

# Hampton Roads Joint Land Use Studies

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REGIONAL ENVIRONMENTAL COMMITTEE

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# Background

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Military installations are important for both national security and local/regional economies

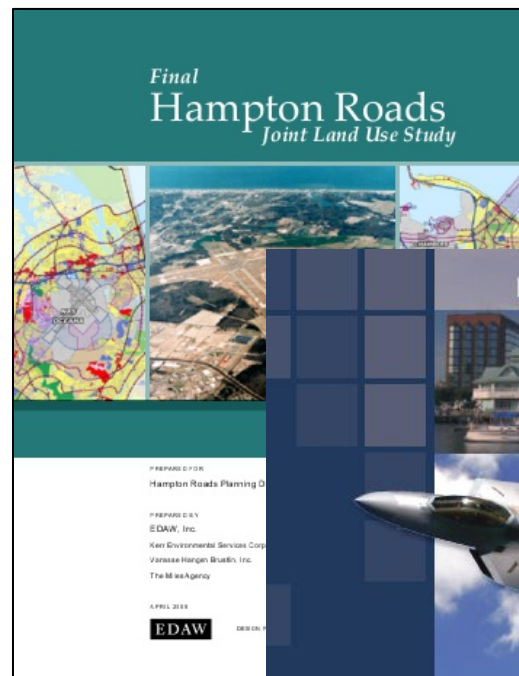
Incompatible civilian development near installations can adversely affect operations and readiness and threaten public safety

Coordination between localities, state governments, and DoD is important to resolve these issues before they become problems

# Joint Land Use Studies

## Joint Land Use Studies are:

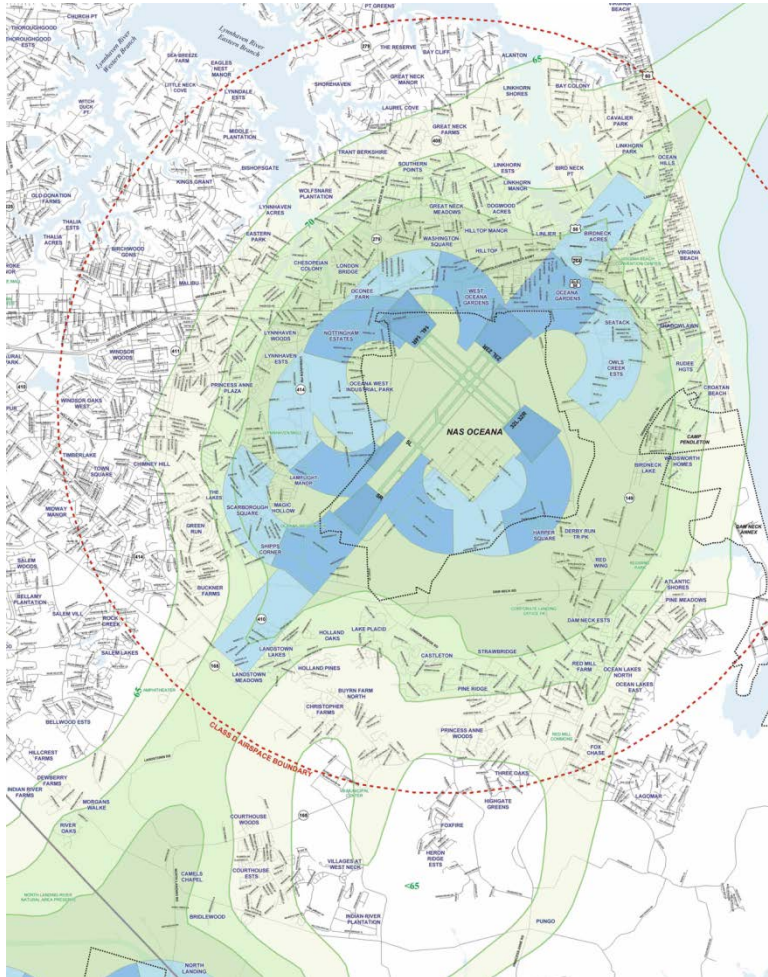
- Community planning efforts
- Funded by DOD's Office of Economic Adjustment (with 10% non-federal match)
- Nominated by local military facilities



# U.S. Navy – Joint Land Use Studies

The JLUS process helps communities identify and address concerns of military installations

- NAS Oceana and Fentress
- Langley AFB



Hampton Roads Joint Land Use Study

# JLUS Compatibility Issues

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Air Space and Land Restrictions

