

Status of BRAC Response Programs City of Virginia Beach

House Appropriations Committee Briefing
September 19, 2011

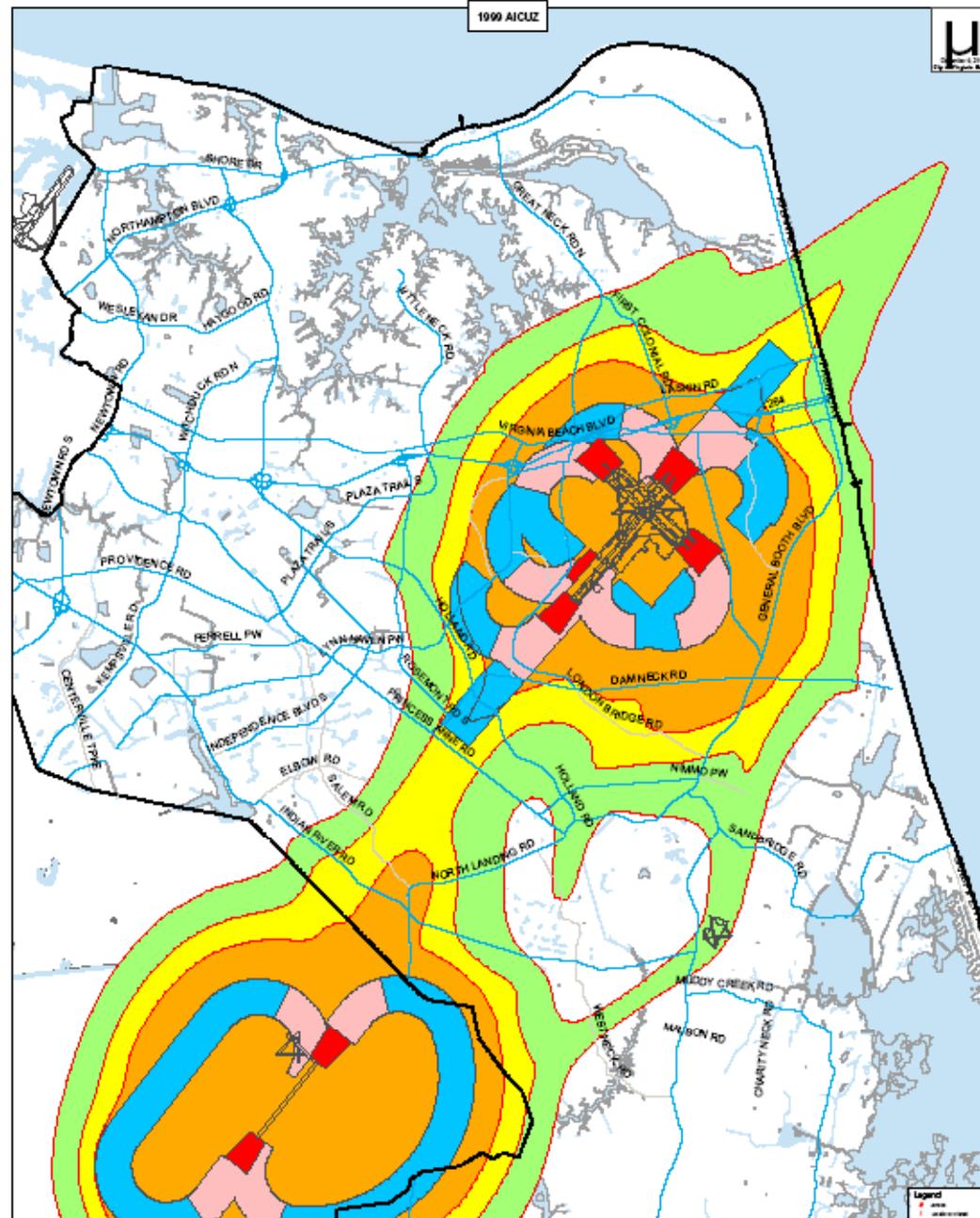


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AICUZ in Virginia Beach

Acquisition
Program
Areas:

- APZ-1
- Clear Zones
- ITA
- RAA



City of Virginia Beach's 3-part Response:

