



ENCROACHMENT MANAGEMENT



Virginia Municipal League

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Encroachment Defined



“Any non-Navy action planned or executed in the vicinity of a naval activity or operational area which inhibits, curtails, or possesses the potential to impede the performance of the mission of the naval activity.”




Encroachment Challenges and Risks



Urban Development (<i>Dev. under MTRs, Population Growth, transportation infrastructure</i>)	→	Avoidance Areas Created/Complaints
Airborne Noise	→	Reduced Usage days
Competition for air, land, sea (<i>airports</i>)	→	Training/Testing Events Prohibited
Competition for scarce resources (<i>offshore drilling, LNG, wind, minerals, energy corridors</i>)	→	Reduced Range Access
Threatened/Endangered Species (<i>wildlife habitat</i>)	→	Segmented Training//Testing
Maritime Issues (<i>Coastal Zones, Sanctuaries</i>)	→	Limits on Use of New Technology
Unexploded Ordnance	→	Restricted Altitudes/Speeds
Safety Arcs	→	Restricted Altitudes/Speeds
Frequency Spectrum Interference	→	Inhibited Tactics Development
Air Quality - Water Quality	→	Restricted Night Ops
Environmental Regulations	→	Restricted Night Ops
Interagency Coordination	→	Reduced Live Fire Proficiency
Legislative Initiatives (<i>Wilderness Designation, Sale of Public Lands</i>)	→	Increased Costs or Risks



