

Table 5.1 Future Noise / Land Use Policies : Regionwide

Topic	Proposed Tools	Definition	Purpose/Intent	Action Steps	Implementation Responsibility
Communications/Information	Improve communications through updated web sites	Provide JLUS information and any other relevant AICUZ or related land use/noise conflicts information on jurisdictions' websites. Update information on a regular basis.	To ensure public education of regional agreements resulting from current and future JLUS efforts, as well as related AICUZ topics	Continue to update/expand websites of regional jurisdictions	Jurisdictions (in cooperation with Navy)
	Request FAA briefing on possible application of FAR Part 150	FAA Part 150 may have noise impact mitigation and other measures applicable to Navy airfields. Request FAA to provide briefing in potential applications for HR jurisdictions.	To better understand FAA requirements as applicable to Navy airfield and air ops in HR	City of Virginia Beach to contact FAA and take lead in scheduling briefings	FAA and Jurisdictions (Virginia Beach)
	Strengthen public education regarding safety and noise restrictions in existing Airport Noise Ordinances	Educate public on existing AICUZ policy which recognizes noise, safety, height, land use and other restrictions around military airfields	Provide clear disclosure of noise and safety impacts around military airfields to potential developers	Jurisdiction planning and public affairs departments to prepare and distribute information as appropriate	Jurisdictions
Coordination/Organizational	Create JLUS Regional Coordinating Committee to include the Peninsula's military facilities and local governments	Multi-stakeholder committee which will continue dialogue and monitoring of JLUS recommendations and future land use impacts	Ensure communication between stakeholders and encourage future land use decision-making consensus	Select subset of reps from JLUS Work/Policy groups to continue working together on future issues	HRPDC, Jurisdictions, Navy, Army, Air Force, Coast Guard
Planning and Public Policy	Seek Navy input on school siting boards/decisions	Consult Navy on school siting decisions to review future school sitings in all three jurisdictions	Allow Navy to review and provide input on future siting of schools	City School Boards and Navy approval	Jurisdiction School Boards, Navy
Real Estate Disclosure	Early real estate disclosure	Disclosure of structure's location within AICUZ noise zones and/or within APZs at the initial advertisement of property (e.g., Multiple Listing Service database). Ensure early disclosure is being followed and educate agents of proper language/timing.	Provide honest disclosure of impacts to property within AICUZ which may impact buyer or renter decision to pursue it	Work with VA Real Estate Board and Real Estate reps to develop and implement language for inclusion in disclosure notices	Jurisdictions, VA Real Estate Board, HR Realtors Association, HR Assoc. of Commercial Real Estate
Sound Attenuation	Strengthen building codes	Modify existing STC ratings for sound attenuation to higher levels based on application by other jurisdictions; tier application of expanded codes according to noise contours	Provide additional sound attenuation for residences & other buildings within AICUZ	Conduct research of other building codes; Discuss action with State legislature reps, investigating specific legislation for Hampton Roads only	Jurisdictions, State Representatives in Legislature, Navy
	Strengthen building codes of schools in noise contours	Improve sound attenuation of school structures based on applications by other jurisdictions	Provide additional sound attenuation for schools within AICUZ	Conduct research of other building codes; Discuss action with State legislature reps, investigating specific legislation for Hampton Roads only	Jurisdictions, State Representatives in Legislature
	Implement noise attenuation requirements for certain non-residential structures	Conduct research to implement recently-enacted state legislation enabling Hampton Roads communities ability to require noise attenuation for certain non-residential noise-sensitive structures (churches, office buildings, hospitals, etc.)	Provide interior sound attenuation for non-residential noise-sensitive structures in high noise zones	Conduct research of other building codes; work with appropriate national and state agencies on revisions to Virginia Uniform Statewide Building Code	Jurisdictions, VA Board of Housing & Community Development
	Ensure building code enforcement	Ensure contracted builders are following increased standards in noise contours	Prevent structures from being built within noise contours that do not meet higher sound attenuation standards	Review & educate as needed code compliance (specifically sound attenuation measures) with building inspectors; work with building industry & developer reps on compliance methods & technologies	Jurisdictions, Tidewater Building Association
	Building code R&D in Hampton Roads	Promote research and development on new methods of sound attenuation through construction and building materials	Use highly impacted areas as research grounds for improving overall construction standards for all impacted structures	Jurisdictions work with Tidewater Building Association, schools and other building industry reps to develop research partnerships & initiate sound attenuation R&D programs	Jurisdictions, Tidewater Building Assoc., Local Educational Institutions, Local/National Building Material Retailers