Land Use Plan

- APZ-1 Ordinance – halted incompatible development
- ITA Ordinance – reduced density and limited development
- AICUZ overlay – no discretionary uses unless compatible [Density changes in all noise zones]
- MOU with Navy for joint review of all development applications in the AICUZ footprint
- Resort area requirements for density

Acquisition Plan

APZ-1:

- Acquire properties inversely condemned
- Acquire properties with vested development rights
- Acquire qualifying duplex properties (underdeveloped properties)
- Acquire developed duplex properties
- Acquire commercial properties with “frustrated business purpose”
- Acquire properties in transportation or transitional areas

ITA:

- Acquire properties in the ITA

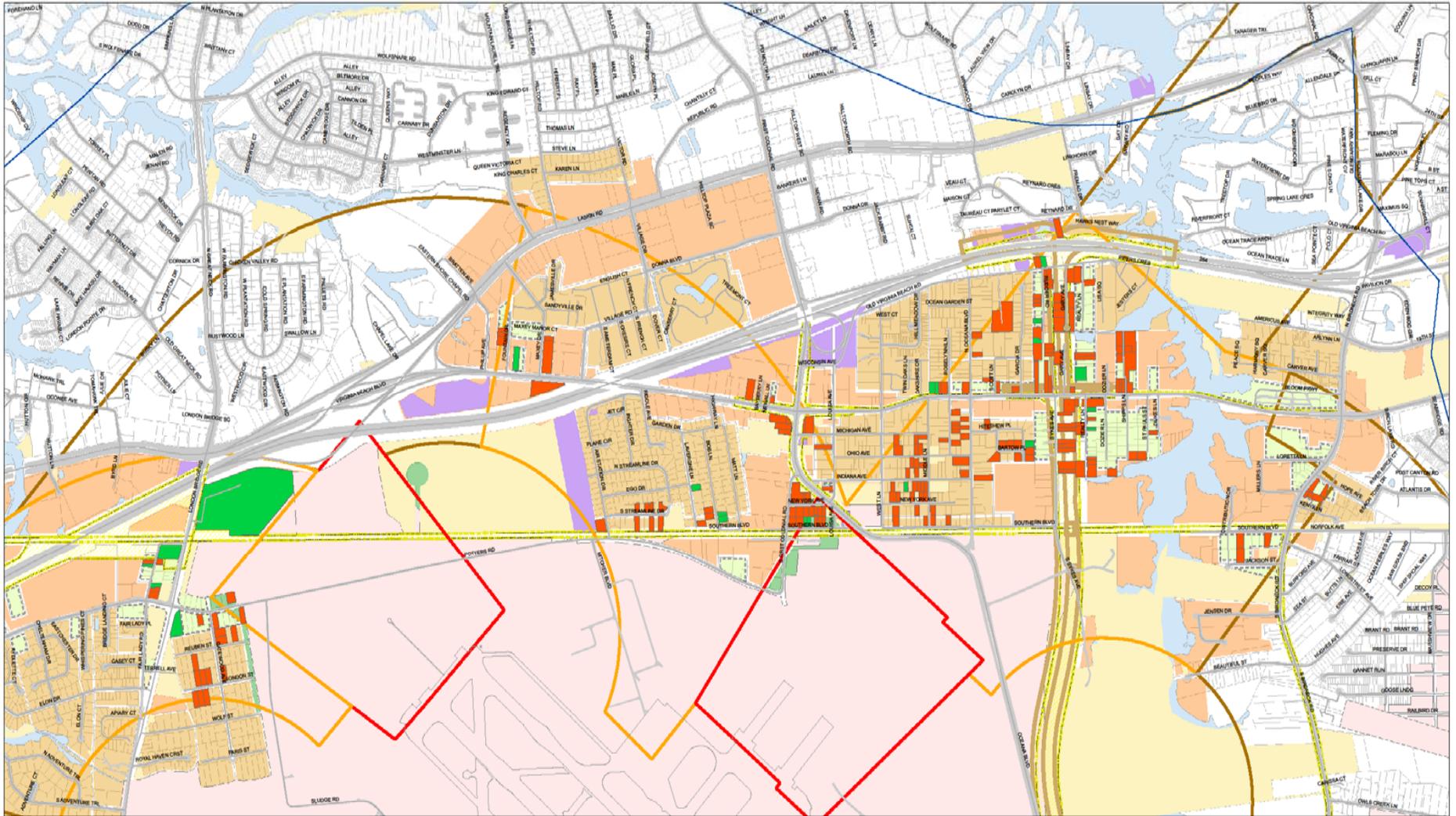
Roll Back Plan

- Oceana Land Use Conformity Program - removes non-conforming & brings in conforming uses
- Incentives:
 - APZ-1 Property Tax Exemption
 - APZ-1 Technology Business Opportunity Zone: Fee and License Waivers
 - Site Plan and Development Reimbursements
 - Economic Development Program (EDIP)
 - Ease restrictions on conditional use permits for compatible uses