1942



ROSSMOOR

EASTGATE

1959



Late 1970s



Circa
2000

NAVAL AIR STATION
LOS ALAMITOS

*"Pardon Our NOISE
it's the Sound of Freedom"*

MAIN ENTRANCE FARQUHAR and LEXINGTON



1930

North Las Vegas

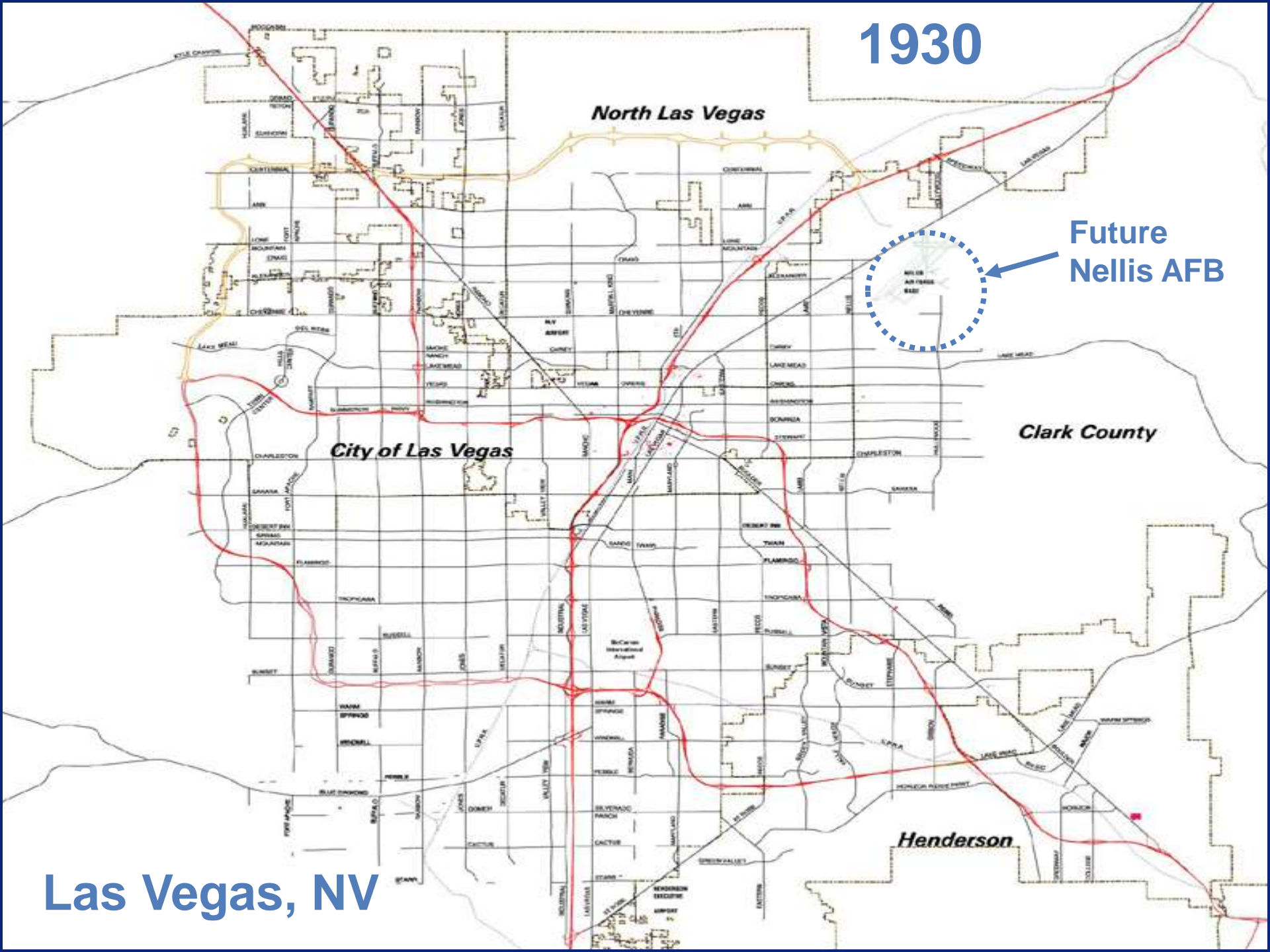
Future
Nellis AFB

City of Las Vegas

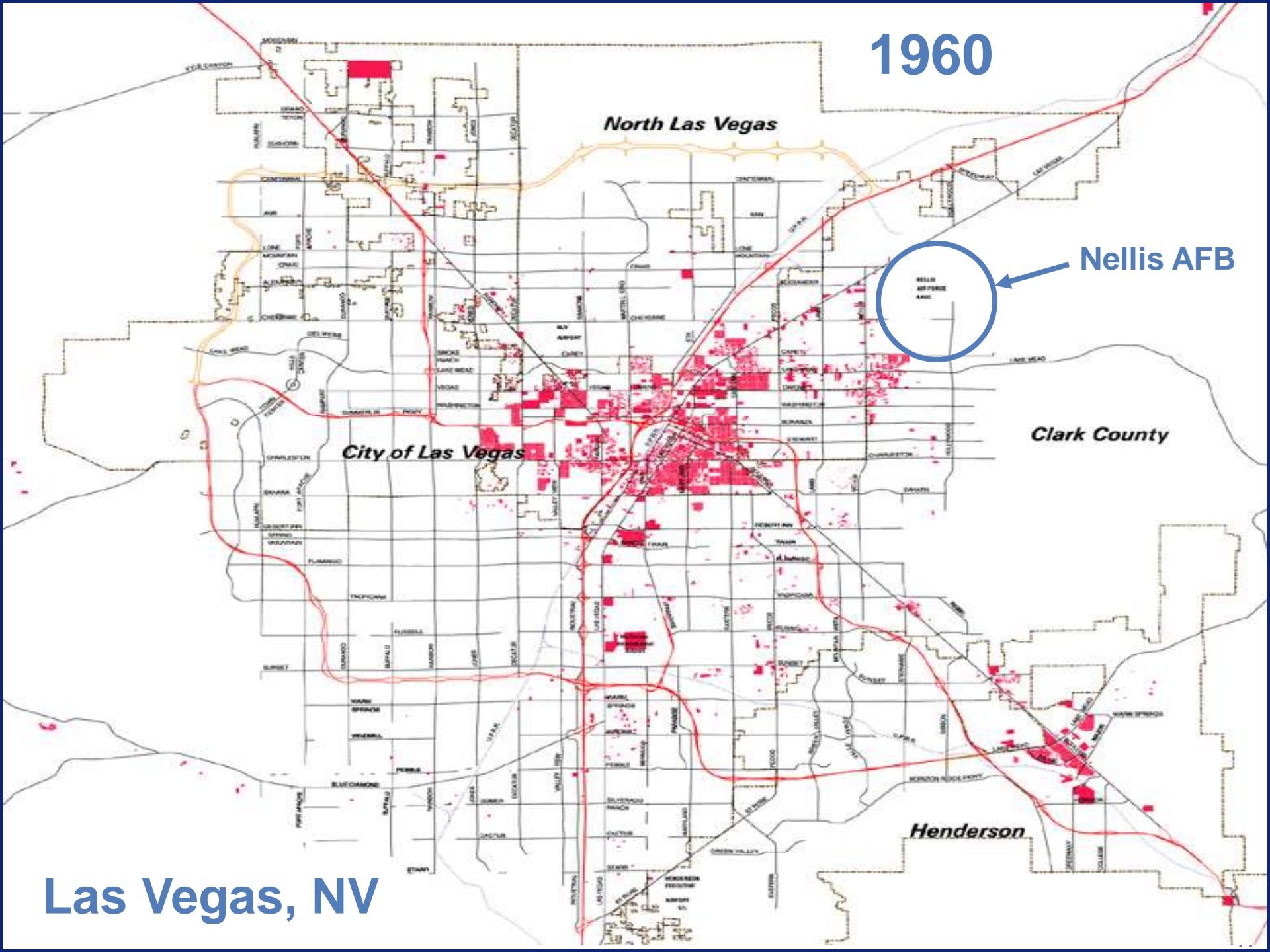
Clark County

Henderson

Las Vegas, NV



1960



Nellis AFB

City of Las Vegas

North Las Vegas