Airborne Noise

Urban Growth

Spectrum Encroachment

Endangered Species/Critical Habitat

Energy Compatibility and Availability

Air Quality

Water

Cultural Resources

UXO and Munitions

Marine Resources

Security

Natural Factors and Climate

# The Role of OEA

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The Office of Economic Adjustment manages the Defense Economic Adjustment Program on behalf of the Office of the Secretary of Defense

Program created to help state and local governments plan and carry out adjustment and diversification programs in response to major Defense actions, including:

- Base closures or realignments
- Base expansions
- DoD Personnel reductions
- Industry/contractor reductions
- Operational/training impacts, civilian encroachment upon a military installation likely to impair continued operational utility of the installation

# JLUS Summary Key Points

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DoD assists state and local governments by identifying issues, nominating communities, and funding and supporting projects

JLUS projects are community planning efforts

Three partners in process

- OEA
- Installation(s)
- Communities

# JLUS Planning Process



## ORGANIZE

- Scope Impacts
- Identify Planning Area Based Upon Military Operations Footprint
- Identify Stakeholders
- Establish JLUS Policy Committee and Technical Working Group(s)

## ASSESS

- Assess Baseline Conditions
- Identify Compatibility Challenges
- Identify Current and Future Development Patterns
- Identify Areas of Conflict

## PLAN

- Establish Vision & Goals for Compatible Community Development
- Identify Planning Strategies and Priorities
- Implementation Plan with Priorities, Responsible Parties, Funding

## IMPLEMENT

- Establish Community Organization Structure
- Prioritize Actions
- Develop Schedule to Implement & Monitor
- Identify & Seek Funding
- Integrate With Other Community Planning Actions

## MONITOR

- Track Progress
- Evaluate Effectiveness
- Assess New Data
- Revise Strategies & Priorities As Required
- Continuous Dialogue and Information Sharing
- Consider JLUS Update With Significant Change in Military Operations

Continuous Dialogue and Sharing of Information  
Engage Public Throughout Process

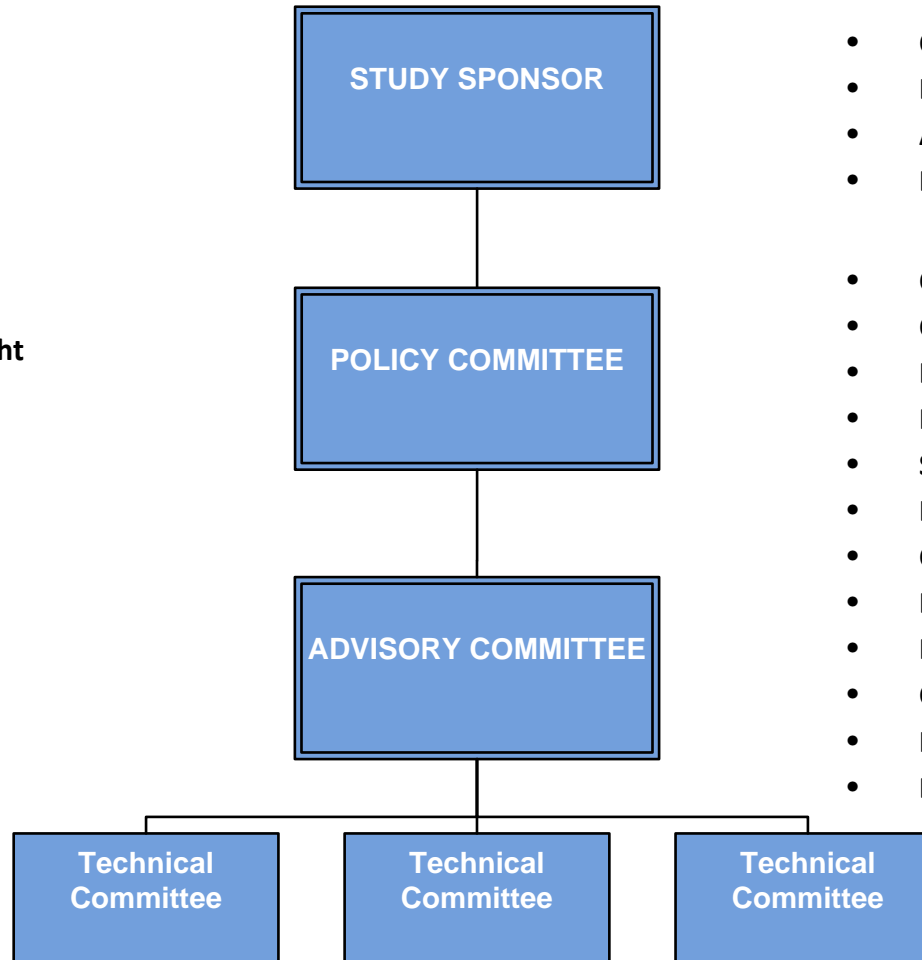


# JLUS Organization



## RESPONSIBILITIES

- **Control**
- **Coordination**
- **Accountability**
- **Grant Management**
  
- **Policy Direction**
- **Study Design/ Oversight**
- **Budget Approval**
- **Monitoring**
- **Report Adoption**
  