APZ-1 and Clear Zones Acquisition Status

The City has committed more than \$61 million toward acquiring property that is non-conforming in APZ-1 and the Clear Zones:

Total Acquisitions & Pending Agreements as of 9/14/11	Acres	Dwelling Units Reduced	Non-Conforming Businesses Eliminated	Acquisition Cost
226 Owners	95.6	475	50	\$62,638,696



BRAC Acquired and Under Agreement Map September 14, 2011

LEGEND

Property Status

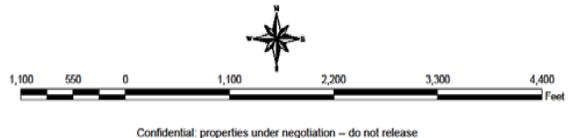
APZ

- 12
- 2011
- 2012

General Land Use

- Non-Residential
- Residential
- Open Space
- Transitional

- Water Line
- Private Road
- Public Road
- Planned Surface/Parking
- Road Right-of-Way
- Partial Transportation Improvement
- Water Feature
- Sea-View
- City Front
- Shoaling Line
- Water



Prepared by Center for GIS

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CAUTION: This map represents approximate locations and values. It is subject to mapping projection and compilation errors. Property information is compiled from recorded plats and land file to base mapping products using Virginia State Plane NAD 1983 coordinate system, with a minimum target accuracy of +/- 2.5 feet. This mapping product is not a legal survey and therefore can not be used to determine precise public property locations, for engineering or construction site design or for final flood zone determinations. This map is for informational purposes only.

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Example of Progress

Before: Oceana Blvd. at New York Ave. – December, 2008



AFTER: January, 2010



Before:



After:



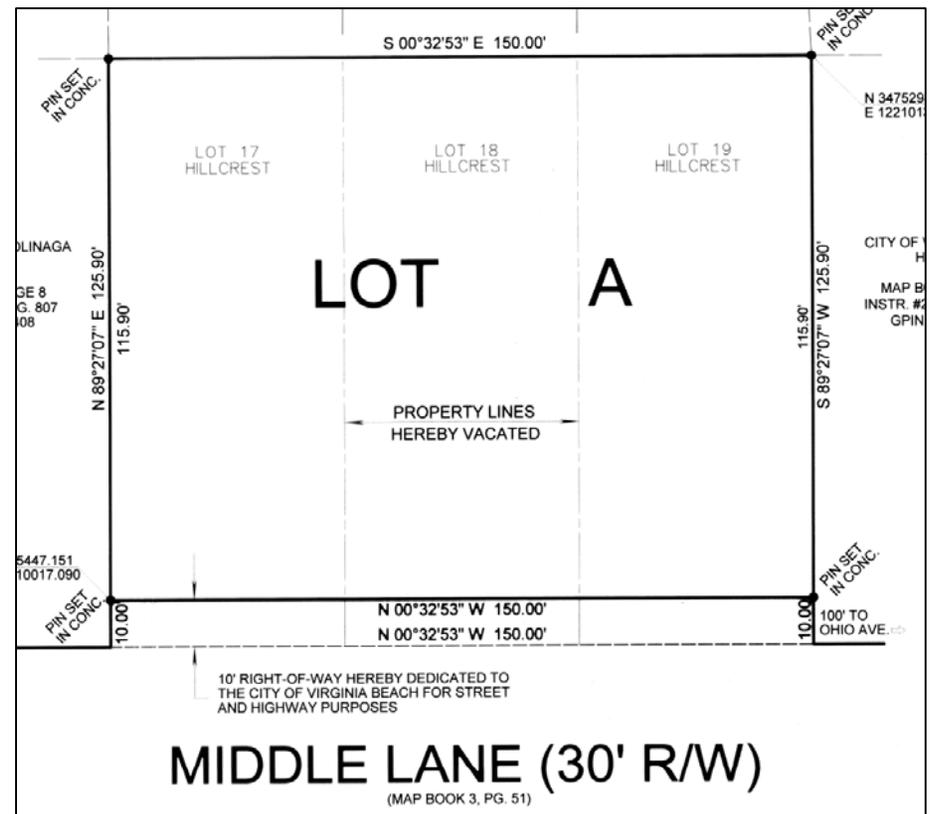
Example of Progress- in established residential neighborhoods

Goal: Remove as many dwellings as possible, while still protecting property values of the residents who want to stay.