Clark County

Henderson

Las Vegas, NV

1970

North Las Vegas

Nellis AFB

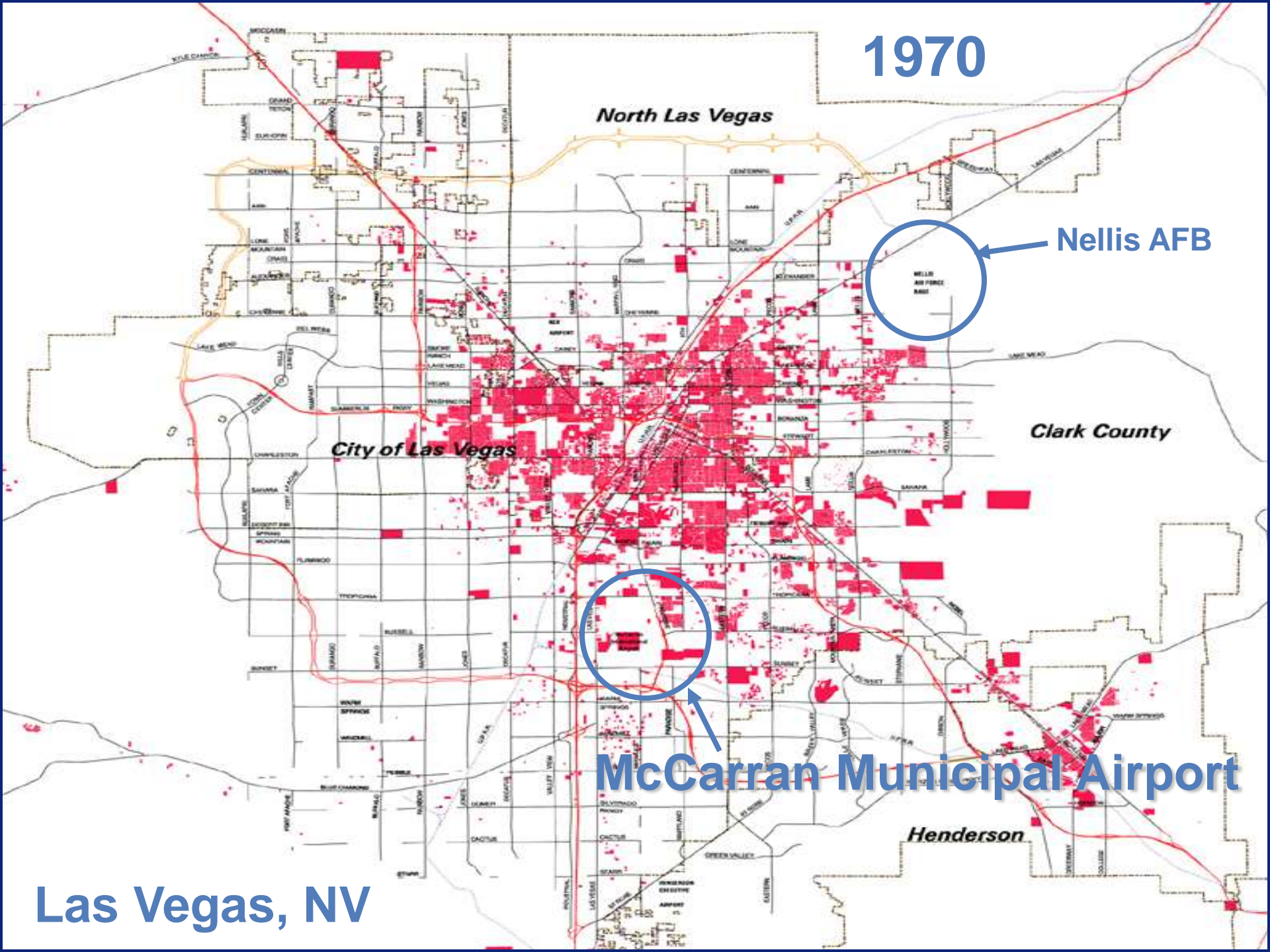
City of Las Vegas

Clark County

McCarran Municipal Airport

Henderson

Las Vegas, NV



1980

North Las Vegas

Nellis AFB

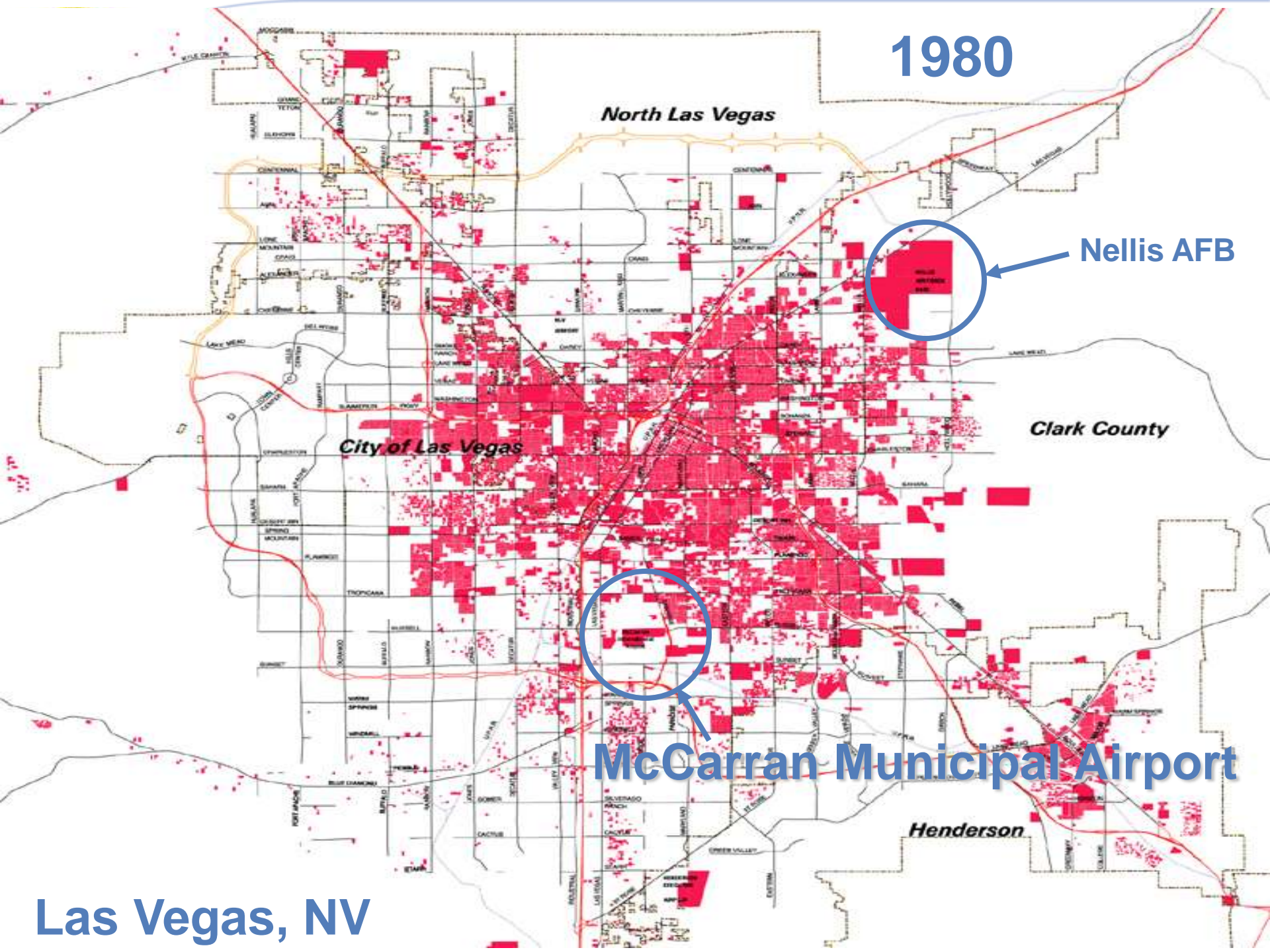
City of Las Vegas

Clark County

McCarran Municipal Airport

Henderson

Las Vegas, NV



1990

North Las Vegas

Nellis AFB

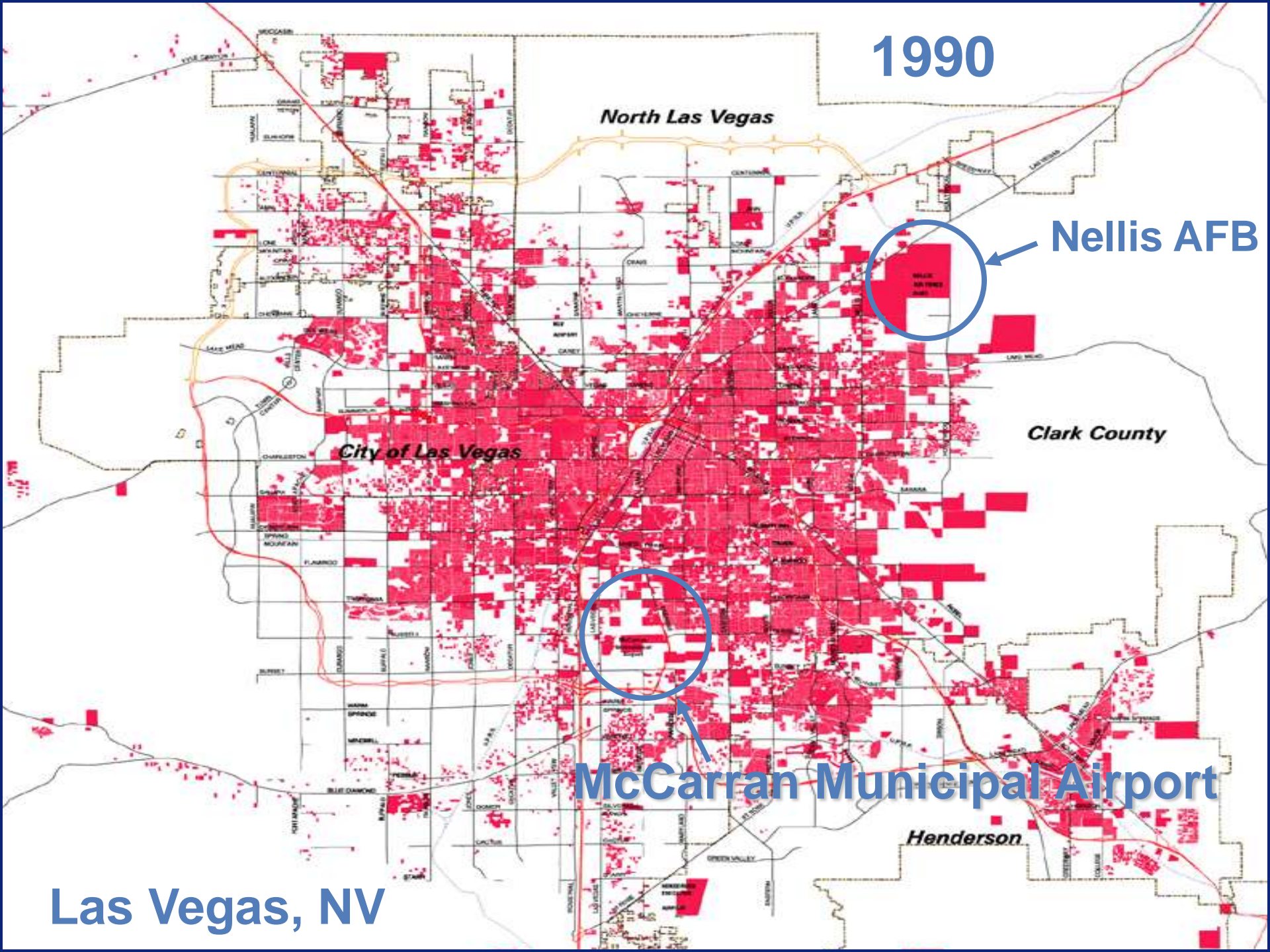