- **Technical Issues**
- **Alternatives**
- **Report Development**
- **Recommendations**



## PARTICIPANTS

- **Council of Government**
- **Local or State Government**
- **Airport Authority**
- **Economic Development Entity**
  
- **City Officials**
- **County Officials**
- **Base Leadership**
- **Private Sector Leaders**
- **State Officials**
- **Local and Base Planners**
- **Community Staff**
- **Business Representatives**
- **Residents**
- **Conservation Organizations**
- **Homebuilders Association**
- **Board of Realtors**



# JLUS Implementation Tools & Actions

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Establish Military Influence Area or Overlay District

Small Area Plans

Amend land use, zoning, subdivision, site plan and/or building code regulations (sound attenuation)

Unified Development Ordinance

Establish Joint Airport Zoning Board

Real estate disclosure

Modify Capital Improvement Plans

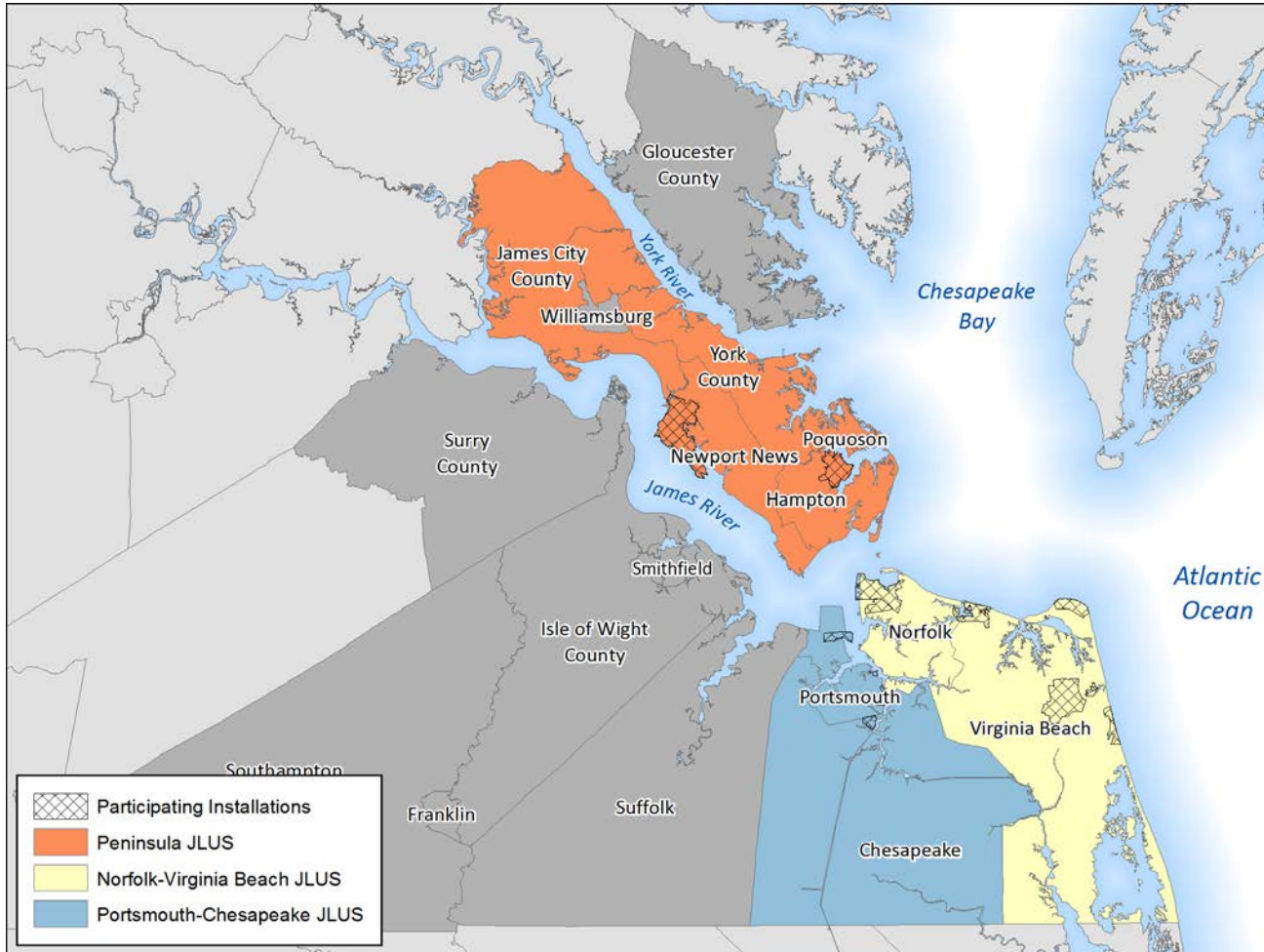
Transfer/purchase of development rights

Purchase navigation/conservation buffer easements

Land acquisition/lease

State legislation to support compatible development

# Hampton Roads JLUS Projects



# Joint Base Langley-Eustis JLUS

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Newport News (sponsor), Hampton (cosponsor), James City County, Poquoson, York

Multiple compatibility issues around Fort Eustis

Flooding/SLR focus around Langley AFB

Status: Underway

Consultant: Stantec

# Hampton Roads Region – Norfolk and Virginia Beach JLUS

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HRPDC (sponsor), Norfolk, Virginia Beach

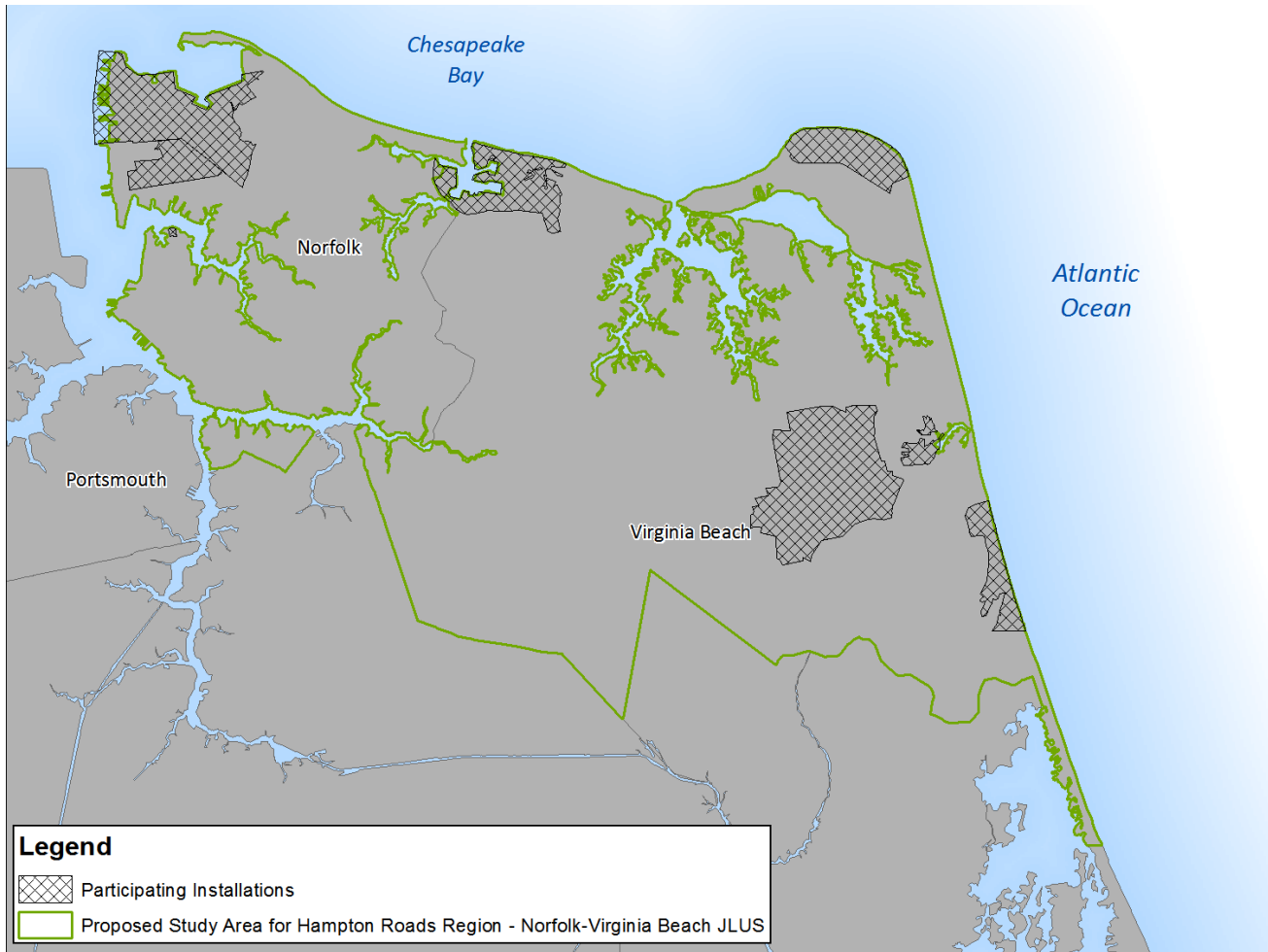
Focus on impacts of flooding and sea level rise on development patterns and infrastructure