Tools:

- Purchase adjacent lots from willing sellers
- Re-subdivide to consolidate lots into one building site to avoid vacant lots

228 Middle Lane



228 Middle Lane, formerly 224 and 230 Middle

BEFORE



AFTER



Summary of Re-use in APZ-1 and Clear Zone

- To date, **205** incompatible residential and commercial units have been permanently removed from APZ-1 (as of 9/15/11).
- Properties are assembled for resale for compatible uses, held for public uses (transportation projects), or left vacant as buffer areas.
- Allowing rebuilds remains a last resort. A total of **5%** of all acquired properties have been sold for either rehabilitation or rebuilding – in Gatewood Park and Oceana Gardens only.
 - 4 properties have been slated for rehab of the existing single-family home
 - 20 properties have been slated for rebuilds of one single-family home
- Properties in the Clear Zone are left vacant.

New Acquisition Program – the Rural AICUZ Area (“RAA”)

- The RAA is the area of the city south of Indian River Road that lies within any noise contour shown on the Air Installations Compatible Use Zones (AICUZ) map.
- City Council adopted the creation of the RAA on August 9, 2011 as an area of special concern following a request from the Commanding Officer of NAS Oceana, who requested that the City establish a program to acquire land in the area now known as the RAA.
- In his letter, the Commanding Officer identified the RAA as an area of special concern to the Navy, because if “repetitive Field Carrier Landing Practice (FCLP) operations to runway 23 at Naval Auxiliary Landing Field (NALF) Fentress, as well as inter-facility air traffic impact this area.... Incompatible development would be considered an unacceptable encroachment to the mission and threaten the viability of both airfields.”

Total Completed & Pending Acquisitions

Area	Acres (approximate)	Price
APZ/CZ	96	\$62,638,696
ITA/RAA	1,938	\$25,439,181
Conformity Program and Expenses	N/A	\$ 4,600,000
Total	2,034	\$92,677,877

Encroachment Partnering with the Navy

- In the ITA, the Navy purchases restrictive easements over the property the City acquires:
 - Easements are purchased for the value of the easement, up to 50% of the City's purchase price.
- To date, the City has sold easements to the Navy at more than **\$5.3 million**:
 - 50% of the price is refunded to the Commonwealth, if grant funds were used to purchase the property.
- More than **\$2.1 million** have been returned to the Commonwealth through this program.
- Navy has just secured an additional \$5.8 million in EP funds, with more likely in October.

Accomplishments of Virginia Beach BRAC Response Program

- Prevented more than **1,300** incompatible uses in APZ-1/Clear Zone upon adoption of new land use ordinances.
- Prohibited all new incompatible development within APZ-1 and the Clear Zone (approximately 7,000 acres).
- Rezoned **46,663 acres** to stop encroachment within the AICUZ footprint.
- Adopted a **memorandum of understanding** with the Navy to evaluate all AICUZ development applications.
- Acquired or have under contract: over **\$88 million** to buy **2,034 acres** in Oceana's Accident Potential Zone 1, the Clear Zone and the flight path between Oceana and Fentress Landing Field.
- Provided approximately **\$1.6 million in incentives and economic development grants** to encourage conforming businesses in APZ-1.
- Won the President's Award for Entrepreneurial Government by the Virginia Municipal League.
- Won the 2010 ADC Award - Naval Air Station Oceana as the recipient of the **2010 ADC Active Base Community of the Year award**.
- Honored commitments made to the Navy and residents.

Plans for the Future

- Currently there are willing sellers who asked the City to acquire their property:
 - Estimated Value: \$10 million
- More willing sellers continue to notify the City each month
- The City would like to continue with full funding of \$15 million per year until 2015 or the next BRAC round
 - Less any funds received from the sale of property and easements



Questions?