City of Las Vegas

Clark County

McCarran Municipal Airport

Henderson

Las Vegas, NV







Potter's Farm, circa 1937

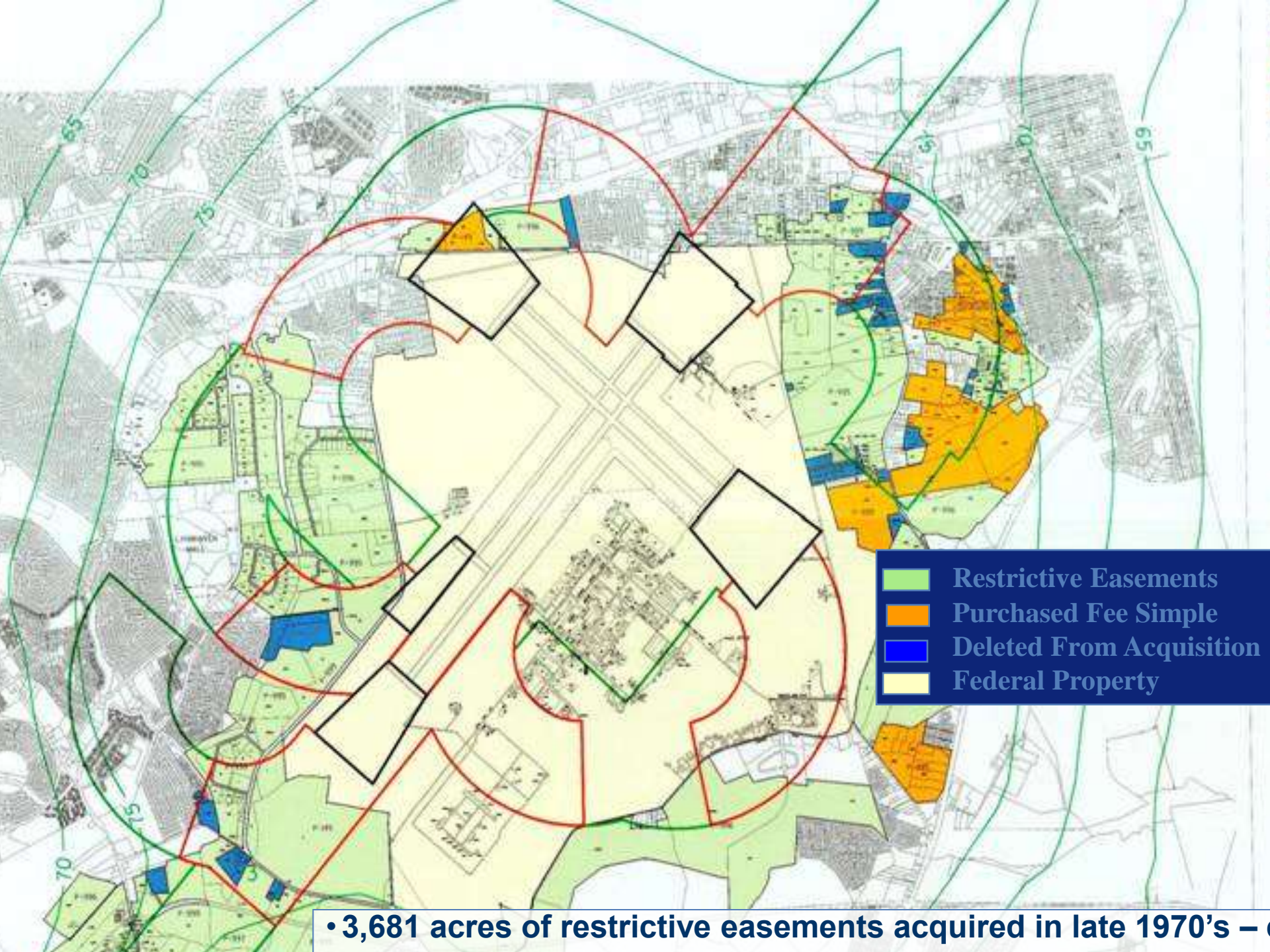


**1943: Established as
Naval Air Auxiliary Landing Field**



Circa 1960: The Jet Age

NAS OCEANA
June 1960



- Restrictive Easements
- Purchased Fee Simple
- Deleted From Acquisition
- Federal Property

• 3,681 acres of restrictive easements acquired in late 1970's –



