

# Meeting of the Technical Committee – March 10, 2010

Joint Land Use Study

NAS/JRB New Orleans • Belle Chasse, LA



## **2010 IDENTIFICATION OF ISSUES**

- Land Use / Development
  - Noise and APZ encroachment
  - Undeveloped (vacant)
  - Developed land
- Airspace Obstructions
  - Hwy. 23 Entergy towers
  - Wind farm – Myrtle Grove
  - 75' tower @ Front Gate & Hwy. 23
  - Intracoastal Waterway bridge (Peters Rd extension)
  - Hwy. 23 bridge and tunnel expansion
  - RF interference
- Transportation
  - Barriere Rd – both segments
  - Front Gate / Back Gate access
  - Railroad
  - Surface Access (DAR program)
- Wildlife Management / Migration
  - Migration of wildlife on to NAS/JRB
- Light Pollution

## **2001 AICUZ FINDINGS AND RECOMMENDATIONS**

The elements found to be of immediate or mid-term concern to the mission of NAS JRB, New Orleans include urban growth, noise, airspace restrictions, stormwater management/flooding and conflicting regulatory or political guidance.

### **Urban Growth**

- Recent residential developments - Springwood Subdivision (315 homes) and Barriere Road Subdivision
- Proposed roadway extensions - Peters Road / Walker Road and Barriere Road
- Expansion of the Parish's wastewater treatment plant
- Construction of new electricity transmission lines and substation from Peters Road to Oakville
  - *NOTE: These projects pose threats either directly by proposing construction that is incompatible with existing AICUZ standards, or indirectly by promoting greater developability of land adjacent to NAS JRB, New Orleans.*

## **Noise**

- Although the 2001 AICUZ Update reports that the ratio of complaints to number of operations is relatively low, potential changes in aircraft and operations in the near future could increase the noise associated with operations, and thus, the impact on the surrounding community.

## **Airspace Restrictions**

- Although NAS JRB, New Orleans shares the airspace surrounding the base, there are currently few conflicts with these other operators.
- The Southern Seaplane operation (a privately owned airstrip located a mile from the Base) does not pose a threat to air operations, although additional private airstrips that could be built in the future are of concern to the Base.

## **Stormwater Management / Flooding**

- Removal of stormwater runoff is handled through a contract with the Jefferson-Plaquemines Parish Drainage District, which operates a pumping station on the Intracoastal canal.
- During severe weather events the existing stormwater system can be inadequate to remove sufficient runoff and prevent flooding to structures.
- During hurricane events the management strategies mostly include evacuation and strategically locating mission-critical assets.

## **Regulatory or Political Guidance**

- NAS, JRB New Orleans should continue to be active in the community planning process and stay alert to all proposed development around the Station.
- Station personnel should recognize that large-scale developments adjacent to the AICUZ boundary – housing, commercial, or infrastructure improvements – could ultimately have an adverse impact on the AICUZ footprint.
- NAS, JRB New Orleans should continue to educate the community about airfield operations and the Navy's efforts to mitigate noise impacts in the community.

## **Property Acquisition**

- Priority 1 – Acquisition of the clear zones, whether in fee or by restrictive easement.
- Priority 2 – Land within the APZ's.
- In the interim, the Station should coordinate with the local government to implement land use controls such as restrictive zoning regulations to protect the area from further encroachment.
  - *NOTE: Land may be considered for acquisition only when all avenues of achieving compatible-use zoning or similar protection have been explored and the operational integrity of the Installation is manifestly threatened. Land can be purchased through negotiation and voluntary agreement of the land or it can be through condemnation procedures, using the power of eminent domain.*