Status: Underway

Consultant: AECOM

Anticipated completion: August 2018

# Hampton Roads Region – Norfolk and Virginia Beach JLUS



# Hampton Roads Region – Portsmouth and Chesapeake JLUS

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HRPDC (sponsor), Portsmouth, Chesapeake

Focus on incompatible land use and infrastructure projects, land and water use conflicts, and flooding

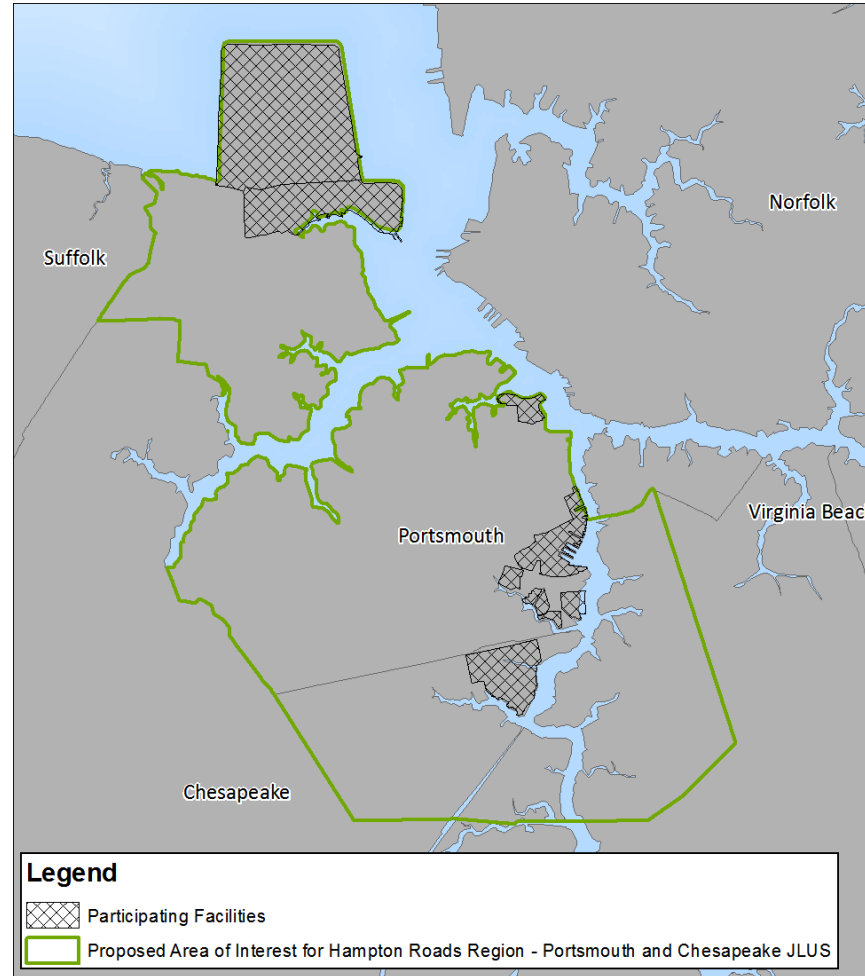
Status: Application under review

Consultant: TBD

Anticipated completion: February 2019

# Hampton Roads Region – Portsmouth and Chesapeake JLUS

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# Summary

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OEA is injecting a significant amount of funding for JLUS projects in Hampton Roads over the next two years

JLUS projects on the Peninsula and Southside will help local governments identify steps they can take to address incompatibility issues with military installations

Coordination through JLUS projects can lead to better long-term relationships with military installations to help address future issues