Image © 2005 DigitalGlobe

© 2005 Google

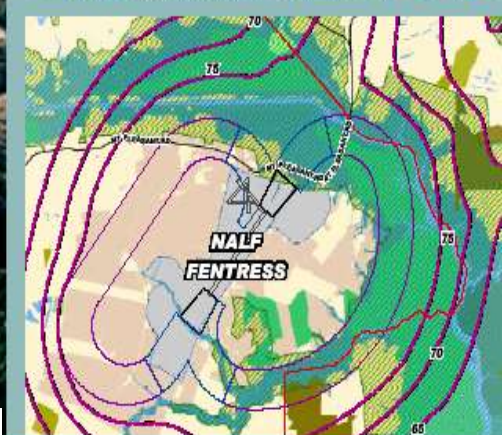
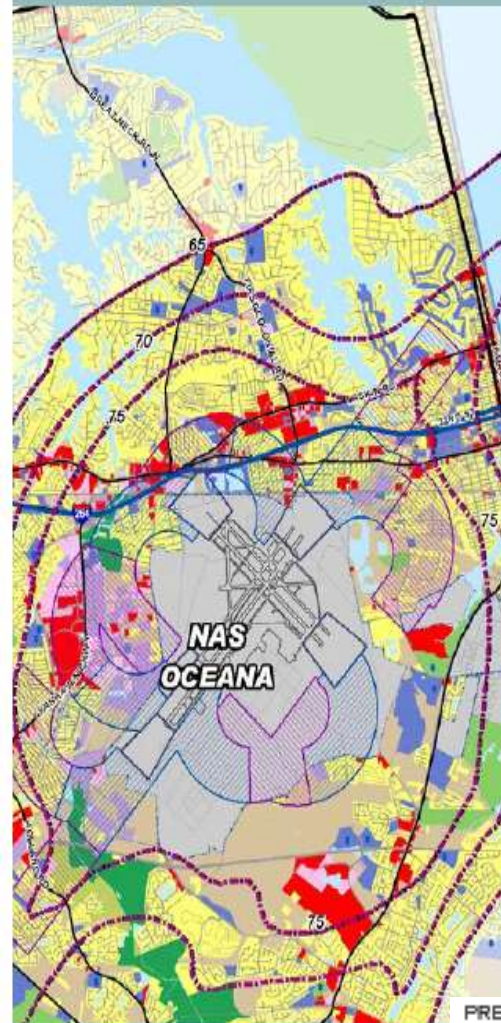
ter 36°48'55.86" N 76°03'15.91" W

Streaming ||||| 100%

Eye alt 14294

Hampton Roads

Joint Land Use Study



PREPARED FOR

Hampton Roads Planning District Commission

APRIL 2005



JLUS Outcome

AICUZ Ordinance and MOU



- **December 2005:**

Virginia Beach adopts Navy AICUZ land use compatibility criteria into Zoning Ordinance for 70 DNL and greater

- Incompatible development prohibited unless no other reasonable use for the land
- If no other reasonable use, development must proceed at the lowest density practicable

- **February 2007:**

Oceana and Virginia Beach sign Land Use Memorandum of Understanding

- Staffs meet to discuss land use proposals a minimum of 30 days before Planning Commission