Table 5.2 Future Noise / Land Use Policies : Navy

Topic	Proposed Tools	Definition	Purpose/Intent	Action Steps	Implementation Responsibility
Communications/Information	Improve Navy communications through updated web sites and hotline response	Improvement of communication methods of Navy activities to public	Ensuring public education of Navy activities and response to community concerns	Navy continue to update web site of current activities and improve response to noise complaints	Navy (in cooperation with jurisdictions)
	Update educational materials explaining noise, AICUZ, and real estate disclosure	New brochures (with AICUZ maps) discussing specifics of noise contours, AICUZ, and Navy operations	Increase operational understanding of public	Assemble and print brochures and distribute to HR regional realtors	Navy (in cooperation with jurisdictions)
Planning and Public Policy	Enforce development restrictions on existing easements	Enforce development restrictions on existing easements to ensure AICUZ compatible development around airfields	Better control development restrictions on existing easements	Review all easements and work with jurisdictions to enforce restrictions	Navy (in cooperation with jurisdictions)
	Pursue OLF in North Carolina	Pursue additional Outlying Field to allow additional flight training in undeveloped areas outside of Hampton Roads	To potentially reduce required flight training at HR airfields	Required Federal, state and local approvals	Navy, DOD, Congressional representatives
Acquisition	Pursue funding for DoD Conservation Land Purchase	Partnerships with local, state, and non-profit conservation entities to acquire land around military installations to prevent further encroachment	Enable quick response to priority real estate acquisition opportunities and leverage Navy's encroachment prevention efforts.	Research local, state, and non-profit funding sources	Navy, DOD, Jurisdictions, partner entity
Air Operations/Training	Flight Ops modifications	Implement/continue all flight ops modifications feasible to reduce air ops to minimal feasible to support mission over HR developed areas (e.g., NAS Oceana Course Rule Changes implemented 3/1/04)	To minimize noise/safety impacts on developed areas around Navy airfields; educate public on previous changes	CO approval, Flight Squadron implementation	Navy

Table 5.3 Future Noise / Land Use Policies : City of Norfolk

Topic	Proposed Tools	Definition	Purpose/Intent	Action Steps	Implementation Responsibility
Land Use Regulations	Expand/Modify Airport Safety Overlay District	Expand/modify existing Overlay District to encourage AICUZ-compatible development in addition to those present in the baseline zoning classification. The Overlay District cannot prohibit any development allowed under the baseline classification. District is created around boundaries of noise contours and safety areas.	Allow AICUZ-compatible development in AICUZ noise zones greater than 65 DNL, subject to individual case review to ensure that any proposed use is compatible with the surrounding area and does not improperly burden the existing city infrastructure and services.	City Council and Planning Commission approval	Jurisdiction
Acquisition	Establish a Voluntary Property Acquisition Program	Implement program, as determined feasible, to acquire existing properties within Clear Zones of Chambers Field	To provide land buffer around active military runways, protecting public safety through relocations outside areas of high crash potential	Research DoD/Federal/other funding sources	Jurisdiction

