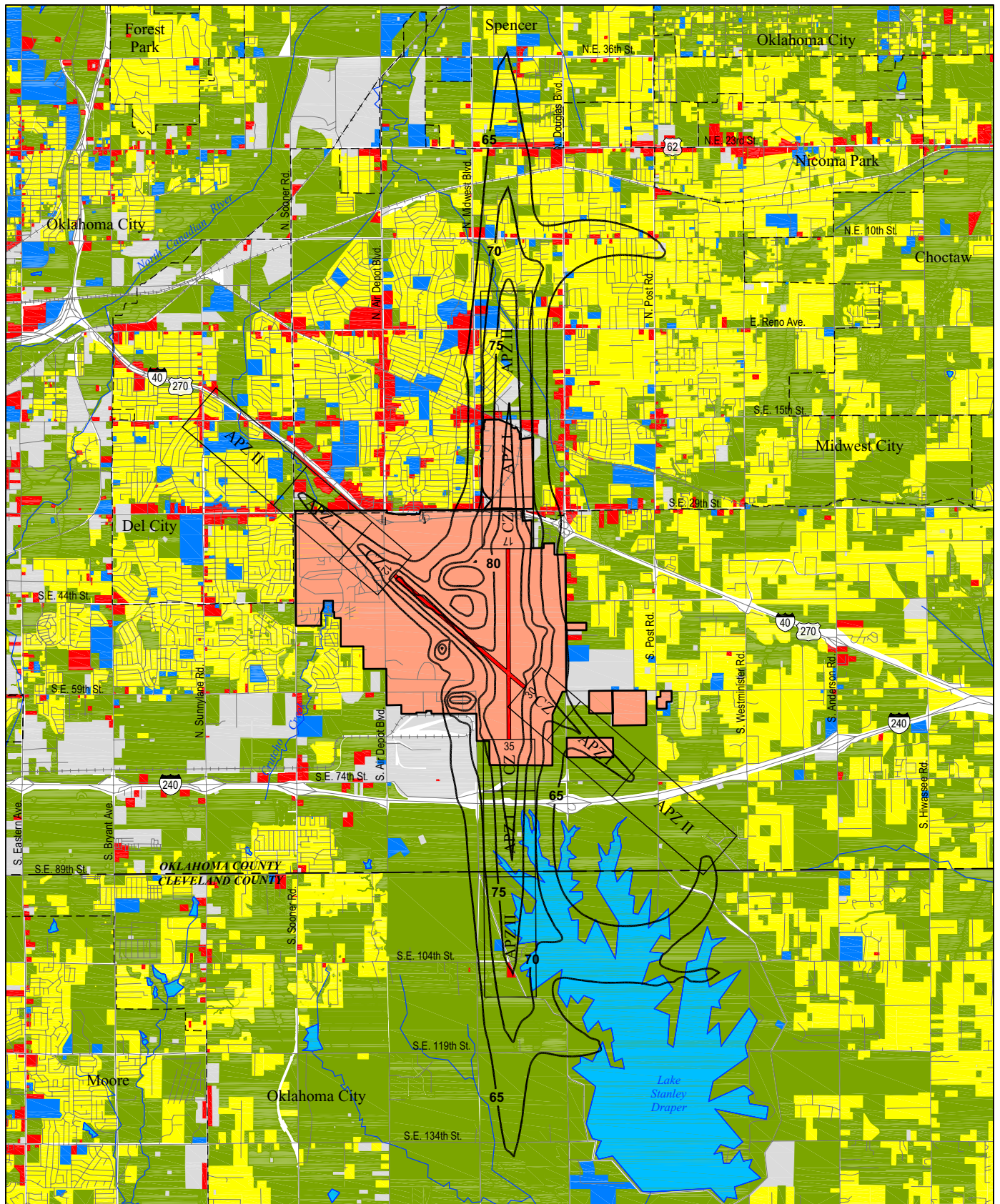
Existing land uses in the vicinity of Tinker AFB are shown in Figure 5.1. Land within the Base environs predominantly falls within the cities of Midwest City, Del City, Oklahoma City and unincorporated areas of Oklahoma County. The majority of the land surrounding the Base can be characterized as moderate-density urban developed, with areas of undeveloped land south of the installation.

Midwest City, located directly north of the installation, is predominantly residential, with considerable amounts of commercial land uses located along major road corridors. These commercial corridors are primarily 15th Street, 29th Street, Interstate 40, Air Depot Boulevard, and Midwest Boulevard. A significant amount of public and institutional uses are scattered throughout Midwest City. These include City Hall, a public library, post office, several schools, and the John Conrad Regional Golf Course. In 1973, a large portion of the Glenwood Subdivision, comprising 343 acres between the Base and Midwest City, was purchased by Oklahoma County and leased back to Tinker AFB. The land, located in the Runway 17 APZ I, was cleared of structures and remains undeveloped.

Del City is located northwest of the installation and is a mostly developed, moderate density, mixed-use community. Predominant land use is residential, with commercial corridors existing along 15th Street, 29th Street, and Interstate 40. Only limited amounts of land remain undeveloped in Del City. Limited areas of industrial uses exist in Del City between Interstate 40 and the Canadian River.

Most of the undeveloped land in the Tinker vicinity lies within Oklahoma City. Interstate 240 runs east to west just outside of the Runway 35 CZ. A railroad yard, the former General Motors Assembly Plant (approximately 400 acres), and other industrial uses are located between the Base and Interstate 240, with sporadic areas of open space intermixed throughout the corridor. Residential subdivisions are being developed southwest of the former General Motors Plant, south of Interstate 240. Lake Stanley Draper occupies nearly 3,000 acres south of Interstate 240. The lake is in an Environmental Conservation District owned by the Oklahoma City Water Trust and is surrounded by a significant amount of undeveloped land. Outside the eastern boundary of the Base, minimal commercial development exists along Douglas Boulevard, with sporadic residential development further east.

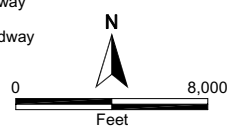
Figure 5.1 presents the existing land uses for the area that surrounds Tinker AFB and within the DNL 65 dB and greater noise exposure area. Table 5.1 summarizes the acreage by land use category exposed to noise levels of DNL 65 dB and greater. Note that these acreages represent only the area outside the Tinker AFB boundaries and do not include land leased by Tinker AFB.



Tinker Air Force Base 2006 AICUZ

LEGEND

- | | | |
|-------------|------------------------------|-----------------|
| Tinker AFB | Public/Quasi-Public | DNL dB Contours |
| Residential | Open/Agriculture/Low Density | Runway |
| Commercial | City Limits | Roadway |
| Industrial | | |



Generalized Existing Land Use with 2006 Noise Contours

Figure 5.1

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