More JLUS Outcomes AICUZ Ordinance & MOU



- **January 2008:**

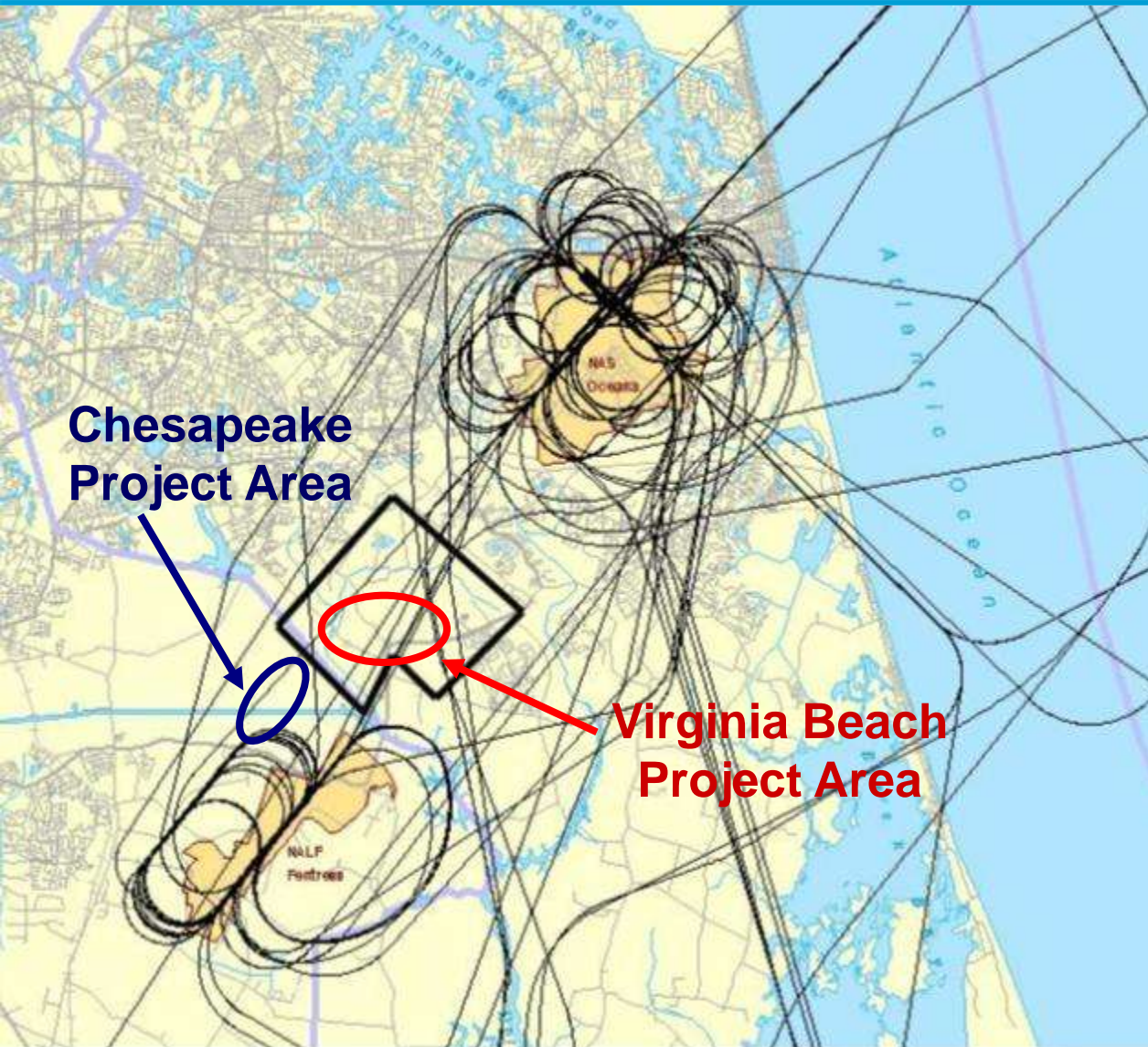
Virginia Beach amends AICUZ Overlay Zoning Ordinance to land within 65 – 70 dB DNL sound contour

- **January 2008:**

Inter-facility Traffic Area, Virginia Beach limits zoning to one unit per 15 developable acres, further limiting development potential of this critical area between Oceana and Fentress



