Compatible Land Use Planning Workshop

NAS Oceana

Mr Bobby Rountree

29 February 2008
Topics

• History
• JLUS 2004 - 2005
• BRAC 2005 Law
• Virginia Beach & Chesapeake Actions
  • Tom Pauls, Clay Bernick and Brent Nielson
• Question & Answer
Future Site of NAS Oceana

Base History
NAS Oceana Mission

• Support LANT & PAC Fleet Strike/Fighter Aircraft Training and operational requirements

• Support Joint & Inter-Agency Operations
### NAS Oceana Aircraft Laydown

<table>
<thead>
<tr>
<th></th>
<th>2001</th>
<th>2007</th>
<th>2010</th>
</tr>
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<tr>
<td>F-14 Squadrons</td>
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<td>0</td>
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<tr>
<td>F-14 Aircraft</td>
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<td>F/A-18A/C Squadrons</td>
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<td>9</td>
<td>7</td>
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<td>126</td>
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<tr>
<td>F/A-18E/F Squadrons</td>
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<td>11</td>
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<td>156</td>
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<tr>
<td>VFC-12 Adversary</td>
<td>12</td>
<td>12</td>
<td>12</td>
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<td>SAR H-3</td>
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<td>VR-56 C-9</td>
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<tr>
<td>Other Aircraft</td>
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<tr>
<td><strong>Total Squadrons</strong></td>
<td><strong>23</strong></td>
<td><strong>19</strong></td>
<td><strong>19</strong></td>
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<tr>
<td><strong>Total Aircraft</strong></td>
<td><strong>316</strong></td>
<td><strong>304</strong></td>
<td><strong>308</strong></td>
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</tbody>
</table>
Economics

- Virginia Beach most populous city in Virginia, 435K pop
- Military/NAS Oceana largest employer in Virginia Beach: 12K personnel & $800 M direct salary, $1B w/Goods/Services
- 2005 City of VB/RKG Assoc Inc Study
  - Va Bch per capita income: $32.8K
  - Two highest Avg Salaries:
    - Civilian Federal Employees: $68K
    - Military: $55K
1978
AICUZ Acres: 50,723
AICUZ Pop: 106,843

2005 JLUS/AICUZ Map
AICUZ Acres: 58,370
AICUZ Pop: 120,663
Joint Land Use Study
Joint Land Use Study

• Participants
  - Virginia Beach - Norfolk
  - Chesapeake - Navy (Technical Advisor)

• At Issue
  - NAS Oceana - NALF Fentress
  - Chambers Field, Naval Station Norfolk

• Timeline: November 2003 – May 2005
VA Beach JLUS MOU

- Virginia Beach requested Oceana adopt JLUS
- Led to NAS Oceana – Virginia Beach JLUS MOU
  - Formally places burden on developer to convince City Council that incompatible development should be allowed over compatible ones.
- Continuing cooperative effort by the city and the Navy to resolve development issues
- Chesapeake MOU
  - Realize value of MOU process
  - 2007/8 project
MOU Navy Responsibilities

- Interpret narrowly the incompatible use exception in the AICUZ Overlay District (70 dB DNL or greater noise zones until Jan 2008, 65 dB DNL & above after Jan 2008)
- Notify City of changes to AICUZ program or air operations, subject to security limitations
- Acknowledge that only the City Council may resolve discretionary development applications
- Provide annual “State of NAS Oceana” address to Council
MOU VA Bch Responsibilities

- Recognize the Commanding Officer as the point of contact for all AICUZ and JLUS matters; route all communications accordingly
- Abide by JLUS recommendations
- Encourage compatible development to the greatest extent practicable
MOU VA Bch Responsibilities

- Implement AICUZ Overly Ordinance consistently and according to its terms
  - Require builders to complete Reasonable Use Exception Application for all incompatible proposals
  - Only conclude that there exists no other reasonable use that is compatible after considering:
    - Economic viability of alternative uses
    - Treatment of similarly situated properties
    - Compatibility with adjacent land uses
    - Recommendations of Comprehensive Plan
    - Partially compatible uses, depending on size and topography
• City provides Navy with copy of all incompatible development applications with supporting materials

• Staffs meet/discuss proposal a minimum of 30 days before going to Planning Commission
  • No meeting required for certain areas if proposals meet zoning and design criteria on their face value

• If agree there is no other reasonable use, then discuss lowest reasonable density

• Either staff may elevate discussion to City Manager / CO level

• Planning Department’s evaluation contain Navy position received from, or authorized by, CO
BRAC 2005
Virginia BRAC Realignment

Realign Strike Fighter Wing Atlantic to the former Cecil Field if by 31 Mar 06 Virginia FAILS TO:

- Require consideration of Navy AICUZ criteria for discretionary development applications in 70 dB DNL or greater noise zones
- Codify JLUS recommendations
- “Condemn and purchase” in APZ-1 and spend $15M annually
- Va Beach & Chesapeake create program to rezone undeveloped properties in the >70 dB DNL to compatible uses
- Establish program to purchase development rights in the Inter-facility Traffic Area between Oceana & Fentress
- Create the Oceana-Fentress Military Advisory Council
Florida BRAC Realignment

• And if by 31 Dec 06 Florida HAS SUCCESSFULLY:
  
  ❌ Turned over fee simple title for the property comprising the former NAS Cecil Field to DoD
  
  ❌ Appropriated funds to relocate current commercial tenants
  
  ❌ Appropriated funds to secure public-private ventures for personnel housing

• 7 Nov 06: Referendum questioned “should Jacksonville, Fl comply with BRAC requirements to realign the East Coast F/A-18 wing?”

  No: 60%  Yes: 40%

• End result: Oceana status quo
The Navy is “supportive of Oceana as the place for us in the future, given that there isn't any more encroachment.”

Admiral Mike Mullen, USN
Chief of Naval Operations
Virginian-Pilot, 15 March 06
Questions?