Table 5.4 Future Noise / Land Use Policies : City of Chesapeake

Topic	Proposed Tools	Definition	Purpose/Intent	Action Steps	Implementation Responsibility
Planning and Public Policy	Revise ordinance regarding clustering provisions	Implement revision of ordinance to encourage AICUZ-compatible clustering of density	Where feasible, allow flexibility to cluster development outside of noise zone to prevent non-compatible development in AICUZ	City Council and Planning Commission approval	Jurisdiction
Land Use Regulations	Expand Fentress Overlay District within existing Zoning Ordinance	Include land use restrictions on lands within APZs and all noise contours rather than primarily 75+ DNL	Expand land use controls within impacted area to promote compatible development in AICUZ	City Council and Planning Commission approval	Jurisdiction
	Implement Comprehensive Plan to support integrated preservation planning policies	Implement Comprehensive Plan to synchronize the City's rural preservation efforts which control development densities in the AICUZ	Implement coordination of various ordinances, policies, and programs that achieve a cohesive rural preservation strategy encouraging low density development around NALF Fentress	City Council and Planning Commission approval	Jurisdiction
Acquisition	Establish Avigation Easement Program	Create program for jurisdiction to offer avigation easements as part of proffer or other special permitting processes for proposed new development in the AICUZ	Increased protection against lawsuits for military operation-related impacts	Jurisdiction including avigation easement in City Council approval process	Jurisdiction

Table 5.5 Future Noise / Land Use Policies : City of Virginia Beach

Topic	Proposed Tools	Definition	Purpose/Intent	Action Steps	Implementation Responsibility
Planning and Public Policy	Establish a Redevelopment Strategy	Advance public understanding of redevelopment options and create voluntary and incentive-based tools to affect community goals	Create long-term strategy to guide redevelopment in City which is compatible with military mission	Initiate public dialogue program and then develop a responsive City-wide redevelopment strategy and planning process	Jurisdiction
Land Use Regulations	Revise City Zoning ordinance to include AICUZ Overlay District	Establish AICUZ Overlay District to protect public health, safety & welfare and prevent encroachment that would degrade military operations at Navy airfields (Overlay District to be based on 1999 AICUZ map). Implementation actions to establish District would include appropriate comprehensive plan and related development regulatory changes.	Adopt an AICUZ Overlay District Ordinance to include specific allowances and restrictions in AICUZ Noise Zones and APZs. Intent is to allow reasonable land uses compatible with noise levels and accident potential zones associated with flight operations at NAS Oceana.	Revise Comprehensive Plan, City Zoning Ordinance and other development regulations to adopt overlay ordinance following public review and Planning Commission and City Council review and approval	Jurisdiction
Acquisition	Pursue purchase of impacted properties in the >70 DNL area of the Transition Area for open space	Assemble funding package of state, Federal and local funds to purchase from willing sellers affected property in the > 70 DNL area of the Transition Area to convert to public open space	Reduce number of impacted properties in high noise zones, thus lessening incompatible residential densities	Planning Department research and City Council approval	Jurisdiction (in cooperation with Federal, State and local agencies providing potential funding sources)
	Expand or modify land acquisition/protection programs in the Transition Area	Modify or expand existing Open Space, Agric. Reserve, and other acquisition programs to target funds for acquiring land within defined geographic corridor in Transition Area	Protect key lands in Transition Area from incompatible development through targeted land acquisition	Planning Department research and City Council approval	Jurisdiction
	Seek Federal funding to purchase conservation lands	Working with other Hampton Roads communities, seek Federal funding to purchase conservation lands within AICUZ impacted zones	Provide protection from development for additional open land within noise impacted zones	Research potential Federal funding sources/partnerships; prepare grant applications as applicable	Jurisdiction (in cooperation with Federal agencies providing potential funding sources)
	Establish Avigation Easement Program	Create program for jurisdiction to offer avigation easements as part of proffer or other special permitting processes for proposed new development in the AICUZ	Increased protection against lawsuits for military operation-related impacts	Jurisdiction including avigation easement in City Council approval process	Jurisdiction