NAS Oceana/NALF Fentress EP Agreements



**FY07 Agreement
w\City of Virginia
Beach (\$2.32M Navy)**

**FY08 added 1.75M in
Navy funds**

**FY09 added \$1.5M in
Navy funds**

**FY08 Agreement
w\City of Chesapeake
(\$750K Navy)**



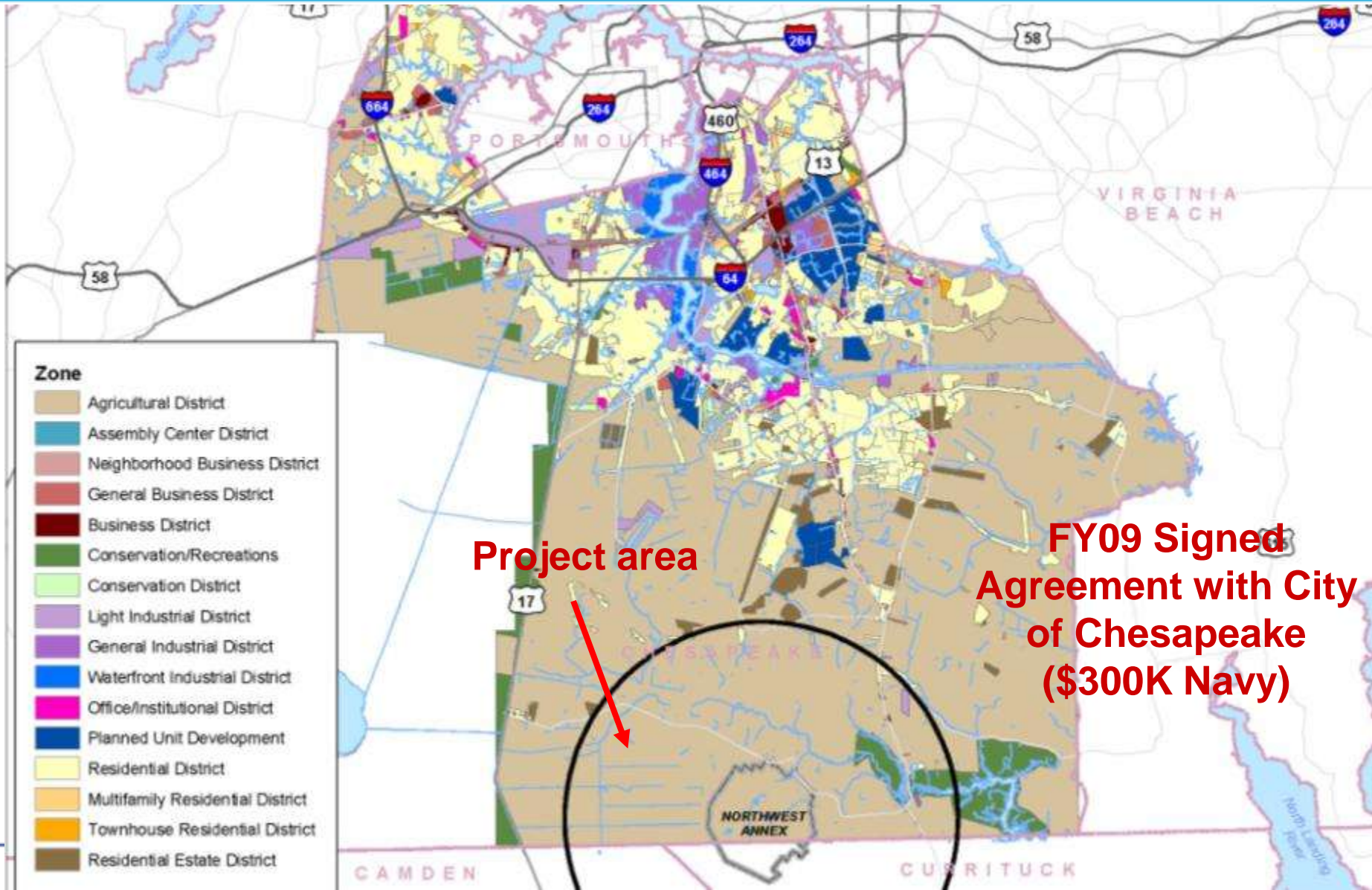
Encroachment Partnering



- **June 2009, Navy acquired 152 acres of Restrictive Easements valued at \$2.7M with the City of Virginia Beach**
- **October 2009, Navy acquired 52 acres of Restrictive Easements valued at \$940K with the City of Virginia Beach**



FY09 EP Agreement NSA Norfolk Northwest Annex





Encroachment Action Plans



- **The EAP is the blueprint that looks beyond traditional planning boundaries**
- **An Encroachment Action Plan (EAP) identifies, quantifies, and provides mitigation strategies for the potential encroachment challenges to an installation**
- **EAPs provide specific short (0-1 year), mid (1-5 years), and long-term (> 5 years) actions to address encroachment challenges**



Navy EAPs in Virginia



Region	EAPs	Date	Status	Note
Mid-Atlantic	NSA Norfolk, Northwest Annex	June 2007	Complete	Chesapeake
Washington	NSA South Potomac (Dahlgren/Indian Head)	Aug 2007	Complete	Kings County
Mid-Atlantic	NS Norfolk	Dec 2008	Complete	Norfolk
Mid-Atlantic	NSA Norfolk	Dec 2008	Complete	Norfolk
Mid-Atlantic	NAS Oceana, Dam Neck Annex		Ongoing	Virginia Beach
Washington	NSA North Potomac		Ongoing	Arlington
Mid-Atlantic	NAB Little Creek		Sep '09 Awarded	Chesapeake

Questions?

